



Bear Valley Springs Bear Tracks



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

**Annual Survivors
Luncheon Oct. 13**

Page 9

**What is the Amenity
Patrol Program?**

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Cover photo by Allison Pictaggi

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What is the Bear Valley Springs Community Recreation Facilities Foundation (BVSCRFF)?

The foundation is a 501c3 IRS registered Corporation established in 2009. It provides a means whereby interested parties may contribute tax deductible funds to be used to enhance the amenities of Bear Valley Springs.

Per the Bylaws the purpose of the Corporation reads as follows:

The Corporation is organized for the charitable and educational purposes of assisting in

the erection or maintenance of public buildings, monuments, or works which are beneficial to the public interest of the Bear Valley Springs Community. The fund also combats community deterioration, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or the



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Fund Balances

Beaubien Field - Dugout Covers Fund	\$500.00
Dressage Arena Fund	\$62.32
Equestrian Center Fund	\$4,871.42
General Fund	\$2,078.40
Golf Fund - Mihelich Bench	\$480.00
Kawaiisu Preserve Fund	\$4,028.23
Lily Planting Fund	\$150.00
Old School House Fund	\$159.63
Pickleball Fund	\$100.05
Shooting Range Fund	\$900.00
Walking Path Fund	\$2,749.77
Youth Sports Fund	\$398.08
Youth Sports - Baseball Equip/Supplies Fund	\$2,000.00
Youth Sports - Hockey Equipment Fund	\$721.00

Total Fund Balances

\$19,198.90

corresponding section of any future federal tax code.

Some of the amenities that were paid for out of donated funds were:

- The Milano Covered Arena at the BVS Equestrian Center
- Dog Park at Cub Lake
- Kawaiisu Preserve
- Lower Valley Walking Path

Above is an updated fund balances report. If you have any ideas where these funds could be

used or if you would like to start up a fundraising project, please contact Anita Bauer for the appropriate paperwork to get your project started. There are only certain types of projects that qualify, so you will need to get some approvals first.

For more information, contact: Anita Bauer at 661-821-5537 ext. 231, Don Ciota at 661-821-5537 ext. 219 or Kathy Underwood at 805-895-4067. 🐾



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PENDING



JUST LISTED! \$399,000 5 bedrooms, 2.75 baths this spacious 2800+ square foot home sits on 1+ acre – plenty of room for an RV, with large patio in rear to enjoy the view and wildlife. Downstairs is the living room, dining room, kitchen with breakfast area, 3/4 bath, bedroom and indoor laundry. Upstairs you will find a reading loft, and the additional 4 bedrooms, with 2 full baths. All bathrooms have been updated, all rooms are spacious with loads of cabinetry throughout- **24261 Jacaranda** - make your appointment to see today!

SOLD IN THE LAST 30 DAYS

29361 Fawn Way	BVS	rep seller	\$479,000
20654 Sasia Road	CV	rep seller	\$785,000

IN ESCROW

22921 Homestead	BVS	rep buyer	\$650,000
25441 Bear Valley Road	BVS	rep seller	\$339,000
21161 Santa Barbara	GH	rep buyer	\$375,000

JUST LISTED!

3372sf 5BR/4B
1.41 Acres
\$779,000



\$6.26 Million SOLD last month by Theresa

25601 Paramount	\$650,000	REP BUYER & SELLER
18888 Pellisier	\$699,000	REP BUYER
1150 Redwood	Full Price! \$469,000	REP SELLER
14812 Jameson	\$750,000	REP BUYER & SELLER
0 Abajo	\$460,000	REP BUYER
0 Sasia	\$300,000	REP BUYER & SELLER
27140 Shut Out	\$725,000	REP BUYER
29201 Angus	\$813,000	REP BUYER

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Pony Club Fashion show a huge success

The 3rd annual Bear Valley Springs Pony Club Fashion Show Fundraiser was a huge success and SUCH a fun and special evening! It has truly become a community event and it is so wonderful to see so many people come out to support the youth riders in our little town. We had a fabulous fashion show with beautiful models dressed by some incredible local businesses!

Thank you so much to Wild Roots Style Co., Cowboys and Angels, and Westbound Clothing Co. for outfitting our models in your wonderful clothes and accessories. They looked amazing! We also had delicious food and drinks and superb service provided by The Oaks Restaurant. The fun continued with a silent auction and raffle provided by many local businesses and friends of the club. We also got to hear from a few sweet Pony Club girls about



what being a Pony Clubber meant to them. It was just the perfect night!

CONTINUED ON PAGE 24



661-350-3537

KARIM MUNOZ
REAL ESTATE AGENT



BRE#01942121

KARIMUNOZREALTOR@GMAIL.COM



20440 Clubview Court • \$420,000

Welcome to a beautifully 3-bedroom, 2-bath-room home set on .71-acre cul-de-sac lot. This home blends comfortable living with exceptional potential, making it an ideal opportunity for buyers seeking both immediate livability and room to personalize.



SOLD!

23840 Martingale Way • \$975,000



PENDING

25901 Columbia Way • \$549,900

Stunning 3-Bedroom, 3 Bath + Office - With Breathtaking Mountain Views! Experience elevated living in this beautiful split-level home, perfectly positioned to capture sweeping, unobstructed mountain views from nearly every angle. Designed and meticulously maintained, this residence blends contemporary comfort with timeless style.



SOLD!

29926 Caddy Lane • \$525,000



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*Beth
Hall*

Broker Associate
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21000 Mission St, Tehachapi, CA 93561

23150 Dart Dr
Offered at \$493,500



Exceptional horse property!

Welcome to 23150 Dart Dr, a custom home in the gated community of Bear Valley Springs. Set on 1.10 scenic acres with beautiful meadow and foothill views, this property borders riding and hiking trails, offering peaceful mountain living. The 3BD/2BD/1,747SF home features a spacious great room with vaulted ceilings, a cozy pellet stove, and French doors opening to a large wraparound deck. Enjoy the comforts of central air and a laundry room with lots of storage. The fenced backyard offers plenty of usable space for horses, a shop, or other possibilities, with convenient access to the rear. Enjoy stunning mountain views with the convenience of adjacent horse and hiking trails. Come for a visit, stay for a lifetime.

29801 S Lower Valley Rd
Improved Price \$875,000



Exceptional Equestrian Estate!

Discover the ultimate horse property within the private, gated community of Bear Valley Springs. This remarkable, turn-key equestrian estate sits on over 23 pristine usable acres, backing directly to the community's acclaimed trail system. The property features shelters with turnouts, a round pen, riding arena, space for storage and much more! The Quality-built 3 bedroom, 2.5 bathroom split-wing home was designed for comfort & function. Features include a spacious kitchen with center island that opens to the great room and dining area, a bonus/flex room for an office or gym, bamboo hardwood flooring, a spacious view deck, an oversized garage with conversion potential, plus a Generac generator. This property is more than a home; it's an equestrian retreat!

93 Meadow Lakes Dr
Offered at \$263,000



Welcome to the Good Life! Enjoy comfort, convenience, and resort-style living in this beautifully maintained 3BD/2BA condo in gated Bear Valley Springs. Showcasing true pride of ownership, this inviting home features updated windows and flooring, granite countertops, quality window coverings, a newer dishwasher, central A/C, natural gas heating, and more. The light-filled great room offers soaring ceilings and a cozy fireplace. A convenient main-level primary suite includes a private bath and stackable washer/dryer, while upstairs are two guest bedrooms, a full bath, and walk-in closet. Ideally positioned along the perimeter of the complex, enjoy a fenced backyard for added privacy plus whole-house generator wiring. Full-time home or mountain retreat, the good life awaits!

30730 Fox Ridge Ct - \$649,800



Your Hilltop Haven! 4BD/3BA/2,646SF Custom Cannon home, split-wing layout, updated flooring, dual HVAC, 2 RV/EV 50-amp outlets, fiber internet, on 3.86 acres.

28050 Black Gold Wy - \$595,000



NEW PRICE!

Hobbies, Horses and Outdoor Living! Updated 3BD/2BA/2,148SF + bonus room on 1.01ac horse property. Quartz counters, AC, natural gas. ~800SF shop, 2 shelters, RV pkg.

30100 Sunland Wy - \$585,000



NEW PRICE!

Where Moments Happen! 3BD/2BA/2,902SF on .99-acre. Formal dining, sunroom, hardwood floors, Generac, 3-car & 1-car gar/shop, RV pad, nat. gas & more!

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ChristyRabe@gmail.com

Broker/Owner
Lic. #01505500

25900 Columbia Wy - \$582,500



Storybook Setting! 4BD/2BA/2,510SF w/ Loft & office. Finished walk-out basement w/ living area. Quiet cul-de-sac, set on 1.27 acres, natural gas, AC & views!

23781 Port Royal Ct - \$549,000



NEW PRICE!

Reimagined and Refined! Stunning 4BD/3BA/ 2,257SF home. Remodeled kitchen, new primary suite. Updated roof, windows, HVAC. RV 30-amp hookup, nat gas, on sewer.

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BVS Garden Club visits two local gems

The Bear Valley Springs Garden Club is a fun and educational club to join for both amateur and novice gardeners. The club meets every 3rd Friday at 2 p.m., at the Equestrian Center Lodge, from February through October. Besides great speakers and yummy refreshments, we also venture out on local field trips. In July, we carpooled to the Lavender & Pines, and in August, we visited Hummingbird Acres. Both field trips were a fabulous ex-

perience. Admissions were free and it was a great way to explore some hidden local gems.

