



Bridle Path HOA News

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

NEWS ALERT!! Trucks with hitched trailers parked on the street have been targeted by parking enforcement and ticketed. **UPDATE: After speaking with Parking enforcement, a horse trailer will be in the same category as an "RV" here in Bridle Path.** You **must call BPHOA** for exception to our rules & 'Traffic Department' for extended periods, for a temporary parking permit at 805-583-6921.

Presidents Message by Stephanie Bennett

October was filled with 'catching up' activity for the Board. With the Recall several items were put on hold and now are being dealt with.

Our new VP and CC&R Chairman has appointed a neighbor friendly committee, and already getting results. Please read Cathy's report for areas the committee will be focusing on. The Board has only a few months to finish the year-end tasks. Keep an eye out for future mailings, which will include: the Nomination Form for 2010 Board, 2008 Annual Financial Summary, Proposed 2010 Budget, some changes to the language of our Governing Documents which will require a homeowner vote.

All approved and 'to be approved' minutes are available on our Website, please take time to read them to keep up to date on current happenings. Holiday Season is upon us, and the Board is currently gathering sponsors for a fun Holiday Light/Decoration contest to be awarded in December, details to follow soon.

Legal Report: by Stephanie Bennett

BPHOA vs Miller/Foran - Settlement offer was written and has been accepted by the Miller party. There will be an official letter mailed to the membership to summarize this agreement. A hearing was held on October 9th with Foran present, with the result of a settlement agreement. The agreement has not been signed as of this writing. As soon as the agreement is received, we will be able to move forward with the drain repair.

Apodaca vs. BPHOA - Our Attorney provided a response to the Apodaca complaint on October 2, 2009. This case is on-going.

ABM vs. BPHOA - A mediation hearing is to be scheduled by December 2009.

Licensing Agreements - Correspondence was sent to all parties demanding the outstanding past dues. None of the parties have paid the assessments, and only one response has been received. The Board will be proceeding with action recommended by Counsel.

Election Time! It is time to start the process of Nominations to the 2010 Board of Directors. Although the Annual Homeowners Meeting and Election is not until January 2010, procedures and time requirements set forth in the Davis-Stirling Act require that we start the pre-election processes at this time. The system consists of secret balloting to comply with requirements of the Davis-Stirling Act. The major components of the requirements include:

1. Establishing Election Rules
2. Distributing nomination forms allowing for self nomination
3. Selecting an Inspector of Elections
4. Mailing of Secret Ballots to all Members
5. Holding an Open Meeting where the Inspector of Elections Counts the Ballots

IN 2006 THE BOARD TOOK THE EXTRA PRECAUTION OF HAVING OUR ELECTION RULES REVIEWED BY LEGAL COUNSEL TO MAKE SURE THE RULES ARE IN ALIGNMENT WITH THE DAVIS-STIRLING ACT AND ANY CURRENT LEGISLATIVE CHANGES. COUNSEL ADVISED THE BOARD THAT OUR CURRENT RULES STILL SATISFY BOTH OUR GOVERNING DOCUMENTS AND THE DAVIS-STIRLING ACT.

BPHOA BOARD OF DIRECTORS

Contact List

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

BPHOA Committees Chairpersons

Landscaping - Daran Paone

Architectural - Michael Kress
arch@bp-hoa.org

Arenas - Marcy Myers
arenas@bp-hoa.org

Mountain Park - Don Paone
mtn-park@bp-hoa.org

Events - Jennifer de la Tore
events@bp-hoa.org

Bridle Path HOA Phone

(805) 624-2906

Board email: board@bp-hoa.org

GM Property Management:

805-526-0303

1736 Erringer Rd, Ste. 104,
Simi Valley, CA 93065

BP_HOA@GMManagement.com

All correspondence emails to Board, Committee's or GM Property Mgmt. must contain resident's full name and address or email will not be replied to.

FENCING SURVEY

Please check the website for our on-line 'Cement fencing replacement survey'. You can download the survey – fill out & mail, or email to us. Results from the survey will be posted in an upcoming email blast. Due Nov. 30

CC&R Report

Hello Neighbors, I am pleased to report that we have a new CC&R Committee up and running. We are doing regular inspections of our community. We are also working on a new set of "Rules and Regulations" that will be presented to you for review and suggestions.

Just to give you a jump start, one of the requirements will be that all properties have clearly maintained address numbers on the curb and numbers on the house that are visible from the street. Also, those of you with lots backing to Bridle Paths such as Dog Alley, a street address must be present at your back gate as well.

Also, I wanted to give you all a heads up that we will be inspecting all v-ditches/culverts to make sure they are cleared so that water can pass freely.

If they are not cleared by November 20th, notices will be issued. Thanks to all the homeowners that have promptly corrected the issues we have brought to their attention, and to all of you for helping to keep out special neighborhood well maintained.

Coming in December: "Holiday Lights" a Contest for Holiday decoration of your home. Keep an eye out for our special Holiday Contest Flyer. Prizes will be given by local merchants! Get your ideas together and start laying out those lights!

Cathy Albertson VP/CC&R chairperson

Website & Newsletter

Visit the website and sign up for the new "GREEN" newsletter. We will be emailing the newsletter starting in December to help lower the costs of printing and mailing and allow for a larger newsletter (a savings of hundreds of dollars).

Once you join our mailing you will be able to check what type of information you want emailed to you. The monthly newsletter only, or add important

information such as fires, earthquake, watering laws, or news blasts which include community happenings etc.

This list will NEVER be sold and you can opt out at any time. You have the option to opt-out at any time.

The bones of the new website that will be hosted FREE by Telesis is complete and we hope to have it up and running later in November or early December. You will have the option to make payments on-line directly to Telesis. Lee Murray, newsletter/webmaster

Mountain Park:

We have signed an agreement with a UCLA grad student/NPS volunteer to allow her access to the Mtn Park to study our bobcat population thru December. She will be accessing remote areas of the park 1 or 2 times per day by vehicle, generally in the morning & late afternoon. She will be courteous of riders & hikers at all times. There shouldn't be any inconvenience to homeowners. In the coming weeks, we will address the damage on the trail to Gate 3 that was caused by clogged v-ditches last year.

Landscape:

We are pleased to have signed a new contract with Stay Green Landscaping. We were able to negotiate a new contract adding 2 additional days at an increase of only \$300 per month. We have a target date of Dec 1st to have sand bags installed. We will attempt not to set them out to early to avoid the wear & tear before we need them. If the much needed rain seems to be coming sooner we will have to move that date up. It is important that homeowners with v-ditches on their property clean them to avoid overflow and adding to the run off on the bridle paths. Keeping driveway aprons swept is also helpful. All this run off of sand adds up and we should minimize it as much as possible because it causes hazards in the street as well as environmental concerns when it washes into the storm drains.

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

November 16th – 7 p.m.

Simi Town Center Meeting Room

November Agenda

- 1) Call Meeting to Order 7:00pm
- 2) Presidents Summary

Reviews of approvals by email

Legal Report
- 3) GM Report
- 4) Secretary Report / Website/News
- 5) Treasurers Report
- Reserve Plan for 2010
- 6) Landscaping
- 7) CC&R's
- 8) Mountain Park
- 9) Architectural
- 10) Events
- 11) Arena committee
- 12) New Business
- 13) OPEN FLOOR (must start by 8:10)
- 14) 8:25 Adjournment of General meeting
- 15) **Executive Session** at 8:30 p.m.

CC&R Review & appeals

Collections

Legal Review