



Bear Valley Springs Bear Tracks



A Monthly Publication of The Bear Valley Springs Association and The Bear Valley Community Services District
VOLUME 21 • JANUARY 2026

CSD holds Strategic Planning Session

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January events at the Whiting Center

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BVS Horsemen's Association trails – Keep them safe

During wet seasons, follow trail etiquette: avoid very muddy or wet trails, stay on marked paths, don't widen trails by going around puddles, respect closures, and wait for trails to dry if necessary.

Key points of trail etiquette after rain (or snow):

- **Check conditions before heading out:** Always assess the trail status before going, especially after rain (or snow), as some trails may be temporarily closed due to muddiness.

- **Stay on the trail:** Stick to the designated path to minimize erosion and damage to sensitive areas.

- **Avoid creating new ruts:** If the trail is muddy, avoid making hoof prints by staying in existing paths.

- **Ride through puddles, not around them:** Ride through puddles instead of creating new detours that can widen the trail.

- **Choose appropriate trails:** Choose steeper slopes or trails with better drainage if you must ride after rain (or snow).

- **Be PATIENT:** If trails are too wet, consider riding on trails with good drainage or a sandy soil.

If you see any issues on our trails, be sure to report them to



Doug Slavin, Equestrian Center Manager as he is responsible for the trail conditions.

ble for the trail conditions.



*January Bear Tracks cover photo by
Juan Orozco Jr.*

HAPPY NEW YEAR!

IN ESCROW



PRIME TURNKEY BVS Equestrian Estate 3539 sq feet, 4 bedroom, 4 baths, 3 car garage, RV parking on 2.88 fenced and cross fenced acres. Barnmaster barn, pastures, roundpen, just minutes to the equestrian center. **\$949k**

SPECIAL INCENTIVE: Seller will credit the buyer \$25k towards closing costs or interest rate buydown!

"Lena and I want to say... Happy New Year and thank you to our wonderful clients!

You've made this year memorable and unforgettable. Thank you for supporting a horse-loving Realtor and her sassy mare.

Let's lasso more dream properties in 2026!"

I GET RESULTS!
Recently sold...

• 22280 Chukar Court - sold for \$490K (multiple offers)

• 26100 Deertrail Drive - sold for \$290k (2-week escrow)

• 28900 Bear Valley Rd - sold for \$900k

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KW TEHACHAPI
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HAPPY NEW YEAR TO ALL OF BEAR VALLEY!

Wishing everyone a peaceful, prosperous 2026.
We look forward to being of assistance in the upcoming year!

STOP IN AND SEE CAROL AND EMILY AT OUR KELLER WILLIAMS OFFICE IN BEAR VALLEY, NEXT TO THE MARKET!

Happy New Year Bear Valley!

MY LISTINGS SELL!

Now taking listings for the New Year! Call me to discuss your home value!

Thank you for another incredible year!
Honored to be voted again among Tehachapi's Best for 2025.
I very much appreciate your trust and continued support.
Looking forward to serving you in 2026.
Wishing you a joyful and blessed New Year!
Cheers to 2026!
Theresa

SOLD last month by Theresa...

20084 Backes	\$362,000	buyer & seller
0 Castle Gate	\$95,000	buyer & seller
0 Jacks Hill	\$25,000	buyer
0 Dennison	\$20,000	buyer & seller



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Theresa Mann
Voted Tehachapi's BEST & FAVORITE Realtor 2016-2025!



20+ years experience specializing in Bear Valley properties.

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We need your photos!

Would you like to see your photo on the cover of *Bear Tracks*?

We're currently seeking photos for cover consideration.

Subjects may include pets, wildlife, nature, events, club activities, weather, sunsets and sunrises - anything that shows the beauty and appeal of Bear Valley Springs! For cover consideration, please **submit high-resolution (300dpi) or full-size jpg images, vertical or portrait orientation,**

to Mimi at katatonyk@gmail.com. Horizontal or

lower-resolution images may be used inside *Bear Tracks*.



Your Photo Could Be Here!

Bear Valley CSD launching new website

The Bear Valley Community Services District is excited to announce the launch of our re-designed website in early 2026.

The upcoming changes to our website are driven by three goals:

- Ease of Use: Helping you find what you need quickly and easily.

- Americans with Disabilities Act (ADA) Compliance: Ensuring our website is accessible to everyone.

- Communication: Making important information obvious and easy to access.

To achieve those goals, the CSD has contracted with Streamline for our new web platform.

Streamline specializes in working with Special Districts across the country, including numerous districts in California. They have built-in accessibility assistants to ensure ADA compliance on all pages. If an

ADA compliance issue is uncovered, Streamline has employees on standby to quickly resolve it.

Streamline's focus on simplicity in design and function, combined with their extensive work with Special Districts, has helped them build a thorough understanding of the needs of areas like ours. They have simplified the process of updating websites, better allowing the CSD to provide regular, timely information to our community.

And with analytical tools provided by Streamline, the CSD can better see what information our residents are seeking.

You will still be able to find us at BVCSD.org, and we will also be using a new .gov address. More details will be coming soon.

We anticipate launching the new site in early January. We look forward to sharing our new look with the community!



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January specials at BVS restaurants

Submitted by
Josh Cardwell
 Food and Beverage Director

January has arrived in Bear Valley Springs—bringing with it crisp winter air, quiet mornings, and the peaceful beauty that settles in after the holidays. As the festive lights dim and we move into a brand-new year, there's a wonderful sense of renewal throughout our community.

At the Oak Tree Country Club, Oak Branch Saloon, and Mulligan Room, we are ready to embrace the new year with you—through delicious meals, memorable gatherings, and the genuine community spirit that makes Bear Valley Springs so special. Whether you're joining us for dinner, meeting friends to catch up, or simply stopping in to enjoy the atmosphere, we're here to make every visit special.

OAK TREE COUNTRY CLUB DINNER SPECIALS FOR JANUARY

Wednesdays – Duck Cassoulet: Slow-braised with navy beans, savory sausage, wild mushrooms, and rich duck confit.

Thursdays – Pork Porterhouse: Served with a fall inspired succotash made with butternut squash, bell peppers, leeks, and zucchini, and finished with a carrot purée, and apple butter.

Fridays – Shrimp & Grits: Creamy grits, vegetable medley, chive butter, topped with a green onion salad.

Saturdays – Half Rack of Lamb: Herb crusted, and served with fingerling potatoes, wilted spinach, and topped with a fig demi-glace.

Sundays – Classic Prime Rib: 10 or 12 oz. cut, slow-roasted, served with creamy horseradish and au jus, and your choice of

two dinner sides.

Vegetarian Special (available throughout the week) – Wild Mushroom Risotto: Arborio rice, Grana Padano cheese, maitake, beech, cremini, portabella, and hen-of-the-woods mushrooms.

MULLIGAN ROOM SPECIALS – CLASSICS & NEW ADDITIONS

At the Mulligan Room, we are bringing you a mix of beloved classics and exciting new additions this month! Enjoy timeless favorites such as Prime Rib Thursdays and Fish and Chips Fridays. New additions this month include Chicken Marsala, Pork Chops, Chicken Fried Steak, and more. We invite you

to explore these new creations and old classics and tell us about your favorite dish.

CELEBRATE YOUR SPECIAL EVENTS WITH US

Our banquet venue is perfect for family gatherings, birthdays, anniversaries, weddings, and corporate celebrations. With customized menus, exceptional service, and spectacular valley views, we're here to bring your vision to life.

To discuss event dates and menu options, please call 661-821-5521.

With a heartfelt thank you to all the families of Bear Valley Springs, we wish all our residents a warm and joyful Happy New Year! 🐾

**To advertise in Bear Tracks,
 call 661-822-8101 or email
beartracks@lookuptehachapi.com**

Happy New Year!



Discover the ultimate horse property This remarkable, turn-key equestrian estate sits on over 23 pristine, usable acres, backing directly to the community's acclaimed trail system. Ideal for serious horse enthusiasts, this property features shelters with turnouts, a round pen, an impressive riding arena, and cross-fenced areas designed for optimal turnout and functionality. **Quality-Built Home Designed for Comfort & Function:** 2483 sq ft, 3 bed/2.5 bath, with additional bonus room. Open floor plan, back deck with stunning meadow and foothill views.

Dreaming of owning your own horse property at an affordable price? Look no further! This charming equestrian ranchette offers 2262 sq ft, 4 bedrooms and 3 baths, located on the valley floor with convenience to front gate, amenities, riding trails and EQ Center proximity. This ranch-style home with split-wing design boasts many recent upgrades. **Equestrian Amenities include:** Two 3-sided shelters, large pipe runs, fenced turn out area and direct meadow access. 3 storage sheds provide plenty room for storage needs.

Mountain Paradise Found – Your Private Retreat Awaits! Experience the perfect blend of modern comfort and natural beauty in **Bear Valley Springs**, a private, gated mountain community. This **turn-key 4-bedroom, 3-bath** home offers an office, bonus room, and a new 2025 primary suite addition. Enjoy a chef's kitchen, updated systems, and stunning views from nearly every angle. Step outside to a covered patio overlooking fenced pastures with shelters, storage sheds, and RV parking—ideal for horse lovers or outdoor enthusiasts. Residents enjoy **exclusive amenities** including 50+ miles of trails, world-class equestrian facilities, lakes, golf, a recreation center, and a Country Club with pool and restaurant, dog park and walking paths, to name a few.

More than a home—it's a lifestyle. Come for a visit, stay for a lifetime!



Beth Hall

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 Beth@BethHallRealEstate.com



Greenhorns spotlight coordinators

As we head into a new year of cattle work and fresh opportunities to learn, we want to shine a light on the people who make our practices run smoothly: the coordinators who oversee our Tuesday and Saturday trainings. Their role is essential to keeping each session organized, educational, and safe for every rider who steps into the arena.

The Role of the Training Coordinators

Long before the first rider checks in, coordinators are already preparing by looking at arena conditions, checking how the cattle are moving, and mapping out a plan for the session based on the turnout. They shape each training day around the riders present, their experience levels, and what the cattle are offering. Their goal is simple and consistent: help riders develop timing, confidence, and true cow sense.

During practice, coordinators:

- Keep the arena flowing and riders moving in an orderly, safe rotation
- Adjust exercises based on cattle behavior
- Help green riders learn pressure, release, and the basics of reading a cow
- Offer small, effective tips that improve horsemanship and positioning
- Support riders who are still building confidence, helping both horse and rider stay calm and successful
- Provide individualized guidance to help every rider grow
- Maintain a safe environment for horses, riders, and cattle

Their steady leadership is the backbone of our club. Whether someone is working their very first cow, or fine-tuning skills for an upcoming event, the



Jody Gearhart riding Mr. Tiv, a NRCHA Horse Hall Of Fame. She was the first woman to have won the open bridle and she won on Mr. Tiv two years in a row at Snaffle Bit Reno.

coordinators make sure each session feels supportive, educational, and productive.

