



# Bridle Path News



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January 2006

## January 2006

Jan 9, 2006

Monthly Board Meeting

Jan 17, 2006

(Tuesday) Annual Board Meeting



### Candidates for 06 BPHOA Board of Directors



### PROPOSED DUES INCREASE/RESERVE CONTRIBUTION VOTE IN JANUARY 2006

Continuing rising costs have made it necessary to request an increase in monthly dues. A Reserve

Fund contribution will also be voted upon as a separate issue.

The total increase requested will be \$8 per home monthly. We will be sending out a separate packet with complete information and ballots during the first week of January 2006. All of your questions should be addressed within the packet. A phone number will also be provided, your questions will be answered.

This is the first independent candidate who has come forward. Nominations and candidates announcing their intent will be announced at the meeting.

#### Michael Kress

Electronics Engineer at NSWC PHD, Naval Base Ventura County BSEE, University of Michigan, 1983  
Bridle Path resident since 2001, BPHOA Secretary, 2003-2004



### ELECTION OF DIRECTORS TO TAKE PLACE MARK YOUR CALENDAR & PLEASE ATTEND

#### NEW CLOSER LOCATION

DATE & TIME: JANUARY 17, 2006 @ 8:00PM

PLACE: HILLSIDE MIDDLE SCHOOL - RM: CAFETERIA

ADDRESS: 2222 FITZGERALD ROAD, SIMI VALLEY

From Sunnydale go Erringer to Fitzgerald and turn right. Less than one mile down.

There's been too much talk and not enough action out of some of the board members this year and that's why I'm running for the board. I'm a common-sense advocate for getting things done. I considered myself a centrist on the board, balancing environmental concerns with the fair use of our property and the safety of the residents. I advocated the Reserve Fund Study that proved we had more money than required in our investment account. The level of services needed to simply maintain what we have requires that we raise the dues, but this needs to be balanced by the excess funds in the investment account. I researched, advocated and implemented the website for the HOA, though its potential to educate and communicate with the residents has hardly been scratched. Along with other board members I advocated the revision of our CC&Rs to empower the board with an enforceable document for maintaining high community standards.

### IN THE GUTTER

Now's the time to clean out your gutters!!!  
Here comes the rain.....



There is much work to be done to finish the CC&Rs, restructure the financial framework of the HOA, and improve the ability to communicate our activities, needs and goals. The board needs to reach out to the community for more support in maintaining the assets we've acquired, and to reach consensus on the direction for the future of the HOA. All these issues require greater community involvement. As your representative on the board I will pursue the finalization and implementation of the revised CC&Rs. Also, I will establish a development committee to expand the website so that it is more informative and functional. Finally I will actively strive for an agenda of the maintenance and upgrade of our facilities, sound fiscal management, and providing full value for the dues we pay every month.

#### RUNNING AS SLATE OF OFFICERS

We are a group of concerned neighbors willing to serve as your next Board of Directors. Thank you for your consideration. Jim, Esther, Jackie, Ken and Leslie.

## Have A Happy New Year!

**Jim Pantaleo:** I have been a resident of Bridle Path since 1981. My wife and I raised two children in Bridle Path. During the 1980's I served the Association for 5 continuous years: 1984, CC&R Committee; 1985, Board Member; 1986, Vice President; 1987 & 1988, President. During my tenure on the Board we negotiated favorable deals with both the Larwin Co. and S&S Homes (Oakridge Estates) resulting in several hundred thousand dollars in added improvements and cash to our treasury. As importantly, I exercised fiscal responsibility, while building many of the capital improvements to the common areas that we all have enjoyed. For many, many years I supported our Boards and volunteered my abilities when called to do so. With your support, patience, understanding and help, I intend to get this Association back on solid ground.

**Esther Mead:** I have been a resident of Bridle Path since 1980. I have always owned horses and been an avid supporter of equestrian activities. Upon my husband's death, I became active in our Bridle Path community. I was a member of our Board of Directors & our Architectural Committee in the 1980's and served in numerous capacities, including as the President of our Association. I was on the Board that negotiated the annex agreement with the Larwin Co. that brought in more than \$200,000 into our Association. One of my primary interests has always been the fair and equitable enforcement of our CC&R's in order to ensure that our community remained a beautiful place to live and enjoy our mountain park and trails.

