



Bear Valley Springs **Bear Tracks**



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

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A message from the Manager



Submitted by
Don Ciota, CMCA
General Manager/COO



From left to right, **Ashley Krempien, Recreation Director; Liam Lapham, Lead Cook; Linda Wetta, Special Events Coordinator; Isaias Garcia, Cook; Josh Cardwell, F&B Director; and Kylie Stowers, Whiting Center (not pictured).**

Dear Bear Valley Springs Members,

On behalf of BVSA and the Board of Directors, we would like to thank our entire staff for their hard work in 2025. At this time, I would like to especially thank the following team members for their long-term service. The 2025 Service Awards

recipients are as follows:

- Liam Lapham, Oaks Restaurant Lead Cook for 5 Years of Service

- Linda Wetta, Whiting Center Special Events Coordinator for 10 Years of Service

- Isaias Garcia, Mulligan Room Cook for 5 Years of Service

- Kylie Stowers, Whiting Center for 5 Years of Service

Please join me in thanking them for their hard work and long-term dedication to Bear Valley Springs Association.

I want to thank everyone for their support last year and we look forward to a great new

year throughout the Community! We have a lot of wonderful things happening at all the amenities and I will keep you updated.

If you have any questions or thoughts, please feel free to come by and see me. I can also be reached by e-mail at donc@bvsa.org or call me at the Administration Office at ext. 219. My door is always open. Again, thank you for all your support! See you around BVSA!



February Bear Tracks cover photo by Peggy Earley



eagleviewoptometry.com

Eagle View Optometry

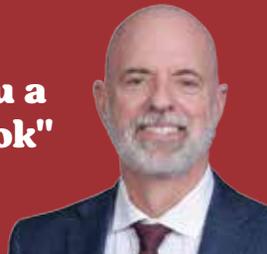
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Carol Miller
661 972-6044
Cal DRE #01744133



Emily Tercy
559 310-0337
Cal DRE #02196094



25904 Bear Valley Road - Contemporary farmhouse style 3 bedroom, 3 bath home, 2462 square feet, on 1.13 acres, plenty of room for horses, minutes from the gate! RV parking, this home is ready for new owners! **\$699,000**

29571 Jamaica Dunes - Located on the Golf Course, this spacious home offers 3 bedrooms, 2 baths, a 3 car garage, RV parking, covered patio, garden area and additional storage shed. Minutes from the lakes and country club, over 2000 square feet, with updated kitchen, priced to sell at **\$550,000** - make your appointment to see today!



HAPPY VALENTINE'S DAY

Bear Valley!



MY LISTINGS SELL!

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

JUST LISTED!



Too Good to Be True! 2,146sf 5B/3B on 1.13 acres horse property framed by beautiful oaks. Open floorplan, ranch-style kitchen w/ butcher block, bonus room w/ private entry. Horse facilities, turnout pastures, solar, natural gas & covered RV/trailer parking. Walk to bus stop, central to community equestrian center, & Oak Tree Country Club. **Priced to move at \$515,000.**

JUST LISTED!



Stallion Springs Commercial Lot! Rarely available opportunity, very few commercial parcels exist in this area. Zoned C2-PD, offering excellent flexibility for a range of business uses. Approximately .32 acre, central valley-floor location across from local restaurants, and community amenities, and only about 20 minutes from downtown Tehachapi. Ideal for an investor or entrepreneur looking to establish a business presence in stunning Stallion Springs. **Offered at \$69,000.**



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GOD BLESS AMERICA!



Why the 1st Quarter Moon?

Submitted by
**Bear Valley Springs
 Astronomy Club**

People often ask why the Astronomy Club holds its Cub Lake Public Viewing on the Saturday near the 1st quarter moon. There are actually a few reasons.

The Moon is big, bright, high in the sky at sunset and very easy to see for people unaccustomed to looking through

telescopes. Believe it or not, the faint galaxies and nebula we look for under truly dark skies take some understanding and technique to see. Clustered near the center of your eye are your color sensitive receptors called "cones." You rely on them during daylight to see in high-resolution color. Around the periphery of your vision are "rods." Rods only see black and white but are much more sensitive than cones. That's why

when in low light, you don't see color. When looking for very faint astronomical objects in our telescopes, we try not to stare directly at it. Instead, we look slightly to the side to use our rods. The technique is called "averted vision" and explains why those gorgeously colorful nebulae you see in photos look monochrome to your eye. It simply takes a lot more light to activate your color sensitive cones.

Another reason that we choose the 1st quarter moon is for the shadows. During full moon, the Sun is directly overhead from the perspective of the Moon. There are no shadows to accentuate the lunar topography. Sharp crater walls and the jagged mountain peaks are washed out. Contrast that with the quarter moon where shadows are their longest (sunset along the lunar centerline). Here, any raised feature jumps