Member Spotlight: Jody Gearhart

This month we are honored to spotlight Jody Gearhart, an NRCHA Hall of Fame horsewoman and one of the most accomplished non-pro riders in reined cow horse. With nearly two decades of competition and multiple NRCHA Snaffle Bit Futurity, Maturity & Hackamore Non-Pro championships, her achievements speak for themselves, but it's Jody's

kindness, calm leadership, and genuinely good-hearted nature that make her such a treasured part of our community. She has a remarkable gift for helping green riders feel capable and welcome, offering guidance that is patient, clear, and confidence-building. Whether she's sharing a tip on timing, helping someone read a cow for the first time, or simply offering steady encouragement, Jody lifts the level of the entire arena. We are grateful for her presence, her generosity of knowledge, and the example she sets for riders of every level. 🐾



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BVS Transfer Station expanding hours

The Bear Valley Community Services District is pleased to announce expanded hours for the Transfer Station.

Starting Jan. 6, the Transfer Station will be open from 7:30 a.m. to 6 p.m. on Tuesdays and Thursdays. All other days will continue to operate on the current schedule of 7:30 a.m. to 5 p.m.

In January 2025, the Transfer Station moved from a five-day-per-week schedule to a seven-day-per-week schedule. However, to accommodate staffing needs at that time, closing time was changed from 8 p.m. to 5 p.m.

After receiving feedback from residents about limited weekday hours, the CSD re-evaluated staffing and hired an additional employee. This will allow the Transfer Station to remain open later two days per week.

Here is the Transfer Station schedule for 2026:

- Monday: 7:30 a.m. – 5 p.m.
- Tuesday: 7:30 a.m. – 6 p.m.
- Wednesday: 7:30 a.m. – 5 p.m.
- Thursday: 7:30 a.m. – 6 p.m.
- Friday: 7:30 a.m. – 5 p.m.
- Saturday: 7:30 a.m. – 5 p.m.
- Sunday: 7:30 a.m. – 5 p.m.

Please note: The Transfer Station will be closed on the following dates in 2026:

- Jan. 1, New Year's Day
- Jan. 19, Martin Luther King Jr. Day
- Feb. 16, President's Day
- Mar. 31, Cesar Chavez Day
- May 25, Memorial Day
- July 4, Independence Day
- Sept. 7, Labor Day
- Nov. 11, Veterans Day
- Nov. 26-27, Thanksgiving Holiday
- Dec. 25, Christmas



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A letter to private golf cart owners

Dear private cart Owners,

This letter is to inform you that Private Cart Trail Fees and Private Cart Storage billing process will be changing for 2026/ 2027. In order to get the billing cycle for the Annual Cart Fee and Private Cart Storage Fee to coincide with the Associations financial year, we will be billing for the Annual Cart Fees as follows:

In January, your bill for the Annual Cart Fee will be from February 2026 through June 2026 and will be due in February 2026. The prorated amount will be \$166.67. You will retain your current cart sticker until July 2026. You will have the option of paying with check, credit card, cash, Oak Tree Golf Shop Gift Certificates or Golf Gift Cards. If you have a Private Cart Storage space in the cart barn, those rates will be pro-rated at \$166.67 for Febru-

ary 2026 through June 2026.

In June, you will receive a bill for the Annual Cart Fee and Cart Storage fee for July 2026 through June 2027. Payments will be due in July 2026. The amount of the Annual Cart fee and Cart Storage fee will be determined in March during the normal budget process of the Association. Once the 2026/ 2027 fees are determined, you have the option of paying with check, credit card, cash, Oak Tree Golf Shop Gift Certificates or Golf Gift Cards.

If you do not pay at this time and choose to wait until later in the year, the fee will not be prorated.

We would like to remind you that private carts are required to follow the same rules as the fleet carts, such as using the cart paths where we have them. Also, be advised that in the event the Golf Shop is closed due to inclement weather, pri-

vate carts are prohibited to be on the course.

In the past we have extended the courtesy of a complimentary cart to private cart owners whose cart is not running. This courtesy is only extended for a period of one month after which the private cart owner will be obligated to pay regular cart rental fees. As a reminder, we no longer issue complimentary carts to private cart owners who, for reasons other than mechanical failure, choose not to bring their carts to the golf course or choose not to drive them.

Oak Tree Golf Shop provides eight (8) spaces in our cart barn for Members who own private carts but live far enough from the golf course that they are not legally allowed to physically drive them to the course. These storage spaces are NON-TRANSFERABLE. If a member rents a space sells

their cart and does not immediately replace it with another cart, the remainder of their cart storage fee for that billing year will be refunded to them.

Annual stickers will be given to all private cart owners to be displayed on their golf carts. Stickers will be distributed at the Golf Shop upon payment of Trail/Storage Fee's. For 2026/2027 payment must be made at Oak Tree Golf Shop. All regulations regarding insurance policies are still in effect. You will need to present a current insurance policy with your golf cart included in the policy.

If you have any questions, please feel free to come by and see me or call the Golf Shop.

Thank you,
Duane Gore
Head Golf Professional
Bear Valley Springs
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- More players = bigger prizes. It's simple: "The more who play, the more we pay."
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Packets are \$15 for 15 game sheets, with 6 games per sheet. Pull tabs will be available, and we'll also have a 50/50 drawing. All players receive free door-prize tickets.

**B 9 SATURDAY,
JAN. 3RD, 2026**

**G 58 DOORS OPEN AT 12:30 PM
| GAMES BEGIN AT 1 PM**

**N 44 BVSA RELEASE OF
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***Any non-residents will
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**Presented By:
Bear Valley Springs Veterans
Association & Auxiliary**

Bear Valley Community Services District hosts Strategic Planning Session

The Bear Valley Community Services District is planning the future of our community! On Friday, Dec. 5, the CSD Board of Directors and senior staff members participated in an all-day Strategic Planning Session facilitated by Martin Rauch of Rauch Communications Consultants, Inc.

The meeting gave directors and staff a rare opportunity to sit down and discuss the biggest challenges and opportunities facing the CSD right now and in years to come.

While a wide variety of topics were discussed, there were three major areas that the team prioritized:

- Reliable Infrastructure, with a proactive approach to future maintenance and up-



grades.

- Financial Sustainability

built on long-term planning that balances the District's needs with affordability for residents.

- Accountability to Bear Valley residents, to the CSD, and to the District's long-term goals and plans.

By emphasizing these areas, the CSD can build a long-term plan based on the community's basic needs, the district's financial reality, and a foundation of trust with residents.

The information gathered at the Strategic Planning Session will be instrumental in shaping the Mission and Vision for the Community Services District and will guide policy for years to come.

And this meeting is just the beginning! The Strategic Planning process is a months-long

project. Directors and staff will meet again for another workshop soon to review what has been discussed, then provide direction on how those ideas can be implemented. This will include the drafting of new CSD Mission and Values Statements, Short- and Long-Term Goals, and an Oversight Plan. After that, a final version will be presented at a future Board of Directors Meeting for final approval.

All these meetings are open to the public and will be livestreamed. To view the video from the Dec. 5 meeting, visit BVCSO.org or YouTube.com/@bearvalleyCSD.

The CSD is excited to be building this roadmap for a better Bear Valley!



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BVSA RECOGNIZED CLUBS

**BVSA Recognized Clubs enjoy the benefits conveyed to them
as per the BVSA Rules, Article 18.**

- **ASTRONOMY CLUB** - Enjoy the night skies and learn about Astronomy with an enthusiastic group. Monthly meetings Monthly meeting 1st Wednesday, 6:30pm, Oak Tree Country Club. Contact: Pres. Claude Plymate, info@bvsac.org
- **BUCKAROOS** - Promotes safe, fun western cowboy activities for kids and adults alike. All levels of riders welcome. President Jeff Kermode @ (661) 343-7503, 1st VP George McMackin @ (661) 400-1333, 2nd VP Erika Underwood @ (805) 705-1123, Treasurer Cheryl Akerly @ (661) 609-6113 & Secretary Debi Kermode @ (949) 291-0551
- **BV AQUATICS CLUB** - is a group organized to advance the principles of aquatic health and fitness for BVSA as specified by the club by-laws. The club promotes responsible off-season use for recreation and fitness designated for lap swimmers and water aerobics. Contact the club via email bvaquatics2023@gmail.com.
- **BVS VINTAGE DANCE AND TEA GROUP** - Historical English Country Dancing. All welcome! Join Facebook page or Group Me app, BVS Vintage Dance and Tea Society or call Martha (818) 442-7888.
- **BVS POKER CLUB** - Provide good fellowship, comradery, and sharing of mutual friends. Contact Bill Snow at 562-922-2661 for more information.
- **BVS SOCIAL BRIDGE CLUB** - Social interaction and play. Call Ann Peyton @ 661-821-0926
- **BVS VETERAN'S ASSOCIATION** - Contact: Ray Michalski, Commander, 661-902-1506 or Jed Hannan, Membership, 818-414-2430, jerseyjed@aol.com.
- **BVS WILDLIFE COALITION** - Educates and advocates for living in harmony with wildlife through fun activities, presentations, and special events. We meet on the second Wednesday of the month at 6 PM in the OTC reception room. Email: BVSWildlifeCoalition@gmail.com
- **BVS WOMEN'S CLUB** - Provides an opportunity for good fellowship among the women of BVS. Contact President Chris Hobbs, hobbs939@yahoo.com.
- **CARRIAGE DRIVING** - Meetings are the 3rd Thursday each month at 6:00 p.m. at the Equestrian Center Lounge. We promote safe driving, drive-and-ride outings and good horsemanship. Contact Debbie Mayer @ 802-343-5483
- **CRAFTY LADIES** - Meet at the Equestrian Center Lounge every Tuesday, 1-3 p.m. Bring your own project and get acquainted! Contact Robin Goodwin (831) 212-5643.
- **CULTURAL ARTS ASSOCIATION (CAA)** - CAA provides performing arts programs to enhance our way of life. Contact President: Leana Mitchell, 805-758-8902.
- **DRESSAGE** - Dressage, working equitation, cavaletti, other equine activities. We meet on the second Saturday evening of each month. Meeting and more info on our website: <https://bvsc.org/>. Please contact Kathe Rich katherich@gmail.com.
- **FOUR SEASONS 4-H** - 2nd Monday of every month at 6:00pm Contact: Sarah Mountjoy, sarah.mtjoy05@gmail.com.
- **GARDEN CLUB** - The Garden Club is a resource for all Bear Valley residents who would like to make the most of their garden. Bring your questions, lessons learned and gardening enthusiasm to our meetings, which take place every third Friday (February-October) @ Equestrian Center lounge. Dues are \$10.00. Contact Tammy Reich - bvsgardenclub@gmail.com.
- **GREENHORNS** - Provides an environment for horse and rider to learn cattle-handling skills that are used in working cattle operations throughout the west. Contact President Denise Togami @ 805-231-8676, or Don McLaughlin @ 208-781-8746.
- **HORSEMAN'S ASSOCIATION** - Promotes fellowship, equestrian activities and facilities. Supports acquisition and preservation of riding trails. Contact President Kris Pimentel @ 805-441-6814 (text please) or bvshorsemensassociation@gmail.com.
- **OAK TREE BRIDGE CLUB** - Experience and enjoy the benefits the Bridge has to

offer! Bob Nixon 661-823-9483.

