



Bridle Path HOA News

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

PRESIDENT'S LETTER TO THE ASSOCIATION

by: *Stephanie Bennett*

May was another very busy month for all of the Board and committee members. First, we want to welcome Marcy Myers to the Board. Marcy has been appointed to be the CC&R Chairman, Security focal, and Arena Liaison. With a complete Board, we are now able to cover each other's duties when one of us is out of town or participating in family activities.

The surveys went out in April and counted on May 15th. 357 Surveys were counted, 8 surveys were eliminated because they were illegible. The results of the survey were (186 votes) 56% - Do not change the CC&Rs to include Cattle and/or Pigs; (144 votes) 44% - Yes, change the CC&Rs to allow Cattle and/or Pigs. In addition to the Homeowners having a voice by way of the survey, the Board gave the history of this matter to legal counsel for a legal analysis. Considering both inputs, the Board has decided that we will not go forward with the writing of an amendment to allow Cattle and/or Pig keeping. The 2009 Board stayed neutral throughout the whole matter, came up with a plan accepted by the City, gave voice to each homeowner through the survey, reviewed the results from a legal point of view, and made a final decision. In light of this and the fact that every board for past seventeen years has known about the Miller's cows but no Board took the steps necessary to fully enforce the CC&Rs.

Since the election in January I have been on this Board, four Directors have resigned for various reasons. First, you need to know what our governing documents say about vacancies on the Board. Article IV Section 5 of our Bylaws states that "Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the Association shall be filled by vote of the majority of the remaining Directors... and each person so appointed shall be a Director until a successor is elected at the next annual meeting of the Association." This board has been fortunate to find homeowners who are willing to be ethical, polite, talk to homeowners, and put in the 'too many hours' required to get this community back on track. We have completed many very large tasks in a small amount of time. It is unfortunate that circumstances did not allow all of the homeowner-voted directors to remain, however it does not mean that the current Board is not effective and fulfilling its duties. By electing these individuals, we have brought together an outstanding group of homeowners who complement and respect each other and who are working as a team.

Within the last four months, this Board has cleaned up the First Street common area, especially the creek bed which had not been done for many years. We've worked with the landscaping company to identify problem areas, and worked with homeowners who have had long-term CC&R violations. The Mountain Park Chairman and committee have saved the association thousands of dollars. They repaired the recent vandalism damage and, with the permission of Fish & Game, took down the dead oak tree that was hanging over Dog Alley for several years, preventing a possible serious accident from a falling limb. The Azure Hills/Sunnydale cement fencing is extremely expensive and a maintenance nightmare. We are repairing it on a weekly basis. Expect a plan later this year that will propose a complete replacement over the next several years with a better fence. The arenas are being groomed twice a month, and a plan to improve the footing is one of our near term goals. The architecture committee has drafted a process that will allow us to meet the California requirements for approving changes. The twelve-year-old "1996 Animal Keeping" amendment was finally filed and recorded by this Board within days after the issue was brought to our attention, and it was corrected to allow all the animals the homeowners originally approved. Within five days of taking office this Board had to write the 2009 Budget and send out the annual package in order to meet the state mandated requirement of 30 day notice before new fiscal year.

So even though we've had our shake-ups we continue to move forward, making the Bridle Path a better place to live, work, and ride.

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/Media sec@bp-hoa.org	Lee Murray Website /Newsletter Event Liaison
Member-at-large member-at-large@bp-hoa.org	Marcy Myers Arenas Liaison CC&R Chair

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

GM Property Management: 805-526-0303

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

FINANCIAL

by: *Daran Paone*

It's pretty much been business as usual and the only major expenditures this month were for the Mtn Park trail maintenance and brush clearance, both coming in under budget.

No major Reserve expenditures have been approved to date.

We were able to get the BPHOA truck, more commonly referred to as "the jeep," insured under a new policy. We were able to get it to coincide with the rest of the HOA policy renewal dates so going forward we have a complete package to review when new quotes are needed. The new policy allowed for a savings of more than \$1000.

