

# BRIDLE PATH HOMEOWNERS ASSOCIATION Newsletter



July, 2010

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

## CONTACT LIST

### BOARD OF DIRECTORS

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*Arenas; Communications*

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Digby Sharpe, Director

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*Mountain Park*

Stephanie Bennett, Director

[steph@bp-hoa.org](mailto:steph@bp-hoa.org)

### COMMITTEE CHAIRPERSONS

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Architectural- Penny Wilson

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Arenas- Ronda Apodaca

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BPHOA Phone: 805.624.2906

Board email: [board@bp-hoa.org](mailto:board@bp-hoa.org)

Bookkeeper- The Emmons Company

One Boardwalk #102, PO Box 5098  
Thousand Oaks, CA

805.413.1170; FAX 805.413.1190

Kat Padilla, Bookkeeper-  
[kpadilla@emmonsco.net](mailto:kpadilla@emmonsco.net)

## PRESIDENT'S MESSAGE:

Effective July 1, 2010, Bridle Path will have a new service provider for all our financial bookkeeping needs, The **Emmons Company**, located in Thousand Oaks. All their services are done in-house, and a great savings to our association of \$1268.00/month!

School is out; therefore, children are out, horse riding, and playing. **Please drive carefully, and watch your speed;** we have received several reports on speeders in our neighborhood. I have contacted the City regarding additional 25MPH signs and additional stop signs, but we do not meet criteria to warrant these. The Traffic section did consider increased police patrols through our community.

**Legal update:** As of this date, there are no legal issues/lawsuits before this association. **ABM vs. BPHOA:** As reported in earlier meetings and publications, our insurance policy is a "No Consent" policy, meaning, no input is required from BPHOA in this case. The insurance carrier has settled this case; all terms of the settlement are strictly confidential, and only the involved parties are aware of the terms. **Recall Legal Action:** This case has been settled by mutual consent. Rather than incur legal costs should this continue, it will be in the best interests of BPHOA to utilize the Legal Committee to start an update of all our Governing Documents to comply with current HOA laws. Our present By-laws are 35 years old, and many of the Articles are superseded by state law; therefore they need to be re-stated.

**Landscape:** I did a field and walk through with Art Rose, and identified weeds, trash, low spots in trails, and dead trees and dead plants. Material is being ordered to fill in low areas in the trails as soon as possible. Also, there are a number of trees that overhang the trails and streets. As per City standard, the minimum street clearance is 14 feet measured at the curb, and 12 feet over the trails. Homeowners having trees not meeting this clearance please have your trees trimmed.

Happy trails to you!

Bill

*Bill Apodaca, President*

## New Bookkeeper Contact Information

### The Emmons Company

One Boardwalk #102, P.O. Box 5098, Thousand Oaks, CA 91359  
(805) 413-1170; (805) 413-1190 Facsimile

Association Manager: Kathy Emmons ([kemmons@emmonsco.net](mailto:kemmons@emmonsco.net))

Customer Service Rep: Pam Zegers ([pzegers@emmonsco.net](mailto:pzegers@emmonsco.net))

Bookkeeper: Kat Padilla ([kpadilla@emmonsco.net](mailto:kpadilla@emmonsco.net))

**A FEW WORDS FROM YOUR VICE PRESIDENT:**

**WELCOME LETTERS:** Gail Marlowe & Jeannie Watt have been hard at work delivering some new Welcome Letters and making new BP owners feel at home. The packet includes the welcome letter, Mtn. Park Map, and monthly Newsletter.

**EVENTS REPORT from Penny Wilson:** With perfect weather, lots of fun was had by all at the June 19<sup>th</sup> Poker and Pizza ride. The ride wandered around the neighborhood with entrants collecting cards from "dealers" as they followed a map. On return, pizza and sodas were available for those who signed up, as they waited for all to return and open their sealed cards in anticipation of the best hand. There were several hikers who braved the long hilly course! A special "Joker" prize was won by Steve Woskow who picked a joker from one of the dealers. Steve won a nice pair of riding gloves, generously donated by Patti Bitzer. The lucky winners were, first place with 3 jacks was Garry Boswell who took home \$75, next was Nancy Fisher winning \$50 with 3 nines and finally, Lauren Garcia in third place with 3 deuces for a \$33 win. Thanks you to our dealers, Roy, Richard, Julie and Janis for taking time to "deal" out cards as the riders and hikers came around.

