



Bear Valley Springs **Bear Tracks**



A Monthly Publication of The Bear Valley Springs Association and The Bear Valley Community Services District
VOLUME 18 • NOVEMBER 2023

Lights Out Night
Nov. 10

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A history of the BVS
water system: Part 3

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General Manager's Message

Dear Bear Valley Springs members,

As we approach the holidays, I wanted to take a moment to wish everyone a very happy and blessed Thanksgiving. This is a time of year when we should give thanks for the health of our families, friends, and fellow residents. We should also give

thanks for being blessed to live in such a wonderful community that provides a safe and active environment to live and play.

Over the past month, we have been hard at work, and I wanted to update you on some of our progress with the aesthetic improvements, challenges, and some important historical in-

formation regarding our community. Please read through my update and the *Bear Tracks* magazine to find out what's going on in the month of November!

Property Clean Up – Over the past month we have made a significant dent in cleaning up the unsightly debris, junk, old equipment, and general clutter that has accumulated throughout the property. We have also started to clean out all the overgrown and poorly maintained planter beds. We are adding mulch as needed throughout all our amenities to give them a fresh look that will be maintained that way in the future. The lava rock in front of the clubhouse needs to go! There are still many planter beds, entrances and common areas that need to be cleaned up and we will get to them over the next few months as time and



Submitted by
Don Ciota
General Manager/COO

November 2023 Bear Tracks cover photo taken by
Anjali Tierra



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weather permits. Hopefully, you have noticed some of the visible improvements. We have a long way to go.

Signage Repair and Replacement – At this time, I want to thank Anya Norton and the wonderful team of volunteers for all their hard work restoring the Equestrian Center entrance signs and restoring the look of momma bear and her two cubs' statues at the front gate. As we

CONTINUED ON PAGE 25



"Cruzin"

30x40
Alcohol Ink

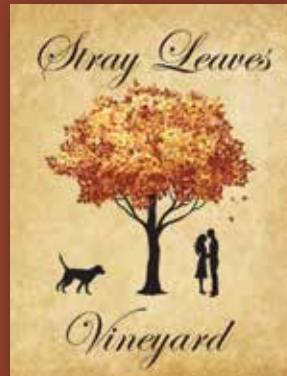
It's a beautiful day. The sun is out, it's warm with a cool breeze. There are deer out in the field, and you think, "Geez, it's good to be alive." You jump on your horse and the two of you go "Cruzin" on the trail. You think to yourself, Can life get any better?

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FROM THE ARTIST

**"Cruzin" will be on display at the
Mulligan room in BVS for the month of November**

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*We wish you all a peaceful holiday.
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wishing all of Bear Valley a
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-Caitlyn Nicotra

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cnicotra08@gmail.com



Let's all be like Jean

Submitted by

Fred Hicks

**BVSA Board of Directors
Treasurer**

Hello everyone. As this is my first article serving as a Bear Valley Springs Association (BVSA) board member, I would like to take a moment and thank the BVSA board of directors for providing me with the opportunity to participate in an active role on the BVSA board. I was appointed in July to finish out Peggy Bergman-Smith's term and to serve as the BVSA treasurer (although I didn't get to voice my opinion to the Treasurer appointment). It has been a great experience actively working with the board. The board members have been fantastic teachers, helping me navigate and learn my way around the policies and practices within the BVSA.

While it's been an eyeopener seeing what goes on behind the scenes, I would like to take some time and explain the title of this article, "Let's all be like Jean." Bear Valley Springs is a community that is more than 50 years old and like all of us, as we age, BVSA has taken on its share of aches and pains. We, as residents, can either complain about these aches and pains, or become like Jean.

Every morning, when I leave my home to start my day checking on the lakes, I pass Jean on her morning walk, gloves on and her trash bag in hand. To my knowledge, Jean walks every morning she is able and while on her walks, she picks up trash alongside Lower Valley, Bear Valley, and Cumberland roads. One morning, I stopped to say hello and thank her for her service. While speaking with

Jean, she said she hears lots of complaints, but sees very few people actively participating by thinking about solutions, or trying to fix what they are complaining about within Bear Valley. Jean described how she felt that instead of complaining about litter on the side of the road, she could make a difference by keeping the roadsides clean while on her morning walk. This takes very little of her time, but makes a huge difference in how the roadway looks.

I would like to encourage every one of us to try and be a little more like Jean. If you see a problem or have a concern, try to think of a solution and then when you present your concern, also express what you feel would be an adequate solution. I encourage all residents to be a little more like Jean and take five to 10 minutes of your time

each day and do something for the betterment of the valley. If we all did this, it would provide over 4,083.33 hours of community service a week to Bear Valley Springs. Just because I love numbers and think sometimes, numbers expressed as dollars and cents are easier for people to understand. Using 7,000 residents over the course of a year, if every resident donated five minutes of their time each day, this would provide the Bear Valley Springs community with a realized savings of \$3,949,400 based on minimum wage and employer paid taxes. As you can see, just taking five minutes of your time each day can provide a significant benefit to your local community. I look forward to serving on the Bear Valley Springs board of directors and I encourage all of you to try and be a little more like Jean. 🐾



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Are you and your vehicle winter ready?

Submitted by
**BVS Police
Department**

A long hot summer is coming to an end, and winter is fast approaching. No one wants their car to break down in any season, but especially not in cold or snowy winter weather. Start the season off right by ensuring your vehicle is in optimal condition. Visit your mechanic for a tune-up and other rou-

tine maintenance. Have your vehicle checked thoroughly for leaks, badly worn hoses, or other needed parts, repairs, and replacements.

Every vehicle handles differently; this is particularly true when driving on wet, icy, or snowy roads. After a snowfall, you need to clean snow, ice, and dirt from the windows, the forward sensors, headlights, taillights, backup camera, and other sensors around the vehicle, including your RFID.

For electric and hybrid-electric vehicles, minimize the drain on the battery. If the vehicle has a thermal heating pack for the battery, plug your car in whenever it's not in use. Pre-heat the passenger compartment before you unplug your vehicle in the morning. When the temperature drops, so does battery power. For gasoline and diesel engines, it takes more battery power to start your car in cold weather. For electric and hybrid-electric vehicles, the driving range is reduced when the battery is cold, and battery systems work better after they are warmed up. Make sure your battery is up to the challenges of winter. Have your mechanic check your battery for sufficient voltage, amperage, and reserve capacity. Have

the charging system and belt inspected. Replace the battery or make necessary system repairs, including simple things like tightening the battery cable connections. Keep gasoline in a hybrid-electric vehicle to support the gasoline engine.

Carry items in your vehicle to handle everyday winter driving-related tasks, such as cleaning off your windshield, as well as any supplies you might need in an emergency. Keep the following in your vehicle:

- Snow shovel, broom, and ice scraper.
- Abrasive material such as sand or kitty litter in case your vehicle gets stuck in the snow.
- Jumper cables, flashlights, and warning devices such as flares and emergency markers.
- Blankets for protection



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from the cold.

- A cell phone with a charger, water, food, and any necessary medicine (for longer trips or driving in lightly populated areas).

Inspect your tires. If you plan to use snow tires, have them installed in the fall to prepare before it snows. Regardless of the season, inspect your tires at least once a month and before long road trips. As the outside temperature drops, so does tire inflation pressure. Make sure each tire is filled to the vehicle manufacturer's recommended inflation pressure.