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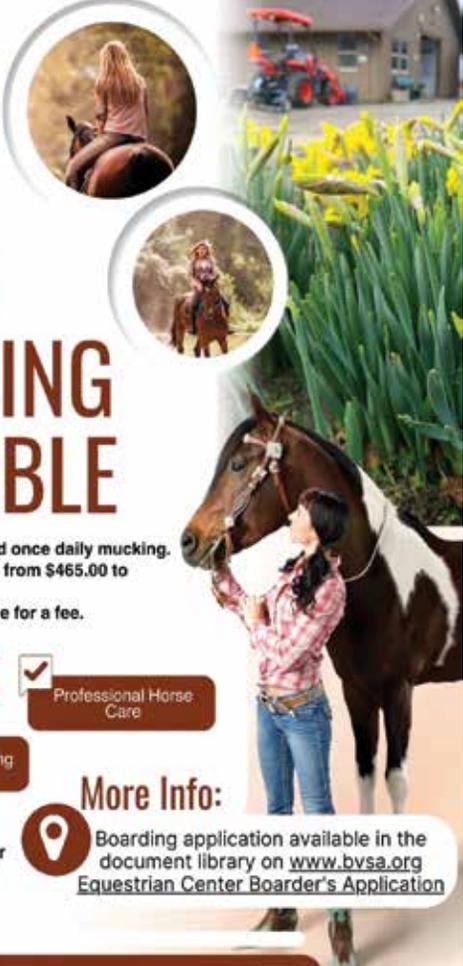
23001 LAKEVIEW DRIVE – This stunning 4-bedroom 2.5 bath 3 car garage home offers split wing open-concept living, an **Amazing 1560 sq ft workshop** and spaces that suit your every need. This home offers a great room where comfort meets style. Gather with loved ones under 10 ft ceilings minimum throughout surrounded by beautiful Pergo floors and a stunning raised-hearth travertine stack stone fireplace with pellet insert. Whether hosting a lively celebration or enjoying a quiet evening by the fireplace, this space adapts beautifully to every occasion. The kitchen blends style and function with beautiful white quartz countertops, stainless steel appliances, wet bar, ample counter space and under-cabinet lighting creating a warm, inviting glow. This home boasts a sunlit dining area, seamlessly flowing from the kitchen with large windows looking out to your spacious covered patio that provides space you'll enjoy in every season. This property features a generous detached 1560 sq ft Workshop that holds 4 additional vehicles, a RV, Trailer, or Boat. **\$699,000**



22311 ZURICH DRIVE – **Living in this stunning 3-bedroom 2 bath home can offer a desirable lifestyle combining nature, beauty, and a sense of community!** This home has a spacious great room with a wood burning stove, vaulted ceilings, and windows offering amazing mountain views, perfect for making lasting memories with your family and loved ones. Open floorplan design flows from the great room into the beautiful kitchen and breakfast room. Step into this large, impressive kitchen where open natural light creates a warm, inviting atmosphere. Generous sized primary bedroom is bright and airy with large windows and a door leading out to your private courtyard, creating a tranquil atmosphere. Primary bathroom has ample counter space and an oversized rainfall shower. This home offers two more expansive bedrooms and custom tiled bathrooms. **\$390,000**



LONG TERM HORSE BOARDING AVAILABLE

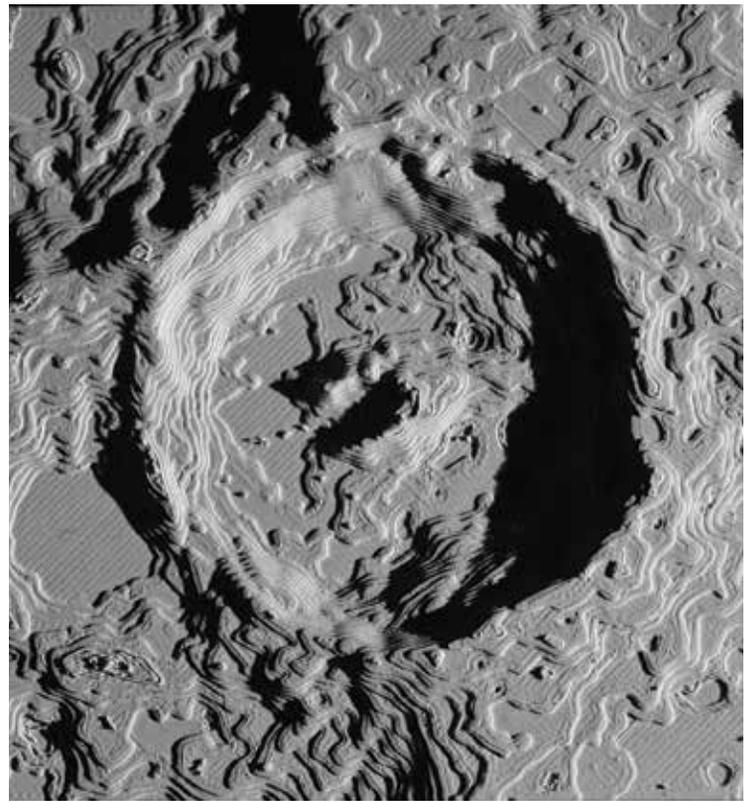
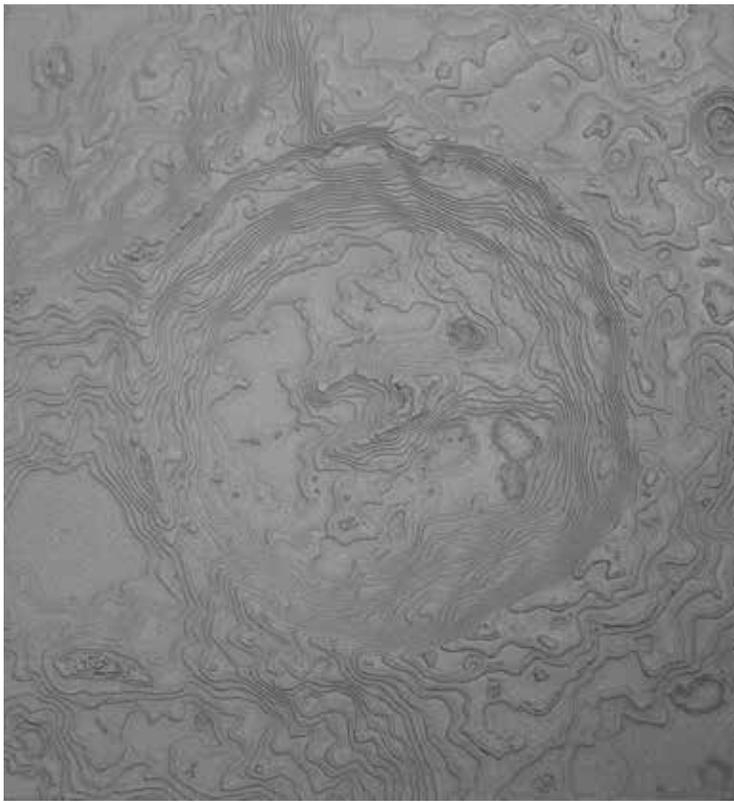