Our first field trip, The Lavender & Pines Farm, home of the Kiyachi Nature School, was located in the mountains off Water Canyon Road, on Pigeon Springs Road. It was created by local Bear Valley resident, Peter Fulks. His vision is "to create a place where people of all ages can reconnect with nature through hands-on learning, meaningful experi-



ences, and community." There are upcoming programs at the Kiyachi Nature School which include: A Forest School, Living Skills Workshops, Retreats & Special Events, Gardening & Homesteading, Community Gatherings, and Outdoor Safety & First Aid.

Our second field trip, Hummingbird Acres, is a floral paradise. It was established in 2021 by Diane and Doug Barnett. They transformed the property they purchased at 20901 La Barranca Ave, Tehachapi, into a thriving farm filled with beautiful flowers, which they sell from both the back of their Kubota side-by-side truck or from visitors picking their own bouquets. Diane and Doug also host small gatherings under the wisteria-covered pergola. Hummingbird Acres got its name from the dozens of hum-

mingbirds that arrived at their property during their first year there.

If you would like more information about the Bear Valley Springs Garden Club, you can email us at bvsgardenclub@gmail.com.





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BVS VETERANS ASSOCIATION PRESENTS

PATRIOT DAY CEREMONY

TOGETHER, WE REMEMBER

FRIDAY,
SEPTEMBER 11TH, 2026

8:30 AM

CUB LAKE FLAG POLE

JOIN THE BVS VETERANS ASSOCIATION
AS WE GATHER TO HONOR AND
REMEMBER THOSE WHOSE LIVES WERE
LOST ON SEPTEMBER 11, 2001.

WREATH-LAYING CEREMONY

HOME SWEET DATA

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

This week the median list price for Tehachapi, CA 93561 is \$489,700 with the market action index hovering around 31. This is less than last month's market action index of 34. Inventory has increased to 230.

MARKET ACTION INDEX

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



Slight Seller's Advantage

MARKET NARRATIVE

The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price	\$489,700
Median Price of New Listings	\$509,950
Per Square Foot	\$253
Average Days on Market	131
Median Days on Market	63
Price Decreased	34%
Price Increased	0%
Relisted	11%
Inventory	230
Median Rent	\$2,195
Market Action	31

Slight Seller's Advantage

TEHACHAPI, CA 93561

Single-Family Homes



Amee Skutvik

MEDIAN LIST PRICE



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	2,846	2.5 - 5 acres	4	3	23	4	3	80
\$549,000	2,223	1 - 2.5 acres	3	2.5	31	0	4	77
\$449,250	1,766	0.5 - 1 acre	3	2	35	1	7	70
\$360,000	1,361	0.25 - 0.5 acre	3	2	39	3	4	42

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Carriage Club spotlight on member Donna Marolt

Donna got her first horse at age 13. That first horse was an appaloosa mare named Shawn. Donna has shown in western pleasure, western equitation,

reining, saddle seat, dressage, driving and now has gaited horses. Donna is currently riding and training a young Missouri foxtrotter mare named



Stormi and they are having so much fun on the Bear Valley trails, obstacles and Bear Valley shows. The Carriage Club is happy to have Donna as a member.

The Carriage Club meets on the 4th Wednesday of each month, at 6 p.m., at the Equestrian Center lounge. All are welcome to join us for our famous potluck dinner and meeting. 🐾



HALLOWEEN CARNIVAL

SATURDAY, OCTOBER 24
5-7 PM • OTCC TENNIS COURTS
GAMES • COSTUME CONTEST
TRUNK OR TREAT • FOOD

COSTUME CONTEST
No pre-registration required

RAIN OR SNOW?
Event moves indoors to the Whiting Center.

TRUNK OR TREAT
5-7 PM
Upper Parking Lot of the OTCC
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September 1-October 22

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BV Veterans to hold Survivors Luncheon

The Bear Valley Springs Veterans Association would like to invite all surviving spouses or life partners of Veterans to our annual "Survivors Luncheon." This year's luncheon will be held on Tuesday, Oct. 13, from 11 a.m. until 1 p.m., at the BVS Equestrian Center Lounge. It will be a sit-down lunch served by the Bear Valley Springs Veterans Association Honor Guard.

This is a great opportunity to meet other Veteran spouse, survivors, and to create a supportive network while sharing in some good food and even better conversation. This has been a very successful annual event that has and continues to benefit those survivors who have attended in previous years.

If you would like to attend we would ask that you RSVP to Maureen Kelly via email at mlovschoc@yahoo.com or if you do not use email, you can contact Martin Hernandez @ 805-390-2077 no later than Sept. 25. It is and continues to be our honor to serve you and our community since 2015. Hope you can join us. In the meantime, be kind to each other.



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UPDATED POOL HOURS

BEAR VALLEY SPRINGS ASSOCIATION

AUG 3-11 SNACK BAR OPEN REGULAR HRS

MONDAY-FRIDAY

- AM Lap Swim | 6:00-8:45AM
- Grizzly Swim Team | 8:45-10:15AM
- Water Aerobics | 10:30-11:45 AM
- Open Swim | 12:00 PM-6:50 PM
- Friday Open Swim | Until 8:00 PM
- PM Lap Swim | 7:00-8:00 PM
- No PM Lap Swim on Fridays

AUG 12-SEPT 4 SNACK BAR ONLY ON WEEKENDS!

MONDAY-FRIDAY

- Lap Swim | 6:00-10:15AM
- Water Aerobics | 10:30-11:45 AM
- Open Swim at Your Own Risk | 12:00PM-3:45PM
- Grizzly swim team 4:00 PM-6:00 PM

SATURDAY

- Lap Swim | 7:00-9:30 AM
- Private Lessons | 9:30-10:00 AM
- Open Swim | 10:10 AM-8:00 PM

SUNDAY

- AM Lap Swim | 7:00-9:30 AM
- Private Lessons | 9:30-10:00 AM
- Open Swim | 10:10 AM-6:50 PM
- PM Lap Swim | 7:00-8:00 PM

NO LIFEGUARDS ON DUTY

• Pool rules still apply. A pass checker will be present.

SEPT 5 - SEPT 7 FINAL WEEKEND! SNACK BAR ALL 3 DAYS

AM Lap Swim | 7:00-10:00 AM
Saturday & Monday Open Swim | 10:10 AM-8:00 PM
Sunday Open Swim | 10:10 AM-6:50 PM
Sunday PM Lap Swim | 7:00-8:00 PM
Lap swimmers must meet the qualifications outlined in the Lap Swim Etiquette Rules.

SEPT 8 POOL CLOSURES FOR THE SEASON

OFF-SEASON AQUATICS

Off-season lap swim for the BVS Aquatics Club begins after the seasonal pool closure.
Club members only.
Orientation is required before joining.
Off-season lap swim runs September through May.

AQUATICS CLUB ORIENTATIONS

9:00 AM
8/20 8/29 9/19

Weekdays in September:
Water Aerobics | 10:30-11:45 AM
Open to the public. Fee applies.

INTERESTED IN JOINING?
BVAQUATICS2023@GMAIL.COM

DATES, PROGRAMS, AND OPERATING HOURS ARE SUBJECT TO CHANGE.

Pumpkin Spice & Real Estate Advice

QUESTIONS ABOUT BUYING, SELLING OR OUR LOCAL MARKET?
JUST ASK – I LOVE HELPING MY BVS NEIGHBORS!



Leased

TUCKED BENEATH MAGNIFICENT OAKS IN ONE OF BEAR VALLEY SPRINGS' MOST DESIRABLE LOCATIONS, 2 bedroom + studio with 4 full baths, oversized garage, and an expansive wraparound deck overlooking a serene natural setting. **\$545,000** or lease \$2750 per month.



New Listing

A TRULY SPECIAL STALLION SPRINGS HOME! 3,223 sq. ft. of versatile living space with 2BR, 3BA, loft, den/office and a massive insulated 4-car garage/workshop with RV parking. Mature trees, abundant storage, Generac generator, dual-zone HVAC and no HOA complete this exceptional property. **\$649,000**



AFFORDABLE STORYBOOK MOUNTAIN RETREAT HORSE PROPERTY. This charming 3BR, 2BA home blends warmth and timeless character with soaring vaulted ceilings and exposed wood beams, large horse pasture, all flat and usable in one of the best equestrian neighborhoods. Sellers are offering a \$6k buyer credit incentive! **\$449,000**



BUILD YOUR DREAM ESTATE! The perfect blend of privacy, serenity, and natural beauty. A large, flat building pad on 3.21 acres, surrounded by majestic oak trees, abundant wildlife, and beautiful mountain views. Ample room for horses, RVs, barns and workshops! **\$34,950**



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The sky: Nature's compass and clock

Go out this evening shortly after sunset and look west. Which way is west? Where the Sun set! Once dark enough, try to spot the Big Dipper. It should be easy to find; a little north (right) of where the Sun went down and around 30 degrees above the horizon. What we call the Big Dipper is actually part of the constellation Ursa Major (The Big Bear). A recognizable grouping of stars that are part of a larger constellation such as this is called an asterism.



Once you've located the Big Dipper, look at the two stars at the front of the Dipper's pan. (See the illustration.) Now follow the line of these stars up and to the right until you come to another easily visible star. You're looking at Polaris – the North Star, so named since it's only about 2/3 of a degree from True North.

Due to the rotation of the Earth, the sky appears to pivot around the North Star. This means that the Big Dipper doesn't really set but just slowly circles around Polaris at 15 degrees per hour. By noting where the asterism appears and how much it's moved, you can tell the passage of time. Just imagine its movement as the hour hand on a clock. This was one way our ancestors could

tell time at night.