If you have an emergency while driving, please pull off the roadway to a safe place and dial 911. You can expect Bear

Valley-specific traffic conditions to be updated regularly via our Code Red system. If you have not signed up for

Code Red, you can sign up via the CSD website at bvcsd.com, or by texting BVSAAlerts to 99411. 🐾



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I am proudly celebrating 36 years of real estate management and sales within Bear Valley Springs and Tehachapi. So very thankful for the many clients and friends whom I have had the privilege of working with over the years. Wishing everyone good health and happiness in this holiday season. With so much turmoil in the world, we must appreciate and be thankful for our special, one-of-a-kind community, we call home.



Tenants are waiting for quality homes to rent. Call Kathy for property management services.

LIGHTS OUT NIGHT



Photo Credit: Greg Rakozy

The Bear Valley Springs Astronomy Club is sponsoring Lights Out Night the evening of Friday, Nov. 10. Our idea is to encourage everyone in our community to turn off all nonessential outdoor lighting. The goal is to give everyone the opportunity to experience and appreciate the awesomeness of the night sky. Weather permitting, the Astronomy Club will have telescopes set up at the

Cub Lake basketball court for everyone to join us in discovering how much we can see with both our eyes and telescopes under truly dark skies. We also plan to present a laser guided sky tour of what's up that night to those present.

Becoming involved couldn't be easier. Simply switch off any unnecessary outdoor lights! Just take a moment to think, do I really need that porch light

on right now? If not, switch it off! Then take a few minutes, go outside and truly take in the view that so many of us tend to take for granted. If you have the time, we'd be very pleased to have you stop by Cub Lake, say hi and have a look through our telescopes – we'll be bringing some of the big ones for this event.

Our hope is that this will draw awareness to the fact that

light pollution affects all of us here in BVS – human, as well as all the animals we strive to protect, whether we're conscious of it or not. Here is your opportunity to make BVS an even greater place to live, with just the throw of a switch. So please, please, join us Nov. 10 for Lights Out Night here in BVS. And spread the word!

Thank you and Ad Astra.



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The Bear Valley Springs Water System

Submitted by

Paul Paparella

**BVSCSD Infrastructure
Committee**

Part 3: The regulations we must follow in our Water System

This is the third in a series of articles that are intended to inform and educate residents about our water system and the issues we face. In our first article, we presented a brief overview and history of the Bear Valley Springs water system. In Part 2, we described our sources of water and the complex system we use to deliver it to every home. In this article, we discuss the State and Federal regulations we follow to ensure safety and reliability of this essential public service.

Federal and State safe drinking water rules

The Safe Drinking Water Act (SDWA) was landmark legislation established in 1974 to protect the quality of drinking water in the U.S. This law focuses on all waters actually or potentially designated for

drinking use, whether from above ground or underground sources. The United States Environmental Protection Agency (EPA) enacts regulations to implement the SDWA, and these regulations focus on setting standards for water quality parameters that have a direct impact on health. These regulations are frequently revised, updated and expanded to include additional water quality parameters.

The EPA sets what are called the Primary Drinking Water Standards. In most states, including California, the EPA has authorized the state to implement the federal rules. The State of California has Safe Drinking Water Laws and Regulations, administered through the California Water Boards, which include additional water quality parameters, known as Secondary Drinking Water Standards. These may affect the aesthetic quality of the water, including taste, odor, and appearance.

All public water systems are required to sample and test water, at intervals and locations specified in the regulations, to verify that water meets the reg-

ulatory standards. Violations require public notice and may lead to mandates to remove a supply source from operation or to implement additional water treatment. Once each year, public water systems issue a Water Quality Report, which provides a summary to every customer of the water quality testing and violations, if any.

The State's regulations related to drinking water quality and testing are found in Title 22 Division 4 Chapter 15 of the California Code of Regulations.

Licensing of Operators

Under Title 22 Division 4 Chapter 13 of the California Code of Regulations, every public water system in California must be operated under the supervision of someone who is certified by the California Water Boards Office of Operator Certification. There are licenses specific to water treatment and to water distribution, and multiple classes of licenses related to the size and complexity of a system that the license holder is certified to operate. To be eligible for a license, applicants must have specified levels of education and training and then take an exam. For the higher levels, actual operating experience is also required. Licensed operators must also participate in continuing education to renew their licenses. While the level of education and knowledge to operate water (and wastewater) systems continues to grow with the extent and complexity of regulations and technology, this field has not been promoted to students as a desirable career path, and nationally we have an aging workforce and a growing shortage of licensed operators. Many small to medium systems must rely on part-time contract or consultant operators, who may divide their time among multiple systems. In BVS, we are fortunate to have full-time staff who are licensed water system operators.

California Waterworks Standards

Under Title 22 Division 4 of the California Code of Regulations are various chapters pertaining to drinking water systems. Chapter 16 sets out standards for the design, construction and operation of water systems. Under this Chapter we are required to have sufficient source, pumping, and storage capacity in each pressure zone to meet the maximum hourly demand, while maintaining at least 20 psi pressure in the mains. If certain major modifications are made to the system, we must submit a permit application that demonstrates that such modifications conform to the current design standards.

Water conservation and efficiency

The State of California has laws requiring water suppliers to increase water use efficiency, to manage the reliability of water supply, and to manage the risk of drought impacts to water supplies. These laws are enacted via regulations adopted and enforced by the California Division of Water Resources. One of the key requirements is the preparation, on a five-year cycle, of an Urban Water Management Plan. Because of our dependence on the Tehachapi Cummings County Water District (TCCWD) for part of our supply, we participate in a Regional Urban Water Management Plan led by TCCWD which also includes the water systems of the City of Tehachapi, Golden Hills CSD, and Stallion Springs CSD.

Summary

This article is just a brief overview of the complex and frequently changing regulations for public water systems. Staying informed of and compliant with these regulations is a critical function of our water utility staff.



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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@bvsa.org
- **BEARLY LADIES BUNCO CLUB** - Provide an opportunity for good fellowship, comradery and sharing mutual interests in enjoying Bunco! Contact Mindi Pugh at bvsmind@sbcglobal.net
- **BUCKAROOS** - Promotes safe, fun western cowboy activities for kids and adults alike. All levels of riders welcome. President Jeff Kermode @ (661) 343-7503, 1st VP George McMackin @ (661) 400-1333, 2nd VP Erika Underwood @ (805) 705-1123, Treasurer Cheryl Akerly @ (661) 609-6113 & Secretary Debi Kermode @ (949) 291-0551
- **BV AQUATICS CLUB** - is a group organized to advance the principles of aquatic health and fitness for BVSA as specified by the club by-laws. The club promotes responsible off-season use for recreation and fitness designated for lap swimmers and water aerobics. Contact the club via email bvaquatics2023@gmail.com.
- **BVS CYCLE CLUB** - Recreational and informative. Please contact Zack Crum at bvscycleclub@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** - Commander Bill Kritlow @ 949-394-4525.
- **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 Deanna Hurst - deannahurst10@yahoo.com. Website: www.bvswomensclub.com.
- **CARRIAGE DRIVING** - Meetings are the 2nd Thursday each month at 6:00 p.m. at the Equestrian Center Lounge. We promote safe driving, drive-and-ride outings and good horsemanship. Contact Debbie Mayer @ (661) 238-8444
- **CRAFTY LADIES** - Meet at the Equestrian Center Lounge every Tuesday, 1-3 p.m. Bring your own project and get acquainted! Contact Nanci Peck at npeck2009@gmail.com.
- **CULTURAL ARTS ASSOCIATION (CAA)** - CAA provides performing arts programs to enhance our way of life. Contact President: Linda Coverdale 661-330-7426.
- **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.
- **ECLECTIC BOOK CLUB** - Meets the first Monday of the month at noon at the Equestrian Center Lounge. Call Kay Klinker for more information at 821-1621.
- **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 Ivette Farrell at 661-544-0087.
- **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 Susan Mustaffa @ 661-538-0995 or smustaffa@outlook.com.
- **MAKE IT SEW** - To promote the advancement of sewing and quilting skills. Robyn Woodhouse 821-0603 or Teri Lindsey 805-304-7351.
- **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, Mark Poindexter at (805) 320-9444. The Oak Tree Men's Golf Club holds their meetings on the Wednesday before a tourna-

