



# Bridle Path Home Owners Association News

## February 2009

[www.bp-hoa.org](http://www.bp-hoa.org)

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Your Bridle Path HOA is a Non Profit Corporation. Therefore, it is a business as well as our Community and Home. We will include the business of this HOA in each newsletter to keep you better informed. If you have any questions, feel free to email us at [board@bp-hoa.org](mailto:board@bp-hoa.org).

### January 20, 2009 Annual Meeting Election Results:

Lori Mitchell - 392  
Jim Pantaleo - 273  
Michael Anatole - 262  
Stephanie Bennett - 256  
Russ Pungchar - 188

Our 2008 President, Jim Pantaleo resigned the night of the election. Therefore, Lee Murray was immediately appointed by the remaining newly elected 2009 Directors.

### Your Newly Elected BPHOA Board of Directors:

Stephanie Bennett - President  
Michael Anatole - Vice President, Secretary  
Lori Mitchell - Treasurer, Landscape  
Lee Murray - CC&R's, Webmaster  
Russ Pungchar - Member at Large

The 2009 Board and Committees would like to extend their sincere appreciation to Jim Pantaleo, Dave Morley, Juli Weltsch and Eric Allen for all their hard work and time in volunteering to serve our Bridle Path Community.

### Appointments:

Michael Kress - Architectural Chair  
Jackie Morley - Arena Committee Chair  
Don Paone - Mountain Park Chair

### Goals:

Your newly elected Board has several goals.

1. Maintain and improve the appearance of our BPHOA Common Areas.
2. Maintain and improve our Mountain Park, the Jewel of our HOA that sets our community apart from neighboring developments.
3. Maintain and improve our Equestrian Facilities to reflect and enhance the value of our Homes AND Community.
4. Review all contracts and secure competitive bids.
5. Enforce our CCR'S.
6. Resolve legal issues facing our HOA.
7. Continuation of Previously Revising CC&R's.

### Volunteers Needed!!

1. **CC&R Revision Committee** - To accomplish this, we will need residents willing to dedicate their time in continuation of previous efforts in rewriting this very important document. If you are interested in becoming a part of this procedure, please email [board@bp-hoa.org](mailto:board@bp-hoa.org)
2. **Mountain Park Committee** - We are always in need of volunteers to help with the duties of caring for our Mountain Park. Please email [board@bp-hoa.org](mailto:board@bp-hoa.org)
3. **Arena Committee** - In need of equestrians with organizational skills and, objectivity. Experience is appreciated, but dedication and time are necessary. Please email [arenas@bp-hoa.org](mailto:arenas@bp-hoa.org)

**Agenda for February 16, 2009**  
**7:00pm at Coco's Simi Valley:**

- 1) Call Meeting to Order
- 2) Introduction of 2009 Board
- 3) Secretary Report – Approval of December 2008 Minutes
- 4) Open Floor (time allot 15 minutes)
- 5) Treasurers Report
- 6) Landscaping Report
- 7) CC&Rs Committee Report
- 8) Arena Committee Report
- 9) Mountain Park Committee Report
- 10) Architectural Committee
- 11) Website/Newsletter
- 12) New Business/Items that may need attention not foreseen at the time of agenda printing.
- 13) Adjournment of General Session.

**Distribution of Budget.**

The budget must be distributed not less than 30 days nor more than 90 days prior to the beginning of the association's fiscal year. Davis Stirling Civil Code §1365(a)4. There are penalties for distributing a late budget.

**Budget:**

Due to the lack of an Operating Budget in place for 2009, the newly elected 2009 Board held an Emergency Meeting as allowed under Davis Stirling Civil Code §1363.05(h) in which we voted and approved a \$6.00 raise in dues, then, voted and approved a budget for fiscal year 2009. This raise in dues was necessary in order to meet the demands of cost increases in services, utilities, maintenance of common areas, mountain park, and facilities which will take affect March 1, 2009. Each of these line items have significant increases to their budgets to meet the demands of maintaining our HOA.

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**Meeting Minutes:**

Minutes for the monthly Board meetings will be available on the website [www.bp-hoa.org](http://www.bp-hoa.org) upon approval. If you would like a draft copy of the minutes, you may contact the Secretary and a copy will be provided.

The minutes for this January 2009 meeting will not be approved until January 2010.

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**LA Times Front Page Article January 26, 2009**

**Headline: UNSTABLE FUTURE**

*The article is about the vanishing Equestrian Communities.*

*Please read this article [www.latimes.com](http://www.latimes.com)*

**To Contact Board Members**

Please Call: 805-522-0613

Follow the Prompts to Board Member you wish to leave a message for:

*Due to transition of Board Administration please be patient. Telephone service should be available for incoming calls approximately on Feb 4th. In the interim please utilize our email service; [board@bp-hoa.org](mailto:board@bp-hoa.org)*

*Thank you for your patience.*