• **OAK TREE MEN'S GOLF** - For Information Call President, Tony Velarde at (818) 974-1009 The Oak Tree Men's Golf Club holds their meetings on the Thursday before a tournament or the second Thursday of the month, if no tournament that month, at 7:30 am in the Mulligan Room

• **OAK TREE WOMEN'S GOLF** - Open play - Monday at 10:00; 9-hole playday - Wednesday at 10:00; 18-hole playday - Friday at 9:30. Those interested in playing or joining, contact the Pro Shop at 821-5144 or Joy Webber at 661-300-1536 or email: joyw2121@icloud.com.

• **PICKLE BALL** - Promote Pickle Ball Play. Contact Sherry at 661-428-4102.

• **PONY CLUB** - The Bear Valley Springs Pony Club works with young riders, both English and Western, to develop their horsemanship and horse management skills. Contact Jena D'Cruz (661) 817-2173 or Jennifer Bankston (661) 204-1274.

• **RC MODELERS** - Anyone interested in RC Model Aviation or Cars are welcome to join us at the field and track (Jack's Hole). We meet regularly on Wednesday and Saturday mornings. Contact Mitch McDiffett 661-378-5596.

• **SPORTSMAN'S CLUB** - The club coordinates a wide variety of social, sports and RV activities. Contact Will Handley at 661-414-6489.

• **SWING DANCE CLUB** - Learn to swing dance Fridays in OTTC Banquet Room. R New dancers from 7:00 PM to 7:30, and intermediate dancers from 7:30 to 8:30 PM. Contact Brian at SwingDanceClub.BVS@gmail.com or 818-961-4622. Facebook BVS Swing Dance Club.

• **TAILWAGGERS DOG CLUB** - Contact Tailwaggers President, Pam Miller, 661-203-5725.

• **TENNIS CLUB** - Contact Julian Leon at weedyleon@gmail.com.

BVS SPECIAL INTERESTS AND ORGANIZATIONS

• **ALCOHOLICS ANONYMOUS** - Alcoholics Anonymous Meetings are held at Bear Valley Community Church, Rm. B, Monday, 5:30pm (Literature) - Tuesday, 5:30pm (Men's Stag), Tuesday 4:00 PM, (Women's group), Thursday, 5:30pm (Participation). For More Information, please call: 661-202-8553.

• **BVS LAKE QUALITY GROUP** - Provides information on the quality of the Lakes in Bear Valley Springs. Please contact us at bvlqac@gmail.com

• **CERT** - Training BVS residents to be prepared and ready to serve in the event of a local disaster situation. Contact David Shaw at tehachapicert@gmail.com, 661-609-8365, <https://www.facebook.com/tehachapiCERT/>

• **CO-ED SOFTBALL** - Come on out for a non-competitive pickup game of softball. It's perfect for anyone who can't run, throw, or catch but wants to get a little exercise and a lot of laughs. Ages 50+ Tues. and Thurs. 3:00 pm. All Ages Sundays at 3:00 pm. Contact Lisa Burt @ 821-0850 or the_burt_family@yahoo.com

• **CUB SCOUT TROOP 135** - Grades 1st through 5th grade. Contact Cub Master Jon Read 909-268-3297.

• **EMERGENCY AMATEUR RADIO TEAM** - This team is made up of licensed amateur radio operators in BVS who donate their services in times of an emergency. Weekly net check-in Sunday evenings at 7 p.m. 146.700Mhz(-) PL123.0. Contact Dan Mason @ (661) 203-8398

• **GRIZZLIES SWIM TEAM** - We swim year-round. Recreational and competitive. Contact: bvsgrizzlies@gmail.com.

• **VOLUNTEERS IN POLICE SERVICE (VIPS)** - Contact 661-271-0413 for brochure and information.



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Whiting Center Events

January 2026 Events

Sports

- Hockey - League Starts January 8th
- Soccer Registration
 - Residents Dec. 29th - March 4th
 - Non Residents Jan 12th-March 4th
 - Late Fees Feb 24th - March 4th

Events

- Vets bingo - Saturday, Jan. 3rd,
Doors open at 12:30, games begin at 1 pm
- Cornhole Tournament - Saturday, Jan. 31st (**Register at bvsarecdesk.com**)
 - \$50 per two-person team
 - Cash Prize for the top two teams
 - Dec. 1st - Jan 31st Closes at 1 pm
- Houchin Blood Drive Tues, Feb. 3rd 12-6 pm
- Family Skate Night-Disney theme Sat. Feb 21st 5:30-7:30 pm

Tehachapi Minimum Days

- Jan. 14th - Dodgeball
- Jan. 28th - TBD





WC FITNESS CLASSES

EXERCISE WITH OUR INSTRUCTORS

*WHITING CENTER GUEST FEES APPLY

- Sit & Fit/MwM Move W/ Margaret: Free Class
- HIIT W/ Caitlyn: 1st Class Free, \$45 for 10 Classes
- Simply Stretch W/ Tawney Hawke: 1st Class Free, \$45 for 10 Classes

Monday:

9:15-10:20 AM HIIT W/ Caitlyn

10:30-11:15 AM Sit & Fit W/ Margaret

Tuesday:

10:30-11:15 AM Sit & Fit W/ Margaret

Wednesday:

9:15-10:20 AM HIIT W/ Caitlyn

10:30-11:15 AM Sit & Fit W/ Margaret

Friday:

9:15-10:20 AM HIIT W/ Caitlyn

10:30-11:15 AM Simply Stretch W/ Tawney

HIIT W/ CAITLYN: HIGH-INTENSITY INTERVAL TRAINING:

This one-hour class combines targeted strength training and cardio intervals to improve endurance, build muscle, and enhance overall fitness. Each workout is timed and fully adaptable, with modifications offered for every age and ability level.

Benefits: Full-body strength and conditioning | Improved cardio endurance | Safe, guided movements and form support

What you need to bring: A set of dumbbells and a yoga mat or large towel.

SIT & FIT/ MWM MOVE W/ MARGARET:

Senior Fitness & Mobility

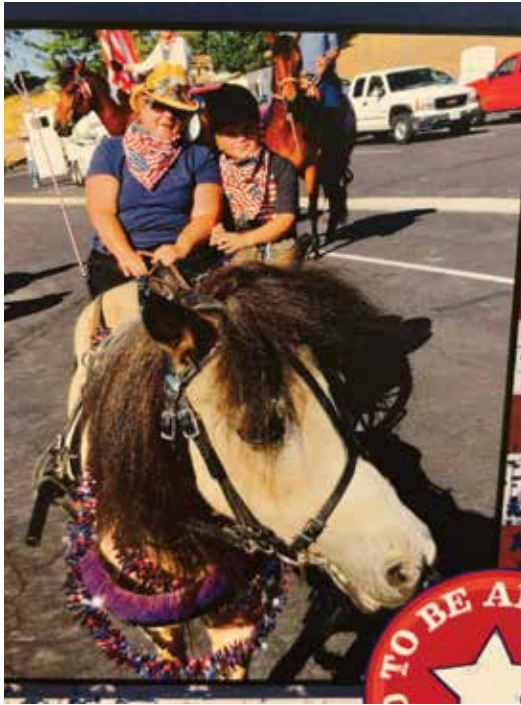
This 45-minute class is designed to help older adults stay active, strong, and confident. Margaret guides participants through both seated and standing variations, ensuring everyone can move comfortably at their own pace. The class focuses on cardiovascular health, muscle strengthening, flexibility, and balance—all within a supportive, welcoming environment that encourages consistent movement and overall wellness.

What you need to bring: Comfortable clothing and supportive footwear.

SIMPLY STRETCH W/ TAWNEY HAWKE:

This gentle stretching class is designed to help you move with greater ease, improve flexibility, and release built-up tension throughout the body. Tawney blends Yin Yoga and Restorative Yoga techniques, guiding participants through slow, supported stretches that encourage relaxation, mobility, and a sense of overall well-being.

BVS Carriage Driving Society spotlights founding member



Margaret Engler Paez

Margaret was instrumental in the formation of the Bear Valley Springs Carriage Club. Approximately 18 years ago, Margaret and a group of her friends held carriage rides, pancake breakfasts and stage-coach rides, raising money to become the Bear Valley Springs Carriage Driving Society. Margaret was thirteen years old when she got her first horse named Sir Cedric, a 16-hand jumper. Back in the 1960s, Margaret and her equestrian friends would ride bareback on their horses down big dune beach in Malibu. Margaret is the past club secretary, queen of hospitality and one of the most loved members of the carriage club.



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Bear Valley CSD Voter Poll results

In 2025, the Community Services District contracted with Probolsky Research to conduct a poll in Bear Valley Springs. The poll was designed to gauge potential community support for a tax to support law enforcement. The poll results were presented at a Special Board of Directors Meeting on December 17. The poll results and a recording of that meeting can be found on our website, BVCSD.org.

Photo by Jessica McKeenan



A NEW YEAR, A QUICK UPDATE. COMPLETE YOUR 2026 RELEASE TODAY!

On Thursday, January 1st, 2026, all individuals using any BVSA facility must have a completed 2026 Release of Liability on file.

Please complete one form per member.
(Children need their own)

STEP 1: Log in (or create an account) at bvsa.recdesk.com

STEP 2: Go to Programs → General → Release of Liability 2026

STEP 3: Complete the form for each household member

STEP 4: Proceed all the way through checkout- There is no charge, but completing checkout is what registers your form in our system.



THE OAK TREE COUNTRY CLUB

WEDNESDAYS

Duck Cassoulet 28

Served with navy beans, mirepoix, sausage, wild mushrooms, & duck confit.

THURSDAYS

Pork Porterhouse 27

Served with fall succotash (butternut squash, bell peppers, leeks, & zucchini), carrot puree, & apple butter.

FRIDAYS

Shrimp & Grits 25

Creamy grits, savory vegetable medley, chive butter, & a green onion salad.

SATURDAYS

Half Lamb Rack 35

Herb crust, fingerling potatoes, wilted spinach, & a fig demi sauce.

SUNDAYS

Prime Rib 34/37

Slow Roasted 10 or 12-ounce prime rib served with horseradish, au jus, and 2 sides of your choice.

VEGETARIAN SPECIAL

Wild Mushroom Risotto 25

Arborio rice, Grana Padano cheese, & maitake, beech, crimini, portabella, & hen of the woods mushrooms.

+ daily specials!