What if it's daylight? Well, if it's in the morning, the Sun will be eastward. From here in BVS, the Sun will cross due south midday about 62 degrees up this time of year. The Sun will then continue westward at 15 degrees per hour. But, you ask, how do I estimate 15 degrees on the sky? With your arm straight out, the spread be-

tween the tip of your index finger to the end of your pinky is roughly 15 degrees as shown in the illustration.

So now, you can always find your directions and estimate the passage of time. No watch, compass or GPS needed!



In Pain? Why Suffer?

Heal the Root Cause:

- Migraine Headaches
- Hip Imbalance/Short Leg
- Scoliosis
- Arm & Leg Pain/Numbness
- Brain Fog
- High Blood Pressure
- Vertigo & Meniere's Disease
- Digestive Disorders
- Concussion
- TMJ Disorders



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Cajun & Creole Night

SEPTEMBER 16

Adult \$28 PER PERSON		Child Ages 6-12 (under 5 are free) \$15 PER PERSON	
Creole Tomato & Cucumber Salad	Cajun Red Potato Salad	Fruit Display	Southern Deviled Eggs
Fried Catfish	Chicken & Andouille Sausage Jambalaya	Shrimp Etouffee	Maque Choux
Creamy Grits		Sweet Potato Mash	
New Orleans Bread Pudding		Southern Banana Pudding	

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



Cajun & Creole Sunday Brunch

AT THE OAK TREE COUNTRY CLUB

Sept. 27th | 10AM–2PM

Featuring:

assorted fruit & berry display • avocado toast
deviled egg salad • live-action omelet station
corn & black bean salad • buttermilk & sausage gravy
applewood bacon & sausage • shrimp & creamy grits
cajun chicken etouffee • mardis gras party potatoes
braised collard greens • bananas foster french toast bake
banana pudding & assorted pastries

• Complimentary soda, coffee, & juice •

\$3 glass of champagne

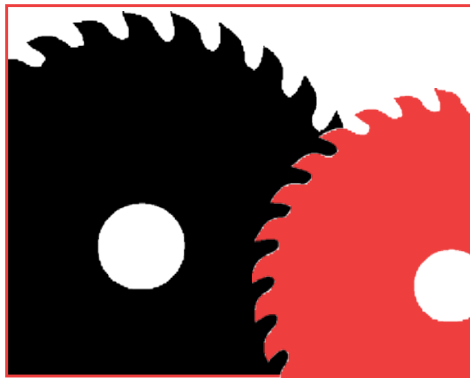
Adult
\$28 PER PERSON

Child
Ages 6–12 (under
5 are free)
\$15 PER PERSON



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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
- **BEAR VALLEY BUCKAROOS, INC.** - The Bear Valley Buckaroos are dedicated to promoting a safe, fun and authentic western way of life for individuals and families. Whether you are a seasoned hand or just starting your horse journey, we offer horsemanship activities for everyone. From Gymkhana playdays to cattle work, kids and adults are welcome to come join us. Upcoming events are shared on our FB page: Bear Valley Buckaroos or you can email us at BVSBUckaroos@gmail.com for more information.
- **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.
- **BEAR VALLEY FIBER ARTS** - Meets every Friday at the Equestrian Center Lounge from 10am-Noon. We make items out of any kind of fiber. For more info. Contact Richard Merrick at 310-384-3001.
- **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 Carol Burdick at 661-821-0263 or at 661-972-7188 for more information.
- **BVS VETERAN'S ASSOCIATION** - Contact: Ray Michalski, Commander, 661-902-1506 or Jed Hannan, Membership, 818-414-2430, jerseyjed@aol.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 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 Jane Custer hanlj6@aol.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@bvscac.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://bvscdc.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 \$15.00. Contact Tammy Reich - bvsgardenclub@gmail.com.
- **GREENHORNS** - Provides an environment for horse and rider to learn cattle-hand-

ding 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** - Enjoy the benefits of playing Bridge in a relaxed environment. Contact Bob Nixon at 661 972-5889 or Tom Papac at 661 972-6821.

• **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, 661-333-4156.

• **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. Matt Bryant 805-823-3758 or email Bvsretired4@gmail.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 Greg Hahn, 714-504-4328 or Sgt. Jay Rivera, 661-821-3239.



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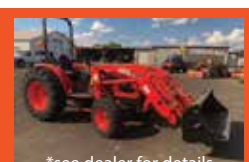
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September updates from Food and Beverage

Submitted by
Josh Cardwell
Food and Beverage Director

September has arrived in Bear Valley Springs, bringing with it some of the most beautiful days of the year. As summer begins to ease into fall, the temperatures become a little more comfortable, the evenings are perfect for enjoying the outdoors, and the surrounding mountains and valleys take on a special beauty that makes this community such a wonderful place to call home.

We invite you to join us throughout the month at the Oak Tree Country Club and the Mulligan Room — places where neighbors become friends, conversations turn into memories, and our community comes together. Whether you are stopping in for a relaxing dinner, gathering with friends for a drink, or celebrating a special occasion, our team looks forward to welcoming you.

September Specials at Oak Tree Country Club

We are excited to bring you a delicious selection of September specials at the Oak Tree Country Club, featuring seasonal flavors and comforting favorites.

Thursdays: Petrale Sole served with roasted fingerling potatoes, delicata squash, mixed olive tapenade, and fresh parsley oil.

Fridays: Pasta and Meatballs featuring bucatini pasta, Pecorino Romano, fire-roasted San Marzano tomato sauce, and a toasted baguette.

Saturdays: Almond-Crusted Rainbow Trout served with yellow creamer potatoes, sugar snap peas, roasted baby carrots, and a brown-butter apple cider gastrique.

Sundays: Prime Rib - a 10 or 12-ounce cut served with creamy horseradish, au jus, and your choice of two dinner sides.

Monthly Vegetarian Special: "Chicken" Fried Maitake

Mushrooms served with honey powder, creamy polenta, wilted kale, golden raisins, and hot honey.

Something for Everyone at the Mulligan Room

At the Mulligan Room, we are excited to offer a blend of classic favorites alongside flavorful new additions. Join us for beloved traditions like Prime Rib Thursdays and our popular Fish & Chips on Fridays, along with a variety of comforting pasta dishes and satisfying classics that make every visit feel like home.

Whether you are joining us after a round of golf or simply looking for a relaxed meal with friends, the Mulligan Room is the perfect place to enjoy great food, good conversation, and community.

Celebrating Life's Special Moments

Looking for the perfect place to host your next special event? Our banquet venue provides an ideal setting for family gather-

ings, birthdays, anniversaries, weddings, corporate celebrations, and other memorable occasions.

With customized menus, exceptional service, and breathtaking valley views, our team is here to help bring your vision to life. We would love the opportunity to help you plan your next unforgettable event.

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

As we welcome September, we would like to extend a heartfelt thank you to all the families of Bear Valley Springs for your continued support. It is truly a pleasure to serve such a wonderful community and to be part of your everyday moments.

From our entire Food and Beverage team, we wish everyone a warm, joyful, and happy September. We look forward to seeing you soon at the Oak Tree Country Club and Mulligan Room.



THE MULLIGAN ROOM'S SPECIALS & SOUPS				SEPTEMBER		2026							
sun		mon		tue		wed		thu		fri		sat	
				1 Baja Shrimp Tacos Chicken Tortilla		2 Eggplant Rigatoni Beef Stew		3 Prime Rib French Onion		4 Fish & Chips Clam Chowder		5 Beef Stroganoff Tomato Bisque	
6 Sausage Lasagna Zuppa Toscana		7 Salisbury Steak Wonton		8 Shredded Chicken Flautas Chicken Tortilla		9 Sweet Thai Chipotle Salmon French Onion		10 Prime Rib Chicken Noodle		11 Fish & Chips Clam Chowder		12 Fettuccine Alfredo Corn Chowder	
13 Chicken Parmesan Cream of Zucchini		14 Swedish Meatballs Minestrone		15 Chili Colorado Chicken Tortilla		16 Wonton Ahi Tacos Chicken & Dumpling		17 Prime Rib Egg Drop		18 Fish & Chips Clam Chowder		19 Cajun Pasta White Chicken Chili	
20 French Onion Pork Chops Split Pea & Ham		21 Shepherd's Pie Albondigas		22 Mahi Mahi Tacos Chicken Tortilla		23 Chicken Curry Vori Vori		24 Prime Rib Gnocchi		25 Fish & Chips Clam Chowder		26 Caprese Chicken Pasta Butternut Squash	
27 Chicken Piccata Chicken Paprikash		28 Bang Bang Shrimp Italian Wedding		29 Carne Asada Street Tacos Chicken Tortilla		30 Teriyaki Beef Stir-Fry Loaded Baked Potato							



BVS YOUTH SPORTS
HOCKEY CAMP
NOVEMBER 30 – DECEMBER 3
WHITING CENTER GYMNASIUM
5:30–8:30 PM
 *DATES AND TIMES ARE SUBJECT TO CHANGE.

FREE!
4-DAY COED CAMP
AGES 4–18

MONDAY | 5:30–8:30 PM
INTRODUCTION TO SKATING
SKATING DEVELOPMENT

TUESDAY–THURSDAY
5:30, 6:30, OR 7:30 PM
HOCKEY DEVELOPMENT CAMP

REQUIRED GEAR:
 • INLINE SKATES PREFERRED
 • HOCKEY STICK
 • HELMET

PLAYERS WILL BE ASSIGNED TO ONE OF THREE TUESDAY-THURSDAY TIME SLOTS:
 5:30, 6:30, OR 7:30 PM

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- Understand and read crochet patterns
- Practice essential crochet techniques
- Create fun, beginner-friendly projects
- Build skills through hands-on instruction

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CLASS FEE

Residents: \$50 • Non-Residents: \$60

SUPPLIES

Additional \$20 One-Time Supply Fee (in addition to class fee)

READY TO GET CREATIVE?