ment or the second Wednesday of the month, if no tournament that month, at 8:00 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 Rhonda Arbolante, 661-428-7461, rhondaarbolante@gmail.com.
- **PONY CLUB** - The Bear Valley Springs Pony Club works with young riders, both English and Western, to develop their horsemanship and horse management skills. Contact Jena D'Cruz (661) 817-2173 or Jennifer Bankston (661) 204-1274.
- **RC MODELERS** - Anyone interested in RC Model Aviation or Cars are welcome to join us at the field and track (Jack's Hole). We meet regularly on Wednesday and Saturday mornings. Contact Mitch McDiffett 661-378-5596.
- **SPORTSMAN'S CLUB** - The club coordinates a wide variety of social, sports and RV activities. Contact Will Handley at 661-414-6489.
- **SWING DANCE CLUB** - Learn to swing dance Fridays in OTTC Banquet Room. R New dancers from 7:00 PM to 7:30, and intermediate dancers from 7:30 to 8:30 PM. Contact Brian at SwingDanceClub.BVS@gmail.com or 818-961-4622. Facebook BVS Swing Dance Club.
- **TAILWAGGERS DOG CLUB** - Contact Tailwaggers President, Pam Miller, 661-203-5725.
- **TENNIS CLUB** - Contact Julian Leon at weedyleon@gmail.com.
- **WILDLIFE COALITION** - Join our Facebook page, become a dues-paying member of the Club or join our email list by contacting us at BVSWildlifeCoalition@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 John Dan Mason @ (661) 203-8398
- **FRIDAY NIGHT BRIDGE PARTY** - Relaxed atmosphere for couples and singles to enjoy social Bridge. Contact Carol Burdick @ 821-7213 or Elaine Williams @ 821-5768
- **GRIZZLIES SWIM TEAM** - We swim year-round. Recreational and competitive. Contact Debbie Papac @ 821-6541
- **HISTORICAL SOCIETY** - Provides an opportunity for good fellowship and encourages the residents of Bear Valley to become interested in the preservation of this community's historical past. Contact Judy Reynolds @ 821-7035.
- **LADIES BUNCO NIGHT** - The dice start rolling at 3:00 PM and ends at 6:00 PM. We meet at the Whiting Center the second Sunday of every month. Contact the Whiting Center 821-6641
- **P & J BRIDGE CLUB** - Contact Chris Schaeffer @ 661-771-2373
- **TRAIL TREKKERS** - Enhancing club member enjoyment of existing trail system within Bear Valley. Increase knowledge in the safe long-distance. Contact Carol Miller @ 821-8966.
- **SPINNERS AND WEAVERS** - Exchanging of techniques & support. Contact Elaine Maxwell @ 821-1680 or Rona Samuels @ 821-5828.
- **VOLUNTEERS IN POLICE SERVICE (VIPS)** - Contact 661-271-0413 for brochure and information.



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Springs Veterans Association.

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661 345-0971
Billy Curtis

Cultural Arts Holiday Bazaar Nov. 24-25

Bear Valley Cultural Arts is delighted to once again sponsor the Holiday Bazaar to be held at the Whiting Center on Nov. 24-25. It's been an exciting season for local artists getting ready for this year's event! Forty artists are excited to bring you a very unique shopping experience. Shopping hours are Friday, from 10 a.m. to 5 p.m. and Saturday, from 10 a.m. to 2 p.m. As always,

admission is FREE!

Each vendor, as well as many local businesses, have generously donated to our always popular holiday raffle. Plan ahead and grab up those lucky tickets. Tickets are \$1 each, or 8 for \$5. The funds raised from this event help provide other fun and exciting cultural events, so we greatly appreciate the support!

Santa's Café will fill the air

with delightful scents and tempt your tummy as Kathleen has once again volunteered to bring her tasty treats to the bazaar. Her luncheon items and selection of desserts are well worth stopping by for.

This is the perfect venue to keep the "shop local" philosophy alive with all sorts of handcrafted gift giving ideas! Jewelry vendors offer several different styles, unique

handmade signs, hand-knitted scarves and hats, artwork, stained glass, fused glass, decorated gourds, metal art, wood carvings, tumblers, Christmas decorations, scented candles, bath and body products, leatherwork, handmade purses, lazy susans, cutting boards, hand-turned pens, original artwork, oak barrel items, journaling gifts, and personalized items created on site. 🐾



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23360 Pioneer Ct, Tehachapi
Offered at \$319,000

Welcome to your equestrian oasis in the sought-after community of Bear Valley Springs! This fantastic and affordable horse property offers everything you need for both you and your four-legged companions. Nested on the valley floor, this quiet and private cul-de-sac location provides a peaceful retreat. Existing fencing and horse/stock amenities, making it ready for immediate use. Feel inspired as you envision finishing the house with your own personal touch and taste, creating your dream home. Step inside the approximately 1434 sq ft residence and be welcomed by an open flow floor plan in the main living area, adorned with charming tongue and groove ceilings and a cozy pellet stove. Enjoy the breathtaking views and a sense of serenity on this private and quiet lot. With an enclosed Billet Barn Style steel mare motel, which can comfortably accommodate four inside stalls, the options are endless with this versatile structure. Additionally, there are two spacious sheds measuring approximately 10x12, providing extra storage or potential for various uses.



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Offered at \$595,000

Significant Price Reduction! Welcome to this 3116 sq ft Executive Home, seamlessly blending rustic charm with timeless elegance. Nested on 4.14 acres of oak-studded paradise, with plenty of room for your horses and other four-legged friends. This three-story masterpiece offers an enchanting retreat with breathtaking views of the San Joaquin Valley and Sycamore Canyon. Step into a world of custom features, where towering, majestic cathedral ceilings grace the living room. Windows in the light-filled living room and dining room offer spectacular vistas and views of sunsets. The heart of the home, the gourmet kitchen, boasts an island and built-in fridge/freezer, perfect for culinary enthusiasts, in addition to a generous breakfast area. With three bedrooms and four bathrooms (two full, one 3/4 and one 1/2), complemented by a versatile bonus/flex room on the lower floor with a closet and pellet stove, there is plenty of room to create a seamless living environment. The bonus/flex space could serve as a functional 4th oversized bedroom, family room, or office. Just off the bonus room is a huge laundry room, with an abundance of built-in storage and counters, a sink, and a 3/4 bathroom, with access to the 2-car attached garage.