Includes twice daily feeding and once daily mucking. The monthly board cost ranges from \$465.00 to \$535.00 per month. Additional services are available for a fee.

- BVSA member in good standing
- Professional Horse Care
- Customized Boarding Packages

More Info: Boarding application available in the document library on www.bvsa.org Equestrian Center Boarder's Application

Phone Number 661-821-3960



out. Craters become complex structures with high rims and central peaks. The mountains come to life with sharp peaks and deep valleys. You can also

often catch views of long ridge lines and collapsed lava tubes. To illustrate this, we photographed a 3D printed model of King Crater with both high and

low angle illumination.

We're very lucky to have this beautiful and varied world right next door. It's easy to see and is a fascinating place to

start visual astronomy. And the 1st quarter moon is the best time to look!



HOME SWEET DATA

Keller Williams Realty Tehachapi | amee@kw.com | 661-301-6068



Amee Skutvik

This week the median list price for Tehachapi, CA 93561 is \$500,000 with the market action index hovering around 32. This is an increase over last month's market action index of 30. Inventory has decreased to 157.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



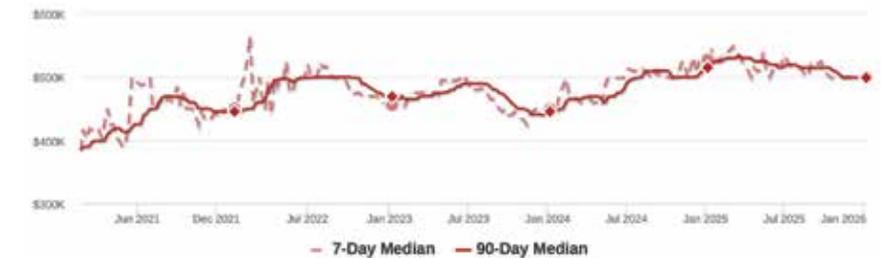
MARKET NARRATIVE

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

TEHACHAPI, CA 93561

Single-Family Homes

MEDIAN LIST PRICE



REAL-TIME MARKET PROFILE

Median List Price	\$500,000
Median Price of New Listings	\$419,900
Per Square Foot	\$249
Average Days on Market	175
Median Days on Market	133
Price Decreased	28%
Price Increased	2%
Relisted	17%
Inventory	157
Median Rent	\$2,398
Market Action	32

Slight Seller's Advantage

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$772,000	2,902	2.5 - 5 acres	4	2.5	31	0	3	185
\$552,000	2,156	1 - 2.5 acres	3	2	25	2	9	119
\$475,000	1,894	1 - 2.5 acres	3	2	36	4	11	119
\$345,000	1,374	0.5 - 1 acre	3	2	46	5	12	98

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Emergency Radio Test on Feb. 7

Submitted by
**BVS Community
Service District**

The Bear Valley Springs Emergency Radio Team (BVSERT) will conduct a test of the Resident Radio Program (RRP) on Saturday, Feb. 7, at noon.

During the test, resident ra-

dios will be activated and a test message will be broadcast. Please ensure your radio is:

- Fully charged
- Turned on
- Set to Channel 1
- Volume adjusted to an audible level
- Positioned near, or in, a window

The Resident Radio Program

is an official part of the BVS Emergency Response System. BVSERT has partnered with the Bear Valley Police Department to provide residents with radios that can be activated during a disaster by either the BVSPD Police Chief or their representatives.

When traditional communication channels fail, as they

frequently do during major disasters like wildfires, amateur radio operators can step in to coordinate rescue efforts and provide critical updates to the community.

Residents interested in joining the Resident Radio Program can visit AC6EE.org, select "BVS Emergency Radio Team," and complete the RRP enrollment form.

Together, we can build a stronger, safer, and more resilient community. 🐾

CSD launches new email notification system

The CSD is happy to announce the launch of a new email notification system! Sign up today to have project announcements, Board of Directors actions, District updates, and our new Monthly Newsletter delivered directly to your inbox.

To sign up, visit our website, bvcsd.org, and click "Sign Up For Email Updates". You can also scan the QR code below to sign up from your phone:

We encourage all residents to subscribe and stay connected with what's happening in Bear Valley.



JOIN US FOR

VALENTINE'S DAY *Dinner*

SATURDAY, FEBRUARY 14, 2026

RESERVATIONS STARTING AT 4PM

THE OAKS RESTAURANT

Call (661) 821-5521 to make your reservation.

Request gate passes using Gatehouse app

As residents of Bear Valley, we all play an integral part in shaping the safety and vibrancy of our community.

