



Bridle Path HOA News

WWW.BP-HOA.ORG * (805) 624-2906**

GENERAL STATEMENT, by: *Stephanie Bennett, President*

Spring is here, and unfortunately, we are short on water. All residents will need to be conscious of water leaks, leaving water running with out real purpose, and please let your neighbor know, if you suspect breakage; they may not know about it. We are receiving complaints throughout the community about barking dogs, and owners of more than 4 dogs. Be aware, if your dog barks without a reason, you need to take action. Crows have returned to the area, and love to go through your trash. Please keep trash lids on at all times.

I want to thank the Paone family, Don, Daran, and Matt for all their time and work to fix the cement fencing and gate repairs. This has saved our HOA many thousands of dollars. The Board would like to welcome Berna Arnold to the Board, replacing Michael Anatole. Unfortunately, we have been dealing with vandalism in our park and within the neighborhood. Please call 911 right away, if you spot suspicious activity.

The Architectural Committee's rules and procedures document is to be adopted in 60 days and is included with the newsletter. The survey count committee has been designated and the results will be announced at the May Board meeting. Please visit our website a couple times a week for updates on "News" items and other announcements.

FINANCIAL

by: *Daran Paone*

March 1st was the beginning of our new fiscal year and budget. This month I will be working on getting the Reserve budget into place as well as the Reserve funds. The following allocations were approved last year: Landscaping-\$20,250, Arenas-\$27,000, Mtn Park-\$9750, Bridle Paths-\$15,000 and Bathrooms-\$3000. Please review your billing statement to see if the name it is addressed to reads correctly. This is what we refer to, to determine the owner of record and is the only person(s) we are able to talk to regarding property issues as well as determining who is legally able to vote on HOA issues.

MOUNTAIN PARK

by: *Don Paone*

First and foremost EVERYONE needs to be aware that there is significant vandalism being done in the Mtn Park, to gates 2, 3 & 7 and evidence of recent, large campfires. The police viewed the damage, took pictures and a report was filed! With the damage to gate 2 we were able to repair instead of replace the gate at a substantial savings again. Thanks to Dave Pisarev for his help on this. We also recruited Dave to fabricate more tie rails to be installed along Bus Canyon. One has already been installed at the Oak Tree. We worked down at 1st St arenas cleaning up trash, broken poles and rails that have been dumped or left behind and never disposed of. We have a significant pile we will take to the dump on "Free Dump Day" May 17th, anyone want to volunteer to take a load? Brush clearance & trail maintenance are the next projects you'll see starting about the 1st of May.

BPHOA BOARD OF DIRECTORS
Contact List

President pres@bp-hoa.org	Stephanie Bennett
Vice President vp@bp-hoa.org	Berna Arnold
Treasurer treas@bp-hoa.org	Daran Paone, Mtn-park Liaison Landscape
Secretary/CC&R's sec@bp-hoa.org	Lee Murray Website Event Liaison

BPHOA Committees Chairpersons

Landscaping daran@bp-hoa.org	Daran Paone
Architectural arch@bp-hoa.org	Michael Kress
Arenas arenas@bp-hoa.org	Jackie Morley
Mountain Park mtn-park@bp-hoa.org	Don Paone
Events events@bp-hoa.org	Jennifer de la Torre

Bridle Path Contact Phone (805) 624-2906

Board email Contact: board@bp-hoa.org

ABM Property Management: 805-522-0292

All correspondence emails to Board or Board Members must contain resident's full name and address or email will not be replied to.

CC&RS

We want to thank the homeowners who have responded to their notices and resolved the issue. Things are starting to shape up. CC&Rs are the rules and regulations we all signed up to and need to abide by. A common problem is the maintenance of split rail fencing. These are part of the look of our community. If it is required to have a wire, strap, or anything to hold it together, it must be replaced. Lawns are required to be maintained in a healthy state without weeds including parkways. Yes, we are facing another year of water shortage, so our lawns will require more care in order to stay green. There are products available to help use less water to maintain a healthy lawn. The Bridle Path and sidewalk is to be clear of tree debris and/or weeds in front of your home. If everyone does their part, our community will definitely shine. If you have a question or would like to talk to the committee co-chair please email or call. If you need to leave a RV or trailer out or in progress of correcting a possible violation, please inform the CC&R chairman by email or phone. We do not want to process CC&R violations. Thank you.