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Oct. 1st, 2023

NON-RESIDENT SIGN-UPS:

Oct. 15th, 2023

LATE FEE REGISTRATION:

Nov. 27th - Dec. 3rd

COST:

AGES 4-6:

RESIDENTS - \$60

NON - RESIDENTS - \$90

AGES 7-18

(MUST BE IN HIGH SCHOOL):

RESIDENTS - \$80

NON-RESIDENTS - \$120

FOR NON-BVS RESIDENTS:

- SPORTS PASSES REQUIRED FOR ALL NON-BVS RESIDENTS, INCLUDING THE PLAYER
- ALL SPORTS PASSES MUST BE SHOWN TO THE FRONT DESK WHEN YOU COME IN FOR PRACTICES AND GAME
- SPONSORING RESIDENT IS RESPONSIBLE FOR CALLING IN PASSES FOR PRACTICES AND GAME

Contact the Athletic Director for more information at 661-821-5537 Ext. 420 or email at CADET@BVSA.ORG



<div> <div>MON-FRI: 5:30AM - 9:00PM</div> <div>SAT: 8:00 AM - 9:00 PM</div> <div>SUN: 12:00 PM - 7:00 PM</div> </div> <div> <div>BVS Whiting Center</div> <div>661-821-6641 or 661-821-5537 Ext. 868</div> <div>Month of November 2023</div> </div> <div> <div>EQ Campground:</div> <div>661-821-3960</div> </div>					
Day	TIMES	ACTIVITIES	AGE	FEE	INSTRUCTOR
M O N	5:30 AM - 8:45 PM	WEIGHTROOM OPENS-FITNESS CENTER	ADULT	GUEST FEES APPLY, SEE BELOW	NO INSTRUCTOR
	8:00 AM - 9:15 AM	OPEN GYMNASIUM	ALL	GUEST FEES APPLY, SEE BELOW	STAFF
	9:15 AM - 10:20 AM	HIIT TRAINING-CAITLYN- \$5 DROP IN \$45 A MONTH	ALL	GUEST FEES APPLY, SEE BELOW	CAITLYN SCHAEFER
	10:30 AM - 11:15 AM	MOVE WITH MARGARET (MwM) FREE CLASS	ALL	GUEST FEES APPLY, SEE BELOW	MARGARET BOLD
	10:00 AM - 1:00 PM	HAPPY STITCHES-FRIENDSHIP (GREEN RM) 11/13	ADULT	2ND MONDAY: GUEST FEES APPLY	LINDA RICKETTS
	12:00 PM - 2:00 PM	PICKLEBALL (GYMNASIUM) DURING BAD WEATHER	ADULT	GUEST FEES APPLY, SEE BELOW	RHONDA ARBOLANTE
	6:00 PM - 8:00 PM	LQAC MEETING (GREEN RM) 11/06	ADULT	1ST MONDAY: GUEST FEES APPLY	FRED HICKS
	11:30 AM - 4:00 PM	OPEN GYMNASIUM	ALL	GUEST FEES APPLY, SEE BELOW	STAFF
	4:00 PM - 8:45 PM	BASKETBALL PRACTICES (GYMNASIUM) until 11/18	KIDS	SPORTS LEAGUES	STAFF
T U E S	5:30 AM - 8:45 PM	WEIGHTROOM OPENS-FITNESS CENTER	ADULT	GUEST FEES APPLY, SEE BELOW	NO INSTRUCTOR
	8:00 AM - 10:30 AM	OPEN GYMNASIUM	ALL	GUEST FEES APPLY, SEE BELOW	STAFF
	8:30 AM - 11:30 AM	WATER THERAPY \$5 A CLASS	ADULT	GUEST FEES APPLY, SEE BELOW	MARTI SPRINKLE
	10:30 AM - 11:15 AM	MOVE WITH MARGARET (MwM) FREE CLASS	ALL	GUEST FEES APPLY, SEE BELOW	MARGARET BOLD
	11:30 AM - 4:00 PM	OPEN GYMNASIUM	ALL	GUEST FEES APPLY, SEE BELOW	STAFF
	5:00 PM - 8:45 PM	ADULT PICK-UP (GYMNASIUM)	ADULTS	GUEST FEES APPLY, SEE BELOW	STAFF
W E D	5:30 AM - 8:45 PM	WEIGHTROOM OPENS-FITNESS CENTER	ADULT	GUEST FEES APPLY, SEE BELOW	NO INSTRUCTOR
	8:00 AM - 9:00 AM	OPEN GYMNASIUM	ALL	GUEST FEES APPLY, SEE BELOW	STAFF
	9:15 AM - 10:20 AM	HIIT TRAINING-CAITLYN- \$5 DROP IN \$45 A MONTH	ALL	GUEST FEES APPLY, SEE BELOW	CAITLYN SCHAEFER
	10:30 AM - 11:15 AM	MOVE WITH MARGARET (MwM) FREE CLASS	ALL	GUEST FEES APPLY, SEE BELOW	MARGARET BOLD
	12:00 PM - 2:00 PM	PICKLEBALL (GYMNASIUM)	ADULT	GUEST FEES APPLY, SEE BELOW	RHONDA ARBOLANTE
	3:00 PM - 4:00 PM	KIDS READING TO THERAPY DOGS (GAME RM) 11/08	KIDS	GUEST FEES APPLY, SEE BELOW	MARY THOMPSON
	6:00 PM - 8:00 PM	OAK TREE MEN'S GOLF CLUB MTG (GREEN RM) 11/8 Canceled	ADULT	1ST WEDNESDAY: GUEST FEES APPLY	MARK POINDEXTER
	11:30 AM - 4:00 PM	OPEN GYMNASIUM	ALL	GUEST FEES APPLY, SEE BELOW	STAFF
T H U R S	4:00 PM - 8:45 PM	BASKETBALL PRACTICES (GYMNASIUM) until 11/18	KIDS	SPORTS LEAGUES	STAFF
	5:30 AM - 8:45 PM	WEIGHTROOM OPENS-FITNESS CENTER	ADULT	GUEST FEES APPLY, SEE BELOW	NO INSTRUCTOR
	8:30 AM - 11:30 AM	WATER THERAPY \$5 A CLASS	ADULT	GUEST FEES APPLY, SEE BELOW	MARTI SPRINKLE
	8:30 AM - 11:00 AM	VETERANS MEETING (GREEN RM) 11/09	ADULT	SEE VETERANS	BILL KRITLOW
	8:00 AM - 4:00 PM	OPEN GYMNASIUM	ALL	GUEST FEES APPLY, SEE BELOW	STAFF
	6:30 PM - 7:30 PM	BVS VINTAGE DANCE (GREEN RM) 11/09	ADULT	2ND THURSDAY: GUEST FEES APPLY	MARTHA VELAZQUEZ
	4:00 PM - 8:45 PM	BASKETBALL PRACTICES (GYMNASIUM)	KIDS	SPORTS LEAGUES	STAFF
F R I	7:00 PM - 8:00 PM	BVS ASTRONOMY CLUB BOARD (GREEN RM) 11/18	ADULT	LAST THURSDAY: GUEST FEES APPLY	CLAUDE PLYMATE
	5:30 AM - 8:45 PM	WEIGHTROOM OPENS-FITNESS CENTER	ADULT	GUEST FEES APPLY, SEE BELOW	NO INSTRUCTOR
	8:00 AM - 9:00 AM	OPEN GYMNASIUM	ALL	GUEST FEES APPLY, SEE BELOW	STAFF
	9:15 AM - 10:20 AM	HIIT TRAINING-CAITLYN- \$5 DROP IN \$45 A MONTH	ALL	GUEST FEES APPLY, SEE BELOW	CAITLYN SCHAEFER
	12:00 PM - 2:00 PM	PICKLEBALL (GYMNASIUM)	ADULT	GUEST FEES APPLY, SEE BELOW	RHONDA ARBOLANTE
	10:30 AM - 4:00 PM	OPEN GYMNASIUM	ALL	GUEST FEES APPLY, SEE BELOW	STAFF
S A T	4:00 PM - 8:45 PM	BASKETBALL PRACTICES (GYMNASIUM) until 11/18	KIDS	SPORTS LEAGUES	STAFF
	8:00 AM - 8:45 PM	WEIGHTROOM OPENS-FITNESS CENTER	ADULT	GUEST FEES APPLY SEE BELOW	NO INSTRUCTOR
	2:00 PM - 5:00 PM	VETS BINGO (GYMNASIUM) 11/04	ADULT	1ST SATURDAY: GUEST FEES APPLY	JED HANNON
	8:00 AM - 2:00 PM	BASKETBALL GAMES (GYMNASIUM) until 11/18	KIDS	SPORTS LEAGUES	CADE TEMPLE
S U N	2:00 PM - 8:45 PM	OPEN GYMNASIUM (EXCEPT DURING BINGO)	ALL	GUEST FEES APPLY, BELOW	STAFF
	12:00 PM - 6:45 PM	WEIGHTROOM OPENS-FITNESS CENTER	ADULT	GUEST FEES APPLY, SEE BELOW	NO INSTRUCTOR
	12:00 PM - 2:00 PM	FREE SKATE (HELMET REQUIRED) NO HOCKEY STICKS	ALL	GUEST FEES APPLY, SEE BELOW	STAFF/PARENTS
	1:00 PM - 3:30 PM	BUNCO (GAME RM) 11/12	ADULT	GUEST FEES APPLY, BELOW	VOLUNTEER LEADER
	2:00 PM - 3:00 PM	RC CLUB (GYMNASIUM) 11/12	ADULT	2ND SUNDAY: GUEST FEES APPLY	MITCH MCDIFFET
	2:00 PM - 6:45 PM	OPEN GYMNASIUM (EXCEPT DURING RC CLUB)	ALL	GUEST FEES APPLY, SEE BELOW	STAFF