**OTHER EVENTS:** Our next event is a **Disaster & Emergency Preparedness Clinic** on Saturday, July 17. It will be put on by the Ventura County Fire Dept and will go into fire safety and how to prepare for other emergencies. On July 31 from 5:30 to 8PM, there will be a **Barefoot Trimming** presentation by Eric Allen & Tiva Simonetta demonstrating the benefits of having your horses be barefoot. Then on August 21, we will have the **Bridle Path Garage Sale**. There will be more information on these events.

**ARENAS:** Ronda Apodaca has been working to spruce up the jumping arena. She is repairing and painting jumping standards and jump poles and plans to add one schooling jump to the Meander arena (money permitting). Jeannie Watt & Ronda also spent one morning cleaning out the horse trough in the Meander Oak Tree area. Jeannie will be keeping it clean and stocked with mosquito eaters. Ronda also removed sand from the Dressage arena and had it leveled, which really improves the footing and horses performance. On a sadder note, someone has been vandalizing and breaking the sprinklers at the dressage arena. Please keep your eyes open and let us know if you see or hear anything.

We also have had a couple more thefts here in BP, this time from front porches and they have been caught on surveillance cameras. If you want to see the video, go to: <http://www.youtube.com/watch?v=iNXTQmJloFE> Watch all the way to the end to get another look at the truck as it drives away. Let us know if you recognize the individual or the vehicle.

**CARD KEYS:** Many have requested new card keys, bathroom keys and Challenger Park keys. If you need new ones, call Esther Mead at 805-581-0029.

**CONSTANT CONTACTS:** We would still encourage you to sign up for our Bridle Path **news & bulletins** site. To stay in the loop, sign up by going to the website ([www.bp-hoa.org](http://www.bp-hoa.org)). On the right side you will see a green box that says "Join our mailing list", enter your email address and click on "Join our mailing list". This will take you to the Registration screen.

Have a great summer!

**TREASURERS' REPORT:**

The certified audit report has been completed by our independent outside CPA firm and a copy of the complete audit report is attached to this newsletter. As I had previously stated at the April board meeting there was a net loss of \$129,149 for the last fiscal year. (2009-10) The audit has now confirmed those numbers. This should clear up the controversy over the financial results of last year. On a happier note, so far this year, as of May 31st, we are \$14,798 under budget. We hope to continue to operate under budget and be able to return funds to our reserves that had to be taken out to cover last years loss. As you are now probably aware a new financial bookkeeping company has been retained to service our H.O.A. The Emmons company of Thousand Oaks. They were chosen because they were one of the lowest bidders but offered the most services including having three people handling our account, a bookkeeper, a clerk and a supervisor who will over see everything. The company only handles single family home H.O.A.s and were highly recommended by the other H.O.A.s that they now serve. The new bookkeeping company will be sending out billing statements monthly with our newsletter and you should no longer be using the coupon booklets, as we are not using Telisis for our banking. We are hoping for a smooth transition to the new service, if you have problems please contact them or the board.

**ARENAS UPDATE:**

**Arena sprinkler systems** are up and running on all arenas except the Meander Arena. We choose to hold off on the purchase of 2 sprinkler set-ups for the Meander Arena at this time. Our goal is to upgrade to an automatic sprinkler system so that it is maintained on a regular schedule just like our other arenas. I am happy to report that the Meander Round Pen and Sunnydale Arena have had the sprinkler systems repaired and are up and running again after a long time of disrepair.

We are in the process of **refurbishing the jumps** from the First Street Arena. I am doing this one set of standards at a time. I don't want to take away too many schooling fences from our riders. My goal is to make some new fences with some spare lumber we have at home. The plan is to have some training equipment available for riders at the Meander and Sunnydale arenas. This would include a set of standards, rails & a rope with a loop at each end. The jump standard can convert to a trail gate using the looped rope for practicing opening a gate with a right or left swing.

