

Bridgeport | BREEZE

FEBRUARY 2016

CONTACT INFORMATION

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IMPORTANT: Pick Up Your New Pool Fobs!

Beginning Monday, February 22, a new access system will be installed at the pool/spa. The existing pool cards/fobs will no longer be active after February 22.

Two new pool fobs will be provided to each household at no charge. **The pool fobs may be picked up on Saturday, February 20 from 10am-12:30pm at the Bridgeport Clubhouse lobby. Please be sure to bring your identification.** If you are unable to pick up your pool fobs up at that time, please visit Valencia Management Group during regular business hours from Monday, February 22 onward. Please be advised: If a tenant is residing at the property, they will need to bring their current lease agreement and a signed statement from the homeowner granting permission to pick up the pool fobs. Fobs will not be released without this information. If you have any questions, please call Cindy at 661-964-1533 or Ccisneros@ValenciaMgmt.com.

Annual Meeting Results

Congratulations to Bridgeport homeowners for achieving quorum on the first attempt to hold the Annual Meeting on January 20, 2016.

Gary Hovsepian was re-elected to fill one of the two-year terms of office and Tom Tomlinson was elected to the second open seat which is also a two-year term of office.

Thank you to Anne Leirer, Steve Thomas and Steve Wyatt, who were appointed as Inspectors of Election to count the secret ballots and verify the election results.

Also, we would like to send a very special thank you to John Schnieders as he steps down from the Board. John served on the Board since April 2014 and was an asset to the Board and the community as a whole.

Board Meeting

The next Board of Directors meeting will be held on **Wednesday, February 17, 2016 at 7:00 p.m.** The Board holds an open forum at all Board meetings where homeowners may address the Board on Association issues. If homeowners are unable to attend, they may submit questions to the Board in writing.

Valencia Management Group Hours

27644 Newhall Ranch Rd.

Suite 45 (in the Plaza del Rancho Shopping Center)

**Mondays-Thursdays
8:30am-5:00pm**

**Fridays/Saturdays
8:30am-12 noon**



**VMG will be closed
in honor of Presidents'
Day on Monday,
February 15.**



**P.O. Box 802920
Santa Clarita, CA 91380-2920**

Board Meeting Agenda

1. Call to Order
 2. Homeowner Forum/
Correspondence
 3. Appointment of Officers
 4. Approval of Minutes
 5. Financial Report
 6. Consent Calendar
 - a. Work Order Report
 - b. Management Walking Tours
 - c. Pest Control Report
 - d. Lake Report
 - e. Management Update
 7. Committee Reports
 - a. Filming Committee
 - b. Architectural Committee
 - c. Ad Hoc Clubhouse Lobby/
Media Room Furniture Re-
placement Committee
 - d. Landscape Committee
 8. Unfinished Business
 - a. Proposed Synthetic Turf
Policy
 - b. Waterford Pathway Lighting
 - c. Paseo Lights Proposal
 9. New Business
 - a. Non-Profit Clubhouse Request
 - b. Amphitheater Request
 - c. Parking Permit Requests
 - d. Pool Fobs-Additional
 - e. Painting Proposal- Bridgeport
Lane Wall
 - f. Proposed Health Fair
 - g. Next Meeting Date
 10. Adjournment
- ### **Executive Session Agenda**
1. Call to Order
 2. Contracts
 3. Member Discipline
 4. Delinquencies
 5. Legal

Bridgeport Briefs

- The pool/spa will be closed beginning Friday, February 12 through Friday, March 11 due to the spa being replastered and other pool maintenance items being taken care of. The pool/wading pool heaters will be turned on once the maintenance projects are completed.
- Remember that holiday lights and decorations are permitted during the winter holiday season only. If you have not yet removed these items, please do so as the holiday season has passed.
- A reminder to all residents that trash cans should be placed out no earlier than 12 hours before pick up (i.e., no earlier than the evening before pick up which would be Sunday evening). It has been noticed that many residents are placing their trash cans out as early as Fridays or Saturdays for the Monday pick up. Please help the community look its best by following this rule. Your cooperation is appreciated.

Association Compliance Tours

Management tours the Association twice a month looking for “open and obvious” items that may be considered violations of the Use Restrictions, obligations of owners, and Architectural guidelines. If Management observes anything of this nature, their job is to record and report them to the Board of Directors and notify the homeowner, in accordance with the Rules Enforcement Policy.

If you receive a notice of non-compliance letter from the Association, the first step is to follow the instructions in the letter. If the violation is not corrected after the first warning, the homeowner may be called to a hearing before the Board of Directors. Abiding by the Association’s CC&Rs, By-Laws and Rules and Regulations was a promise you made when you purchased your home. Adherence with these documents helps preserve, maintain and enhance your home and property values within the Community.