*** All Days, Times, and Prices are subject to change* Call to verify if not sure.**

GUEST FEES: Daily Whiting Center Fees: Ages 9 to 15 - \$2, OVER 16 yrs old- \$5, without Property Owner- \$10

Daily Weightroom Fees - With property owner \$10, without property owner - \$15

**Whiting Center
November 2023 Events**



SPORTS:

- Basketball - Games end Saturday, Nov. 18th
- Hockey - Register now through Dec. 3rd
 - Late Registration - Nov. 27th - Dec. 3rd
- Free Hockey Camp "Learn to Skate" Register Now
 - Nov. 27th - Nov. 30th, 5-6:30 pm
- Additional Free Goalie Clinic - Register Now
 - Nov. 27th - Nov. 30th 6:30-8 pm

EVENTS:

- Vets Bingo- Saturday, Nov. 4th, doors open at 1 pm. Games begin at 1:30 pm
- Astronomy Star Party- Saturday, Nov. 18th, at 6 pm
 - Cub Lake basketball courts
- Tailwaggers- Nov. 8th, 3-4:30 pm Reading to dogs
- Gymnasium (Basketball Ct.) closed for Holiday Bazaar- Nov. 22nd, 24th, & 25th. Opens back up 25th at 4 pm
- Whiting Center Closed- Nov. 23rd Thanksgiving Day

Tehachapi Schools Minimum Days 2-3:30 pm:

- Snake Discovery with Tim Turmezei Nov. 8th
- Dodgeball - Nov. 29th

Exercise Classes:

- HIIT with Caitlyn Mon., Wed., & Fri. 9:15-10:15 am
- Move with Margaret- Mon., Tues., & Wed. 10:30 - 11:15 am



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Well, maybe not the zoomies with which most of us dog owners are familiar, but a ZOOM Room experience. See what we mean at our Nov. 13 Tailwaggers meeting. We meet in the Equestrian Center Lounge at 6 p.m.

"The Zoom Room is a revolutionary indoor dog training gym," says Jared Vaughan, who, along with his wife, Ashley, owns the business.

Their philosophy is: "We do not train dogs - we train the people who love them!" They aim to provide a fun, social atmosphere for people to strengthen the bond of communication with their beloved dogs. As life-long residents

of Kern County and avid dog lovers, they jumped at the opportunity to bring a facility like this to our community. Their main offerings are puppy, obedience and agility training, with a flexible schedule that will fit most people's schedules. Since opening in Janu-



Tailwaggers, call Pam Miller at 661-203-5725. 🐾

ary of 2022, they have had the pleasure of meeting hundreds of Kern County residents and their dogs. They firmly believe that a well-trained dog makes for a happier, healthier and a more relaxed and confident best friend.

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Tailwaggers Agility Playday held

Submitted by
Gary Hill
BVS Tailwaggers

Wow, another spectacular agility play day for the Tailwaggers is now history! Thanks to the enthusiastic first-timers, those returning for more, and the die-hard regulars for enjoying part of this gorgeous first day of Autumn with all of us!

A huge shout out to my fellow board members for their help, especially Lucy Radike, who does so much behind the scenes, and Jeannie Alvarado, who does the important job of collecting money and providing donuts. And, as always, these events would not happen without the sensational crew of volunteer coaches; I'm grate-

ful to Rick Gibson, David McGuire, Donna McIntyre, and Kim Strong for all of their assistance. 🐾



Cubs Camp Out recap

Submitted by

Fred Hicks

**Lake Quality Advisory
Committee Chair**

On July 28-29, the Lake Quality Advisory Committee (LQAC) hosted what will hopefully be the first of many Cubs Camp Out at Cub Lake, an overnight event with lots of fishing, a visit by the Astronomy club, good food, and tons of laughter. The event was well attended with 12 children and 6 adult relatives, making for a total of 18 participants. To document the camp out, I asked BVS resident, George Stufflebeam, to photograph the event. In his usual fashion, George went above and beyond not only photographing the event but also posting write-ups on various social media groups to inform the community of what was going on.

We began by setting up camp at noon on Friday, July 28. By 1 p.m., the tents were set and the kids were raring to go fishing. The children were split into two groups based on their age and experience and I spent most of my time on Friday afternoon working with the beginner group while two flyfishing Pros from Kern River Flyfishers, Rick Bloomquist and Tom Siddle, volunteered their time to teach the more experienced group the basics of fly fishing for Largemouth bass. While the beginners practiced the basics of using a hook, bobber, and a piece of worm, the more experienced group worked to re rig and spool their fly rods with the necessary leaders needed for Bass fishing. Once the experienced group had their fly rods set up correctly they went to an eight foot table with tackle I had set up for them to choose some bass flies to use for their fishing expedition. The kids had a blast as they were able to dig through a true treasure trove of Largemouth Bass flies. Even the flyfishing Pros were impressed

and even a little surprised by the number of flies that the kids could choose from. Once the pickings were done, the experienced group set off with the Pros to go around Cub Lake in search of Largemouth Bass.