January Specials



THE MULLIGAN ROOM'S SPECIALS & SOUPS

JANUARY

2026

sun	mon	tue	wed	thu	fri	sat
28	29	30	31	1 Prime Rib Loaded Baked Potato Soup	2 Fish & Chips Clam Chowder	3 Chicken Fried Steak Beef Stew
4 Beef Raviolis Veggie Soup	5 Shrimp Fried Rice Coconut Curry Soup	6 Chicken Flautas Chicken Tortilla Soup	7 Meat Lasagna Minestrone Soup	8 Prime Rib French Onion Soup	9 Fish & Chips Clam Chowder	10 Chicken Cajun Pasta Tuscan Soup
11 Pork Chops with Apples Roasted Red Pepper Soup	12 Beef Stroganoff Tomato Soup	13 Chicken Mole Chicken Tortilla Soup	14 Pasta & Meatballs Italian Wedding Soup	15 Prime Rib Beef & Barley Soup	16 Fish & Chips Clam Chowder	17 Bacon Wrapped Meatloaf Chicken & Green Chile Soup
18 Shepherd's Pie Basque Soup	19 Swedish Meatballs Albondigas Soup	20 Chile Verde Chicken Tortilla Soup	21 Beef & Broccoli Lasagna Soup	22 Prime Rib White Bean Soup	23 Fish & Chips Clam Chowder	24 Chicken Marsala Spanish Black Bean Soup
25 Pot Roast Beef & Bean Chili Soup	26 Chicken Parmesan Veggie Soup	27 Carne Asada Chicken Tortilla Soup	28 Salisbury Steak Broccoli Cheddar Soup	29 Prime Rib Chicken Enchilada Soup	30 Fish & Chips Clam Chowder	31 Fried Chicken Corn Chowder



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Ductwork Repairs or Replacement • Inspections**

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⚽ BVS YOUTH SPORTS ⚽

SOCCER

2026



RESIDENTS AGES 6 & UNDER: \$90

RESIDENTS AGES 7 & UP: \$150

NON-RESIDENTS AGES 6 & UNDER: \$120

NON-RESIDENTS AGES 7 & UP: \$180



LATE FEE IS FEB. 25TH - MAR. 4TH

LATE FEE: ADD +\$15



LEAGUE STARTS: APRIL 10TH / LEAGUE ENDS: JUNE 12TH

RESIDENTS SIGN-UPS: DEC. 29TH - MAR. 4TH

NON-RESIDENTS SIGN-UPS: JAN. 12TH - MAR. 4TH

GOAL!

EQUIPMENT REQUIRED: BLACK SHORTS (NO POCKETS), SHIN GUARDS, ATHLETIC SHOES OR SOCCER CLEATS (NO METAL CLEATS, TOE SPIKES, FOOTBALL/ BASEBALL CLEATS ARE ALLOWED)

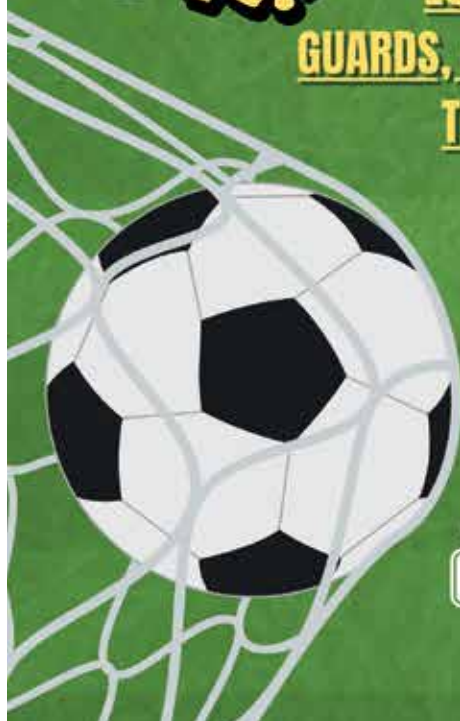
***EVALUATIONS WILL BE MARCH 7TH! TIME TBD**

WE NEED VOLUNTEER COACHES TO MAKE OUR YOUTH SPORTS PROGRAMS WORK.

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\$17.50 PER HOUR

SIDELINE REFEREE:

\$17.00 PER HOUR,

***NEED WORKERS PERMIT IF A MINOR**



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www.bvsa.org**

TEXT OF PROPOSED CHANGES

(Deletions are shown in ~~striketrough~~ type and additions in **bold underlined** type)

SECTION 1102. POOL RULES

- (a) Running, horseplay and rough-housing are prohibited at all times.
- (b) Diving is permissible **ONLY** at the deep end.
- (c) Use of the pool by children 13 years of age and under is permitted **ONLY** when accompanied by a parent or other responsible adult. The parent or other responsible adult must remain to supervise the children their entire stay in the pool. *(Amended 8/10/08, 10/20/14)*
1. Lifeguard or Pool supervisor may at any time ask to administer a swim test for anyone ~~under the age of 13~~. Swim test will consist of 25M swim in a continuous manner without stopping forward progress. Results of swim test may require ~~child~~ individual to wear coast guard approved swim vest or have parent in water at all times within arm's reach. *(Added 3/10/25)*
- (d) Entering the pool using flips and twists is prohibited. The pool steps shall remain clear and unobstructed for entrance and exit during open swim. Sliding down the handrail shall be prohibited.
- (e) Sitting on the shoulders of another swimmer is prohibited.
- (f) Face masks are prohibited in the pool area.
- (g) Glass products of any kind are prohibited in the pool and pool area.
- (h) No gum, spitting, spouting, nose-blowing or urinating in the pool or pool area.
- (i) Use of vulgar or profane language in the pool area is prohibited.
- (j) All pets are prohibited in the pool area.
- (k) The use of roller skates, bicycles, skateboards and similar equipment is prohibited at all times in the pool area, adjacent deck areas, or walks leading to the pool.
- (l) Flotation devices will not be permitted in the pool with the exception of U.S. Coast Guard approved flotation devices and infant seats while a parent is within arm's reach.
- (m) All persons are required to rinse off before entering pool.
- (n) Anyone injured, or who sees a person injured while using the pool, should immediately notify the lifeguard for assistance.
- (o) No Smoking or vaping as provided in Article 20 Smoking (as defined in Article 20, Section 2003) at Association Operated Facilities SECTION 2000. COMPLETE BAN, subsection (f), The Swimming Pool Area. Marijuana use prohibited. *(Amended 06/10/16, 03/10/25)*
(Amended and Added subsections (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), and (o) 10/20/14)

SECTION 1103. FOOD AND BEVERAGES

- (a) Food or beverage brought into the pool area by Members, their families and their guests must consist only of snack-type foods in unbreakable, non-glass containers. Food and beverages shall not be consumed while in the pool. Ice chests, coolers and similar containers, **over ten quarts** shall not be brought into the pool area. *(Amended 4/21/01, 01/10/08, 10/20/14)*
- (b) Members, their families and their guests are prohibited from bringing their own alcoholic beverages into the pool area. *(Amended 4/21/01)*
- (c) Trash, debris and garbage must be placed in the containers provided. Every effort must be made to keep the pool free of these items.

(Amended 10/20/14 and moved subsections (d) and e) to Section 1102)

SECTION 1902. ANIMALS PERMITTED IN BVS - GENERAL

- (a) Animals owned or controlled by persons residing in condominiums are subject to BVS Condominium Association Rules. *(Amended 1/27/01)*
- (b) No animals of any kind may be raised, bred, or kept on any lots in BVS except the following:
- (1) Pets kept in cages or aquariums;
- (2) A reasonable number of usual and ordinary household pets, such as dogs or cats, provided they are not kept, bred or maintained for any commercial purposes and are kept under control at all times; and
- (3) Other animals expressly permitted under this Article.
- (c) Notwithstanding the foregoing, no pet or other animal may be kept in BVS that is obnoxious or unreasonably annoying to other persons or creates a nuisance. The term nuisance includes, but is not limited to, habitual running at large **and barking dogs**, howling, screeching, yelping, barking, or other noise that disturbs or annoys other persons. The Bear Valley Police Department is solely responsible for responding to all complaints regarding animal nuisances. *(Amended 1/27/01; Amended 08/10/16)*
- ~~(d)~~ — Barking dog means a dog that barks, bays, cries, howls, or makes any noise audible beyond the boundaries of the property on which the dog is situated for an extended period of time to the disturbance of any person at any time of day or night, regardless of whether the dog is physically situated in or upon private property. Such extended period of time shall consist of incessant barking, baying, crying, howling, or making of any noise for 30 minutes or more in any 24-hour period, or intermittent barking, baying, crying, howling, or making any noise for 60 minutes or more during a 24-hour period. A dog shall not be deemed a “barking dog” for purposes of this section if at any time the dog is barking, a person is trespassing or threatening to trespass upon private property in or upon which the dog is situated, or when the dog is being teased or provoked.**
- (1) The ECC may issue a 10-day notice to correct based upon either a police report or a signed ECC complaint form.**
- (2) Each day a barking dog violation exists beyond the 10-day correction period shall be a separate violation and be subject to a separate penalty.**

ARTICLE 24

BEAR VALLEY NATURE PATH

(Adopted 8/10/11)

SECTION 2400. GENERAL RULES

- (a) Hours of operation are established by BVSA Management and may be changed without prior notice.
- (b) Every person using the Bear Valley Nature Path and Cub Lake Walking Path must possess a valid BVSA Use Privilege Card, BVSA Guest Amenity Use Pass, or be accompanied by someone with an appropriate card or pass. Amenity Use Privilege Card or BVSA Guest Amenity Use Pass must be presented upon request by a BVS Ranger or BVS Management.
- (c) Parking must be at Beaubien Field or Cub Lake designated parking areas.
- (d) Users of Bear Valley Nature Path and Cub Lake Walking

Path must remain on approved and posted path.

(e) The following motorized vehicles are prohibited on the Bear Valley Nature Path and Cub Lake Walking Path; ~~Type 3~~ **All** e-bikes, **golf carts**, mopeds, gas-powered motor bikes, quads, dune buggies, and other similar equipment and devices. (Ref: KC Ordinance 09-230 and BVCS Code 6-3-6).

(f) ~~Bicycles, including Type 1 and Type 2 commercially made e-bikes, are permitted on the Bear Valley Nature Path and Cub Lake Walking Path. Upon request by a BVS Ranger or BVS Management, identification of the type and wattage of e-bike as indicated by the manufacturer label must be shown by cyclist.~~ Maximum MPH for any ~~mechanized~~ vehicles is 10 miles per hour and riders must abide by the conduct rules as outlined in Section 2401. (*Amended 11/10/2025*)

ARTICLE 7

EQUESTRIAN RIDING AND HIKING TRAILS

(Adopted 7/9/88)

SECTION 700. GENERAL

(a) Smoking (as defined in Article 20, Section 2003) is prohibited on all riding and hiking trails. (*Added 02/10/15; Amended 06/10/16*)

(b) California state law prohibits motorized vehicles on horseback riding trails. This law will be enforced in Bear Valley Springs. Bicycles and **e-bikes** are subject to the same provisions as vehicles and are therefore prohibited on riding and hiking trails. Violation of this rule may result in the Board of Directors levying a fine up to \$1,000 for any single occurrence to any member, a member's family, guests, employees, invitees, licensees or tenants. (*Added 06/10/18*) [Ref: CSD Code 6-3-15:A.1.]

(c) Dumping of manure, garbage, trash or other debris upon or in the vicinity of a riding or hiking trail is strictly prohibited. [Ref: CSD Code 6-3-16:A.4.]

(d) The equestrian trails may only be used by hikers and by horses, mules, donkeys, and leashed dogs that are under control of responsible members and their guests. (*Added 10-21-06; Amended, effective 04/10/08*)

(e) Any reference to horse or horses in these rules shall include any equine. (*Added 02/10/15*)

(f) Courtesy and good conduct must be observed all along the trails. (*Added 08/01/24*)

(g) All trash, debris and garbage must be placed in the containers provided. This may require carrying the items to the next container. [Ref: CSD Code 6-3-17:A.4]

(h) Use of profane or vulgar language is prohibited (*Added 08/01/24*)

* * * * *

ARTICLE 2

ASSOCIATION MEMBERSHIP MEETING AND VOTING RULES

(Adopted June 17, 2006, Effective 7/1/06, Amended 11/18/06)

(Former Article 2, Adopted 5/01/04, Repealed 6/17/06)

(Article 2 Amended and Restated, Adopted 04/17/2020)

SECTION 200. INTRODUCTION

(a) The Board of Directors ("Board") consists of five (5) Directors, who serve two-year terms, with three (3) Directors being elected in even-numbered years, and two (2) Directors being elected in odd-numbered years. (Bylaws, Article VIII, Sections 1 and 4.)