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Questions? Call the Whiting Center: 661-821-6641



BVS YOUTH SPORTS
INLINE HOCKEY
2027

REGISTRATION DATES:
 • RESIDENT SIGN-UPS: SEPT. 28TH-DEC. 6TH
 • NON-RESIDENT SIGN-UPS: OCT. 12TH-DEC. 6TH
 • LATE FEE REGISTRATION: NOV. 1ST- DEC. 6TH
 ADD (+\$15)

-LEAGUE DATES: JAN. 7TH- MAR. 13TH
-PRACTICES START DEC. 14TH
-FREE HOCKEY CAMP DATES: NOV. 30TH - DEC. 4TH

	AGES 4-6	AGES 7+
RESIDENTS:	\$75	\$90
NON-RESIDENTS:	\$100	\$120

REQUIRED GEAR:
 • H.E.C.C. APPROVED HOCKEY HELMETS WITH CHIN STRAPS AND EAR GUARDS
 • H.E.C.C. APPROVED HOCKEY FULL FACE MASK (NO HALF SHIELD VISORS)
 • HOCKEY GLOVES
 • KNEE/SHIN GUARDS
 • ATHLETIC SUPPORTER AND CUP FOR MALES AND PELVIC PROTECTOR FOR FEMALES
 • ELBOW PADS
 • MOUTHPIECE
 • CHEST AND NECK PROTECTORS ARE HIGHLY RECOMMENDED

For Non-Residents:
 • SPORTS PASSES ARE REQUIRED FOR ALL NON-BVS RESIDENTS, INCLUDING THE PLAYER.
 • SPORTS PASSES MUST BE PRESENTED AT THE FRONT DESK UPON ARRIVAL FOR PRACTICE OR GAMES.
 • A SPONSORING RESIDENT IS RESPONSIBLE FOR CALLING IN GATE PASSES.

Contact Us
bvsyouthsports@gmail.com
 Phone: 661-821-6641

RECREATION



JOIN THE FUN!
KIDS CROCHET CLASS

AGES 8-17 | ALL SKILL LEVELS WELCOME

Class: Mondays 4-5 pm
Classes will start Sept. 7th
Whiting Center Green Room

REGISTRATION OPENS AUGUST 1ST
RESIDENTS: \$50 |
NON-RESIDENTS: \$60
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Introducing the BVSA Amenity Patrol Program

A clearer name for a familiar commitment to service, safety, and stewardship

Bear Valley Springs Association has renamed the Ranger Program to the Amenity Patrol Program. The updated title more accurately describes the work these employees perform: patrolling and supporting BVSA-operated recreational amenities, assisting members and guests, promoting safe use of facilities, and helping protect the Association's shared resources.

The former title, "Ranger," sometimes created the impression that staff served as law-enforcement officers, wildlife officers, or community-wide patrol personnel. Amenity Patrol staff are BVSA employees—not police officers—and their routine responsibilities are centered on Association-ran amenities and property.

Where Amenity Patrol Operates

Amenity Patrol routinely patrols BVSA amenities. Staff do not independently patrol, enter, search, or investigate privately owned homes, lots, or other private property. If Bear Valley Police Department or the California Department of Fish and Wildlife requests assistance, Amenity Patrol may assist within the scope of that request and under the requesting agency's direction.

Serving Members Across BVSA Amenities

Amenity Patrol staff provide visible support throughout BVSA's recreational facilities, including the lakes, parks, playgrounds, campgrounds, trails, Whiting Center, pool, tennis and pickleball courts, Beaubien athletic field, Equestrian Center, model airstrip, Historic Schoolhouse, Kawaiisu preserve, dog park, golf course,

Oak Tree Country Club, and the BVSA gun and archery range.

During their rounds, staff may:

- Verify amenity cards, temporary passes, guest eligibility, permits, and applicable guest fees.
- Monitor fishing, boating, campground, trail, park, and facility use for compliance with posted BVSA rules.
- Confirm required safety equipment, including personal flotation devices, is being used where applicable.
- Inspect facilities for hazards, fire concerns, damage, unauthorized use, or maintenance needs.
- Remove trash, complete minor upkeep when appropriate, and submit documented work orders for larger repairs.
- Assist members and guests with questions, directions, access, and the safe use of Association amenities.

This work helps BVSA address concerns early, improve communication between departments, and keep shared facilities clean, safe, and ready for use.

The BVSA rules require members and guests to produce a valid Use Privilege Card (commonly called an Amenity Card) or Guest Pass before using community facilities and common areas. Members are also responsible for the conduct of their families, guests, tenants, and invitees while on Association premises. Amenity Patrol's access checks are therefore an important part of

keeping amenity use fair and consistent.

Gun Range Safety and Rangemaster Duties

A major responsibility of the position is serving as a certified Rangemaster/Range Safety Officer at the BVSA Gun Range. Amenity Patrol personnel maintain the required on-site presence during member use and BVSA-sponsored shooting activities and oversee the safe operation of the rifle, pistol, trap, and archery areas.

At the range, staff conduct or confirm required safety briefings, monitor weather and fire restrictions, enforce cease-fire commands and other range protocols, and stop unsafe or disruptive activity. Range Safety Officers may remove an individual from the range when a safety concern exists and may contact BVPD if a patron becomes hostile or confrontational. As stated in the BVSA Gun Range Rules, the Range Safety Officer's decisions are final when responding to the conditions present at the range.

Amenity Patrol also assists with the operation and upkeep of trap machines, generators, solar systems, targets, and other range equipment. These responsibilities support a facility where safety must remain the first priority every time the range is open.

Wildlife Concerns and Agency Assistance

Wildlife is part of life in Bear Valley Springs, but wildlife response and law enforcement

CONTINUED ON PAGE 25



"FLY ME TO THE MOON"



The 5th and final MasterClass of 2026

October 17th, at 4:00 p.m. Equestrian Center, following a star gazing event at dusk by Cub Lake



From Spaceflight to Artemis

This final MasterClass of 2026 embarks on an inspiring journey through the history of human space exploration, from the earliest ventures into space to NASA's Artemis program and the exciting return to the Moon.

This engaging MasterClass delves into the science, innovation, engineering, and imagination that have made these remarkable achievements possible.

Presented by BVSCAA, this special event celebrates the profound connection between art, science, and discovery, fostering curiosity, creativity, and lifelong learning. Whether you're a passionate space enthusiast, an artist seeking inspiration, or simply curious about humanity's next giant leap for mankind, you'll leave with a renewed appreciation for the spirit of exploration.

The MasterClass presentation will be followed by a stargazing party where you can marvel at the Moon and planets through professional telescopes.

Master Class will be held at the BVS Equestrian Center, and afterward, the BVS Astronomy Club will host a stargazing party at Cub Lake.

By registering, you'll be actively supporting BVSCAA's mission to bring creative learning and cultural experiences to our community.

General admission \$25

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David Allende, Owner

National Night Out held in Bear Valley Aug. 4

Thank you to everyone who joined us for National Night Out 2026 on Aug. 4!

The Bear Valley Police Department and Bear Valley Community Services District had a fantastic time connecting with our community. It was a wonderful evening filled with great conversations, fun activities, and community spirit.

A special thank you to Waste Management, the Kern County Office of Emergency Services, the BVS Emergency Radio Team, the Bear Valley Springs Veterans Association, Clarvida, and all of our food and game vendors for helping make the event such a success. We couldn't have done it without you.

We appreciate everyone who came out and look forward to seeing you again next year! 🐾



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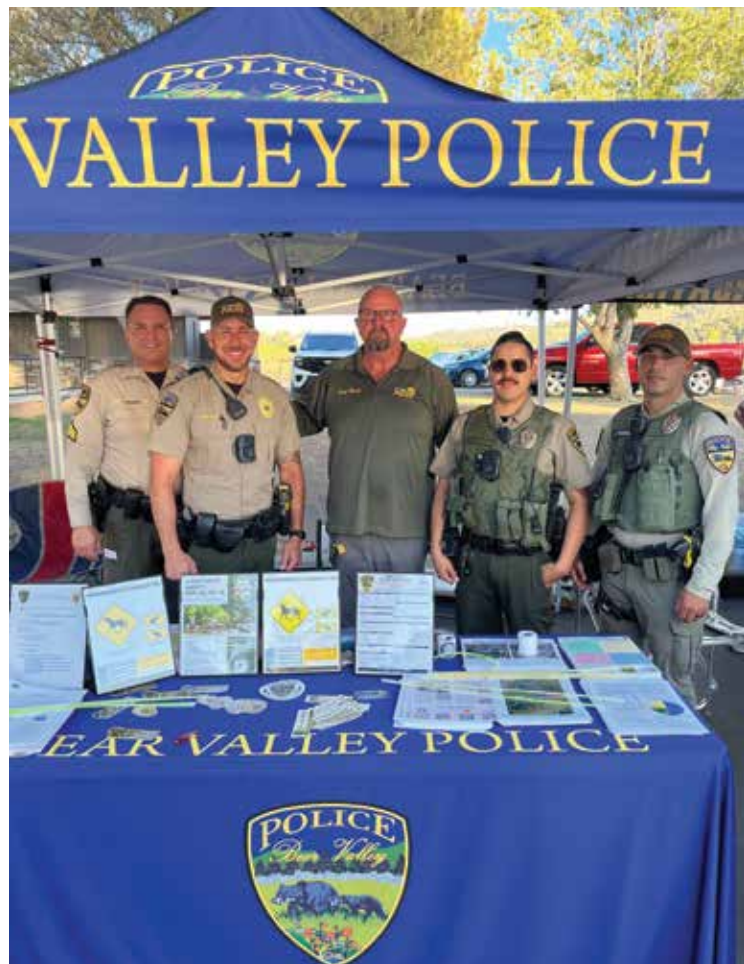
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BVS Wildlife Coalition Gala Sept. 26

On the evening of Sept. 26, something extraordinary is riding into Bear Valley Springs. The BVS Wildlife Coalition's first-ever Wild West Gala is coming to The Oak Tree Country Club — and it's bringing the whole frontier with it. Guests will spend the eve-



ning rubbing elbows with Annie Oakley, swapping stories with Calamity Jane, testing their nerve against Doc Holliday at the poker tables, watching their valuables around Belle Starr, and letting Buffalo Bill Cody and Marshal Wyatt Earp make sure the night



Photo by Sonja Bronson (WLC photo contest winner)



Photo by David Emenheiser (WLC photo contest winner)

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goes down in frontier history. All six legends will be played by live actors mingling with guests throughout the evening.