By this point in the afternoon the beginner group had chosen their Shakespeare rods and had been proving their fishing prowess by establishing a clear lead in the number of fish caught. The Bluegills were happy to cooperate in bending these junior angler's rods and they even caught a few smaller Largemouth Bass. The junior anglers also displayed great patience in their fishing pursuits; Jensen Krempien spent most of the afternoon manning the catfish rods equipped with Abu Garcia bait clicker reels. Throughout the afternoon Jensen insisted the rods kept getting bitten but never hooked up. I told him he just needed to wait until he heard the clicker scream as a Cub Lake Monster would just eat the bait and run. I didn't know how literally he would take me as he sat there until dinner!

Around 5 p.m. on Friday, we began cooking dinner. This was quite a different experience compared to what I am used to when guiding groups of adults, as they are typically more focused on the food, and never in my wildest dreams could I have imagined how focused these young junior anglers would be in the fishing. I can't tell you how many times I heard "Mr. Fred, I need a worm," "Mr. Fred, I have a fish," or "Mr. Fred, I'm tangled" all while I was trying to work with the other volunteers cooking dinner. If you don't know worms, they are one of the dirtiest baits you can use while fishing. I don't think the kids really thought through their requests of having me place a worm on their hook while I was cooking their hamburgers (LOL!). Overall, dinner was a success with exceptional sides of fresh fruit, salads, deep fried



French fries, and various desserts donated by volunteers. I would like to thank all the volunteers from the LQAC, BVS Sportsman's Club, the BVSA, and the Kern River Flyfishers who contributed to making this event into a success.

After dinner, we made Smores desserts over a gas campfire, and the kids were supposed to watch the Friday night movie at Cub Lake, while myself along with the volunteers took time to clean up, rest, and recuperate. Surprisingly, not one single participant wanted to watch the movie. Instead, the kids were all enthusiastic to get back out to the Cub Lake shoreline and resume catching fish. The rest and recuperation would simply have to wait!

After dark, the Astronomy club paid us a visit and spent some time with the participants talking about the mysteries of the universe. Quite frankly, the astronomy club volunteers must have had the patience that transcended the expanse of the universe in their answering of the many questions by our young and eager participants! They even brought a telescope, which may have become the highlight of their visit, fascinating both kids and adults alike. Once departed, the fishing resumed and the young kids fished until 10:00 p.m., patiently taking turns sit-

ting near the Channel Catfish rods waiting for the bait clicker reels to alert them to the possibility of catching what had been dubbed as "The Cub Lake Monster."

It was just after the younger kids went to bed that the first real big fish of the day would be caught. At 10:28 p.m., the first Channel Catfish of the night was caught by the older experienced group. This fish was 27" long and weighed 7 pounds 12 ounces – it was a true monster! The older group fished into the wee hours of the morning, as they sat patiently in the dark along the lakeshore nestled in their sleeping bags, borrowed fleeces, and lawn chairs waiting for the ominous sound of the bait clicker to signal that another Cub Lake Monster had taken their bait. They were rewarded with one more monster of a Channel Catfish, which measured 22" long and weighed 5 lbs.

After turning in for the night, I woke up at 5:30 a.m. to make the Carlos' Donuts breakfast run. If you live in or near Tehachapi and haven't tried Carlos' Donuts, you are truly missing out. Carlos' Donuts are by far the best donuts I have ever had (if you've seen me, you know I've tried more than my share of donuts). As I rolled out of my sleeping bag and opened my tent flap, I was greeted by

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children from both the younger and older group already making their way fishing around the shore of Cub Lake. With no input or direction from adults, these young adventurous anglers were helping each other using the skills they had learned the day before. It was a true joy to witness and solidified that I will be willing to run this program into the future if the community's interest persists.

As I made my way into town, the remaining participants rolled out of their sleeping bags and resumed fishing. I think the kids had a much easier time getting up than their adult chaperons! The kids fished until breakfast, which consisted of pancakes, sausages, fresh fruit, and donuts. I would like to thank all the volunteers from the BVSA association, LQAC, and Sportsman Club, who donated their time and provided a fantastic breakfast for our participants.

After breakfast, Larry Olagues, a retired tournament

bass fisherman, spoke to the kids about bass lures and how to fish with them. Larry gave a great talk, and all the kids were fascinated by his display board containing various bass lures. When Larry finished his presentation, he broke off with the experienced group and I again worked with the younger group, practicing the basics that they learned the day before. During this morning session, the younger group continued to out-fish the older, more "experienced," angler group by catching numerous Bluegills, Crappies, and even some juvenile Large-mouth Bass. Junior angler Kylie Chavez was fortunate enough to be watching the Catfish rods when a bait clicker screamed as a Cub Lake Monster took the bait. Kylie took the rod from the holder and after a long back and forth battle she was able to land a 5-pound Channel Catfish. As this was her largest fish ever, I can't describe the joy and look of satisfaction she had on her face while holding and releasing

