



# Bear Valley Springs **Bear Tracks**



*A Monthly Publication of The Bear Valley Springs Association and The Bear Valley Community Services District*  
VOLUME 19 • DECEMBER 2024

## **Mail theft prevention tips from BV Police**

**Page 4**

## **How to keep your large animals safe during an emergency**

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# A message from the Manager

Dear Bear Valley Springs Members,

I hope everyone had a safe and happy Thanksgiving. As we head into the Christmas holidays, I wanted to take this moment to update everyone on our progress with the aesthetic improvements being made throughout the Association and our plans over the next few months to improve the operation. Please read

through my update and the entire Bear Tracks magazine to find out what's going on in the month of December.

**Bunker Renovation Demo** – Over the summer, there has been standing water in several bunkers throughout the golf course. The current bunker conditions have been declining since their renovation 15 years ago with poor drainage, contaminated sand and irrigation

issues which continue to create poor playing conditions. Recognizing the on-going issues with our bunkers, the Golf Advisory Committee selected the greenside bunker on the left-hand side of #1 green to be renovated as a demo by our Superintendent, Todd Najac. Based on the outcome of the renovation/cost, we will be evaluating a future bunker renovation project for next year. The greenside bunker renovation on #1 was completed and we have received positive comments. We will keep you posted on our progress. Shown on page 22 is the bunker drainage and the finished bunker. Once the sod tacks down, we will clean the bunker edges on #1.

**Capital Building/Barn/Shed/Interior Painting Project** – As we communicated



Submitted by  
**Don Ciota, CMCA**  
General Manager/COO

in September, our 2024/ 2025 Painting Capital Improvement project is in full swing. This much-needed improvement includes the painting of all our clubhouses, the Whiting Center, barns, sheds, restrooms and any other structures at each amenity as needed. We recently completed painting the entire exterior of the Oak

**CONTINUED ON PAGE 22**



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Greeting Cards & Prints are also available.

Part of what artists do is allow people to feel emotion. Often, when we are feeling emotion, it comes out in what we paint. This painting is painted for the people of Ukraine, the thought of having to leave my country, all that I have worked for and cherish brings tears to my eyes. Some people in Ukraine will never see their families again. Many will never be able to regain a life that they love. The very best way to stop the war is to send love to Ukraine and to Russia. Love is the answer to Peace and Freedom. The horse represents, power and freedom. This painting is a prayer for the power of love to overcome the Russians, Power of strength for Ukraine people to rebuild their lives, and a trusting that love, peace and freedom will once again be restored. Happy Holiday everyone.

*December 2024 Bear Tracks cover photo  
taken by Peggy Earley*



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## LAND

Cummings Valley Rd	2.11 acres	\$97,000	SOLD	Rep Seller
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# How to help prevent mail theft

The Bear Valley Police Department, your Police Department, is working hard to prevent mail and package theft, but these and other cases underscore the need for residents to do their best to protect themselves against this growing crime. The holidays are approaching fast, and statistics

generally show an increase in mail and package thefts during the season.

Below are ways residents can help prevent becoming a victim of mail and package theft.

## **Pick Up Mail Promptly**

Pick up your mail promptly after delivery. Try not to leave it in your mailbox overnight. If



you're expecting checks, credit cards, or other negotiable items, ask a trusted friend or neighbor to pick up your mail.

## **Informed Delivery**

Informed Delivery is a free

service from the United States Postal Service. When mail is in transit, the Post Office scans the outside of your envelopes, magazines, and larger mail

**CONTINUED ON PAGE 17**

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# Artist & STARGAZER

I am an impressionistic artist, a stargazer, and an active member of the Bear Valley Springs Astronomy Club. I am not, however, an astronomer. I freely admit to having trouble identifying even the most obvious constellations. Previously, when I looked at the night sky, I saw inky blackness and shiny points of light and hoped to see an occasional meteor zip across the sky. I left all the technical, astronomical issues to others and simply admired what could be seen with the naked eye and through the lens of telescopes others brought to the BVS Astronomy Club star parties.

However, I have become fascinated by images of deep space objects, from small sections of the Milky Way with its blue and magenta trails, to the former planet Pluto with its colorful and crater-marked surface, to all sorts of exploding stars, spiraling nebulae, and the startling colors made by different gasses so many of

these present. No longer do I view the night sky as a two-toned blanket of dark and light, but as an entire realm of colorful objects waiting to be rendered onto canvas, such as those shown here.

My primary way of seeing stellar objects is through images returned to earth from NASA's Hubble Space Telescope and the more recently launched James Webb Space Telescope (JWST). The JWST also observes in longer-wave infrared than the Hubble so its images reveal colors across the entire spectrum—an addition to the photographic library of stellar objects that brings great joy to my artist heart. I urge you to turn out your lights and gaze at the sky. Give your eyes time to adjust and you'll begin to see colors, albeit faint to the naked eye, knowing that there are magnificently colorful objects in our universe and beyond.



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# Merry Christmas

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and your home with love this holiday season!