**Jackie Morley:** I have been a resident of Bridle Path since 1982. My husband and I raised our family in Bridle Path. In January, I received the greatest number of votes in the history of Bridle Path. My equestrian knowledge is extensive having owned and bred horses for the past 20+ years. In addition to my current service as a member of the BPHOA Board, I serve as the Chairperson for the Events Committee. This year's recent successes include Riding Clinics, Tack Sale, BP Playday among many other activities. I served in 04 as Chairperson of Arena & Trails, past Arena & Trails Committees as well as China Flats Pony Club volunteer. While on the Board this year, my intentions were to make a positive impact on policies and use my years of experience as a voice for the needs of our equestrians. I ask for your support in creating the positive changes necessary to meet the needs of our community along with fiscal responsibility.

**Ken Nies:** My wife and I have been residents of Bridle Path since 1985. Our daughter, who grew up in Bridle Path, is now a senior in High School. Having lived here with and without owning and riding Horses, I have gained a better understanding for the respective needs of each homeowner. As an Electrical Engineer by trade, I am a person of understanding and reason and have worked with firms such as Northrop Grumman, Boeing and Lockheed Martin. In our community, I have served as vice chair on the Simi Valley Neighborhood Council and was a member of our City's Vision 2020 Focus Area Study Committee. Beginning in January of this year, I have served as Secretary on our Board of Directors. Your support is needed to help keep Bridle Path a great place to live in. I ask for you vote as I seek a Board position for the 06 BPHOA Board of Directors.

**Leslie Bergquist:** I have been a resident of Bridle Path for six years. I am the only member of our slate who has not previously served on our Board. Nevertheless, I was previously a resident of Bell Canyon for seventeen years during which I served as Director of the Community Service District, which is a Ventura County elected position. I was also Chairman of the Park Committee. I have been a bookkeeper for thirty-five years and I am prepared to address the fiscal issues that arise in our Association. I ask for your support so that I can add fiscal management to our Association.



### Summary Sheet of Proposed Updates to the CC&R Document by the Committee Chairman

These pages endeavor to summarize the refinements/updates to the CC&R Documents that the CC&R Update Committee has been working on for nearly two years. In paragraph style, it will address the issues that have been discussed in the **25-plus** meetings the Committee has held in review of these proposed Covenants, Conditions and Restrictions.

The restatement of the CC&Rs is meant to clarify responsibilities of both the Homeowner and the Association to **each other**. In recent years much legislation has passed beneficial to homeowners, which our current documentation does not include. In addition, the new legislation gives support to our Board of Directors to act with confidence when issues of neglect or arrogant indifference to the Association's best interests arise. The intent of the CC&R Update Committee has been to express the characteristics and individuality of our neighborhood in a fresh way within the current HOA Law.

The first Draft we received from the Attorney was a standard form to be customized to suit each individual Association. We had many initial changes to that document, deleting references to other types of associations and finding places to incorporate the unique issues and flavors of our equestrian community. The Committee reviewed the existing docs in order to identify the important and characteristic themes from our original documentation that established the tenor of our neighborhood from the beginning. The Barn Structure statement and Preamble are examples of two portions we've refined and added to the proposed new documents to keep the equestrian nature of our community at the forefront of every new owner's mind upon purchase of a home, and receipt of the CC&R documents. The Preamble and Barn Structure statement reinforce for long-time homeowners the reason they chose Bridle Path when it became available.

The Committee read both docs side by side to identify the likenesses and differences between the existing and the new CC&Rs, in order to understand the Civil Code updates and Davis-Sterling Act issues that determine HOA Law today. The Reserve Account requirement is a good example of current law that our existing documentation does not adequately address. Even though the law states that any new legislation that is passed overcomes and supersedes outdated CC&R documentation, that lapse or lag in the documentation does not serve the Association well. The lag in information causes homeowners to have an insufficient and lackadaisical document to refer to in matters relating to their responsibilities to the Association and the Association's responsibility to each Homeowner in the development. This BPHOA has survived for many years but now the disorganization and aging legal standards of the older documentation no longer serve our Association's best interest. New legislation protects and supports both Homeowner and the Board of Directors of the Association, in appropriate measures. Our CC&R documentation, if updated, will give support to the members from unfair Rules and Regulations and support to the Board when it needs to address an uncooperative Homeowner who is out of sync with the community standards. When litigation is the resort the Association must use, the older documentation is not as crisp and enforceable as the newer proposed documentation.

So, that is an overview of the intent of the CC& R Restatement.