(b) The Association has approximately three-thousand five-hundred and eighty-three (3,583) Members (this number varies as

properties are subdivided). (*Amended 6/5/24*)

(c) The Annual Meeting is held the second Saturday of June, or up to thirty (30) days before or after said date, at time and place to be determined by the Board of Directors and set forth in the notice of meeting sent to the Members. (Bylaws, Article V, Section 1.)

(d) Cumulative voting is permitted. (Bylaws, Article VIII, Section 3.)

(e) The quorum at a Membership meeting consists of the presence in person, proxy or Secret Ballot, of at least one-third (1/3) of the voting power of the Members. (Bylaws, Article V, Section 3.)

(f) The required quorum at any adjourned Meeting of the Members consists of the presence in person, proxy or Secret Ballot, of twenty-five percent (25%) of the Members. (Bylaws, Article V, Section 3.)

SECTION 201. MEMBERSHIP MEETINGS, ANNUAL MEETING, ELECTION OF DIRECTORS AND MEMBERSHIP VOTES

(a) The Association will hold an Annual Meeting of the Membership to elect Directors and to conduct Association business that is properly brought before the Members and/or on the agenda ("Annual Meeting" or "Election").

(b) Ballots may not be denied to a ~~member~~ **Member** for any reason other than not being a ~~member~~ **Member of the Association** at the time the ballots are distributed. Ballots may not be denied to a person with a general power of attorney for a Member, and the ballot of a person with general power of attorney for a Member must be counted, if returned in a timely manner.

(c) Persons who attend a Meeting may be asked to provide photo identification or other documents to prove that they are Owners of a Lot/Unit/Parcel/~~Unit/Parcel~~ or hold a general power of attorney for an Owner of a Lot/Unit/Parcel/~~Unit/Parcel~~.

(d) The following qualifications apply to nominees for the Board of Directors:

(1) A person who is not a Member at the time of their nomination is disqualified from nomination.

(2) If title to a Lot/Unit/Parcel/~~Unit/Parcel~~ is held by a legal entity that is not a natural person, such as a corporation or a limited partnership, the governing authority of that legal entity may appoint a natural person to be a Member for purposes of these Rules.

(3) All nominees for a board seat must be current in the payment of regular and special assessments. Nominees may not be disqualified for nonpayment of fines, fines renamed as assessments, collection charges, or costs levied by a third party. Further, a nominee may not be disqualified if he or she has paid the regular or special assessment under protest, or if he or she has entered into a payment plan.

(4) A person is disqualified from nomination if the person, if elected, would be serving on the Board at the same time as another person who holds a joint ownership interest in the same Lot/Unit/Parcel, and the other person is already properly nominated for the current election or an incumbent ~~director~~ **Director**.

(5) A nominee is disqualified if that person has been a ~~member~~ **Member** of the Association for less than one year.

(6) A nominee is disqualified if that person discloses, or the Association is aware or becomes aware of, a past criminal conviction that would, if the person were elected, either prevent the Association from purchasing the fidelity bond coverage required by law or terminate the Association's existing fidelity bond coverage.

(7) A nominee may not be disqualified if he or she has not been provided the opportunity to engage in internal dispute resolution.

(e) The Association shall provide general notice of the procedure and deadline for submitting a nomination at least thirty (30) days before the deadline for submitting a nomination.

(f) Nomination for election to the Board of Directors may be

made by a Nominating Committee, made up of three (3) ~~members~~ **Members** of the Association, who shall be appointed by the Board of Directors at its regular January meeting. (Bylaws, Article X, Section 17.) Nominations may also be made by the Members, as set forth in subdivision (g), below.

(g) ~~No later than the last Friday in January, The~~ the Association shall send out to all members a request-for-candidates form, seeking candidates for the Board. All forms must be completed by the candidate and must be received by the Inspector of Election by the deadline stated in the form, in order for a candidate's name to appear on the candidate register list the Notice of Annual Meeting and the Ballot. **A Member may nominate himself or herself or another Member.** ~~If the fully completed form is not received by the Inspector of Election by the deadline date, a candidate may still be nominated by himself or herself from the floor of the Annual Meeting, under the procedures described in these Election Rules.~~

(h) The candidacy form may include the opportunity for each candidate to submit a maximum 200-word written statement reasonably related to the election, including advocating a point of view. Candidate statements received on a timely basis will be included with the Association's mailing of the notice and ballot materials. The Association will not edit or redact these statements but may include a statement specifying that the candidate is responsible for that content. (Civ. Code, § 5105(a)(1).)

(i) The Inspector of Election will review the candidate nominations, and if the person is not qualified to be a nominee, that person's name will not be included on the candidate registry nor on the Secret Ballot that is ~~mailed~~ **provided** to the Members.

(j) **Meet the Candidates Night:** The Association will hold an informal gathering not less than fifteen (15) days prior to the Annual Meeting. All **nominated** candidates may participate, ~~including those who did not submit a candidate's form but who have advised the Association of their intention to be nominated from the floor of the Annual Meeting.~~ Each candidate may give an oral statement of his or her qualifications of no longer than five (5) minutes per candidate. Questions may also be directed to any candidate by the Members present at the meeting. The candidates are not required to attend the Meet the Candidates Night, to make a statement, or to answer questions, but are encouraged to do so. The Nominating Committee shall organize and conduct this meeting.

(k) **Secret Ballots:** The Association will utilize a secret ballot ("Secret Ballot" or "Ballot") process, which is required by California law, as described in Section 203, below, for the following categories of votes:

- (1) A vote of the Membership regarding assessments;
- (2) Election or removal of Members of the Association's Board of Directors;
- (3) Amendments to the governing documents;
- (4) Grant of exclusive use of common area property pursuant to Civil Code Section 4600; and
- (5) Any other Membership votes which may be required or allowed by law.

(l) **Except for elections regarding regular or special assessments, Members may, if they so desire, choose to vote by electronic voting using an electronic Secret Ballot (instead of a paper Secret Ballot) pursuant to the electronic voting rules set forth in Section 216 of these Rules and electronic voting instructions provided by the Inspector of Election.**

(m) As set forth in Rule 200(a), above, the Association's Annual **Membership** Meeting will be held the second Saturday of June, or up to thirty (30) days before or after said date, at 2:00 p.m., or such other time to be set by the Board. The Inspector of Election will send out a Notice of Annual Meeting, which will advise all Members of the time when

registration will begin, when the Meeting will be called to order, and when the polls will open. The Notice will also state the dates and times when the Members and candidates may attend the Annual Meeting to witness the Inspector's registration, review, count and tabulation of the **Secret Ballots** for the Annual Meeting.

(n) Other meetings of the Members ("Special Membership Meetings") may be noticed and held by the Association to vote on matters which are proper for Member vote. The Board may also determine not to notice or hold Membership Meetings for votes on matters, except for Membership Meetings required for the removal or election of Directors and Annual Meetings, and may conduct the vote by Secret Ballot process and have the Secret Ballots counted and tabulated at a duly noticed open Board meeting.

(o) The Directors must be elected by Secret Ballot and cannot be elected by voice vote or show of hands at the Annual or other Special Membership Meeting. At Annual Meetings or other Special Membership Meetings where Directors will be elected, the Secret Ballot votes for Directors will be counted and tallied, and the Report of the Inspector of Election will provide the tabulated results of the vote and election.

(p) Other business at the Annual or other Special Membership Meetings, such as approval of minutes, motions to close registration, motions to cease balloting, motions to adjourn, and other parliamentary or meeting procedures required by a recognized system of parliamentary procedure may be conducted by a show of hands, voice vote or other recognized method, including a roll call vote.

(q) All Membership Meetings and votes will be conducted in accordance with the Association's Governing Documents and California Corporations and Civil Codes, as appropriate.

(r) Members will have one vote per Lot/Unit/Parcel owned. When more than one person holds an ownership interest of record in any Lot/Unit/Parcel, all such persons shall be Members of the Association; although in no event shall more than one vote be cast with respect to any Lot/Unit/Parcel. In elections of Directors, this one vote will be multiplied by the number of Director positions up for election (e.g., if three (3) ~~director~~ **Director** positions are available, each Lot/Unit/Parcel will receive three (3) votes to cast.)

(s) For election of Directors, cumulative voting may be used as permitted by the Association's Bylaws. Cumulative voting means that a Member may cast as many votes as there are ~~directors'~~ **Directors'** seats to fill. The Member may cast all votes for one candidate or divide up the votes among the candidates. No fractional votes are permitted. Members do not have to cast all of their votes. No Member shall be entitled to cumulate votes for a candidate or candidates unless: (i) the candidate's name or candidates' names have been placed in nomination prior to the start of voting, and (ii) the Member has given notice, at a meeting held prior to the start of voting, of the Member's intention to cumulate votes. (Bylaws, Article VIII, Section 3.)

(t) The Association will create and retain a candidate registration list and a voter list. The voter list shall include the name, voting power, and either the physical address of the Member's Lot/Unit/Parcel, the parcel number, or both. The mailing address for the ~~ballot~~ **Secret Ballot** shall be listed on the voter list, if it differs from the physical address of the Lot/Unit/Parcel, or if only the parcel number is used. The Association shall permit Members to verify the accuracy of their individual information on the candidate registration list and voter list at least thirty (30) days before ~~ballots~~ **Secret Ballots** are distributed. The Association or Member shall report any error or omissions to either list to the Inspector of Election, who shall make any correction within two (2) business days of being notified of the error or omission.

SECTION 202. INSPECTOR OF ELECTION

(a) One (1) independent third party Inspector of Election ("Inspector") will be selected and appointed by the Board of Directors

at an open Board Meeting.

(b) For purposes of this Section 202, independent third parties include the following:

(1) A volunteer poll worker working for the county registrar of voters;

(2) A Licensee of the California Board of Accountancy;

(3) A Notary Public; or

(4) Such other persons as may be provided by California Law.

(c) The Board will not select as an Inspector a Member of the Association or a person currently employed by or under contract to the Association for other compensable services, other than serving as Inspector.

(d) The Board may determine to pay compensation to the professional non-Member third party Inspector, if any. If the Board determines to appoint and pay a professional non-Member independent third party to be Inspector, the Board will require the following terms to be met by the independent third party Inspector:

(1) A written contract for the Inspector to be hired as an independent contractor;

(2) The Inspector will maintain insurance with at least one million dollars (\$1,000,000.00) commercial general liability coverage, including completed operations coverage, and one million dollars (\$1,000,000.00) Directors & Officers/Errors & Omissions (naming the Association and its management company as additional insureds on all insurance policies);

(3) After tabulating the ballots **Secret Ballots**, the Inspector shall maintain custody of the Association Election Materials, as defined in Rule 213(e), and store the Association Election Materials in a secure place for at least one (1) year, after which time the Association Election Materials shall be turned over to the custody of the Association and maintained as records of the Association for so long as the law requires;

(4) The professional non-Member independent third party Inspector shall indemnify the Association, if the professional non-Member independent third party Inspector is grossly negligent, or commits malicious and/or willful misconduct.

