

BRIDLE PATH HOMEOWNERS ASSOCIATION Newsletter



May, 2010

www.bp-hoa.org

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PRESIDENT'S MESSAGE:

This new Board has been busy; we have rolled up our sleeves and gone to work. Our goals are to be open & transparent, and follow our governing documents that have served us so well for years, and take our community forward. The following are your committees and chairs: Architectural Chair – Penny Wilson; CC&R Chair – Mary Gabel; Arenas Chair – Ronda Apodaca; Mountain Park Chair – Digby Sharpe; Communications Chair – Ken Nies (website); Steve Woskow (e-mails) Denise Miller & Kathee Pantaleo (newsletter); Finance Chair – Roy Pierce; Events Chairs – Penny Wilson, Julie Weinstock.

The **GM Management contract** for full management services, as written, will be terminated by June 30, and will not be automatically renewed. The Board will be obtaining bids from several service providers for basic bookkeeping, monthly billing, and other limited services as determined by the Board. This will be a cost savings to Bridle Path.

Legal issues: The Board is in the process of forming a Litigation Committee to be comprised of homeowners. This committee will be assigned the task of reviewing all pending legal issues involving BPHOA, including the recall legal action and licensing agreement, and give recommendations to the Board. This committee will be advisory only; the Board will retain all power and authority to give direction to the BPHOA attorney. Any person with a conflict of interest in any pending legal action will not be a part of discussions and decision-making.

- **Recall:** Legal action is pending; Attorneys for both parties have scheduled a meeting to finalize this issue.
- **ABM lawsuit** is pending, scheduled for trial in July. Our insurance carrier has provided a law firm to defend BPHOA; the policy is a “no consent”, which means the Board’s input is not required, or requested; the insurance carrier is driving this lawsuit.
- **Licensing Agreement:** This issue is pending. The Board is in receipt of correspondence from Dan Shapiro and Steve Levine, with a legal analysis on this issue, and is being reviewed by the Board. Penny Wilson, a long-time Bridle Path resident, has submitted a detailed explanation of the licensing agreement in this newsletter.

Landscape Report: Several days were spent with Art Rose from Stay Green, walking our entire community and running all irrigation and sprinkler systems. Repairs were noted, and completed, as well as several upgrades, at no cost! Stay Green replaced several areas with new ground cover at no cost. Shrubs throughout the community were treated for a "powdery mildew" condition. There were over 20 broken fence rails on Azure Hills and Sunnydale; new rails were ordered, painted and installed by Jim Pantaleo, Russ Pungchar, and Bill Seeley; Thank you for all your help! We are also looking at removing and replacing the large trees that are damaging the curb and parkways on Sunnydale. Tractor work on the bridle paths will begin in May, following removal of the sand bags. We are asking all homeowners to assist us by trimming out their parkways and install a border between your parkway grass and the bridle path, thus improving the appearance and maintenance of the parkways and bridle paths.

Special note: At the April 27, 2010, Open Board meeting, a homeowner raised the question why the open floor segment is at the end of the meeting; why not have it first. The primary purpose of the monthly meeting is to conduct Bridle Path business. If the open floor session were to occur first, there may not be adequate time to conduct and complete Bridle Path business since the room must be vacated by 9:00 pm. If there is a topic on the agenda that the homeowners want to have input, I suggest that the homeowners review the agenda that is in the newsletter, and contact the Board, via e-mail or directly, and give input prior to the meeting.

Bill Apodaca, President

CCR COMMITTEE NOTES:

Spring is here in full bloom and summer is just around the corner. The CCR committee is up and running and will begin going around the neighborhood starting in May. It's time to take a look at your front yard and fences. Make sure all the posts are vertical and the horizontal rails are attached to the posts. With all the rains the flowers and lawns are abundant, but so are the weeds. Let's get out there kill the weeds before they take over. Make sure all trailers and RV's are behind gates and remember not to store anything in the front set back of your property. Finally, it's time to get all holiday lights and decorations down and stored for next year. Happy spring!

Mary Gabel and your CCR committee

Spring Cleaning!

The Simi Valley Landfill is offering a **FREE** residential clean-up day on Sunday, May 16 from 10:00-4:00

For more information, please call Simi Valley Landfill and Recycling Center at (805) 579-7267 or visit their website at

<http://www.girubbish.com/freedays.html>

TREASURE'S REPORT:

The past month has been busy with many meetings. I have met with the representatives of Telesis regarding the H.O.A. bank account and also reviewed additional services that they offer to determine if there is something that the association could use.

I have talked to several C.P.A.s and taken bids for our annual review, and preparing the yearend financial report and the filing of the H.O.A. tax returns. I also had a meeting with D.S.S., the company that G.M.M. uses to outsource our billing. At this time D.S.S. collects the deposit receipts from Telesis and prepares the homeowner dues report for the association. I wanted to determine what additional costs we'd incur to return to monthly billing, since the board is considering going back to mailing the bills each month. This issue will be voted on at the next board meeting. The board has already voted to return to mailing the newsletter since only a few homeowners have signed up for email. The cost of mailing the bills with the newsletter will be insignificant.

I have had several meetings at G.M.M. with Greg Moses and his staff reviewing last year's expenditures and the invoices. It's important to ensure that all expenses have been appropriately applied either to the operating budget or to the reserve budget.

As your Treasurer, I want to find ways to work within our budget that are the most cost effective way to run our association, while at the same time giving the homeowners the best service and the most "bang for their buck".

Dave Miller, Treasurer

A FEW WORDS FROM YOUR VICE PRESIDENT:

At the last Board meeting, we discussed going back to hard copy newsletters since at this time only 106 people have signed up for email newsletters. We will also email newsletters to those who have requested it. Thanks to Steve Woskow for his help with the email site. If you have checked online, the BP website is updated and current. Thanks again to Ken Nies for all his hard work.