To help with this, the Community Services District uses the Gatehouse system to manage who enters Bear Valley. This means the power is in your hands to ensure that only known family, friends, and service providers are given access. By thoughtfully managing access, we together create a safe living environment.

To use Gatehouse, visit bearvalley.gatehouseportal.com or scan the QR code below.

Once there, follow the instructions to set up your account. If you need assistance getting logged in, contact the CSD at 661-821-4428. Keep in mind that each property can only have one account.

Once you have an account,

you can use the website or the Gatehouse Solutions App to manage your information or request gate passes. If the app requests a Client Code, use 146146 along with your username and password.

Once you're in, follow these steps to issue gate passes:

- Add the Visitor: On the web portal, click the "Visitors" button. In the App, click the "Add Visitors" button. Fill out the required information marked by the red *.

- Select Access Privilege
- Save the Pass: Click "save" for pickup at the gatehouse.
- Email an E-Pass: On the website, reopen the visitor record and click "@ Send e-pass" then enter your guest's email address. On the app, click the "Visitors" icon, then the email icon, and enter your guest's email address.

We encourage all residents to use the Gatehouse app to request guest passes. Please note that you must request a gate



pass for all deliveries as well as visitors.

If you are unable to use the app or the website, gate passes may be requested by calling 661-821-5261. 🐾

Want to swim in the off-season?

The BVSA pool is open for adults who want to join the BVAquatics Club and swim during the off-season (September thru June). The pool temperature is usually 82 degrees and the winter swimming has been wonderful. Swimming provides many advantages for physical, cardiovascular, and mental health.

Membership is active from the time of joining through September 2027 and costs \$165 this year. Consider joining us for the required orientation and training opportunities on Saturday, March 14, or Saturday, April 11, at the pool at 10 a.m., or attend our Spring club meeting on Saturday, May 2. If you have any questions, please email us at bvaquatics2023@gmail.com.



Valentine's Day Specials

Appetizers

13 Figs & Honey Fresh figs, honey comb, pickled grapes, & whipped ricotta cheese.	Shrimp Cocktail 15 Avocado puree, Harissa cocktail, citrus oil, & Maldon salt.
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Soup or Salad

12 Lobster Bisque Cognac cream, tarragon oil, & buttered brioche.	Beet Salad 9 Arugula, goat cheese, candied pecans, & citrus vinaigrette.
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Entrees

42 Steak Diane Filet medallions, potato au-gratin, broccolini, & a cognac peppercorn sauce.	Chilean Sea Bass 39 Lobster risotto, asparagus, & a champagne butter beurre blanc.
34 Duck Breast Crispy duck, sweet potato puree, roasted baby carrot medley, & a cherry compote.	Gnocchi 28 House made potato gnocchi, fresh Ricotta, wild mushrooms, grana padano, & parsley oil.

Dessert

Opera Cake 12 Espresso soaked almond sponge, coffee buttercream, & a dark chocolate ganache.
--

Raising confident riders: The Greenhorns' commitment to youth horsemanship

The Greenhorns not only support adult riders in their pursuit of ranch riding skills and horsemanship, but also maintain a well-established and growing youth community dedicated to building confident, capable riders.

From the youngest riders, through the teenage years, the Greenhorns support youth in developing well-rounded horsemanship through consistent, mentor-guided weekly sessions. These sessions are led by experienced coordinators who provide guidance and encouragement, meeting riders where they are—without pressure or unrealistic performance expectations. The focus remains on safety, confidence, and practical ranch skills that prepare riders for horse shows, ranch work, and potential hazards encoun-

tered on the trail. Coordinators also offer select youth-focused sessions designed to encourage independent problem-solving while strengthening camaraderie among riders.

Youth riders learn a wide range of foundational and advanced skills, including working a flag, reading cattle, correct positioning, throwing a rope, and preparing for horse shows. Ranch Versatility offers riders the opportunity to work cattle while also learning trail courses and patterns for Ranch Riding, Ranch Reining, and Ranch Rail classes. These disciplines help riders develop smooth, effective transitions and critical thinking skills—essential not only for competition, from local shows to national levels, but also for safe, real-world riding situations.

Riders are not limited by prior ranch riding experience or by mounts that are not traditionally associated with ranch work, reinforcing the idea that strong horsemanship skills translate across disciplines and horses.

Parents can feel confident knowing that safety and skill development are prioritized. No parent involvement is required during sessions beyond hauling for riders who do not board at the Equestrian Center, though families are always welcome to observe or participate. Over time, families consistently notice increased focus, elevated confidence, and a deeper bond between horse and rider. Many parent-child teams regularly attend practices and shows together.

The Greenhorns youth community has significant crossover

with the Pony Club. This collaboration allows youth riders to apply the foundational skills learned through Pony Club to real-life ranch and cattle situations, resulting in more adaptable horses and more confident, capable riders. Weekly sessions bring together Pony Club riders and Greenhorns youth in a supportive, collaborative environment, with an emphasis on youth development and critical thinking rather than high-pressure performance.

Feedback from participating families and riders has been overwhelmingly positive. Youth riders consistently express how much they enjoy the experience—particularly those interested in ranch work—and benefit from mentorship that refines their skills while building confidence.

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Kara Whatmough, age 10.

Membership in the Greenhorns is family-based, with an initial join-up fee of \$150 and an annual renewal fee of \$50 thereafter. While the club is resident-based, members may sponsor guests for practices and select events. Classes and divisions are available for all age ranges and skill levels.