(e) If an Inspector is unwilling to, unable to, or does not, perform his or her duties as stated in these Rules, or becomes ineligible to be an Inspector at any time after appointment under these Rules, the Board may remove that Inspector without notice, and may appoint another Inspector in his or her place.

(f) Inspector's Duties:

(1) Maintain voter lists and candidate registration lists;

(2) At least thirty (30) days before an election, deliver **(or cause to be delivered) to those Members, who elect to vote by paper Secret Ballot, (or cause to be delivered) paper Secret Ballots**, voting instructions, and a copy of these Election Rules;

(3) **At least thirty (30) days before an election, deliver (or cause to be delivered) to those Members, who elect to vote electronically, electronic Secret Ballots and instructions regarding (i) how to access the Internet-based voting system, and (ii) how to vote by electronic Secret Ballot, and a copy of these Election Rules. Delivery may be accomplished by electronic transmission to an address, location, or system designated by the Member;**

(4) Determine the number of Memberships entitled to vote and the voting power of each;

(5) Determine the authenticity, validity, and effect of proxies, if any;

(6) Receive Secret Ballots and proxies, if any;

(7) Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote;

(8) Count and tabulate all votes;

(9) Determine when the polls shall close;

(10) Determine the results of the election or vote;

(11) Perform any acts as may be proper to conduct the election with fairness to all Members, in accordance with California Law and these Rules;

(12) All duties must be performed in good faith, to the best of the Inspector's ability, as expeditiously as practical, and in a manner that protects the interests of all Members;

(13) Prior to the mailing of the Secret Ballots by the Association, the Inspector will determine the location where the sealed Secret Ballots will be mailed or delivered; and

(14) The Inspector of Election shall also determine where the Inspector will maintain custody of the sealed Secret Ballots, signed voter envelopes, voter list, proxies, and candidate registration list, before and after the count and tabulation of the vote by the Inspector.

(g) To satisfy the requirement of notice regarding the Election Rules, as set forth in Rule 202(f)(2), above, the Election Rules may be posted to the Association website, if any, and including the website address on the ballot together with the following phrase in at least 12-point font: "The rules governing this election may be found here: _____"; or the Election Rules may be sent by individual delivery under Civil Code Section 4040.

(h) The Inspector may appoint and designate additional personnel to assist him/her in his/her duties, including registration, opening, counting and tabulating, but the Inspector will oversee and be responsible for all actions of such designees. Any additional persons appointed to assist the Inspector must meet the qualifications stated above at Rule 202(c). Only the Inspector may sign the Inspector's report of the election, but additional designees may be required to sign an oath regarding his/her duties.

(i) The report of the Inspector of the election shall be prepared for all votes, and once signed to certify the results of the vote, count or election, is prima facie evidence of the facts stated in the report.

SECTION 203. SECRET BALLOT PROCEDURES

(a) At least thirty (30) days before the ballots **Secret Ballots** are distributed, the Association shall provide general notice of the date and time by which, and the physical address where, ballots **paper Secret Ballots** are to be returned by mail or handed to the Inspector; the date, time and location of the meeting where the ballots **Secret Ballots** will be counted; and the list of candidates that will appear on the ballot **Secret Ballot**.

(b) At least thirty (30) days prior to the Annual Meeting, other Special Membership Meeting, or vote to be taken, the Inspector will deliver or cause to be delivered to the **Members who elect to vote by paper Secret Ballot**, by first-class mail, the Secret Ballots, along with two preaddressed envelopes ("Envelopes") and instructions on how to return the Secret Ballots. The Annual Meeting date, other Membership meeting date, or deadline date for other votes taken without a meeting will be considered the due date for completed **paper** Secret Ballots to be received by the Association. A Notice of Meeting will also be sent, which will include instructions on how to return **paper** Secret Ballots.

(c) At least thirty (30) days before any election, the Inspector will deliver or cause to be delivered the Election Rules as required by Rule 202(f)(2), above.

(d) The **paper** Secret Ballot itself will not identify the voter by name, address, parcel number or Lot/Unit/Parcel number.

(e) The **paper** Secret Ballot and Notice will contain the names of any candidates known to the Inspector at the time the **paper** Secret Ballot and Notice are mailed, along with blank lines for write-in candidates.

(f) Any write-in candidate must be nominated ~~from the floor of the Annual Meeting or Special Membership Meeting~~; by himself, herself or another Member, or by written notice which is received by the Inspector prior to the close of nominations, and must be present at the Annual Meeting or Special Membership Meeting to accept the

nomination, or have sent written acceptance of the nomination to the Inspector, which must be received by the Inspector at least forty-eight (48) hours prior to the call to order of the Meeting.

(g) The **paper** Secret Ballot itself is not signed by the voter but is inserted into an inner ballot envelope which is preaddressed to the Inspector (Envelope #1).

(h) The voter then seals Envelope #1 and inserts Envelope #1 into a second preaddressed outer mailing envelope (Envelope #2), which is then also sealed by the voter.

(i) In the upper left-hand corner of Envelope #2, the voter prints and signs his or her name, and prints the address or other identifying Account/Lot/Unit/Parcel and Tract number that entitles him or her to vote. A proxy holder voting on behalf of a Member at a meeting shall print the name and identifying information of the proxy giver in the upper left-hand corner of Envelope # 2, but shall sign the proxy holder's name on Envelope # 2.

(j) The owners of multiple properties must submit separate **paper** Secret Ballots in separate sealed Ballot Envelopes (#1 and #2) for each property owned.

(k) Envelopes #1 and #2 shall be preaddressed to the Inspector at the location selected by the Inspector.

(l) **Paper** Secret Ballots may be mailed to the selected address or delivered by hand by the Member to the location selected by the Inspector.

(m) All **paper** Secret Ballots must be mailed or delivered to the Inspector, or brought to a Meeting to be voted in person at the Meeting.

(n) The Member may request a receipt for hand delivery of the sealed Envelope #2 to the location selected by the Inspector. Any Member desiring a receipt for mail delivery should send the **paper** Secret Ballot by certified mail, return receipt requested, to the location selected by the Inspector. A Member shall not receive a receipt for hand delivery of a sealed Envelope or **paper Secret** Ballot brought to a Meeting.

(o) Only the Association's **paper** Secret Ballots and envelopes which are sent out to the Members by the Inspector or are provided by the Inspector at the Membership meeting will be accepted by the Inspector. No copies, faxes, or emails of the **paper** Secret Ballots and envelopes will be accepted or counted by the Inspector.

(p) Members must clearly print out the correct name of the owner, the identifying information (as set forth in Rule 203(i)), and sign the upper left hand corner, or may use pre-printed address stickers or labels instead of personally printing their own information on Envelope #2. However, the information must be accurate and correct per the Association's records, or it will not be valid.

(q) The Member must sign on the signature line shown on the upper left-hand corner of Envelope #2. If an outer mailing envelope is not signed by the Member, it will not be counted by the Inspector for any purpose, including quorum or as a cast vote.

(r) **Please see Section 216 of these Rules for information and procedures for electronic voting.**

SECTION 204. PROXIES

(a) The Association will not send out a proxy for the Annual Meeting or other Membership vote. Proxies will be accepted only if those proxies and the proxy holders are determined by the Inspector to meet all of the requirements of the Bylaws, the California Corporations Code, and the California Civil Code. Proxy holders shall not be given Secret Ballots pursuant to proxies until after the time that all proxies and Secret Ballots (except for those Secret Ballots to be distributed pursuant to proxies) have been registered, and the proxy has been upheld as valid.

(b) Proxies must be in writing and filed with the Secretary in advance of each meeting. Every proxy shall be revocable and shall automatically cease on the expiration date specified on the proxy, or if

none is specified, after completion of the meeting for which the proxy was filed.

(c) Any instruction given in a proxy that directs the manner in which the proxy holder is to cast the vote must be set forth on a separate page of the proxy that can be detached and given to the proxy holder to retain.

(d) The proxy holder must be a Member of the Association as required by California Law, and must be present in person at the Membership meeting and shall cast the proxy giver's/Member's vote by Secret Ballot at the meeting, unless the proxy is revoked by the proxy giver prior to the Inspector's receipt of the proxy giver's Secret Ballot at the meeting. If the proxy holder is not present at the meeting, the proxy shall not be valid for any purpose.

(e) Any Member who gives another Member his or her proxy does so with the full understanding that the Association and Inspector will not be responsible for ensuring that any proxy holder votes the proxy in accordance with the proxy giver's direction. The Inspector cannot verify or observe how the proxy holder marks the proxy giver's/Member's Secret Ballot.

(f) Any proxies previously distributed by the Association for quorum purposes only, including general proxies, will be valid and accepted by the Association until their expiration.

SECTION 205. EFFECT OF SUBMITTING SECRET BALLOT

(a) **ONCE A SECRET BALLOT IS RECEIVED BY THE INSPECTOR, THAT SECRET BALLOT CANNOT BE CHANGED, RETRIEVED, OR REVOKED.**

(b) Only one Secret Ballot may be submitted for each Lot/Unit/Parcel. Once a Member submits a Secret Ballot with regard to a particular Lot/Unit/Parcel, no other Secret Ballot or proxy may be submitted for that Lot/Unit/Parcel. Should more than one Secret Ballot be submitted with regard to a particular Lot/Unit/Parcel, the Secret Ballot which was earliest received may be counted for that property, or the Inspector may determine not to count either Secret Ballot, at the discretion of the Inspector. If it cannot be determined which Secret Ballot was earliest received, no Secret Ballot will be counted for that Lot/Unit/Parcel.

SECTION 206. REGISTRATION OF SECRET BALLOTS AT THE MEETING

(a) The Association will have the Membership registration list at the Membership meeting.

(b) Verification of information on the outside of Envelope #2 and registration of envelopes received may be performed by the Inspector or his/her designees prior to the meeting or deadline for voting.

(c) Registration will be conducted by the Inspector of Election or his/her designees and votes counted and tabulated by the Inspector at a duly noticed Membership or Board meeting in front of any Members or candidates who may wish to witness the registration and opening and counting of the Secret Ballots or Proxies.

(d) All **paper** Secret Ballots must be sealed in the two sealed Envelopes and contain all required information on the upper left-hand corner of Envelope #2.

(e) The Inspector will review the information provided on the upper left-hand corner of Envelope #2. The Inspector will require, at a minimum, the following:

(1) The Member must print his or her name or place a label on Envelope #2, it must be legible and must match the name of at least one (1) of the record owners of the Lot/Unit/Parcel as shown on the Association's Membership list;

(2) The Member's (or, in the case of a Secret Ballot cast pursuant to proxy, the proxy holder's) signature must be on Envelope #2;

(3) The identifying information shown on Envelope #2 must correspond to the Member's Lot/Unit/Parcel (or other identifying information, as set forth in Rule 203(i)) on the Association's records.

The Inspector will determine whether the failure to include information on Envelope #2 should result in the Secret Ballot being counted for quorum purposes only, or not counted for any purpose;

(4) If any Member fails to put a paper Secret Ballot into both of the sealed envelopes, and/or sends/delivers empty Envelopes, the Envelopes will not count for any purpose, including quorum.