Between character encounters, the night is packed with activities: a poker room, whiskey tasting (21+), costume contest with a Sheriff's crown for the winner, Jail & Bail, community photography contest, silent auction, and a full buffet dinner with no-host bar.

Every dollar raised sup-

ports the BVS Wildlife Coalition's mission to protect the wildlife and wild spaces that make Bear Valley Springs the remarkable community it is.

Tickets are \$75 per person and seating is limited. Don't wait — reserve your spot at www.bvsWildlife-Coalition.org before the last horse leaves the stable.



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By appointment only



SADDLE UP FOR WILDLIFE!



The Wild West Gala

Dust off your boots and join us for a rootin'-tootin' evening of fun, food, and FUNdraising. Together let's protect the wild creatures.

Poker Room — Doc Holliday's calling your bluff! Think you've got the best hand in the West? *No cash, just bragging rights!*

Jail & Bail — Marshal Wyatt Earp is on the lookout! Get thrown in the frontier jail and holler for your friends to bail you out!

Whiskey Tasting — Belly up to the bar for a taste of the frontier's finest spirits. *Outlaws under 21 need not apply!*

Buffet Dinner & No-Host Bar — Fill your plate and raise your glass to wildlife!

Costume Contest — Dress your Western best and see if you can impress Annie Oakley herself — winner is crowned Sheriff of the Night!

Silent Auction — Bid on one-of-a-kind treasures to support an incredible cause

Legends of the West

Rub elbows with Annie Oakley, watch your valuables around Belle Starr, swap stories with Calamity Jane, test your nerve against Doc Holliday at the poker tables, let Wyatt Earp keep the peace and Buffalo Bill Cody himself make sure the whole night goes down in frontier history!



THE ROUNDUP
26 SEPT ! 5:00PM **\$75**
Per Person

The Oak Tree Country Club



CONTINUED FROM PAGE 4

This event is only possible due to the tremendous support of our generous sponsors and donors.

Diamond Sponsors:

Sonya Schroeder

Diane Peterson

Platinum Sponsors:

BVS Buckaroos

Robyn Beck

Gold Sponsors:

BVS Greenhorns

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Sequoia Wellness

Hair by Michelle

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Linda Buchholz

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Courselle Plumbing

Lori and Steve Frear

The Soto Family

Silent Auction and

Raffle Donors:

BVSA, Jeff and Debi Ker-mode, BVS Carriage Club, Cowboys and Angels, Wild Roots Style Co., Westbound Clothing Co., Glory Oaks Leather, Old Towne Pizza, Melissa Auman with Freedom Feeder, Terri Deering Her Hatness, Barry the Barber, Matt Sheridan Performance Horsemanship, Glamour Salon, Kelsey Rose Thomas, Sharon Munz, Cortney McClure, Jennifer Bankston, Kathy Burns, Soul Strong Wellness, Judith Sanford, Kathy Underwood, Julie D'Orio, Sharon Owen, Joanne Kowey, Kelly Hughes, Chris and Leah Balzarini, Sandy Travis, Suzi Vlietstra, and Mill Street Kitchen.

A special thank you to George Stufflebeam for capturing our event.

The BVS Pony Club is so grateful and humbled by the support and love our community shows us. Your generosity keeps our youth riders riding and our incredible trainers adequately compensated. Thank you!

The BVS Pony Club currently has ages ranging from 8-16 years old. We meet on Saturday mornings for lessons at the Equestrian Center in addition to other meetings varying each week. We are a part of the United States Pony Club (USPC); an educational organization that teaches riding and horsemanship. Pony Club fundamentals include instruction, safety, sportsmanship, stewardship and leadership.

Please contact Desiree Whatmough for more information: 661-246-6691 or ponyclubbvs@gmail.com



THE OAK TREE COUNTRY CLUB

THURSDAYS

Petrale Sole 32

With roasted fingerling potatoes, delicata squash, mixed olive tapenade, & parsley oil.

FRIDAYS

Pasta & Meatballs 30

2 8-ounce pork & beef meatballs with spices, buccatini pasta, aged Grana Padano, fire-roasted san marzano sauce, & baguette.

SATURDAYS

Almond-Crusted Rainbow Trout 25

With yellow creamer potato, sugar-cured assorted baby carrots, & a brown butter apple cider gastrique.

SUNDAYS

Prime Rib 36/39

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

MONTHLY VEGETARIAN

"Chicken" Fried Maitake 28

With honey powder, creamy polenta, wilted kale, golden raisins, & hot honey.

+ **DAILY SPECIALS!**

September
Specials

CONTINUED FROM PAGE 18

require specialized authority, training, and equipment. Amenity Patrol may observe and document wildlife concerns found while patrolling BVSA amenities, provide general guidance, secure an affected amenity when appropriate, and notify the proper agency.

Amenity Patrol does not independently respond onto private property to investigate or handle wildlife. Residents facing an immediate threat or an incident on private property should contact the appropriate public-safety agency. When BVPD or the California Department of Fish and Wildlife specifically requests BVSA assistance, Amenity Patrol may support that response as directed. The requesting agency remains responsible for the law-enforcement or wildlife-management response.

Rules, Documentation, and Professional Service

Amenity Patrol personnel work under the direction of BVSA management. They are authorized to give direction regarding the safe and proper use of Association amenities, address violations of BVSA rules, issue Amenity Patrol citations when necessary, and document incidents for management review. They are not a substitute for BVPD and do not exercise police authority.

A citation or incident report documents what occurred; it does not mean patrol staff personally impose a fine or suspend a member's amenity privileges. Under the BVSA Rules, the Board of Directors may impose fines or suspend use privileges only through the applicable notice-and-hearing process. BVSA management may request police assistance when necessary.

Staff use iPads and BVSA systems to verify access, register guests, collect applicable fees, document incidents and complaints, photograph hazards, prepare work orders, and complete daily operational reports. Accurate documentation

allows management and other BVSA departments to follow up consistently and helps identify recurring maintenance or safety concerns.

Working Together

Members and guests can help the program succeed by carrying the required Amenity Card or pass, following posted rules, observing Rangemaster instructions, and reporting facility hazards or damage promptly. BVSA employees receive their

direction from the General Manager and authorized supervisors; individual members and guests do not direct staff assignments. When an issue involves a crime, an immediate threat, a dangerous wildlife encounter, or private property, the appropriate public-safety agency should be contacted rather than Amenity Patrol.

The Amenity Patrol Program is an investment in the amenities that make Bear Val-

ley Springs special. Whether staff are helping a guest at a lake, checking a campground, identifying a trail hazard, supporting facility operations, or maintaining safe conditions at the Gun Range, their purpose is the same: friendly, professional service and responsible stewardship of BVSA's shared recreational resources.



Organics Recycling Drop-Off Program

Help Keep Food Waste Out of Landfills

Recycling food scraps and food-soiled paper is easier than ever. Organics recycling carts at the Bear Valley Transfer Station provide a simple way to keep organic waste out of landfills and help create a cleaner, more sustainable community.

Why Your Participation Matters

California's SB 1383 law requires communities to reduce the amount of organic waste sent to landfills. When food waste is buried in a landfill, it produces methane, a greenhouse gas that contributes to climate change.

By bringing your food scraps and food-soiled paper products to the Bear Valley Springs Transfer Station, you're helping reduce greenhouse gas emissions, conserve natural resources, and support your community's efforts to meet California's organics recycling requirements.

What to Recycle

Place the following materials in the designated organics carts. To make recycling easier, you may use paper bags or cardboard boxes. **Please do not use plastic or compostable bags.**



Food Waste



Produce



Food Soiled Paper,
Coffee Filters & Tea Bags



Meat, Fish & Poultry

Do Not Include:

Batteries
Compostable bags
Fats, oils & greases
Foam containers
Hazardous waste

Plastic bags
Trash
Plastic containers
Recyclables
Serveware / utensils



Dairy



Bread, Pasta, Rice,
Grains, Coffee Grounds

Get Started Today

Gather your food scraps and food-soiled paper products and bring them to the Bear Valley Transfer Station for recycling. Every load of organics you recycle helps keep valuable materials out of landfills and supports a cleaner community.

Bear Valley Transfer Station

28999 South Lower Valley Road

Tehachapi, CA 93561

Hours of Operation

Monday, Wednesday, Friday, Saturday & Sunday: 7:30 a.m. to 5 p.m.