This past month we had a problem with a **large gopher hole** in the Meander Arena. The repair was done right away since this could cause a horse to break its leg or hurt a rider. We have an on-going problem with numerous **broken sprinkler heads** at the Dressage Arena. All the sprinkler heads have been repaired and are working at this time.

**Special thanks** to Jeanie Watts for working so hard removing all the weeds growing on the edge of the Meander Round Pen and maintaining the Wilcox Picnic Area water trough. Thank you Jeanie! We appreciate you jumping in to help your community.

I want to wish everyone a fun filled summer with your family and friends. Take care,

*Ronda Apodaca, Arena Committee Chairperson*

**CC&R COMMITTEE NOTES:**

Summer is officially here and soon we will be watching 4<sup>th</sup> of July fireworks. The CCR committee has been busy. GM Management was given a list of 34 CCR letters to be sent out in June but Greg Moses picked out only 11 that he chose to send. Because of the confusion this caused, the June violation letters will be extended to July, if you have any questions please email me at ccrs@bp-hoa.org. GM Management's contract will expire at the end of June and in July Dave Miller and I will be meeting with the Emmons Company to set up the new CCR's procedures. I want to remind everyone about your parkway trees. The City of Simi Valley requires that your parkway trees be cut to 14 feet above the street. This gives fire trucks, RV's and other high profile vehicles clearance. Please check your trees and trim those low hanging branches.

*Mary Gabel and your CCR committee*

**Stephanie Bennett**, Director: No article submitted  
**Digby Sharpe**, Director, Mountain Park: No article submitted

Please contact these board members with concerns relating to their areas of responsibility.

**NEXT BOARD MEETING**

**MONDAY, JULY 19, 2010**

**SIMI TOWN CENTER**

**7:00 P.M.**

**AGENDA**

- 1) Call meeting to order
- 2) Rules of conduct
- 3) President report:  
Legal Committee
- 4) Landscape report
- 5) Vice President report:  
Card keys, HOA keys;  
Events;Arena update
- 6) Secretary report:  
Approval of minutes
- 7) Treasurer report:  
Financial/Audit  
CC&R's update  
Architectural update
- 8) Director Stephanie  
Bennett report
- 9) Director Digby Sharpe  
report: Mountain park
- 10) Open floor
- 11) Adjourn meeting
- 12) Executive session

# THE EVENTS COMMITTEE PRESENTS



## R S G



READY -SET-GO

### DISASTER PREPAREDNESS TALK

## SATURDAY JULY 17 10:00 AM

FREE AT THE FIRST STREET ARENA AREA  
THE FIRE DEPT. WILL GIVE A BRIEF TALK ON  
EMERGENCY PROCEDURES FOR HOMEOWNERS  
WHAT TO DO-WHAT TO HAVE-WHERE TO GO  
THERE WILL BE A FIRE TRUCK ON DISPLAY  
FOR THE KIDS TO INSPECT



COME LEARN WHAT IS THE BEST THING  
TO DO IN AN EMERGENCY SITUATION



## FREE BAREFOOT TRIMMING SEMINAR

### SATURDAY JULY 31

### 5:30 TO 8:00 PM

### CAN MY HORSE GO BAREFOOT?

INFORMATIVE TALK AND DEMONSTRATION OF THE BAREFOOT  
METHOD GIVEN BY ERIC ALLEN & TIVA SIMONETTA  
GRADUATES OF THE OREGON SCHOOL OF NATURAL HOOF CARE  
DEMONSTRATIONS ON LIVE HORSES

PLEASE CALL JANIS AUGUSTINE FOR RESERVATIONS AND  
MORE INFORMATION 805-522-8360

SPACE IS LIMITED TO THE FIRST 20 CALLERS  
ON A FIRST COME FIRST SERVE BASIS  
PRESENTED IN BRIDLE PATH