SECTION 207. REGISTRATION OF MEMBERS IN PERSON

(a) A Member wishing to vote in person at the Membership meeting must present himself or herself at the registration table with identification to show that he or she is the record Owner of the Lot/Unit/Parcel. The holder of a general power of attorney for a Member must present himself or herself at the registration table with an original, signed, notarized power of attorney and identification to show that he or she is the attorney-in-fact.

(b) A Member may not revoke or change any ~~previously received~~ Secret Ballot previously received by the Inspector. A Member may attend the meeting, but will not be given a new Secret Ballot to vote at the meeting, if the Association Inspector has received a Secret Ballot for that Lot/Unit/Parcel.

(c) If a Secret Ballot has not been previously received by the Inspector for a particular Lot/Unit/Parcel, a Member in attendance at the meeting from that Lot/Unit/Parcel will be given a paper Secret Ballot along with two envelopes to mark and cast in secret at the Membership or board meeting. The Inspector will mark the registration list to memorialize that the Member received a paper Secret Ballot at the Membership or board meeting. Such paper Secret Ballots may, at the discretion of the Inspector, be on paper of a color different than the color used for paper Secret Ballots cast by mail. Such paper Secret Ballots will only be counted at any Membership meeting or adjourned meeting if properly placed into both Envelopes #1 and #2, and if they are otherwise valid pursuant to these Election Rules.

(d) Members voting in person at the Membership or board meeting must still use Envelopes #1 and #2, and Envelope #2 must be filled out, sealed and signed. Failure to use the two envelope system at the Membership or board meeting may lead to invalidation of the paper Secret Ballot cast at the Membership or board meeting and may prevent the paper Secret Ballot from being counted at any adjourned date if the Membership meeting is adjourned for lack of a quorum.

(e) If, in the sole discretion of the Inspector, the requirements above are not met, the envelope/paper Secret Ballot may not be registered and will not be valid for any purpose, including establishing a Quorum quorum.

SECTION 208. REGISTRATION OF PROXIES/ DETERMINATION OF QUORUM

(a) If a Member brings valid proxies to the Membership meeting, the Inspector will review and make all necessary determinations regarding those proxies, including the validity of those proxies. Subject to this verification, the Inspector of Election shall register each Proxy received by placing a "P" on the membership Membership roster alongside the proxy-giving Member's name. The Inspector is not required to observe and verify that paper Secret Ballots are marked by the proxy holder in the manner instructed by the proxy giver.

(b) The Inspector will determine, if possible, whether quorum has been obtained, based upon the count of the number of Members voting by proxy, or by a mailed or delivered Secret Ballot as shown on the registration list.

(c) The quorum at a Membership meeting consists of the presence in person, by proxy, or by Secret Ballot, of at least one-third (1/3) of the voting power of the Members. (Bylaws, Article V, Section 3.)

(d) If a Member has cast a paper Secret Ballot by mail or an electronic Secret Ballot by electronic delivery, which is received by the Inspector prior to the Inspector's receipt of a Secret Ballot cast by the Member's proxy holder, the Member's Secret Ballot will supersede

and control over any proxy submitted or any Secret Ballot later cast by the Member's proxy holder.

(e) A Member may revoke his or her proxy by casting a Secret Ballot by mail or delivery to the Inspector or as otherwise provided in Corporations Code Section 7613, provided such revocation is completed prior to the Inspector's receipt of a Secret Ballot from the Member's proxy holder and in advance of any vote or Membership Meeting.

(f) After the time specified in the notice to the Members relating to the closing of the polls has passed, and upon determination that a quorum has been obtained, the Inspector may close registration and close the polls.

SECTION 209. ADJOURNED FOR LACK OF QUORUM

(a) Any Membership meeting, Annual or Special, may be adjourned or adjourned to another place and/or time by the vote of the majority of Members present at the Meeting, either in person or by valid discretionary proxy. The Members at any reconvened Meeting may take any action that might have been transacted at the original Meeting. The required quorum at any adjourned Meeting of the Members consists of the presence in person, proxy or Secret Ballot, of twenty-five percent (25%) of the voting power of the Members. An Adjourned Membership Meeting must be held not less than forty-eight (48) hours nor more than thirty (30) days from the date the original meeting was called. (Bylaws, Article V, Section 3.)

(b) Valid paper Secret Ballots that are received by the Inspector, in properly completed and sealed Envelopes #1 and #2, and valid electronic Secret Ballots received by the Inspector will be valid for adjourned Membership meetings.

(c) No ballots may be counted at Membership meetings unless a quorum is present.

(d) The Secret Ballots will be counted during duly noticed Board or Membership meetings. The Inspector may request that any Meeting be recessed to allow the Inspector to complete the counting and tabulation of the Secret Ballots at another time. Notice of the recessed Meeting will be given to all Members and candidates of the location, dates and times when the counting and tabulation will be performed. The Inspector will continue to maintain custody of all Secret Ballots until the counting and tabulation is complete or may delegate custody to the Association's legal counsel or management.

SECTION 210. OBSERVATION/CUSTODY OF BALLOTS, ETC.

(a) Any candidate or other Member of the Association may witness the opening of sealed Secret Ballots, proxies (if any), and the counting and the tabulation of the votes.

(b) No person, including any Member of the Association, may open any envelopes or otherwise review any Secret Ballot prior to the time and place at which the envelopes are opened and the Secret Ballots are counted and tabulated by the Inspector.

(c) The Secret Ballots and other election materials at all times will be in the custody of the Inspector, or at a location designated by the Inspector, for one (1) year after the tabulation of the votes.

SECTION 211. CONSULTATION WITH ASSOCIATION COUNSEL

The Inspector will have the authority to confer with Association legal counsel in advance of or at the meeting. Legal counsel represents the Association and does not represent the Members, candidates, Inspector, Board Members, management or any other individual. By the adoption of these Election Rules, Association legal counsel has been authorized by the Board of Directors to provide advice to and to waive the attorney-client confidential communication privilege as determined necessary or prudent by the attorney to inform and advise the Inspector regarding issues or matters related to the Inspector's performance of his/her/their duties for the Association. The Inspector may confer with Association legal counsel outside the presence of the Members.

SECTION 212. TABULATION, COUNTING, INSPECTOR'S CONDUCT, ETC.

(a) Once registration for the polls has been closed by the Inspector, if a quorum is present, the Inspector may then open the sealed envelopes and begin the count and tabulation of the ~~ballots~~ **Secret Ballots**. All (sealed) inner (#1) envelopes will be set aside upon opening the duly registered Envelopes #2; Envelopes #1 will then be opened and the ~~ballots~~ **Secret Ballots** tabulated.

(b) All votes shall be counted and tabulated by the Inspector in public, at a properly noticed open Meeting of the Board or of the Members, after verification of a quorum of the ~~membership~~ **Membership**.

(c) If the Inspector opens the envelopes and determines that there is no paper Secret Ballot in an envelope, the empty Envelope will not be counted towards a quorum or for any other purpose.

(d) Members and candidates may witness the counting and tabulation from a distance of at least six (6) feet from any Inspector.

(e) The Inspector will not provide Members or candidates with information, will not answer questions, or engage in discussion, and will not provide any interim counts or tabulations. Inspectors will only provide a final count and tabulation.

(f) Members and candidates may not communicate with the Inspector during the inspection, opening, counting or tabulation process.

(g) Any witness or observer may be ejected or removed by the Inspector for any disruptive, noisy, or rude behavior.

(h) Any paper Secret Ballot must be legible and clearly marked. If the Secret Ballot is marked to cast more votes than the maximum number of votes permitted, no votes will be counted, and the Secret Ballot will be used for quorum purposes only. A Member does not have to use all of his or her votes, and may cast fewer votes than the maximum number of votes.

(i) If a paper Secret Ballot is signed or other identification is written on the paper Secret Ballot by the ~~owner~~ **Member**, the Inspector may determine to count the paper Secret Ballot. However, neither the Association nor the Inspector will ~~protect~~ **be responsible for protecting** the ~~Owner's~~ **Member's** privacy and neither will be responsible for redacting that information in the event a recount or review of the Secret Ballots is requested.

(j) The Inspector will certify the results of the election by completing a written report.

SECTION 213. AFTER TABULATION

(a) Results of the election or vote shall be announced and be promptly reported to the Board of Directors and the tabulation recorded in the minutes of the next Meeting of the Board. The Inspector may also determine whether the tabulated results will be announced at the Meeting.

(b) The tabulated results shall be available for review by all Members after the certification of the Membership meeting by the Inspector.

(c) **Tie Votes:** In the event of a tie vote among any number of the candidates, unless those candidates are present and agree to break the tie by coin toss, lot, or any other method of determining the results by chance, the Association will notice a special **membership** meeting and ~~send out ballots~~ **deliver (or cause to be delivered)** Secret Ballots to all ~~members~~ **Members** for a vote to break the tie. Said vote shall be conducted in accordance with the procedures of this Article, to the extent they are applicable to a run-off vote. No previously cast ~~ballots~~ **Secret Ballots** or proxies will be used at the meeting to break the tie.

(d) Within fifteen (15) days of the election/vote, the Board shall publicize the tabulated results of the election/vote in a communication directed to all the Members by General Delivery.

(e) The paper Secret Ballots, the outer mailing Envelopes (#2), **electronic Secret Ballots**, voter list, proxies, candidate registration list, and the meeting registration list ("Association Election Materials"), will be stored in a secure place in the custody of the Inspector, or in a location designated by the Inspector, for one (1) year after the date of the election/vote, at which time custody shall be transferred to the Association.

(f) In the event of an election challenge and upon receipt of a written request from a Member for review or recount, the Association will make the Association Election Materials available for inspection and review by Members or their authorized representatives. In order to protect the security of the Association Election Materials, one or more Association representatives must be present during such inspection and review.

(g) Upon the written request of a Member, in compliance with the requirements of Civil Code Section 5200, *et seq.*, the Association shall provide a copy of the Association Election Materials to the requesting Member, with the exception of the outer mailing Envelopes (#2), which may only be inspected and not copied.

(h) Any recount shall be conducted in a manner that shall endeavor to preserve the confidentiality of the vote. However, the Association will not be responsible for redacting or otherwise protecting any identifying/other information **of a Member** that is written on a paper Secret Ballot **or associated with an electronic Secret Ballot**, or other categories of Association Election Materials. ~~by a Member.~~

(i) Only one person at a time may review, inspect, or recount the original Association Election Materials. No copies may be made of the outer mailing Envelopes (#2) **for paper Secret Ballots or electronic Secret Ballot records**. ~~Cellphones~~ **Cell phones**, and cameras **and other photography/reproduction equipment** are not permitted in the room at the time of the inspection, review, or recount. Only the paper and markers provided by the Association may be used to take any notes.

(j) The Association or the professional Inspector may establish any additional rules and procedures for the review and recount by Members, and a charge or cost may be imposed to be payable by the Members in advance for the time of persons to observe and monitor the review or recount.