Tuesday & Thursday: 7:30 a.m. to 6 p.m.



**TEXT OF PROPOSED ECC RULE
CHANGES**

(Deletions are shown in strikethrough type and additions in **bold underlined** type)
SECTION 102. Maintenance and Repair of Lots and Improvements

D. After Approval Obtained Upon written request by the ECC, the Owner shall remove, conceal or screen in a manner satisfactory with the ECC any equipment, machinery, device, improvement, condition or animal enclosure which has been placed on a lot, whether legally or illegally, if the ECC determines that it causes unreasonable embarrassment or annoyance to other Owners. ~~Upon written notice from the ECC, an Owner shall remove, relocate, conceal, screen, or otherwise modify any equipment, machinery, device, improvement, condition, or animal enclosure located on the lot in a manner reasonably satisfactory to the ECC, if the ECC determines that the item or condition is inconsistent with the community's aesthetic standards, adversely affects the appearance of the neighborhood, or may negatively impact the enjoyment or value of nearby properties. The ECC shall act reasonably and in good faith when making such determinations.~~

Purpose and Effect of Proposed Rule Change

Both versions are less confrontational, more objective and provide homeowners with more clarity of their responsibilities to the BVSA and ECC.

ECC rule Section 115 - Signs

A. Allowable Signs. Except as provided by law, no signs whatsoever shall be erected or maintained upon any lot, except the following: [C&Rs, Para. 7.b.(9)] (Amended 5/10/08)

1. Such signs by legal proceedings.
2. Residence address number signs of a combined total face area of one half (1/2) square foot or less for each residence or as otherwise approved in writing by the ECC. (Amended 5/10/08)
3. During the construction of any improvement, job identification signs having a maximum face area of six square feet (6 s.f. ~~is 24"x36"~~) per sign and of the type usually employed by contractors.
4. Not more than one "house for sale" or "house for rent" sign having a maximum face area of three square feet (3 s.f.), **six square feet (6 s.f.)**, on each residential lot or condominium.

Purpose and Effect of Proposed Rule Change

The purpose of our request is to increase the square footage of real estate signs to reflect the industry standards, and the effect would prove less complaints and more flexibility for local and non-local real estate companies.

SECTION 103. Occupation and Special Use Permits

B. Garage/Yard Sales
Garage or yard sales may be conducted on a residential lot with the prior written

approval of the ECC.

6. Sales are to be no longer than three days, nor can they be held on Association recognized holidays (**Easter – Memorial Day – July 4th – Labor Day – Thanksgiving – Christmas – New Years.**)

Purpose and Effect of Proposed Rule Change

Adding the specific holidays creates clarity.

**TEXT OF PROPOSED BVSA RULE
CHANGES**

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

**ARTICLE 3
GENERAL RULES FOR AMENITIES
AND FACILITIES
OPERATED BY THE ASSOCIATION
(Adopted 7/9/88)**

**SECTION 305. USE PRIVILEGE
CARDS**

(a) Subject to this Section 305, the Association will issue Use Privilege Cards to new Members and their immediate family **and tenants**, as defined in Art.3, section 305, par.(o) upon application and presentation of evidence of eligibility for membership in the form of a recorded grant deed or a ~~a~~ currently effective title insurance policy on property within Bear Valley Springs (BVS); a valid State of California issued Real I.D.; valid State of California issued Driver's License, **State I.D. and one of the following voter registration, vehicle registration, utility bill, insurance document, lease agreement, school records, or other official records** or a recent property utility bill showing that the individual(s) listed are the owner(s) **and/or reside at the property**. Online applications for a change of address requests from the California Department of Motor Vehicles will not be accepted as proof of residency. Issuance of Use Privilege cards is limited to

- (1) **One single a single-family unit living at the same residence** Children over the age of twenty-six years will not be issued amenity cards and will be considered an additional family. **will be issued Use Privilege Cards. These cards may be issued to individuals who can verify residency with two forms of identification such as a valid State issued driver's license, State I.D., voter registration, vehicle registration, utility bill, insurance document, lease agreement, school records, or other official records showing that the individual(s) listed are the owner(s) and/or reside at the property as outlined in Article 3, Section 305(a).**
- (2) **Tenants residing within Bear Valley Springs will be issued Use Privilege Cards. These cards may be issued to individuals who can verify residency with two forms of identification such as a valid State issued driver's license, State I.D., voter registration, vehicle registration, utility bill, insurance document, lease agreement, school records, or other official records showing that the individual(s) listed are reside at the property as outlined in Article 3, Section 305(a).**

Any request for additional cards will be made in writing outlining justification and submitted to the BVSA Board of Directors

for review and a response will be made within thirty days of receipt for approval or denial of said request. (*Amended 4/25/23*).

(b) (1) If more than one person owns a lot or condominium, all of the owners together are deemed to be one Member or one Membership, pursuant to Par. 11b (2) of the Covenants and Restrictions (C&Rs) and Art. III, Section 4 of the Association Bylaws.

(2) Pursuant to Art. VII, Sec. 2 of the Association Bylaws, the person(s) included in the Membership have the right to designate the members of one single family residing together who may use the Community Facilities and Common Areas in BVS. **pursuant to Art.3, section 305, par.(a).** (*Amended 11/21/88*)

(c) Designation of family members must be made on an application form provided by the Association that will be subject to the Association's verification that the information provided by the Membership qualifies the person(s) designated as family members.

(d) (1) Use Privilege Cards will be issued to the person(s) designated by the Membership and found to be qualified family members by the Association.

(2) Minor children age nine (9) and older who are residing in the household of the designated family unit on a permanent basis are eligible for an amenities card. The minor children of parents, who are divorced or separated and who have been awarded their joint physical custody as defined in Family Code Section 3004, are deemed to reside with each parent.

(e) Applications for changes in the designated family and family members may be made to the Association upon surrender of the Use Privilege Cards issued to that Membership. (*Amended 1/27/01*)

(f) Residences, residential lots, condominiums and condominium lots are intended to be used for residential purposes only. Short-term rentals or leases (less than thirty (30) consecutive days) at any one time negatively impact Association resources, resulting in undue costs and liability for the Association, and therefore, are disallowed. This includes Air BNB's, VRBO, or any other vacation, weekend, or short-term rentals. The renters or users of the short-term rentals shall not qualify for Use Privilege Cards. (*Added 10/10/15; Amended 07/10/18, 2/10/24*)

(g) Members who assign their **Use Privilege Card** rights to a tenant who is occupying the complete primary residence **residing within Bear Valley Springs pursuant to Art.3, section 305, par.(a)(2).** ~~must immediately surrender their Use Privilege Cards and give~~ **must provide** the Association written notice of the assignment and the names of the tenant and the tenant's family qualifying for a Use Privilege Card. Upon termination of the tenancy, **members must inform** the Association **in writing will return or replace the Member's Use Privilege Card upon application by the Member.** ~~and~~ **The** Member should make every effort to ensure that the cards issued to tenants and their families are returned to the Association Office upon termination of the tenancy. (*Amended 10/1/2021*)

(1) Use Privilege Cards will not be issued to tenants who have not been assigned use privilege rights by Members as provided in Article VII, Section 3 of the

Bylaws:

(2) A non-refundable deposit, in accordance with the BVSA Fee Schedule, must be deposited for each Use Privilege Card before issuance of the Cards. (*Amended 11/16/91; 08/10/11; 07/10/18*)

(3) Tenants who have been assigned use privilege rights by Members must obtain Use Privilege Cards from the Association in order to use Community Facilities and Common Areas. Their use of the Community Facilities and Common Areas as guests of Members or other tenants will not be permitted.

(4) Property Owners who have an Environmental Control Committee (ECC) approved Accessory Dwelling Unit/Guesthouse (ADU), and/or Junior Accessory Dwelling Unit (JADU) may assign up to two amenity Use Privilege Cards per approved unit to tenants. **pursuant to Art.3, section 305, par(a)(2).** ~~A completed application by the Member with accompanying lease verifying that the rental is thirty (30) consecutive days or longer in length and an annual non-refundable deposit fee (or pro-rated amount of the annual fee); in accordance with the BVSA Fee schedule, must be paid for each Use Privilege Card before issuance. The annual fee per card will then be charged to the Property Owner each fiscal year with the annual assessments until the Association is informed in writing of termination of the tenancy.~~ (*Amended 2/10/24*)

(5) Occupants, Tenants and other persons who have been assigned use privileges by the Members as provided in Article VII, Section 3 of the Bylaws who have violated the BVSA Rules, ECC Rules or other Bear Valley Springs governing documents will be subject to loss of amenity use privileges as determined by the Board of Directors and will be required to surrender their Use Privilege Cards. (*Added 2/21/98*) (*Amended 11/21/88*) (*Added 10/10/19*) (*Added 6/1/2021*)

(h) Upon sale, exchange or transfer of a Member's lot or condominium, the Member must surrender to the Association the Use Privilege Cards outstanding on that property. Upon failure to return the Card(s), the Association may impose a fee in accordance with the BVSA Fee Schedule for each Card, issued with respect to the Member's property, which is not returned to the Association. This fee may be collected through the sale, exchange or transfer escrow or any other means provided by law. (*Amended 5/15/99; 08/10/11*)

(i) Use of BVS Community Facilities and Common Areas is limited to persons qualifying for Use Privilege Cards or Guest Passes. The Association shall require production of the Use Privilege Card or Guest Pass prior to use of any facility. Persons operating a business on their BVS property may not extend use of BVSA common areas, facilities or amenities to outside persons as a component of their commercial enterprise. A. Due to the unique use of the Mulligan Room (a food establishment) and in accordance with the C&R's section 7.f.(1) sub-section a-e. The Mulligan Room, **Oak Branch Saloon, and Oak Tree Country Club dining room**, will be exempt from this rule allowing anyone with a valid gate pass to patronize the Mulligan Room, **Oak Branch Saloon and Oak Tree Country Club dining room** only without showing a

Use Privilege Card or Guest Pass. (Added 06/01/19, 2/10/24)

(j) Lost, stolen or destroyed cards will be replaced by the Association upon payment of a processing charge in accordance with the BVSA Fee Schedule and execution of an affidavit of loss, theft or destruction. (Amended 3/10/11)

(k) Multiple owners of lots or condominiums who do not qualify as a family as defined by subdivision (n), and who acquired ownership of their property prior to September 19, 1987, are entitled to receive no more than six Use Privilege Cards.

