

# Bridle Path News

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## BPHOA Board Has a New Member

The Board gives thanks to the departing member Andrew Steinfeld. Andrew asked that he be relieved of duty due to his extraordinarily busy schedule and lack of time available to devote to the duties of a Board member. At the January 31 biweekly meeting of the Board, the Board elected Russ Pungchar to fill the newly vacant position. Many of you may already know Russ from his role as a member of the CC&R committee. Russ will now head up that committee in his new position as Assistant Secretary/Member at Large.

## Split Rail Cedar Fencing Available Locally

Several homeowners requested that we share a list of known local suppliers of cedar rails, posts, and related materials used for Bridle Path fencing. All indicate they supply 8- and 10-foot rails, and end- and line-posts.

Fence Factory  
29414 Roadside Dr  
Agoura, CA  
818-889-2240

True Value Home Center  
711 Los Angeles Ave  
Simi Valley, CA  
805-527-7184

Stock Building Supply  
(formerly Terry Lumber)  
2000 Tapo St  
Simi Valley, CA  
805-526-3434

We took an informal and unscientific poll of the homeowners that showed up for the February 12 biweekly homeowners' meeting. The poll was about fencing preferences. A large majority preferred that Bridle Path retain the cedar split rail fences as a community motif, as opposed to switching to white vinyl fencing. This same group felt that the split rail fences should remain on the non-Bridlepath side of the street in the places where the fences currently exist.

Homeowners should replace missing rails and missing posts where slanted rails contact the ground. And though these fences may have been in this condition for years, this Board is seeking a higher level of continuity in the community.

## Parkway Trees

Except for a few documented, Architectural Committee-granted variances, each homeowner is responsible for maintaining two parkway trees in front of their homes.

### Your dog may not be aware of this...

...but the BPHOA actually prohibits digging holes in the Bridle Path and associated trails. Dogs observed, photographed, or otherwise identified as violators, will be assessed damage fees for repair of the Bridle Path and/or trails. In the event the offending dog cannot pay, the BPHOA will deem their humans responsible for paying the damage fees.

Specifically, Digger (not his *real* name) has been excavating fissures in the trail connecting Genial Court and Sunnydale Arena. While there may be valid reasons for such action, these holes pose a real hazard to horses and humans who also use these pathways.

Additionally, several dogs have been using this area as a "dumping" ground. Please, it is not your neighbors' responsibility to clean up after your dog. Be a responsible pet owner (you humans) and clean up after your own dog(s).

## Tips and Tidbits for Horses and Their Humans

### Notes from the Arena & Trails Committee

- Watch for the Arena & Trails Survey.
- In 2006, Arena & Trails Committee members placed red ribbons in trees that were encroaching on the Bridle Paths from overhead. Members placed these ribbons to assist homeowners in identifying trees that needed trimming in compliance with the BPHOA CC&Rs (see Article IV, Section 4 of CC&Rs).

Many homeowners have ignored these ribbons, as many remain tied to branches in Bridle Path trees. Please attend to these trimmings before April 1 to avoid CC&R violations.

## Tips and Tidbits for Horses and Their Humans (continued)

- Horses with riders have precedence over horses without riders for use of the arenas. Be considerate of others waiting to use an arena. Share the arenas when possible (you might even make some new friends).
- When the ground is wet, watch for slippery footing where you ride. Slippery conditions in the Mountain Park, Bridle Paths, and arenas can lead to costly injuries for both horses and their humans.
- Dogs should leash themselves to their humans. To do otherwise is both a violation of both CC&Rs and Simi Valley city code. Unleashed dogs are dangerous to horses, riders, and to the dog itself. Riders do not know what to expect from unleashed dogs and thus may scare their horses into leaving them horseless and alone on the Bridle Path (sometimes in crumpled ball on the ground). Additionally, some horses may become aggressive toward an unleashed dog and could strike or kick the dog and thus causing the dog grave injury.

### Email is Not an Official Means of Communication

For official business with the BPHOA Board and bookkeeping company, please submit all correspondence in the combined form of ink and paper. This includes all

- CC&R Appeals
- Architectural Plan submissions

### Board Meetings

The Board holds meetings twice per month. The first meeting occurs on the second Monday of the month at the First Street Family Restaurant and starts at 7:00 pm. The second meeting of the month occurs on the last Wednesday of the month at the home of Jim Pantaleo at 1777 Rambling Road, also starts at 7:00 pm.

### BPHOA Board of Directors Phone Numbers

Each member may act in the capacity of liaison to the other members of the board. If any of us is unreachable, please relay information to another member of the Board. Communication keeps us moving forward.

#### Jim Pantaleo, President

- General items of concern
- Bridle Path
- Landscaping, Maintenance
- Legal, Insurance, Work Crews
- Delegation, guidance

**522-0613**

#### Eric Allen, Vice President

- Newsletter (accepts Praise as well as Complaints)
- BPHOA website
- Issues when President unavailable

**582-2152**

#### Ken Nies, Treasurer

- Budget
- Board Member representing Architecture Committee

**527-0124**

#### Juli Weltsch, Secretary/Mountain Park Chairperson

- Issues regarding Mountain Park
- Board Member representing Arena and Trails Committee
- Board Member representing Events Committee

**823-3099**

#### Russ Pungrchar, Assistant Secretary/Member at Large

- Board Member representing CC&R Committee
- Issues regarding landscaping and maintenance,

**583-2954**