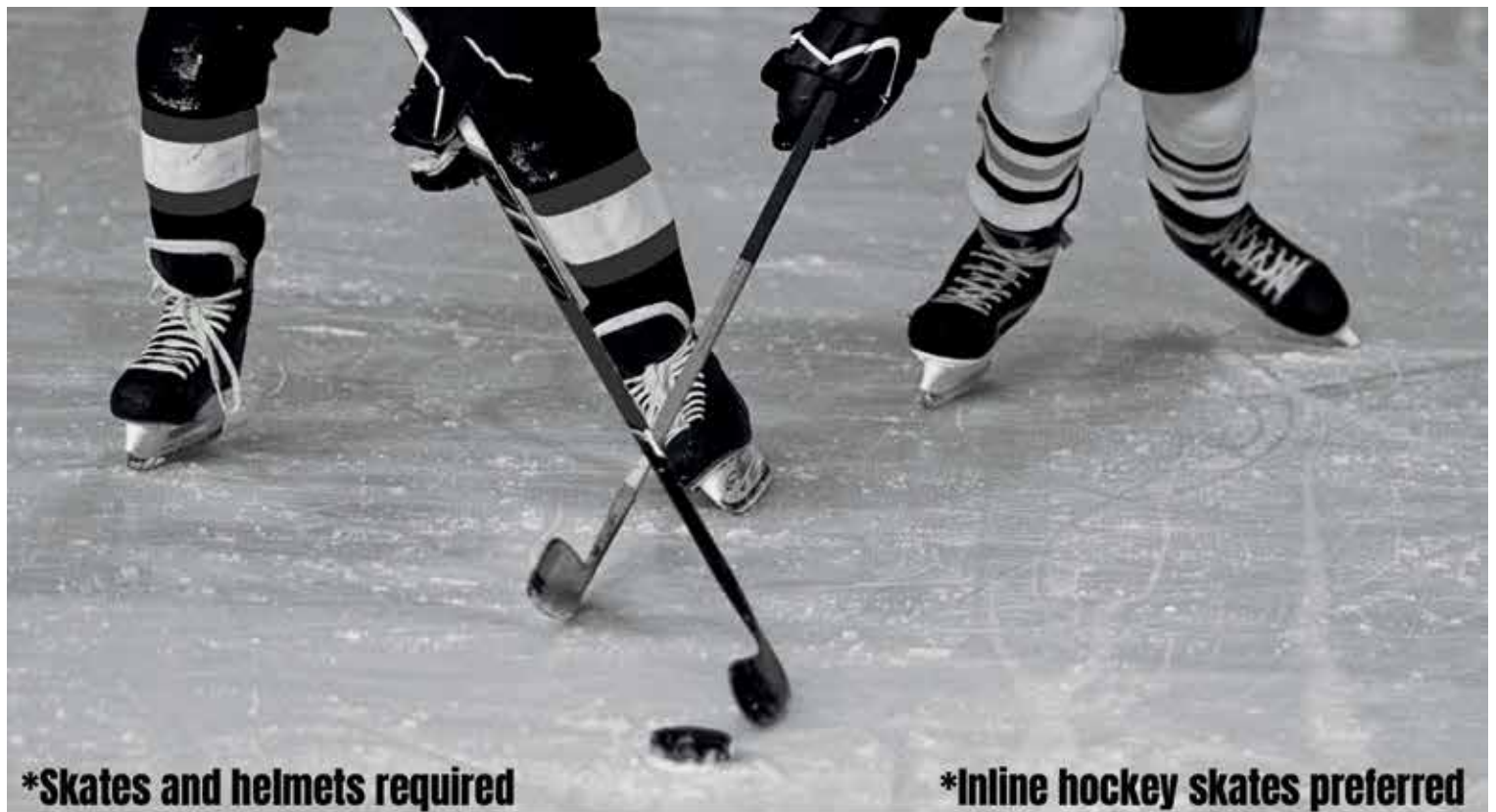


her prized catch.

We concluded the event with a hot dog lunch which was donated by the Sportsman Club. Overall, the event was a success and I look forward to holding many more in the future. For me, the most amazing part about the whole experience was for 24 hours we had 12 kids who didn't look at their cell phones unless they were taking

fish pictures.

A huge shout out to all our volunteers and clubs for donating their time. I would also like to thank Copes Tackle and Rod shop, and Pure Fishing for donating/providing products for the participants. Due to the hard work of these volunteers, cherished memories of a lifetime were created at Cub Lake in the summer of 2023. 🐾



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CONTINUED FROM PAGE 2

gather a master list of signs, we will slowly be updating, replacing, and restoring the existing/missing signs as funds are available. This is a huge undertaking and will definitely take a lot of time and thought to correct.

In addition, Anya Norton has also restored the original "Bear Valley Springs Association" sign that was discarded during the new signage project. This sign has been restored and will be put in a silent auction in December to raise funds to restore the Bear Valley Historic School House, Est. 1872, which is in desperate need of repair. The silent auction with pictures and bidding information will be announced in the December Bear Tracks. In addition to the silent auction proceeds, donations and volunteers to help restore the school house will be welcomed and accepted as well. Our school house is a historical landmark, and we need to preserve it for future residents to admire and remember Bear Valley Springs history. It's important to me. Stay tuned!

Capital Improvements/ Replacements – As part of our annual reserves and fiduciary responsibilities to maintain the amenities, I want to thank the Board of Directors and Advisory Committees for their input and guidance. In the past month, we have replaced the rain gutters on the barn at the Equestrian Center, completed phase one of the irrigation installation for the jumping arena, painted the front exterior of the Whiting Center, upgraded the main pump station for the golf course, installed addition-

al cart path and purchased new pool covers, to name a few. In December, we will have more information about the Mulligan Room kitchen improvements and closures. However, we are running into numerous permitting issues and will keep everyone posted with the planning of the project. We have a lot of things in all areas of the operation that need to be repaired and/or replaced, but we also must remember that we have a 53-year-old property and need to be responsible in our spending, with a good plan in place to ensure that we are maintaining things properly in the future. I will keep everyone posted. BVSA is a big elephant, and we have to eat the elephant "one bite at a time."

Equestrian Clubhouse Highlight – In September, celebrating our Bear Valley Springs equestrian volunteers, Kathy Carey, EAC Chair, and Cheryl Akerly, EAC Secretary, organized a wonderful presentation honoring our equestrian volunteers and the history/development of our Equestrian Center. The event was well attended and gave us the opportunity to recognize the numerous horse clubs and say "thank you" to our many past and present equestrian volunteers who have devoted many hours and years improving our equestrian facilities for the benefit of the equestrian community. All that history is now proudly displayed on the walls in the Equestrian Clubhouse. Please feel free to visit the Equestrian Clubhouse to learn the history of the best Equestrian Centers (in my opinion) in the United States.

In closing, all of us will work very hard to improve BVSA. Over the next several months, I have asked each of the department heads to include articles in *Bear Tracks* so we can keep everyone updated on all areas of interest, amenity improvements and activities. Please sign up for the weekly E-Buzz announcements. I will be using that weekly, as needed, to provide all residents with useful and informative information and plan on send-

ing out a more comprehensive "State of Bear Valley Springs" communication in January or February of 2024.

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 of your support!

See you around the club!



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TEXT OF PROPOSED CHANGES

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

PURPOSE AND EFFECT OF PROPOSED CHANGES

Association Rules Section 305: Use Privilege Cards

(a) **Subject to this Section 305,** ~~the~~ Association will issue Use Privilege Cards to ~~N~~**new** Members and their immediate family upon application and presentation of evidence of eligibility for membership in the form of a recorded grant deed or a currently effective title insurance policy on property within Bear Valley Springs (BVS).

(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 persons 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.

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

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

(2) 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.

(f) Residences, residential lots, condominiums and condominium lots are intended to be used for residential purposes only. Short-term rentals or leases (less than ~~6~~ **months thirty (30) consecutive days in length** 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.**

(g) Members who assign their rights to a tenant must immediately surrender their Use Privilege Cards and give 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, the Association will return or replace the Member's Use Privilege Card upon application by the Member. 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.

(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 eCard** before issuance of the **eCards**.

(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 and/or Junior Accessory Dwelling Unit may assign up to two amenity **Use Privilege eCards** per unit to tenants. A completed application by the Member with accompanying lease verifying that the rental is ~~six (6) months~~ **thirty consecutive days** or longer in length and an annual fee (or pro-rated amount of the annual fee), in accordance with the BVSA Fee schedule, must be paid for each **Use Privilege eCard** 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 ~~informaed~~ **informed** in writing of termination of the tenancy.

(5) Occupants, ~~tenants and all 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 amenity **Use Privilege eCards**.

(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 **eCard(s)**, the Association may impose a fee in accordance with the BVSA Fee Schedule for each **eCard**, 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.

(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 eCard or Guest pPass** 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 will be exempt from this rule allowing anyone with a valid gate pass to patronize the **Mulligan Room only** without showing **an amenity Use Privilege eCard or eGuest pPass.**

(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.

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

(l) ~~An individual or a husband and wife Members~~ **Natural persons** who own two or more lots or condominiums may designate, 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 ~~individuals or husbands and wives~~ **natural persons** who own a single lot or condominium ~~may~~ **shall** designate one single family residing together who may use the Common areas and Community Facilities.

(2) Persons other than ~~individuals or husbands and wives~~ **natural persons** who own two or more lots or condominiums may designate for each lot or condominium owned, one single family residing together who ~~may~~ **shall** use the Common Areas and Community Facilities.