(Amended 7/10/09)

(l) Natural persons who own two or more lots or condominiums may designate **Use Privilege Card rights** for each lot or condominium owned, one single family related to the owners by blood or marriage, residing together, who may use the Common Areas and Community Facilities.

(m) (1) Persons other than natural persons who own a single lot or condominium shall **may** designate **Use Privilege Card rights** to one single family residing together who shall **may** use the Common Areas and Community Facilities. (Added 7/18/98)(Amended 2/10/24)

(2) Persons other than natural persons who own two or more lots or condominiums shall **may** designate **Use Privilege Card rights** for each lot or condominium owned, one single family residing together who shall **may** use the Common Areas and Community Facilities. (Amended 2/10/24)

(n) The term "person," as used in this Section 305, means and includes natural persons, corporation, partnership, limited liability companies and other entities recognized by the laws of the State of California. (Amended 7/18/98, 2/10/24)

(o) The term "family" as used in this Section 305 means and includes a natural person or two or more natural persons **occupying a dwelling and living together as a stable, single housekeeping unit on a permanent basis, regardless of whether such persons are** related by blood, marriage, domestic partnership, or legal adoption, **any other legal relationship**, or a group of natural persons living together as a **single housekeeping unit shall generally be characterized by shared use of and equal access to all common areas of the residence, including kitchens, living spaces, and eating areas; the sharing of household expenses, chores, and responsibilities; and a living arrangement demonstrating stability and permanence consistent with residential occupancy**, on a permanent basis, and all having equal access to all areas of the lot or condominium: **All persons who permanently reside at a residence within Bear Valley Springs, including tenants and adult occupants, shall be eligible for a Use Privilege Card and full amenity access upon providing two (2) forms of documentation acceptable to the Association establishing permanent residency at the property. Eligibility for use privileges is based on property ownership and permanent residency within Bear Valley Springs and the Association's jurisdiction.** (Added 12/16/8; Amended 9-10-08; 7-10-09, 2/10/24)

(p) Notwithstanding any other provision of these Rules, in no event shall a Member whose use privilege rights have been suspended, in whole or in part, for any reason, including but not limited to the nonpayment of assessments, be entitled to use or enjoy the Common Areas or Community Facilities during the period of any such suspension. Any attempt by a Member in good standing to designate such suspended Member as a person qualified to hold or exercise such use privilege rights shall be null and void. (Added 7/20/96) (Renumbered (f) – (p) 10/10/15)

SECTION 306. MEMBER RESPONSIBILITIES

(a) All amenities and facilities operated by the Association are used by Members, their families their guests, and their tenants at their individual risk. (Amended 06/02/15)

(b) At all times, Members are responsible for their own conduct, acts and omissions as well as those of their families, guests, tenants, or invitees and any reference in this Article to the conduct, acts and omissions of Members includes that of their families, guests, tenants, or invitees. Courtesy, good conduct, and decorum must be observed at every BVSA Amenity, at all times. The Designated Supervisor is the sole judge of what constitutes good conduct. (Amended 10/1/2021, 2/10/24)

(c) Members are responsible for their guests and tenants. This includes guests' and tenants' family members while on Association premises. This responsibility includes guests' and tenants' observance of the Governing Documents. (Amended 8/10/08; 4/10/11, 2/10/24)

(d) A Use Privilege Card or cash deposit, or both, may be required to check out Association equipment. The Board will establish any cash deposit amounts. Upon the return of Association equipment in good condition, any deposit or Card will be returned.

(e) Conduct at Association facilities, amenities or common areas that poses 1) an immediate and unreasonable infringement of, or threat to, the safety or quiet enjoyment of other Members and their guests, (2) a traffic or fire hazard, or (3) a threat of material damage or destruction of other property, is prohibited. (Added 4/10/13)

(f) Any Member who defaces injures or destroys Association property is liable for its full value and is subject to any further actions the Board may take. Should guests or tenants of a Member deface, injure or destroy Association property, the Member is ultimately liable for the damage. (Amended 4/10/11)

(g) Any dog or other pet must be restrained by leash while at any recreational facility operated by the Association. Pets of any kind may be prohibited at some amenities, even if on leashes.

(h) All trash, debris and garbage must be placed in proper receptacles provided for it.

(i) No person under the influence of any alcoholic beverage or illegal drugs shall be allowed to enter or to remain in any Amenity operated by the Association. (Added 9/24/94, Amended 2/10/24) [Ref: District Ordinance No. 94-95, Sec. 1.06]

(j) A Member whose use privilege

rights for the use of one or more Amenities or Common Areas have been suspended may not use those facilities or areas as the guest of a Member in good standing or as the guest of a tenant who has been issued a Use Privilege Card. (Added 2/21/98) (Amended 2/10/24)

(k) The use of any projectile device, specifically, but not limited to firearms, bows and arrows, BB guns, paint-ball weapons, etc. is prohibited in or on Bear Valley Springs' facilities, common areas and easements, with the exception of the shooting and archery range. (Added 9/10/12) (Amended 2/10/24)

SECTION 307. GUEST PASSES

(a) Guest passes will be required only for guests who are not accompanied by a Member or an adult (18 and over) member of the family of a Member. (Amended 02/10/17)

(b) The term "Member" is defined in Article I, Section 14 of the Association Bylaws and includes, for purposes of use of Common Facilities only, a tenant assignee of a Member under the provisions of Article VII, Section 3 of the Bylaws. (Amended 1/27/01)

(c) Guest passes may be picked up at Oak Tree Country Club and the Administrative Office, Golf Pro Shop, or at the Whiting Center during the times established by the Board and posted at those locations, or at the Administrative Office during business hours upon written request. (Amended 12/15/01)

(d) The types of Guest Passes are: (maximum outstanding: 4 per lot)

(1) Daily

(2) Long-Term (maximum of two weeks)

Requests for long-term guest passes must be in written form and include a statement of need for this pass.

(1) Sports Pass

A BVSA Member in good standing or a Bear Valley adult resident with current amenity use privileges may sponsor up to 4 guests and limited spectators to participate in and spectate an approved Association Sports League, following the procedure as set forth in Section 307 (e). The Sports Pass will be generated during the sports league sign-up process. The Member is responsible for the guest as outlined in Section 306. The guest participant will pay all league and guest fees. This pass will grant entrance only to that part of the facility intended for the sport in which the guest participant and limited spectators are enrolled and is only to be used for the enrolled sports league. This is a limited entry pass. The duration of the pass will be for the length of the particular sports season, but will be revoked if the guest leaves the sports program or violates any Association Rules or Sports Code of Conduct or if the sponsoring Member/renter loses amenity privileges.

(4) Grandchild Pass

A BVSA Member in good standing or a Bear Valley adult resident with current amenity use privileges may sponsor up to 4 immediate family grandchildren between the ages of six and seventeen in any two-week period of time as set forth in Section 307 (e). The two-week complimentary grandchild pass may be renewed one

(1) time for a total of four (4) weeks per calendar year per grandchild. After four (4) weeks the Member will pay guest fees for the grandchild as per the current fee schedule. Grandchild passes will only be issued at the Association office. Member is responsible for the grandchild as outlined in Section 306. Grandchild pass will be revoked if the guest violates any Association Rules or Code of Conduct or if the sponsoring Grandparent Member/Renter loses amenity privileges.

Temporary Junior Amenity Access Pass is good for any individual under the age of 18. There can only be 6 passes processed per tract and lot per year. Dates may be divided up or given all at once and cannot exceed a total of 14 days per calendar year. No more than two passes may be assigned to the same individual per year. The Temporary Junior Amenity Access Pass must be carried by the pass holder at all times while utilizing Association amenities. The pass holder shall comply with all rules and regulations applicable to the specific amenity being used, including, but not limited to, the golf course, equestrian center, swimming pool, lakes, parks, trails, ball fields, restaurants, and the Whiting Center. There will be no charge for the individual at any amenity while they are within the dates given on the card. After all dates have been used, the member will pay guest fees for the individual per the current fee schedule. Temporary Junior Amenity Access Passes may be picked up at the Administrative Office, Golf Pro Shop, or Whiting Center during business hours upon written request. Member is responsible for the individual at all times as outlined in section 306. Temporary Junior Amenity Access Pass will be revoked if the individual violates any of the outlined BVSA rules or code of conduct or if sponsoring member loses amenity privileges for any reason. (Added 02/10/17; Amended 04/25/19, 2/10/24)

(e) The procedure for issuance of g Guest passes and **Temporary Junior Amenity Access Passes** is as follows:

(1) The Member must present a valid Use Privilege Card to the Association employee issuing passes. Membership will be verified from current alpha lists or other records of the Association.