Card Keys: Just to refresh everyone on the card keys, we have one card key that operates gates 1-4, and another card key that operates gates 5-7. Let us know if you need a new one. We also have a bathroom key and a key to the Challenger Park lock. These keys are available for a charge of \$5 each.

Welcome Letter: Penny Wilson and I have worked on a draft for the Welcome letter to see if we could revive it for in person visits and make it friendlier. Gail Marlowe and Jeannie Watt have volunteered to go to the new homeowners with a Welcome Packet and welcome new neighbors to the community.

As many of you know, **Les Wilcox** died April 8. He was a 30+ year resident in BP and devoted many hours of his time to Park Security and the Mountain Park. He also was on our Board for many years. Bridle Path presented him with a lovely plaque prior to him moving and a similar plaque will be installed in the Oak Tree Picnic Area to permanently commemorate his contributions.

The Events Committee, consisting of Jennifer de la Torres, Juli Weltsch and their team, has worked very hard and put on some great activities these past few years, but they have decided not to participate this year. Both have been terrific in sharing how they put together past projects and what new projects they were considering. We now are turning a new page and need folks interested in this committee. Penny Wilson and Juli Weinstock said they would work on a Poker Ride and other horse related activities. We now need volunteers and ideas for fun, new activities. If you are interested in this committee, please let me know.

Linda Pierce, V. President

With the weather starting to heat up it's time to be on alert for **rattlesnakes!**

Be careful when you're out in the mountain park or just working in your yard. You certainly don't want to be surprised by one of these guys!

NEXT BOARD MEETING MONDAY, MAY 17, 2010

SIMI TOWN CENTER

7:00 P.M.

AGENDA

- 1) Call meeting to order
- 2) Rules of conduct
- 3) President report:
HOA meetings at Town hall
Legal update: Recall, ABM, Licenses
Litigation Committee
- 4) Landscape report
- 5) Vice President report:
Collection procedures for delinquent dues, CC&R fines
Card keys, HOA keys
Arena update
- 6) Secretary report:
Approval of minutes
- 7) Treasurer report
CC&R's update
Architectural update
- 8) Director Stephanie Bennett report:
Drain repair
- 9) Director Digby Sharpe report:
Weed abatement
Mountain park
- 10) Open floor
- 11) Adjourn meeting
- 12) Executive session

ARENAS UPDATE:

I have been working on a maintenance schedule for all the arenas with the tractor operators. I want to thank all the homeowners who have been complimentary on the arenas. Digby & I teamed up and trimmed all the trees around the Meander Arena, and hauled the trimmings down to the First Street trash bin. I continued trimming the pepper trees over the trail entrance into our Mountain Park off Meander Dr. and the pepper trees around the Sunnydale arena. We only trimmed as needed due to the birds nesting season.

We have been getting bids from several contractors so we can continue moving forward with trail maintenance throughout the community and be in compliance with our Fire Department brush clearance. The rains have brought us a lot of weeds to clear and trails to repair. The trail course obstacles were completely removed and the whole area was weeded and dragged. It is back up and ready for you to practice & have fun. You will see much more improvements coming this month. Bill & I dressed up the 1st Street restrooms, and added a few "amenities". If you need a key to the restrooms, Please contact Linda Pierce. The key will cost \$5.00. That little key could be priceless to you one day, so don't put it off. ☺

Safety Reminder- When you turn your horse/horses out in the arena and he is full of dynamite, PLEASE Consider the riders safety riding in the adjacent rings, especially children. New signs are being made as a reminder & will be posted on the arenas soon.

Dressage Riders - Please contact me in regards to your input on the arena footing. I know it's too deep, but I want to come up with a happy medium. Your opinion is valuable in accomplishing this goal.

Special thanks to Shannon Majors for joining the Arenas Committee. We are going to have an awesome year! Come join us. ☺

Ronda Apodaca and your Arena Committee

WHAT IS THE LICENSING AGREEMENT?

A lot has been said about the "licensing agreement", but it has never been explained exactly what the "agreement" is. If you lived in Bridle Path prior to 1992 and used the Mountain Park, you may recall that the Montgomery Fire Road was passable only to the top of the power pole lines. At that point a locked gate crossed the road and you could go no further on the road. At the top of the hill, there was another locked gate, so that if you came up Wildcat Ridge, you had to go to right all the way around Albertson Motorway and back down Oak Canyon.

In 1992, an agreement was brokered between the LaMonte family, who owned the property to the east, and the Bridle Path Homeowners Association, to open up the gates and allow homeowners access to the trail connection link. This was a much anticipated acquisition as it would enable Bridle Path riders and hikers to be able to circle the entire Mtn. Park, and it would allow the Bridle Path truck to have easy access to the upper areas of the park. New fencing was installed and solar powered gates were installed at three locations to separate the private Mtn. Park from the "open space". Bridle Path, also, has an agreement with the Dept. of Parks and Recreation, to share the Albertson Motorway with the public because our land crisscrossed public land and in order to maintain a "loop" an agreement was made with them to share access, also. As in most agreements, there is a give and take. In exchange for use of the connector trail, Bridle Path agreed to allow future owners of the then undeveloped properties to be "associate" members of our HOA and have access to the Mtn. Park. They would pay half our dues. The property was to be divided into 20 large acre parcels. None of the properties had been sold at the time of the agreement. Since then, only three of the parcels have been sold and developed. The owners of these parcels have never requested their right to be associate members and have never paid dues to the HOA; they have no card keys and have never indicated any interest in obtaining them, which is also their right.

Penny Wilson