

# BRIDLE PATH HOMEOWNERS ASSOCIATION Newsletter



January, 2012

www.bp-hoa.org

## CONTACT LIST BOARD OF DIRECTORS

Bill Apodaca, President  
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*Landscaping*

Linda Pierce, V. President  
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*Events; Communications; CCRs*

Dave Miller, Treasurer  
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*Architectural, Financial*

Nancy Fisher, Secretary  
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*Arenas*

Dan McCarty, Assistant Secretary  
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*Mountain Park; By-Laws*

## COMMITTEE CHAIRPERSONS

Landscaping - Jim Pantaleo  
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Architectural - Penny Wilson  
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Arenas - Nancy Fisher  
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Mountain Park - Dan McCarty  
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Bookkeeper- The Emmons Company  
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805.413.1170; FAX 805.413.1190  
Kat Padilla, Bookkeeper  
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## SPECIAL NOTICE BRIDLE PATH HOA ANNUAL ELECTION DATE CHANGE

The **Annual Membership Meeting and Election** has been re-scheduled to Monday, January 30, 2012, at 8:00 PM, in the Simi Valley Town Center Conference Room. Due to the time involved to conduct the meeting and the election, the polls will open at 6:30 PM. The membership meeting will start at 8:00 PM, and the polls will close at the discretion of the Inspector of Elections, shortly after the membership meeting is called to order.

The Board identified several issues with the election material that you received on or about December 19, 2011. Any or all of the issues were important enough that the election results could be subject to challenges and invalidated. In order to assure a fair and uncontested election, the Board decided to send out all new election material at no additional cost to the HOA, & to reschedule the election. Please discard all materials included with the **pink** ballot. If you have already voted you will need to vote again as the original ballots are voided.

## PRESIDENT'S MESSAGE:

A very important Bridle Path issue I wish to talk about is the **Proposed Restated By-Laws and CC&R's Amendment** that will be on the ballot in the January Election. A committee of homeowners, representing you, devoted hundreds of hours, over one year, in researching, debating, and re-writing our 35 year-old By-Laws and a CC&R's Amendment. It then was reviewed & made legally correct by our HOA Attorney. I support their efforts, and the document they created. It is in the best interest of our community that this document be voted **YES**. We need to bring our "Bridle Path Constitution" up to current law, and eliminate all the conflicts and outdated rules that we govern ourselves with. Please vote **YES** on this initiative, and encourage all your neighbors to vote **YES**. Every vote counts.

Another year has gone by, and it is time to move on; I am not seeking re-election. It has truly been an "adventure" serving on the Board, and I am pleased to have been part of the past two Boards working to better our unique community; if I didn't care about Bridle Path, I would not have given so much time to it. But I wish to return to spending more time with my family, & two daughters in their horse show competition, as they follow in their mother's footsteps.

I wish future Boards much success as they take Bridle Path forward. Wishing all of you the very best in 2012, and see you out on the trail!

Happy trails to you!  
*Bill*

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

**Welcome Letter** – We would like to extend a warm welcome to new Bridle Path homeowners **Gregory and Sherry Stevens**. You will be receiving your welcome to the neighborhood packet shortly. Please call on us anytime we can be of help at 805-624-2906.

**Events** – Our final events of the year, the **Bridle Path Christmas Parade** and the **Christmas Lights Contest** were a huge success and everyone had a lot of fun. Prizes were given for the best **Holiday Lights Decorations** in different categories and the winners were as follows:  
Whimsical – 1367 Nonchalant; Most Unique – 604 Languid; Most Beautiful – 1653 Rambling; Best Blow Ups – 1610 Rambling; and OMG WOW Factor – 291 Trickling Brook. Congratulations to all our winners!

**Election time and By-Laws voting** - Regarding the upcoming election; before you cast your vote, please make sure you know the candidates and you have studied their related election materials and then be sure to vote. Also on the ballot is the By-Laws revision issue. I would encourage everyone to study the documents and review the changes being purposed. There were many changes to the document and it is an “all or nothing” vote. So make sure you understand and agree with **all** the changes before you cast your vote. If you do not feel comfortable with all the changes, you should vote NO; if you agree with the proposed changes, vote YES. Even though the Board, as a group, voted to accept the purposed new By-Laws, the Board was not unanimous in their decision. Two (2) Board members did not vote in favor of these new By Laws.

Have a Happy New Year,  
*Linda Pierce, Vice President*

**TREASURERS' REPORT:**

I would like to start by saying that there was some miss information in the last newsletter. It was implied that the budget did not go out because I did not get it done on time. This is not true. The budget vote was moved by the President to the continuation meeting held on Dec. 6<sup>th</sup>. It was also stated that the Reserve Study was changed without Board knowledge. This also was not true. I emailed the board regarding my discussion with Complex Solutions and also met with the President and showed him the changes I wanted to make before I called Complex Solutions.

At the last Board meeting, on a vote of three to two, the board voted to increase dues to homeowners by \$5.00. Bill Apodaca, Dan McCarty and Nancy Fisher voted in favor of the increase.