(2) Each g Guest p Pass or **Temporary Junior Amenity Access Pass** issued will include the expiration date and the name of each guest over age nine and each grandchild **Temporary Junior Amenity Access P**pass issued will include the expiration date and the name and birthdate of each guest between the ages of six and seventeen. The Member must sign for each pass, noting their tract and lot numbers and acknowledge responsibility for the guest. (Amended 02/10/17)

(3) Passes requested in person by Members may be taken by the Member at that time or may be picked up at the Country Club **Association Office, Golf Pro Shop** or Whiting Center by the guest.

(4) Passes requested by mail may be picked up at the Administration Office by the Member or guest upon proper identification

(5) Guest ~~p~~ **Passes and Temporary Junior Amenity Access Passes** may not be requested by phone.

(6) Any request for a variance from this guest pass procedure must be submitted in writing to the Association Office for approval, by the General Manager and Amenity Manager. (Amended 1/27/01; 12/10/10)

Purpose and Effect of Proposed Rule Change

The purpose of this rule change is to mitigate the constant appeal for additional cards for special circumstances such as live-in caregivers, adult family members caring for their parents, 2 people at a residence that have an adult living with them permanently, multiple person(s) or a corporation on a deed, and a variety of other exceptions.

ARTICLE 22

ARTICLE 22

RULES FOR BEAUBIEN BASEBALL FIELD

(Adopted 8/10/10)

SECTION 2200. GENERAL SITE RULES

Any dog or other pet must be restrained by leash while at this facility. All pets; including horses and dogs, must be contained and kept off the playing fields. [Ref: District Ordinance No. 09-230,, Sec. 635C]

(a) No bikes, skates, roller blades or other transportation devices may be used on

the fields or between fields in the fan area unless permitted for field preparation. Bikes must be walked when on site. [Ref: District Ordinance No. 09-230, Sec.6310B]

(b) All events are scheduled through the Whiting Center Manager or Sports Coordinator. All fields and batting cages will have a priority system use:

- (1) All BVS youth games **and events.**
- (2) Youth league practice.
- (3) Senior softball games.
- (4) People who have scheduled the field with the Sports Coordinator.
- (5) Drop-ins must relinquish the field after one hour of use if others want to play.

(c) Overnight parking is prohibited unless authorized by the Whiting Center Manager and must conform to all B.V.S.A. and C.S.D. rules. [Ref: BVCSD No.6311A.]

(d) Every person utilizing the ballfield must possess a valid BVSA Use Privilege Card or BVSA Guest Pass.

SECTION 2201. BALLFIELD CONDUCT RULES

(a) No person under the influence of any alcoholic beverage or illegal drugs shall be allowed to enter or remain at this facility. The use of tobacco, alcohol, and, or illegal drugs is prohibited on the playing fields and in dugouts. The use of tobacco, **vaping**, or alcohol is permitted in the parking area **200' from the fields** for those of legal age. [Ref: BVCSD Ordinance

No.6313A.]

(b) Conduct or language to incite or encourage violence or unsportsmanlike behavior is prohibited.

(c) Members are responsible for their guests conduct, including guests' family members.

(d) All trash, debris and garbage must be placed in proper receptacles provided for it. [Ref: BVCSD Ordinance No. 633A.]

(e) Foul language is prohibited.

(f) Harassing of players, managers, coaches, fans or umpires is prohibited.

(g) Game Official or Staff has the authority to enforce the rules.

(h) There is zero tolerance for fighting. Police will be informed of the incident.

SECTION 2202. BALLFIELD SAFETY RULES:

(a) Fields are not to be used when conditions have made them muddy, icy, or otherwise unplayable.

(b) Use of proper safety equipment is recommended to be worn when using the amenity.

(c) Children **under 9** shall not be left unsupervised.

SECTION 2203. MEMBER AND MANAGEMENT RESPONSIBILITIES:

This Article will be enforced as provided in Article 17 and Article 3. (Added 12/10/13)

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 **Amenity Patrol**

Purpose and Effect of Proposed Rule Change

The purpose of the change was to recognize the change of title from Ranger to Amenity Patrol



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MAJOR PROJECT UPDATE • BEAR VALLEY COMMUNITY SERVICES DISTRICT

BEAR VALLEY ROAD REHABILITATION PROJECT

Bear Valley Road will be completely reconstructed from the front gate to Oakflat Drive and from Bay Court to Martingale Way – and the aging water mains beneath the road will be replaced at the same time.

WHAT THE PROJECT INCLUDES:

- **Full reconstruction of two segments of Bear Valley Road**
Front gate to Oakflat Drive • Bay Court to Martingale Way
- **Replacement of the water main lines under the road**
Retiring original asbestos cement pipe (ACP)
- **Replacement of water service lines to properties**
- **New mainline gate valves for faster, smaller shutoffs**
Crews can isolate a leak without draining the neighborhood
- **Professional design by Provost & Pritchard engineering**
Construction performed by outside contractors – not your 6-person roads crew

WHY DIG UP THE WATER LINES TOO?



Gate valve cast in 1982, excavated from beneath our roads

- **Dig once, pay once.** Replacing pipe while the road is already open means we never have to cut into brand-new pavement.
- **Our ACP mains are 40+ years old.** As asbestos cement pipe ages it softens, grows brittle, and breaks more often.
- **Old valves make outages bigger.** When a seized valve can't close, one leak can shut down water to an entire area.
- **Emergency repairs cost more.** Broken ACP requires certified handling and regulated disposal – planned replacement is far cheaper per foot.

Your water is safe today – we're replacing these pipes so it stays that way.

PROJECT FUNDING

\$9.3 Million

Current project estimate

- **Road reconstruction**
Paid from the Roads Fund
- **Water line replacement**
Paid from the Water Enterprise Fund

The FY 2026/27 budget dedicates the vast majority of the CSD's \$10.5M capital improvement funds to this project.

PROJECT TIMELINE:

- **Dec 2024**
Board approves engineering study
- **Sept 2025**
Study delivered; best rehab options identified
- **Dec 2025**
Design work begins with Provost & Pritchard
- **April 2026**
Design passes the 65% completion mark
- **July 31, 2026**
Construction bids received
- **August 13, 2026**
Award recommendation goes before the Board
- **Next**
Contract award & construction begins

WHAT TO EXPECT:

- Expect delays on our roads once construction begins
- Timely alerts on closures via Nixle, the electronic gate marquee, the CSD website, and social media
- Water service interruptions will be announced in advance

Love never looked so good.

2026 Outback

Symmetrical All-Wheel Drive Midsize SUV



Built for the Road Ahead.

The all-new, completely redesigned 2026 Outback and 2026 Outback Wilderness feature even more confident capability, advanced safety, and tough style. Both give you the trusted capability of standard Symmetrical All-Wheel Drive and new standard technology including a 12.1-inch high-resolution touchscreen and 12.3-inch digital instrument cluster.



*Purchase or lease any new (previously untitled) Subaru and receive complimentary factory scheduled maintenance plan for 1 year or 12,000 miles (whichever comes first.) See Subaru Added Security Maintenance Plan for intervals, coverages and limitations. Customer must take delivery before 12-31-2026 and reside within the promotional area. At participating dealers only. See dealer for program details and eligibility.

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

ASSOCIATION BOARD OF DIRECTORS

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

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

PERSONNEL AND BOARD DIRECTORS CONTACT INFORMATION

Anita Bauer 821-5537 x231, AnitaB@bvsa.org
Environmental Control Manager, Board Secretary
Ashley Krempien..... 661-821-6641, AshleyK@bvsa.org
Recreation Manager
Casey Meadows..... 821-5537 x231, CaseyM@bvsa.org
Project Manager, Facilities Maintenance Manager
David Burchard 821-5537 x231, DavidB@bvsa.org
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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
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Guy Munday..... 821-5537 x231, GuyM@bvsa.org
Board President
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 COMMUNITY SERVICES DISTRICT

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

28999 S. Lower Valley Rd. • Tehachapi CA 93561 • (661) 821-4428
 denise@bvcsd.org • www.BVCSd.com

CSD BOARD OF DIRECTORS

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

*The CSD Board of Directors meets on the 2nd and 4th Thursdays of each
 month at 6 p.m. at the District Office. The public is encouraged to attend.*

MANAGEMENT STAFF

Beverli Marshall..... General Manager
 Dain Hurst..... Chief of Police
 Will Parks Water Supervisor
 Daniel Haggard..... Roads Supervisor
 Jason Parks Wastewater Supervisor
 Larry Wiggins General Services Supervisor
 Eric Woods Administrative Services Director
 Dave Commons Interim Public Works Director

COMMITTEE MEETING SCHEDULE*

ODD MONTHS:

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

EVEN MONTHS:

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



BINGO TIME!

PLAY BINGO. WIN CASH. SUPPORT LOCAL VETERANS.

18+ ADULTS ONLY

SATURDAY, SEPTEMBER 5TH, 2026 | DOORS OPEN 12:30 PM | GAMES BEGIN 1:00 PM

THE MORE WHO PLAY, THE MORE WE PAY!

PLAY, WIN & GIVE BACK

- Cash prizes awarded every game
- Prize payouts grow with more players
- All proceeds support Veteran activities
- Snacks & water available for donation

\$15 BINGO PACKET

- 15 game sheets with 6 games per sheet
- Pull tabs available for purchase
- 50/50 drawing
- Free door-prize tickets for all players

BVSA release of liability required before playing. | Non-residents must pay a \$5 Whiting Center guest entry fee.



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 Veterans Association &
 Auxiliary



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