The Greenhorns proudly welcome new families into a community that values mentorship, safety, confidence, and the long-term development of well-rounded horsemen and horsewomen. Families inter-

ested in learning more are encouraged to contact Denise at onlycorgis@gmail.com for additional membership information. Youth riders are also welcome to attend one session at no cost as a trial, allowing families to determine whether the Greenhorns community is the right fit for their needs.

The Greenhorns continue dry work practices on Tuesdays and Saturdays during the winter. Membership forms are available in the Equestrian Center Main Barn, and all sessions are posted for members on the Green-



Ashlyn Camaing, age 9.

horns Podkeeper. Updates on upcoming events can also be found on the Greenhorns Face-

book page: Bear Valley Springs Greenhorns Club.





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Carriage Club spotlight on Vinnie Muselli

Vinnie moved to Bear Valley Springs in 2022. He got his first horse at the age of 35, while he lived in Malibu. He enjoyed riding the trails, at the beach and all that the Malibu equestrian community had to offer. Vinnie loves to compete in EXCA, where he has many titles under his belt. He has done EXCA demos at ETI, at colleges and county fairs. Vinnie is a member of ETI, Bridal Horse



Association, Ventura County Cattlemen's Association, Santa Ynes Penning Association, Pacific coast Sorting Association, National Ranch Sorting Association, California, and Malibu Roping Association. Vinnie has been a wonderful asset to the Bear Valley community and the carriage club is proud to have him as a member. 🐾



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BVS Horsemen's Association 2026 Save-the-Dates!

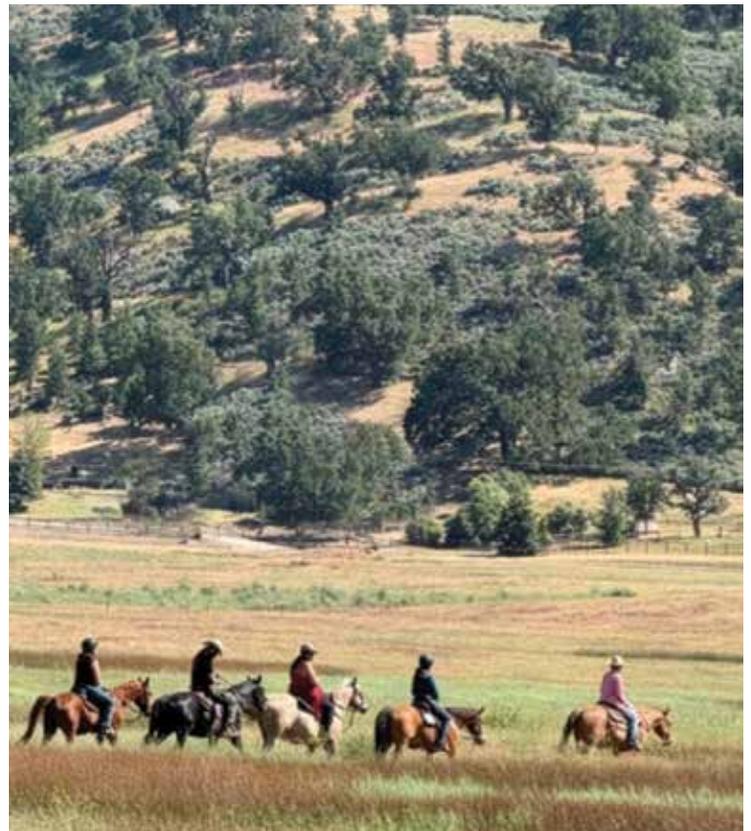


A full year of fun and learning is on tap for the Horsemen's Association in 2026, and we hope you'll join us!

In addition to monthly club meetings featuring equestrian programs and speakers on the third Monday of each month, 6:30 p.m. at the Equestrian Center Clubhouse, we have the following events planned (subject to weather, etc.):

- Feb. 14 – Sweetheart Trail Ride
- March 17 – St. Patrick's Trail Ride
- March 28 – Tack Swap
- April – Drill Team Starts Up
- April 11 – Vasquez Rocks Trail Ride

- April 24-26 – Ranch Riding Clinic
- May 2-3 – Horse Camping 101
- May 30 – Obstacle Play Day
- June 27-28 – Day Of The Horse And Costume Ride
- July 4 – BVS Parade
- July 25 – Obstacle Play Day
- Aug. 8 – Stallion Springs Trail Ride
- Aug. 29 – Safari Trail Ride
- Sept. 19 – Placerita Nature Center Trail Ride
- Sept. 26 – Judged Trail Trial
- Oct. 24 – Dutch Oven Trail Ride
- Nov. 21 – Turkey Trot Trail Ride
- Dec. 19 – Friend's BVS Neighborhood Christmas Pa-

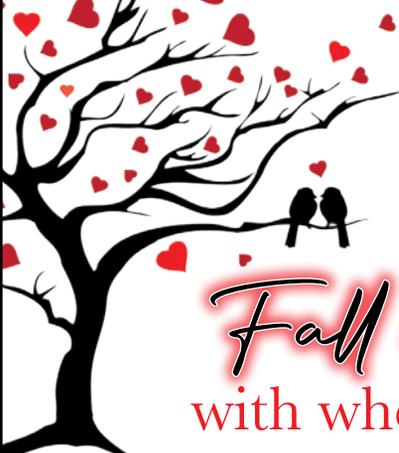


rade

Please save the dates! Better yet, please join BVS Horsemen's Association (bvshorse-

mensassociation.com) to receive all event information in our newsletters. Happy Trails!