ARENAS

by: Jackie Morley

The Arena Committee has presented a proposal for the 09 Reserve Spend Plan allocated to the arenas. The proposal would create a new dressage arena at the current location of the Middle arena at the First Street Complex. This plan also moves and expands the round pen to the site of the original dressage arena. The Arena Committee feels this plan warrants approval because it eliminates one arena of our current number of 8 arenas, conserves water at a time when water conservation is truly a concern and creates a dressage arena that our community can be proud of as well as expands our round pen for use by young riders, inexperienced riders, and for training young horses in a larger working round pen. The Board did not approve this recommendation citing reasons of inconvenience to riders that use the middle arena and therefore

required the Arena Committee to develop a transitional plan that will require additional sand to be purchased and placed in the gymkhana arena. This additional cost will be approximately \$12K to \$15K due to the large size of the arena. If this transition plan and cost is deemed to be cost prohibitive, the Arena Committee will withdraw its dressage arena recommendation and we will leave the current eight arenas in their status quo condition and ask the Board to determine the kind of maintenance they wish to perform on those eight arenas. If you have any questions email us. arenas@bp-hoa.org

LANDSCAPE

by: Daran Paone

I met with Art from Stay Green to go thru the area for our monthly status report. We also had a rep from the Stay Green tree dept put together a much needed tree maintenance program that should be starting in the coming weeks. Homeowners should also make sure their parkway trees are trimmed over the bridle path. Sand bags are set for removal and then the monthly dragging will start. We need to ask any homeowners that have landscaping that extends into the bridle path to get that trimmed back to the property line so that it doesn't interfere or cause damage to your plants when the dragging starts. The last issue is for the homeowners who water common areas. Please check the sprinkler settings to see they are working and are watering adequately. There are several areas that appear very dry and we will have to start issuing CC&R notices, in addition if there is plant material that doesn't regenerate the homeowner would be responsible for the cost of replacement.

WEBSITES

www.bp.hoa.org your Bridle path website for all updates of Board minutes, Documents, Submission forms, Events etc.

www.davis-stirling.com for information on HOA laws.

Community Contacts

Simi Valley Police
(emergency) 911
(non emergency)
805-583-6950

Simi Valley Graffiti Removal
805-583-6444

Ventura County Animal
Control 805-388-4341

*Simi Valley Spring Clean-Up Schedule:
May 17, 2009. 10-am to 4pm*

BPHOA

P.O Box 634 Simi Valley, CA 93062

May 18th Board Meeting

7:00 p.m.

CoCo's 698 E. La Ave. Simi

Agenda

- 1) Call Meeting to Order
- 2) Presidents Summary survey results
- 3) Treasurers Report
- 4) Landscaping Report
- 5) Secretary Report
- 6) CC&R's Committee Report
- 7) Website/Newsletter
- 8) Events
- 9) Architectural Committee fencing (types, submission requirements, permit requirements, etc.)
- 10) Mountain Park Committee Report
- 11) Arena Committee Report
- 12) Open Floor (Total time allowed: 30 minutes)
- 13) New Business/Items that may need attention not foreseen at the time of agenda printing.
- 14) Adjournments of General Session



Bridle Path HOA News

Special News Report

arch@bp-hoa.org

www.bp-hoa.org

ARCHITECTURAL COMMITTEE REPORT

by Michael Kress, Architectural Committee Chairman

Good Fences Make Good Neighbors

Past Architecture Committees have historically interpreted the CC&Rs to require that chain link fences be retained on the majority of a property's perimeter. This issue will be discussed at this month's Board of Directors' meeting to see if a new policy direction is warranted, and what parameters should be placed on homeowners if they are allowed to replace their chain link fences. If you would like to join in the discussion on this topic please plan on attending.

New Architecture Committee Rules

Your Board of Directors, in order to better meet the requirements of state law, is considering a set of rules to formalize the submission and approval processes for Architectural Improvement Requests. These new rules are included with this newsletter. The major changes include a clearly defined timeline with automatic approval if no decision is made after 45 days, a detailed process for appealing Architecture Committee decisions, and the requirement to submit a Neighbor Notification Form which will be required when changes have the potential to impact a neighbor's property or a neighbor's enjoyment of their property. Homeowners have thirty days to submit comments against the proposed rules. After thirty days the Board of Directors will vote whether to implement them. At that time Homeowners have another thirty days to petition for a special meeting to veto any portions of the rules that are objectionable. Email arch@bp-hoa.org