I presented a budget with no increase to dues but with a reserve spend plan to spend \$5,000 on arenas, \$10,000 on Bridle Path refurbishment, \$15,000 on the Dog Alley repair, \$10,000 on landscape refurbishment and \$2,500 on misc. This budget was rejected. Dan presented a budget with the \$5.00 dues increase. This was adopted after two changes. The first change came when I informed him it was against the law to do what he had intended. The second change was made after Roy Pierce told him it was a tactical error to do what he did. Dan's budget has \$69,490 in reserve spending. This over spends our reserves by more than \$22,000, even with the dues increase.

*Dave Miller Treasurer*

THANK YOU TO THE MANY VOLUNTEERS WHO HELP MAKE  
THIS A WONDERFUL NEIGHBORHOOD.

WISHING A HAPPY AND PROSPEROUS 2012 TO ALL!

FROM YOUR BRIDLE PATH BOARD

**Bookkeeper Contact Information****The Emmons Company**

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Association Manager: Kathy Emmons (kemmons@emmonsco.net)  
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Bookkeeper: Kat Padilla (kpadilla@emmonsco.net)

**MOUNTAIN PARK NEWS:**

Well, it's been a year since I was elected to the Bridle Path Board of Directors, and it's been a pleasure to serve you as Assistant Secretary and as Mountain Park Chair. This has been an exciting year meeting new people, learning more about the inner workings of the Association and getting important projects underway. As you are aware, I am running again to serve on the Board in 2012 and hope you feel that I have earned your support.

I am also hopeful that the Association passes the Bylaws and CC&R Amendment measure on the ballot, as I feel it is important to update our governing documents. While many of us can find one or two items in the proposed revisions that we may not agree with, please look at the overall change and decide if you feel it is good for the Association as a whole. I feel it's important to get this passed, knowing that there can always be additional changes made at any time, based on the required vote of the Membership.

One of the most controversial items is the Association's budget for the coming year. As required by law, the Association has hired a professional firm to perform a "Reserve Study", which provides a long-term projection of financial responsibilities and a "snapshot" of our financial strength to meet those obligations. The Study was presented in three versions, based on different assumptions using input from Board members. All three studies recommended increasing the Reserve Funding through dues increases. The recommended increases to the Reserve Funding vary from \$4.15 to \$7.21, The Board adopted a budget that includes a \$4.25 increase to Reserve Funding. The budget adopted by the Board also includes a 75 cent increase to the Operating Budget, to help us keep up with increasing costs of routine maintenance and professional services.

As hard as it is to increase dues in these economic times, maintaining solvency of the Association is important, as is maintaining our assets at an acceptable level.

I would like to see the Association continue to update our governing Documents (CC&R's and Articles of Incorporation) and develop long-term plans for the continued care and maintenance of our Landscaping, Arenas, Park and Trails. I believe that responsible Financial Management and responsible Asset Management go hand in hand.

Thank you for the opportunity to serve you this past year.

*Dan McCarty, Asst. Secretary*

**NOTES FROM THE SECRETARY:**

I am very pleased to announce the completion of the community's Sunnydale Arena refurbishment. The improvements are incredible, from the quality of your arena riding conditions to the trail on the east side of the arena. Erosion protection has been placed around the outside edge of the arena to protect it from wear by using shavings made from the tree trimmings in the surrounding area, courtesy of StayGreen. A special thank you to Buzza Backhoe for a job so well done.

The purchase of the John Deere Riata Rake will take place in the very near future. A shed needs to be in place prior to delivery of the rake for its safekeeping. This shed will be placed next to our current storage shed located at the First Street arena. Prior to delivery of the shed and rake, an announcement will be sent out via Constant Contacts to advise all riders of the activity.

I cannot believe that nearly a year has come and gone since I was elected to the BPHOA Board of Directors. I thank each and every one of you for this opportunity to serve you and work for you. The year was accompanied with challenges, never ending learning experiences, and rewards abound. I made good friends and got to know so many of you along the way. The 2011 Board has been very successful in its accomplishments and I am proud to have been a part of it all. Differences aside, and there were several, we all worked together to accept decisions driven by majority votes and move forward to meet with compliance rules and regulations, community improvements, and many successful fun activities. With the uniqueness of this neighborhood there will *always* be work to be done and I would like to wish the Board elected to serve you in the year 2012 the best of luck. Should I not be re-elected, I will always be available to walk beside them and share what I have learned throughout the year in an effort to keep the community moving in a positive direction.

I wish you all a very Happy, Healthy 2012.

*Nancy Fisher, Secretary*

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## GENERAL ELECTION & ANNUAL MEETING AGENDA

MONDAY, JANUARY 30, 2012 @ 8:00 P.M.

SIMI TOWN CENTER

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1. Call meeting to order, Welcome & Introduction
2. Inspector of Elections Introduction & Statement
  - a. Polls close at discretion of Inspector of Elections
  - b. Counting of ballots begins
  - c. Verification of Quorum
3. President's report (Bill Apodaca): Legal; Animal Keeping issue with City
4. Vice President Report (Linda Pierce): Communications, Events, CC&R's
5. Secretary Report (Nancy Fisher): Reading & approval of minutes, Arenas
6. Treasurer Report (Dave Miller)
7. Assistant Secretary Report (Dan McCarty): Mountain Park, By-laws
8. Architectural Report (Penny Wilson)
9. Open floor & discussion (time allotted TBA)
10. Election of Directors: Ballot results
11. Organizational Meeting; Appointment of Officers
12. Adjournment