SECTION 214. ACCESS TO ASSOCIATION FACILITIES AND COMMUNICATIONS/ USE OF ASSOCIATION FUNDS

(a) If any candidate or Member advocating a point of view is provided access to any Association media, including newsletters, Internet web sites, or other Association publications during any campaign, for purposes that are reasonably related to that election, then all candidates and Members advocating a point of view shall be provided with equal access for purposes reasonably related to that election.

(b) The Association shall not edit or redact the content from the communications of candidates and Members advocating a point of view, but may provide a statement specifying that the candidate or Member, not the Association, is responsible for that content.

(c) Access to common area meeting spaces, to the extent such exist, will be made available to all candidates and Members advocating a point of view, for purposes reasonably related to the election or vote, at no charge. The Association may set forth the specific dates and times at which such access will occur in the Notice of the Membership meeting.

SECTION 215. PRE- AND POST-MEETING PROCEDURES

(a) The ~~director~~ **Director** who received the most votes will initially chair the Board's first post-election meeting. The first order of business will be the election of the President of the Association from among the ~~directors~~ **Directors**. Upon being elected, the new

President will assume the chair and conduct the election of the Vice President and other officers from among the directors Directors. The Secretary and Treasurer are not required to be directors Directors but must be Members in good standing.

(b) Prior to the Annual Meeting, the Board may meet for the sole purpose of approving the minutes of any meetings held prior to the Annual Meeting, which minutes have not previously been approved. The minutes of this meeting will be approved by vote of the outgoing Board and signed by the outgoing Secretary.

~~THE FOREGOING ASSOCIATION MEMBERSHIP MEETING AND VOTING RULES WERE ADOPTED~~ on April 17, 2020, by the Board of Directors in a duly noticed open Board meeting following the Board's compliance with Civil Code Section 4360:

ATTESTED TO:

By: Anita Bauer

Secretary: April 17, 2020

Notice of Association Rules adoption was provided to the Membership within fifteen (15) days of the adoption date:

SECTION 216. ELECTRONIC VOTING

(a) Use of Electronic Voting. The Association may conduct elections by electronic voting as provided for in these Rules. The Association may utilize the Inspector, as specified in Civil Code section 5110, to conduct an election by electronic Secret Ballot, excluding elections regarding regular or special assessments, as provided for in Civil Code section 5600 et. seq. As used in these Rules, "electronic Secret Ballot" means a Secret Ballot conducted by an electronic voting system, which ensures the secrecy and integrity of a Secret Ballot pursuant to the requirements of Civil Code section 5100 et. seq.

(b) Method of Electronic Voting. Members who have identified electronic mail (E-mail) as their preferred method of delivery for receiving notices pursuant to Civil Code section 4041, or who otherwise identify electronic voting as their preferred method of voting, shall vote in elections provided for in these Rules by electronic voting. Members may change their preferred method of voting from electronic Secret Ballot to paper Secret Ballot or from paper Secret Ballot to electronic Secret Ballot no later than ninety (90) days before an election. Members who vote by electronic Secret Ballot must provide their E-mail address to the Association. If the Association does not have a Member's E-mail address required for a Member to vote by electronic Secret Ballot by the time at which Secret Ballots are to be distributed, the Association shall mail the Member a paper Secret Ballot.

(c) Changing Method of Voting. If a Member's preferred method of delivery or voting is not an electronic Secret Ballot, or if a Member opts-out of voting by electronic Secret Ballot, the Association shall mail a paper Secret Ballot to the Member.

(d) Notice Prior to Election. The Association shall provide notice by individual delivery pursuant to Civil Code section 4040, at least thirty (30) days before the deadline to opt-out of voting by electronic Secret Ballot, of the following:

(i) The Member's current voting method.

(ii) If the Member's voting method is by electronic Secret Ballot and the Association has an E-mail address for the Member, the E-mail address of the Member will be used for voting by electronic Secret Ballot.

(iii) An explanation that Members are required to opt-out of voting by electronic Secret Ballot if the Member chooses to vote by paper Secret Ballot.

(iv) An explanation of how a Member may opt-out of voting by electronic Secret Ballot.

(v) The deadline for Members to opt-out of voting by electronic Secret Ballot if the Member chooses to vote by paper Secret Ballot.

(e) Annual Notice. The Association shall include instructions in the Annual Policy Statement regarding how Members may change their preferred method of voting to an electronic Secret Ballot or a paper Secret Ballot.

(f) List of Voting Preferences. The Association shall maintain a list of Members who will vote by electronic Secret Ballot and Members who will vote by paper Secret Ballot.

(g) Ballot Contents. Electronic Secret Ballots and paper Secret Ballots shall contain the same list of items and information being voted on by the Members. If the Association conducts an election to approve an amendment to the governing documents by electronic Secret Ballot, the Association may deliver, by electronic means, the text of the proposed amendment to those Members who vote by electronic Secret Ballot, pursuant to Civil Code section 5105. The Association shall also deliver a paper copy of the text of the proposed amendment to those Members upon request, without charge. If a Member votes by paper Secret Ballot, pursuant to Civil Code section 5105, the Association shall deliver a written copy of the text of the proposed amendment of the governing documents to the Member with the Secret Ballot.

(h) Nominations from the Floor. Nominations from the floor of Membership meetings is prohibited.

(i) Electronic Secret Ballot Delivery. Electronic Secret Ballots shall be delivered by individual delivery pursuant to Civil Code section 4040 at least thirty (30) days before the election and must contain instructions regarding (i) how to access the Internet-based voting system; and (ii) how to vote by electronic Secret Ballot. Electronic Secret Ballots may be included in an electronic individual notice sent pursuant to Civil Code section 4040. Delivery of the individual notice may be accomplished by electronic submission to an address, location, or system designated by the Member.

(j) Casting Electronic Secret Ballot. A vote made by electronic Secret Ballot is effective when it is electronically transmitted to an address, location, or system designated by the Inspector(s) of Election. A vote made by electronic Secret Ballot shall not be revoked.

(k) Quorum. For purposes of determining a quorum, a Member voting electronically shall be counted as a Member in attendance at the meeting. Once the quorum is established, a substantive vote of the Members shall not be taken on any issue other than the issues specifically identified in the electronic vote.

THE FOREGOING AMENDED ASSOCIATION MEMBERSHIP MEETING AND VOTING RULES WERE ADOPTED on _____, 2025, by the Board of Directors in a duly noticed open Board meeting following the Board's compliance with Civil Code Section 4360.

ATTESTED TO:

By: Anita Bauer

Secretary: _____, 2025

Notice of the Amended Association Membership Meeting and Voting Rules adoption was provided to the Membership within fifteen (15) days of the adoption date.

Purpose and Effect of Proposed Rule Change

To allow for the option of electronic voting.

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BEAR VALLEY SPRINGS ASSOCIATION
29541 Rollingoak Dr. • Tehachapi, CA 93561 • (661) 821-5537
Hours: 8:30 a.m. to 5:00 p.m., Monday through Friday
AnitaB@bvsa.org • www.BVSA.org

ASSOCIATION BOARD OF DIRECTORS

Guy Munday..... President
Fred Hicks..... Treasurer
Don Ciota Parliamentarian
Anita Bauer Secretary
Jeff Gadzia..... Vice-President
June Burcham..... Director
David Burchard..... Director

*Monthly open meetings of the Board are held on the
3rd Tuesday of each month at 6:00 pm at the OTCC.*

PERSONNEL AND BOARD DIRECTORS CONTACT INFORMATION

Anita Bauer 821-5537 x231, AnitaB@bvsa.org
Board Secretary
Ashley Krempien..... 661-821-6641, AshleyK@bvsa.org
Recreation Manager
Casey Meadows..... 821-5537 x231, CaseyM@bvsa.org
Facilities Maintenance Manager
David Burchard821-5537 x231, DavidB@bvsa.org
Board Director
Don Ciota 821-5537 x219, DonC@bvsa.org
General Manager
Doug Slavin 821-3960, DougS@bvsa.org
Equestrian Center Manager
Duane Gore 821-5144, DuaneG@bvsa.org
Golf Pro
Fred Hicks..... 821-5537 x231, FredH@bvsa.org
Board Treasurer
Guy Munday..... 821-5537 x231, GuyM@bvsa.org
Board President
James Panek..... 821-5537 x210, JamesP@bvsa.org
Project Manager
Jeff Gadzia..... 821-5537 x231, JeffG@bvsa.org
Board Vice-President
Josh Cardwell 661-821-5521, JoshC@bvsa.org
Food and Beverage Director
June Burcham 661-821-5537 x231, JuneB@bvsa.org
Board Director

BEAR VALLEY SPRINGS PHONE NUMBERS

Animal Control..... 868-7100
Association 821-5537
Association Fax 821-5406
Bear Valley CSD, bvcsd.com..... 821-4428
BVS Rangers..... 661-732-0100
CSD Fax..... 821-0180
Country Store 821-3102
Equestrian Center..... 821-3960
Fire Dept. (business)..... 821-1110
Gate (passes) 821-5261
Golf Shop..... 821-5144
Mulligan Room..... 821-4107
Oak Tree Country Club..... 821-5521
Police Dept..... 821-3239
Road Conditions 800-427-7623
Weather Information 393-2340
Whiting Center 821-6641

BEAR VALLEY COMMUNITY SERVICES DISTRICT
28999 S. Lower Valley Rd. • Tehachapi CA 93561 • (661) 821-4428
denise@bvcsd.org • www.BVCSD.com

CSD BOARD OF DIRECTORS

Geva Frevert..... President
Paul Paparella..... Vice-President
Claude Tabor..... Director
Martin Hernandez..... Director
Michael Lewis Director

*The CSD Board of Directors meets the 2nd Thursday of each month
at 6 pm at the District Office. You are invited!*

MANAGEMENT STAFF

Beverli Marshall..... General Manager
Dain Hurst..... Chief of Police
Will Parks Water Supervisor
Daniel Haggard..... Roads Supervisor
Jason Parks Wastewater Supervisor
Larry Wiggins General Services Supervisor

COMMITTEE MEETING SCHEDULE*

ODD MONTHS:

DPAC 4 p.m., Every other month on the second Tuesday
PUBLIC SAFETY 3 p.m., Every other month on the third Thursday
FINANCE..... 9 a.m., Every other month on the fourth Tuesday

EVEN MONTHS:

LIAISON 10 a.m., Every other month on the first Thursday
INFRASTRUCTURE..... 1 p.m., Every other month on the third Thursday
ADMINISTRATION 10 a.m., Every other month on the fourth Tuesday

Bear Valley Springs **Bear Tracks**

Publisher:

Goldfish Publications, LLC (Ron Fishgold)
PO Box 1842
Tehachapi, CA 93581
Phone: 661-822-8101

E-mail Address:

Advertising - beartracks@lookuptehachapi.com
Billing - btinfo@lookuptehachapi.com

Circulation: Each issue of **Bear Tracks** is mailed to property owners of record (approximately 3,300) via the US Postal Service every month. The balance of the 3,800 copies printed are made available at various locations throughout Bear Valley.

Submissions: Articles and/or photos may be submitted to: Anita Bauer 821-5537 ext 231 or anitab@bvsa.org.

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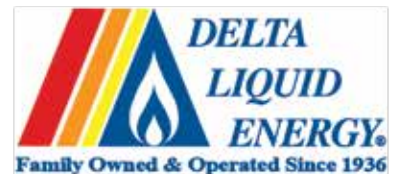


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