



Bridle Path HOA News

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

PRESIDENT'S LETTER THE ASSOCIATION

by: Stephanie Bennett

June has come and gone. There are a couple areas under the trees being setup for sitting areas at the First Street area, and the Meander Oak tree area. These are all new areas for homeowners to enjoy in the private park.

Following our belief of bringing the issues to the Homeowners, our newest Director, Marcy Myers, has been collecting feedback with the "Got Arenas?" survey. Jackie Morley has resigned from the Arena Chairman position; therefore Marcy will manage all Arena related activities from this point forward. Please read the Arena news article for more info. We want to thank Jackie for her time as Arena Chairman and helping with the Newsletter for the last 4 months. Our Secretary/Webmaster Lee Murray has assumed the newsletter responsibility and turned over the CC&R's to Marcy.

On July 1st, GM Management will be ready to help BP residents with their HOA needs. GM is performing more duties than the previous bookkeeping service of ABM; especially in the document management category, for about the same amount that we were paying the previous service.

The entire Board has been putting many hours before and after their full time jobs and sacrificing family time to perform the physical tasks that are necessary to achieve the results you are seeing. All of us, and many overworked volunteers have picked up their rakes and spread out the wood chips from the tree trimming, picking up trash, taking heavy broken cement to the dump, installing cement posts and rails, and fixing water lines. This has saved the HOA hundreds of dollars in hiring laborers to do this. The weed abatement was completed before deadlines, and cleaned areas that had not been done in years. Homeowners close to these areas have been appreciative.

Many homeowners have asked about the "Recall" process and cost. First, our CC&Rs (Article IV section 6) allows for the removal of Directors 'without cause.' The HOA has to absorb the costs. The Board had 20 business days to setup a special meeting for the "vote", have the petition reviewed and validated by legal counsel, and have nomination forms mailed out. After nominations close, the ballots and instructions have to be written by an attorney, printed and distributed to the homeowners at least 30 days before the meeting. An "Inspector" for the validating and counting of the Ballots will be selected and hired. At the meeting, the "Inspector" will manage the ballots, conduct the count, and announce the results. If the "Recall" does not pass (No), the current Board and Chairmen stay in place, and continue for the rest of the 2009 term. If the "Recall" passes (Yes), then new Directors will be put in place per the results of the Ballot. The new Board will appoint its officers and chairmen and will serve for the remaining 4 months of the term. We do not have a total cost for the recall yet, but the cost is estimated to run \$5000 - \$6000. Postage and stationary costs about \$375 each time, legal fees, Inspector fees, printing, room rental, etc...

The drain issue this board inherited will be in mediation on July 1, 2009 and we look forward to a resolution.

I want to thank my Board members Lee Murray, Berna Arnold, Daran Paone, and Marcy Myers again for all of their service and commitment to this community.

BPHOA BOARD OF DIRECTORS Contact List

President	Stephanie Bennett
Vice President	Berna Arnold
Treasurer	Daran Paone Mtn-Park Liaison Landscaping
Secretary/Media	Lee Murray Website /Newsletter Event Liaison
Member-at-large	Marcy Myers Arenas Chair CC&R Chair

BPHOA Committees Chairpersons

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

Bridle Path HOA Phone (805) 624-2906
Board email: board@bp-hoa.org

GM Property Management: 805-526-0303
1736 Erringer Road, Ste. 104 – Simi Valley
www.gmmanagement.com

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*

This has been a busy month preparing for the transition to GM Management. We will be helping to sort & organize the records that were transferred in the coming weeks. There still has been no reserve expenditures approved. Just a reminder, I urge everyone to review the names on their statements. This is how we determine owners of record that we can discuss HOA related business or billing questions with. Any changes can be made through GM Management with proper documentation.

LANDSCAPE

by: *Daran Paone*

This past month we were able to complete a few projects in the area. Sunnysdale & Azure, where we had to remove a tree, got replanted. At the corner of Rocking Horse & Meander we removed some large shrubs that were causing visibility issues for traffic, equestrians & pedestrians and planted some ground cover. The end of the medians at Nonchalant & Mellow both got planted with day lilies, a more permanent approach than the seasonal color that requires replanting 3 or 4 times per year. You may also notice the gardeners removing ivy from walls in the area because this can be damaging to the walls, and it presents a better maintained appearance. We are hoping in the coming months to see progress on the signs for the entrances. The concept was approved and we are updating previous bids. These would be a great addition to the landscaping and the community!

CC&R FOCUS

by: *Marcy Myers*

Trash Cans: All trash cans are to be put behind gate out of sight within 24 hrs after collection.

Watering Lawns and Parkways: You must keep green, but stay within the Simi required 3 days a week watering. Best to water early morning and use fertilizers.

NO Debris in Front yards: Front yard is not a storage area.

Old Cars: must be removed from driveway if not registered or non-operational.

Storage PODS: Homeowners must contact BPHOA for notification of when the temporary POD/storage unit is arriving and when it is leaving.

PINK Ribbons in Trees: The ribbons have been placed by volunteers to indicate that a branch is too low for riders; therefore it needs to be trimmed.

Mountain Park

by: *Don Paone*

Things have been going well in the Mountain Park meaning vandalism has quieted down! We did install removable posts at either end of Dog Alley to restrict vehicle access. We had to close over half of the gate at the Sunnysdale arena and we hope that will curb the vehicles that were reported to be off-roading in the area.

The new trough is in at the Meander Oak Tree picnic area and it seems to be a big hit for the dogs as they can now drink from it.

Gate 2 seems to be getting a little temperamental and closes slow sometimes, but as with all the gates, please help by cleaning the tracks of any rocks, weeds or debris.

This month, we will be working on a project to clean up around the 1st St. bathroom area.

Arenas Committee

by: *Marcy Myers*

Well summer is finally here. I am seeing so many new young riders out in the trails and at our arenas! As a reminder let's take time to use common sense when riding among newer or less experienced riders.

We have many changes in the works. First of all, Jackie Morley has resigned as our Arenas chairperson. The board would like to take this time to thank Jackie for all of her hard work.

The "Got Arenas" survey was a huge success! In fact, I heard so many positive comments from homeowners that I would like to personally thank each and every one of you who responded. Thank You!

The majority who responded desire that we keep our current arenas and repair & update the ones that needs it most. Currently, we are in the process of obtaining bids from several companies so that we can start the ball rolling.

In the mean time we will be having a **Trails Course repair party on July 18th**. Please email me at arenas@bp-hoa.org for more information.

Until next time.....Happy trails.....
Marcy Myers

GM Management

Please contact GM with your requests to see BPHOA documents.

Key Card replacement is managed by GM.

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

BPHOA

P.O Box 634

Simi Valley, CA 93062

July 20th Board Meeting
7:00 p.m.
Simi Valley Town Center
Meeting Hall

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
- 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