Following is a list of items considered and incorporated into the new proposed documents that differ and/or enhance the existing documentation.

- Preamble
- Removal of Declarant language no longer required because we no longer have Duremis, the original developer, on our Board of Directors.
- All Annexations of lots are combined into one section at the **beginning** of the document.
- Clarity is specifically provided for escrow issues relative to Card Keys and horsekeeping rights are declared permanent within the development.
- Clarity is provided for definition of voting rights and the requirements to be a current voting member of the Association.
- New Law requires Association Membership to approve Rules and Regulations adopted by the Board of Directors, and specifies how to reverse rule changes adopted by the BOD if the changes are not acceptable to the Association.
- Annual Assessments are clarified, how they are determined and how they must be presented to the Association.
- The CC&R Update Committee voted to **retain** the 2/3 vote necessary to increase Capital Improvement monies and to update the CC&Rs. Current HOA Law allows for a 51% margin of approval, which is lower than the 66-2/3% that has been standard for BPHOA and is **retained** in the new proposed documentation.
- State and Federal Law now declares fair debt collection practices, which are included in this new documentation so that HOA Members know their rights regarding fair collection practices.
- The Architectural Review Committee requirements have been revamped to include a larger committee of 5 members. Only one (1) Board Member may sit on the Architectural Review Committee; so that if a homeowner wishes to challenge the requirement or denial of a project imposed by the ARC, that homeowner is not facing the same committee in the ARC as makes up the Board of Directors. This assures the homeowner has a fair opportunity for review and appeal of their request.
- Rules for approval and denial of ARC requests have been customized to BP, rather than the typical Management Company approach to submission of plans for home improvements.
- The CC&R Update Committee voted against the new standard of modern ARCs, of charging for submittal of plans. BPHOA has done fine without additional fees for services of the ARC.
- Requirements for pet-keeping have been clarified and follow the City of Simi Valley codes. Dangerous Dogs, Pet Waste and Leash Laws are clarified.
- Business Activities are specifically addressed as pertain to permits for operating businesses in the neighborhood, commercial vehicle restrictions, storage of equipment and traffic and noise restrictions.
- The issue of horse boarding has been more clearly defined as 'for-profit horse boarding not allowed', defining a commercial horse-keeping situation as not acceptable.
- General repair of homes and barns is required in more direct language.
- Specific restrictions on harmful plants and trees, is included in the proposed document.
- Language is included to retain the existing requirement of acceptance of natural flow of water from one lot to another in the development; with specific requirements that an owner may not divert water to a neighbor's lot.
- Under the Damage and Destruction section, language is included to require bids from three or more responsible contractors in the event that it is required to rebuild any Common Area facility after a catastrophic event.



## PLEASE REPORT ANY SUSPICIOUS ACTIVITIES

SV Police: 583-6950  
Parks: 584-4400



## BRIDLEPATH APPROVED TRAINERS

**Andrea Rochelle Caldwell-Rudlinski** -  
805-529-1279 Child/Adult English & Western

**Maurice Thibault**

**Susan Nelson** 818-720-5219 Parelli Certified

**Nancy Reeves** 522-6466

Child, Adult, English-Fences & Eq, Western.

**Rick Nab** English

**Pamela Gonce-Asuncion** 279-6559

Dressage & English, Novice to advanced riders

**Paddy Warner** - 805-529-5751 Reining and Western

**Michelle Meyer-Pacyna** -805-732-6656

English-Fences & Eq, & Western

**Jessica Griggs** 805-527-4982.

English / General Riding lessons.

### BPHOA Monthly Meetings:

Meetings are held once per month on the second Monday, at **First Street Café (formally known by all as Kountry Folks Restaurant)**. The Board addresses Common Area Landscaping and Finances starting at 6:30pm which are open to the membership, immediately following, a discussion of CC&R's or other Association Member's concerns are addressed. *All homeowners are encouraged to participate and attend.* You can E-mail the board at: [board@bp-hoa.org](mailto:board@bp-hoa.org)

### Important BPHOA Phone Numbers

**Tom Stanley** 522-0613

President & Architectural Committee Chair

**Daryl Henzlik** 581-9991

Vice President & Mountain Park Security Chair  
Landscape

**Ken Nies, Secretary** 527-0124

**Jeri Miller, Treasurer** 578-8812

CC&R Inspection & Landscape

**Jackie Morley** 522-7465

Director at Large, Newsletter

**Lee Murray** 660-3400

Newsletter & Website Editor