Equestrian properties in Bear Valley Springs – where timeless homes meet mountain serenity.

Looking to sell? I have buyers! Call me.

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with where you live



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**

- I GET RESULTS! Recently sold...**
- 26300 Plateau Way – Sold for \$899K (Represented both Buyer and Seller)
 - 24060 Jacaranda Drive – \$49,950 (In Escrow)
 - 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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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 Kermod @ (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 Kermod @ (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** - Potluck Meetings are the 4th Wednesday of each month at 6pm at the Equestrian Center Clubhouse. We promote safe driving and riding, good horsemanship, drive-and-ride with friends and give back to our community in a variety of ways. Join our FB page BVS Carriage Club and come to a meeting. Contact Melissa Auman 909-260-7555.
- **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. For more information, email info@bvscAA.org.
- **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 Mark Poindexter at 805-320-9444.
- **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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THE WHITING CENTER

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movie** soundtracks ✦

✦ Princesses, heroes, adventurers,
and **sidekicks** welcome ✦

Dress up encouraged — bring
your favorite character vibes!



✦ Admission:

- ◆ Residents skate **FREE**
- ◆ Non-Residents: \$5 Adults | \$2 Under 16



Helmets required for skaters under 18

✦ **Release of Liability** required

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Questions?
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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.
WE OFFER A DISCOUNT AT THE END OF THE SEASON FOR HEAD COACHES!*

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WHITING CENTER

FEBRUARY 2026 EVENTS

SPORTS:

- **HOCKEY LEAGUE PLAY ENDS MARCH 13TH**
- **SOCCER - REGISTRATION ENDS MARCH 4TH**
 - **RESIDENT: AGES 3-6 \$90 / AGES 7-15 \$150**
 - **NON RESIDENT: AGES 3-6 \$120 / AGES 7-15 \$180**
 - **LATE FEES FEB 25TH - MARCH 4TH ADD \$15**
 - **EVALUATIONS MARCH 7TH TIME TBD**

REGISTER AT WWW.BVSA.RECDESK.COM

EVENTS:

- **VETERANS BINGO - SAT. FEB. 7TH DOORS OPEN AT 12:30 GAMES BEGIN AT 1 PM**
- **HOUCHIN BLOOD DRIVE - TUES. FEB. 3RD 12 - 6 PM**
- **FAMILY SKATE "DISNEY THEME" - SAT. FEB. 21ST 5:30-7:30 PM**

TEHACHAPI MINIMUM DAYS:

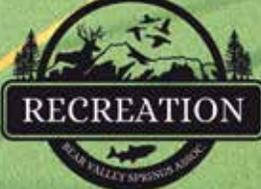
- **FEB. 11TH - VALENTINE CRAFT - BEADED KEY RINGS**
- **FEB 25TH - DODGEBALL**



WE'RE HIRING SOCCER REFEREES!

CENTER REFEREE:
\$17.50 PER HOUR

SIDELINE REFEREE:
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Download your application at:
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WEIGHT TRAINING

LEARN GYM ETIQUETTE & TECHNIQUE

- **Join us for a free 1-hour class on gym etiquette and technique, exclusively for BVS residents ages 14 and up!**
- **Held at the Whiting Center from 1-2 PM on the 3rd Saturday of each month (February 21st).**
- **Important: Residents ages 14 and 15 are required to complete this class in order to use the free weights without a parent or guardian present.**

Please note: Dates are subject to change based on staff availability and scheduled events.

With ISSA certified trainers



CALL THE WHITING CENTER
(661) 821-6641



Speed limit updates coming to BVS

New speed limits are coming to several roads in Bear Valley Springs.

In January, the Community Services District Board of Directors accepted and approved new speed limits based on an engineering and traffic study performed last fall by Provost and Pritchard.

The study evaluated 16 roadway segments and included radar-based traffic data, reviews of roadway and visibility conditions, and consideration of additional factors such as crosswalk locations to determine whether existing speed limits should be adjusted.

The final engineering report recommended changes to six segments:

ments:

Road	Section	Current Speed Limit	New Speed Limit
Bear Valley Road	Entrance Gate to Cumberland Road	45	40
Bear Valley Road	Cumberland Road to Sutter Court	45	40
Bear Valley Road	Serra Place to North Lower Valley Road	45	40
North Lower Valley Road	Bear Valley Road to Pinedale Drive	45	40
Cumberland Road	Prairie Court to Bear Valley Road	50	45
San Juan Drive	Hale Court to Cumberland Road	50	45

In addition, CSD staff recommended the following adjustments to further improve safety and maintain consistency on major roads:

Road	Section	Current Speed Limit	New Speed Limit
Bear Valley Road	South Lower Valley Road to North Lower Valley Road	40	35
S Lower Valley Road	Pinedale Drive to 400' W of Calico Court	45	40

Residents and visitors are encouraged to take note of these changes as new signage is installed and speed limits are updated throughout the community.



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BINGO TIME!

18+ ADULTS ONLY

Play BINGO, Have Fun & WIN! Bring your friends!

- Win cash prizes every game – payouts grow with the number of players.
- Win by giving back – all proceeds support Veteran activities.
- More players = bigger prizes. It's simple: "The more who play, the more we pay."
- Snacks and water available for donation.

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.