LANDSCAPE

by: *Daran Paone*

Tree trimming has started in the area and will continue on a monthly basis, next visit is scheduled for June 1st and will continue to be about the 1st week of every month.

You will start to notice pink ribbons on low hanging tree branches over the bridle path, this is a signal that the low hanging limb needs to be trimmed up so don't think Penny Wilson is out decorating people's trees. Thanks Penny for taking this on during your rides!

We had a pine tree removed at Meander & Rambling and the city was here within a few days getting the curb replaced that was just crumbling to bits, thanks to Len Markowitz for getting me to the right per person. New restrictions for water usage go into effect June 1st so check with the City at 583-6469 for information on the new guidelines.

Any questions or concerns please feel free to contact me thru the website. The tree trimming has started in the area and will continue on a monthly basis, next visit is scheduled for June 1st and will continue to be about the 1st week of every month.

CC&Rs

by: *Marcy Myers*

Roosters – please be warned, although hens are allowed per the animal keeping amendment, however roosters are NOT. If you have a rooster you need to remove it from your property. A violation will be issued.

Trees - The trees along the bridle path are each homeowner's responsibility. The minimum height to be maintained is 11 feet, which is the height requirement determined to be safe for the riders using the bridle paths. Please take a look at your trees to see if you are in compliance; if they need trimming, please do so.

In the next week, a committee will be riding by on horseback putting ribbons in those trees that still need to be trimmed, as well as noting your address. We

ask that you not remove the ribbons before the tree is trimmed.

If you see a ribbon in your tree, please make arrangements to have your tree trimmed. Your cooperation in this effort is greatly appreciated. Let's make this a community to be proud of!

ARCHITECTURAL

by: *Michael Kress*

New Architecture Committee Rules

The Architecture Committee Rules delivered with the last newsletter are being updated based on homeowner input.

The board is expected to vote on the amended rules at the next board meeting. If approved, they will become effective at the beginning of next month and will be delivered with the next newsletter. Homeowners will then have another thirty days to petition for a special meeting to veto any portions of the rules that are objectionable.

For specific information regarding this process refer to California Civil Code §1357.140 Member Veto of Rule Changes.

Please be aware that a petition to hold a special meeting must cite the specific rules that are being opposed, and each separate home is allotted a single signature i.e. if a husband and wife own a home jointly, if one or both sign a petition, it will be counted as one signature.

Mountain Park

by: *Don Paone*

We are continuing to make steady progress on projects and maintenance. The brush clearance & trail maintenance have been completed and the fire dept is due in for clearing the fire roads in June. Most trails went as we expected, although Wildcat had some severe damage and we lost about 1/3 of the trail. Hopefully more people will be inspired to get out and enjoy the trails now! Mel Lovo helped a lot with cutting down a few dead trees in the area and we got the dead oak on Dog Alley cut back as far as possible. Dave Pisarev helped make a cover for the sprinkler boxes at the jump arena entrance so they won't continue to be stepped on and Dave also made a tamper proof lock for the main valves at 1st St that had gotten shut off. Daryl Henzlik gave the truck a once over and even at 170000 miles it still keeps plugging along. The oak tree picnic area at Meander is shaping up and we should have a new trough in this month. A big THANK YOU to Beau Waggoner & Frank Colwell for donating the metal drums we needed for trash cans!

RATTLESNAKES

Please watch for Rattlesnakes in the mountain park. For handy information go to: <http://www.dfg.ca.gov/news/issues/snake.html>

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

June 22nd Board Meeting

7:00 p.m.

CoCo's Restaurant
698 E. La Ave. Simi

Agenda

- 1) Call Meeting to Order
- 2) Presidents Summary
- 3) Secretary/Report/website/newsletter
- 4) Treasurers Report
- 5) Landscaping Report
- 6) Mountain Park Committee Report
- 7) Architectural Committee Report
- 8) CC&R's Committee Report
- 9) Events Committee Report
- 10) Arena Committee Report (2009 Proposal)
- 11) New Business/Items that may need attention not foreseen at the time of agenda printing.
- 12) Open Floor (Total time allowed: 30 minutes)
- 13) Adjournments of General Session
- 14) Executive Session