(n) The term "person," as used in subdivision (f) this Section 305, means any and includes natural persons, corporations, partnerships, association; limited liability company companies, trust or and other entity entities recognized by the laws of the State of California.

(o) The term "family" as used in the section this Section 305 means an individual a natural person or two or more individuals natural persons related by blood, marriage, domestic partnership or legal adoption, or a group of individuals natural persons living together as a single housekeeping unit on a permanent basis, and all having equal access to all areas of the lot or condominium.

(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.

Text of Adopted Changes to BVSA Rules

(Deletions are shown in ~~strike through~~ type and additions in **boldface underlined** type)

ARTICLE 17

ENFORCEMENT OF ASSOCIATION RULES, BYLAWS AND C&RS

(Adopted 7/9/88)

SECTION 1700. INTRODUCTION

Members are responsible for their own conduct, acts and omissions as well as those of their families, guests, tenants, licensees or invitees and any reference in this Article to the conduct, acts and omissions of Members includes that of their families, guests, tenants, licensees or invitees. Courtesy, good conduct, and decorum must be observed at every BVSA Amenity, at all times. The Amenity Manager- or designated

supervisor is the sole judge of what constitutes good conduct. (Amended 10/1/2021)

SECTION 1701. ENFORCEMENT PROCEDURES WITHOUT HEARINGS AND NOTICE

If the persons in charge of the various common facilities of the Association determine that the conduct of Members, their families, tenants, guests or invitees constitutes:

- (1) An immediate and unreasonable infringement of, or threat to, the safety, health, or quiet enjoyment of other Members
- (2) A traffic or fire hazard,
- (3) A threat of material damage to, or destruction of, Association Common Areas or other property. (Amended 8/10/08)

Those persons in charge shall have the authority to immediately ban those offending individuals from the enjoyment of the particular common facility for a period not to exceed 72 hours. The person imposing the ban shall make a reasonable effort to notify a Member of the ban if it is based on the conduct or activity of the Member's family Member's, guests, tenants, or invitees, but the failure to notify the Member will not invalidate the ban.

(Amended 2/15/97, 11/21/98, 5/19/01, 8/10/08; 9/10/10)

The person imposing the ban shall, as soon as feasible, file a written report with the General Manager, or if there is no General Manager, with the Board, that includes the details and reasons for imposing the ban, with citation of the specific provision of the Governing Document that was violated. (Added 5/19/01)

Within the 72-hour ban, the person imposing the ban may request an immediate investigation and ban extension with the General Manager and/or Board President. The General Manager or Board President, upon reviewing and investigating, may issue a ban extension up to but not exceeding the time needed to hold meeting and hearing with the Board based on the Boards meeting schedule.

Purpose and Effect of Proposed Changes: To allow management to mitigate inappropriate behavior at amenities immediately which will allow the members to continue to enjoy the amenities



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First Aid



THE GOAL: Be prepared to give first aid while waiting for an ambulance.

An emergency can happen at any time and any place. Many public places have a first aid kit, oxygen, or an AED (automated external defibrillator) to treat people. These items can only save lives if someone knows how to use them. Actions you take in the first few minutes after an injury or other medical incident may save someone's life.

▶▶▶ CHOOSE ONE OF THE FOLLOWING THINGS TO DO THIS MONTH TO BECOME BETTER PREPARED:

☐ **Know what to do while waiting for an ambulance to arrive.**

Call 911 instead of trying to take an injured or ill person to the hospital yourself. It seems like waiting for an ambulance will make it take longer to get help, but ambulance crews can start providing care as soon as they arrive. They can get the patient to hospital quickly, legally, and more safely.

1. Stay on the line with 911 and follow emergency instructions.
2. Stay calm and try to keep the patient calm.
3. Don't move a patient who was injured in an automobile accident or fall, or who was found unconscious.
4. If the patient is cold, cover them with a blanket.
5. Don't give an injured person anything to eat or drink (unless instructed by the 911 dispatcher).
6. Have someone watch for the ambulance and show the crew how to get to the patient. (This is especially important in an apartment or office building, or if your address is hard to see from the street).

☐ **Make or buy first aid kits for your home and car.**

Ready-made first aid kits are available at most department stores or your local American Red Cross chapter. These kits come in a variety of sizes and prices. You can also make your own kit from supplies you probably already have around the house.

Some items that should be included in a basic first aid kit are:

- Adhesive Tape
- Antiseptic Ointment
- Band-Aids (assorted sizes)
- Blanket
- Cold Pack
- Disposable Gloves
- Gauze Pads & Roller Gauze (assorted sizes)
- Hand Sanitizer (liquid or wipes)
- Plastic Bags
- Scissors and Tweezers
- Small Flashlight and Extra Batteries
- Triangular Bandage



☐ **Take training in first aid, CPR, AED, or pet first aid.**

Helping others in a medical emergency isn't as hard to learn as you might think. Knowing how to apply a bandage, identify the signs and symptoms of shock, perform CPR or use an automatic external defibrillator (AED) can save a life.

First responders may not be on the scene for five minutes or more. It is up to individuals like you to be ready to help someone who is injured. The person whose life you save may be someone that you love.

Many American Red Cross chapters now offer training in pet first aid. Training may also be available through your local humane society, kennel club, or pet store. Check with your veterinarian to see what special items you may need to include in a first aid kit for your pets. If you travel with your pet, or if they are service or hunting animals, you may want to make a travel-sized pet first aid kit as well.

Contact your local fire department or American Red Cross chapter to learn what first aid classes are available in your area. Ask your employer if they will sponsor a class for your workplace, or take a class with your family or on your own. Many classes are offered free of charge. Courses may also be offered at your place of worship, school, or community organization. Community Emergency Response Team (CERT) training also includes first aid training.

Being prepared doesn't have to be hard or expensive. By doing one thing a month, you can make sure that you and the people who depend on you will be better prepared for whatever happens.



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BEAR VALLEY SPRINGS ASSOCIATION
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Hours: 8:30 a.m. to 5:00 p.m., Monday through Friday
AnitaB@bvsa.org • www.BVSA.org

ASSOCIATION BOARD OF DIRECTORS

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Fred Hicks..... Treasurer
Don Ciota Parliamentarian
Anita Bauer Secretary
Butch Reyburn Vice-President
James Panek..... Director
Jeff Gadzia..... 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

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Food and Beverage Director
Ashley Krempien 661-821-6641, AshleyK@bvsa.org
Recreation Manager
Butch Reyburn 821-5537 x231, ButchR@bvsa.org
Board Vice-President
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Board President
James Panek 821-5537 x210, JamesP@bvsa.org
Board Director and Project Manager
Jeff Gadzia 821-5537 x231, JeffG@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
Gate Fax..... 821-3507
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
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Dan Suttles Chief of Police
Will Parks Water Supervisor
Daniel Haggard..... Roads Supervisor
Jason Parks Wastewater Supervisor
Wesley Shryock..... Interim General Manager
Larry Wiggins General Services Supervisor

COMMITTEE MEETING SCHEDULE*

Administration 11:00 am; 3rd Wednesday of the month
Finance..... 9:00 am; 3rd Wednesday of the month
Infrastructure..... 9:00 am; 3rd Thursday of the month
Public Safety..... 3:00 pm; 3rd Thursday of the month
Liaison..... 10:00 am; 1st Thursday of the month

** Committees meet bi-monthly in even months*

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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