6 SATURDAY, FEB. 7TH, 2026 **60 DOORS OPEN AT 12:30 PM | GAMES BEGIN AT 1 PM** **44 BWSA RELEASE OF LIABILITY REQUIRED BEFORE PLAYING**

*Any non-residents will pay the Whiting Center \$5 entry guest fee



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LIVE ENTERTAINMENT FEBRUARY SATURDAYS

2/7 KARAOKE

2/14 42 OUT

2/21 MARK JAMES WOOD

2/28 DAN ISBELL

7:30-10:30 PM AT THE OAK BRANCH SALOON

February updates from food and beverage

Submitted by
Josh Cardwell
Food and Beverage Director

February arrives in Bear Val-

ley Springs with a beauty all its own. Crisp mornings, sunlit afternoons, and the quiet magic of winter settling over the valley remind us why this place

is so special. The changing weather brings a renewed appreciation for cozy gatherings, shared meals, and the strong sense of community that de-

fines life here. As the season continues, we are grateful to welcome you into the warmth of the Oak Tree Country Club, the Oak Branch Saloon, and the Mulligan Room—places where neighbors become friends and memories are made.

At Oak Tree Country Club, February is filled with comforting flavors and thoughtfully prepared dinner specials designed to warm both heart and soul.

Wednesdays: Beef Bergeron served with potato purée, sugared carrots, and crispy fried onions.

Thursdays: Half Mary's chicken, served with fried fingerling potatoes and wilted spinach.

Fridays: California striped bass, pan-roasted and paired with a Meyer lemon compote, rice pilaf, and grilled asparagus.

Saturdays: Sous vide lamb leg roulade served with salsa verde and a white bean ragout.

Sundays: Classic prime rib, available in 10 or 12 oz. cuts, served with creamy horseradish, au jus, and your choice of two sides.

Our vegetarian special is available throughout the week: butternut squash lasagna layered with fresh herbs, spinach, house-made ricotta cheese, mornay, pesto, and mozzarella cheese.

In the Mulligan Room, we are excited to offer a blend of beloved classics alongside flavorful new additions. Timeless favorites such as Prime Rib Thursdays and Fish and Chips Fridays remain staples, while this month introduces new dishes including chili Colorado, flat iron steak and shrimp scampi, our orange shrimp bowl, rigatoni bolognese, and more. We invite you to explore both our new and classic creations—and let us know which dish becomes your favorite.

Celebrate life's special mo-

CONTINUED ON PAGE 29

THE OAK TREE COUNTRY CLUB



WEDNESDAYS

Beef Bourguignon 32
with potato puree, sugar carrots, & fried onions.

THURSDAYS

Half Mary's Chicken Roulade 29
Served with fried fingerling potatoes & wilted spinach.

FRIDAYS

California Striped Bass 30
Pan-roasted & served with a Meyer lemon compote, rice pilaf, & grilled asparagus.

SATURDAYS

Sous vide Lamb Leg Roulade 30
72-hour sous vide & served with salsa verde & white bean ragout.

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

Butternut Squash Lasagna 25
Fresh herbs, spinach, house-made Ricotta cheese, mornay, pesto, & Mozzarella cheese.

+ DAILY SPECIALS!

February
Specials

**THE MULLIGAN ROOM'S
SPECIALS & SOUPS**

FEBRUARY 2026

sun	mon	tue	wed	thu	fri	sat
1 Bacon Wrapped Meatloaf Broccoli Cheddar Soup	2 Chicken Schnitzel Loaded Baked Potato Soup	3 Chile Colorado Chicken Tortilla Soup	4 Spaghetti & Meatballs Tuscany Soup	5 Prime Rib French Onion Soup	6 Fish & Chips Clam Chowder	7 Salisbury Steak Corn Chowder
8 Chicken Alfredo Creamy Tomato Soup	9 Beef Lasagna Minestrone Soup	10 Chile Verde Chicken Tortilla Soup	11 Chicken Pot Pie Chili	12 Prime Rib Roasted Red Pepper Soup	13 Fish & Chips Clam Chowder	14 Flat Iron Steak & Shrimp Scampi Lobster Bisque
15 Beef Stroganoff Chicken Noodle Soup	16 Chicken Parmesan Italian Wedding Soup	17 Crispy Ground Beef Tacos Chicken Tortilla Soup	18 Swedish Meatballs Hearty White Bean Soup	19 Prime Rib Beef Stew	20 Fish & Chips Clam Chowder	21 Orange Shrimp Bowl Miso & Beef Meatball Soup
22 Shepherd's Pie Meatball Soup	23 Chicken Stir-Fry Chicken & Wild Rice Soup	24 Ground Beef Flautas Chicken Tortilla Soup	25 Rigatoni Bolognese Minestrone Soup	26 Prime Rib Abondigas Soup	27 Fish & Chips Clam Chowder	28 Chicken Piccata Creamy Tomato Soup
1	2	3	4	5	6	7



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BVS VA Bingo games off to a great start



The first BVS-VA BINGO games of 2026 started the year off in a big way. We had 77 players, including seven first timers. The Auxiliary provided many nice door prizes and players received free drawing tickets. The donations to the Veterans Food Bank were generous, as usual. Come join us at our next games on Saturday, Feb. 7, at the Whiting Center. Doors open at 12:20, games begin at 1 p.m.

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David Allende, Owner

A message from your 2026 president

Howdy,

As a long-time resident and former farrier here in the valley, most of you know me, but for those I haven't yet met, I'm George McMackin. My journey with the Buckaroos began 25 years ago, and my dedication to this club has only grown since. As we step into 2026, I wanted to share my vision for the year—a vision shaped by our history and energized by our future.

To understand where we are going, it is helpful to look at where we've been.

Our Roots

We fell in love with the Bear Valley Springs equestrian community before we even called this place home. The original goals of the BV Buckaroos—promoting the cowboy way of life, providing cattle-working opportunities, and fostering family-centered horsemanship—swept us off our feet. When our founders, Jeanne, Tracy, Buck and Pat asked me to step forward years ago to help keep the club alive, I made it my mission to protect that legacy.

For a quarter-century, the Buckaroos have been my priority. Whether it was facilitating over 1,000 practices, working with our cattle providers to ensure every season was a success, or picking up lunch for the kids at our Playdays, I have been "100% in." To me, the future of this club is found in the smiles of our youth and the camaraderie of our community.

Where We're Going

As we transition into our new status as a 501(c)3, my focus for 2026 is a return to our roots while expanding our horizons. I am incredibly excited to be working with our new Board of Directors. This is a team that brings a wealth of knowledge, including significant experience with non-profit boards. Their enthusiasm is contagious, and I am eager to combine their fresh strengths with my 25 years of

"Buckaroo history" to lead this club with unity and transparency.

New Opportunities

In the coming season, we aren't just sticking to the status quo—we're "changing it up" to offer more value to our members. My hope is to incorporate new horsemanship skills and educational opportunities into our schedule, including:

- Skill-Building Clinics & Practices: Transitioning some

standard practices into focused learning sessions.

- Diverse Horsemanship: Introducing clinics that cover a wider range of western skills beyond sorting.

- Community Input: Bringing back frequent member meetings and open communication so that your voice shapes our activities.

The Buckaroos have always been a top-notch club for the beginner, the young rider, and

the seasoned competitor alike. Together, with a united board and your participation, we will bring back the level of excitement and opportunity that made us fall in love with this club in the first place.

I look forward to continuing to serve my Buckaroo family. Let's make 2026 our best season yet.

Thank you,
George McMackin

2026 Buckaroos President 🐾



Bear Valley Spring Association Lifeguard Certification Course

**MUST ATTEND ALL 3 DAYS TO
RECEIVE THE CERTIFICATION**

COST FOR 3 DAY SESSION: \$175

Upcoming

Dates: 30 th - 1 st	March Session 1: 3/30- 9am-5 pm 3/31- 9 am-5 pm 4/1- 9 am-2 pm. *All online materials must be completed by the first day of the in-person training.
Dates: 24 th - 26 th	April Session 2: 4/24- 3:30 pm-8:30 pm. 4/25- 9 am-5 pm 4/26- 9 am-5 pm *All online materials must be completed by the first day of the in-person training.
Dates: 1 st - 3 rd	May Session 3: 5/1- 3:30 pm-8:30 pm. 5/2- 9 am-5 pm 5/3- 9 am-5 pm. *All online materials must be completed by the first day of the in-person training.

Additional Information:

- All participants must be 15 years or older by the start of the first day of the course.
- All participants must have a lifeguarding pack complete with a CPR mask and whistle. They are available for purchase \$25 add on fee while signing up

COMPLETING THE COURSE DOESN'T GUARANTEE EMPLOYMENT



Register at bvs.a.recdesk.com
**ANY NON-RESIDENTS MUST HAVE A
BVSA SPONSOR TO ATTEND**

For more information:
ashleyk@bvs.a.org

TEXT OF ADOPTED CHANGES

(Deletions are shown in ~~struckthrough~~ 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 eyelist. 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 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 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.

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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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Photos may be submitted to
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Hello Tailwaggers Dog Club members and friends!

Submitted by
Pam Miller
Tailwaggers Dog Club

It's a new year and we're excited to kick it off with another potluck at our first meeting of the year on Tuesday, Feb. 10, at 6 p.m., in the Equestrian Center Lounge.

I want to acknowledge and thank all the long-time members who through their loyalty and support have made a difference to the club throughout the years! I also look forward to meeting new members and experiencing the wonderful things they will bring to the club.

As dog lovers, we can all agree that our furry friends are truly special. We come together BECAUSE of them.

Because of our concern for our dogs we are driven to learn more about them and how to care for them the very best way we can. We want to share our life with them, so we need to understand their needs and help them.

Humans, after all, have taken them out of their natural habitat and encouraged them to join us in our world. We need to be patient and guide them as to how to live with us.

Our club offers ways to help dogs develop their full potential through informational presentations at the meetings and

in the monthly Newsletter. We offer Positive Reinforcement training in our Obedience series, Trick Training and our Nose Work series. We offer physical challenges through Agility Play Days, group walks and hikes. Our Rescue Division helps to find fosters for dogs and raises money for the Bakersfield City Animal Care Center. Members also walk dogs at the shelter and decorate the shelter to make it a more welcoming place. We have certified therapy dogs to read to children at the Whiting Center, visit hospitals, and schools. We have a special group, the Pee-Wee Pups, for dogs under 20lbs. that walk and play together.

At our first meeting in February, we will acquaint members and guests with who and what we do in our club through a media presentation. This will include a little club history and a review of last year's activities. Don't miss this chance to learn more about our group's journey and shared passion for dogs.

Bring your favorite dish to share, and let's make this gathering a delightful celebration of our love for dogs and our community.

Contact Pam Miller at, 661-203-5725, for more information or a gate pass. Hope to see you soon.



CONTINUED FROM PAGE 18
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Thank you to all the families of Bear Valley Springs for your continued support. We wish you a happy, warm, and joyful February. 🐾



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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

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

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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:

DPAC4 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

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

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