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# Upcycle your Christmas tree into habitat

Submitted by

**Fred Hicks**

**Lake Quality Advisory  
Committee (LQAC) member**

The LQAC would like to upcycle your Christmas trees into functional aquatic habitats within Four Island and Cub Lake. The goal is to collect Christmas trees, then recruit

local community volunteers to create and place the newly created habitats within the lake in January. Our Bear Valley lakes have very little to no aquatic habitat/structures within them. This makes it very difficult for small fish to survive and thrive within our lakes as they spend most of their energy swimming rather than on growing.

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The Christmas tree upcycling program is a cost effective first step towards correcting this deficiency within our lakes. Over

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all ecosystem and can last up to 10 years underwater.

For this program, please make sure all the lights, ornaments, and tinsel have been removed from the tree. Additionally, if your tree has been flocked, it will not be able to be used. You can drop off your tree any time after Jan. 1 to the marked tree drop off location by the Jacks Hole parking lot. If we reach 300 trees, the drop off area will be taped off, and signs will be hung indicating no more trees will be accepted.

In January, after the trees have been collected, our hope is to make this a community event by working with local volunteers and youths for the creation and placement of the newly created aquatic habitats. These habitats provide the base building block for a food web to begin. First, microorganisms and small insects attach to the bark and thrive. Small fish are then attracted because of the small organisms upon which they feed. Small fish also utilize the space between the branches and trunks for safety and shelter. Larger fish are then attracted by the smaller fish which they prey upon. Within the Bear Valley lakes, birds and turtles are at the top of the food pyramid and will utilize these habitats as they feed upon the fish that reside around and within them. Essentially think of these aquatic habitats as your refrigerator and if you're like most people (fish in this case), your most comfortable chair is relatively close to the fridge, not on the farthest end of the house.

To create these habitats, the trees will be weighted down with cinder blocks and placed within the lakes next to one another. The habitats will be placed so they lay horizontally on the bottom and are underwater at full pool level, creating the new aquatic habitats. The aquatic habitat locations will be marked with a floating red buoy and be placed in key places around the lakes to improve spawning and young of the year survivability. A later second phase will focus on increasing angling opportunities. If you or someone you know would like to participate, please email [BVLQAC@gmail.com](mailto:BVLQAC@gmail.com) with your name and phone number.



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**Best wishes to everyone for a memorable Christmas and holiday season. Your business, association and friendship have meant so much to me over the past 37+ years! Wishing everyone a happy, healthy and prosperous 2025!**



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## BVSA RECOGNIZED CLUBS

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

- **ASTRONOMY CLUB** - Enjoy the night skies and learn about Astronomy with an enthusiastic group. Monthly meetings Monthly meeting 1st Wednesday, 6:30pm, Oak Tree Country Club. Contact: Pres. Claude Plymate, info@bvsac.org
- **BUCKAROOS** - Promotes safe, fun western cowboy activities for kids and adults alike. All levels of riders welcome. President Jeff Kermode @ (661) 343-7503, 1st VP George McMackin @ (661) 400-1333, 2nd VP Erika Underwood @ (805) 705-1123, Treasurer Cheryl Akerly @ (661) 609-6113 & Secretary Debi Kermode @ (949) 291-0551
- **BV AQUATICS CLUB** - is a group organized to advance the principles of aquatic health and fitness for BVSA as specified by the club by-laws. The club promotes responsible off-season use for recreation and fitness designated for lap swimmers and water aerobics. Contact the club via email bvaquatics2023@gmail.com.
- **BVS VINTAGE DANCE AND TEA GROUP** - Historical English Country Dancing. All welcome! Join Facebook page or Group Me app, BVS Vintage Dance and Tea Society or call Martha (818) 442-7888.
- **BVS POKER CLUB** - Provide good fellowship, comradery, and sharing of mutual friends. Contact Bill Snow at 562-922-2661 for more information.
- **BVS SOCIAL BRIDGE CLUB** - Social interaction and play. Call Ann Peyton @ 661-821-0926
- **BVS VETERAN'S ASSOCIATION** - Contact: Lee Tharp, Commander, 818-515-0241, sltharp@aol.com or Jed Hannan, Membership, 818-414-2430, jerseyjed@aol.com.
- **BVS WILDLIFE COALITION** - Educates and advocates for living in harmony with wildlife through fun activities, presentations, and special events. We meet on the second Wednesday of the month at 6 PM in the OTC reception room. Email: BVSWild-lifeCoalition@gmail.com
- **BVS WOMEN'S CLUB** - Provides an opportunity for good fellowship among the women of BVS. Contact President Chris Hobbs, hobbs939@yahoo.com.
- **CARRIAGE DRIVING** - Meetings are the 3rd Thursday each month at 6:00 p.m. at the Equestrian Center Lounge. We promote safe driving, drive-and-ride outings and good horsemanship. Contact Debbie Mayer @ 802-343-5483
- **CRAFTY LADIES** - Meet at the Equestrian Center Lounge every Tuesday, 1-3 p.m. Bring your own project and get acquainted! Contact Robin Goodwin (831) 212-5643.
- **CULTURAL ARTS ASSOCIATION (CAA)** - CAA provides performing arts programs to enhance our way of life. Contact President: Leana Mitchell, 805-758-8902.
- **DRESSAGE** - Dressage, working equitation, cavaletti, other equine activities. We meet on the second Saturday evening of each month. Meeting and more info on our website: <https://bvsrc.org/>. Please contact Kathe Rich [katherich@gmail.com](mailto:katherich@gmail.com).
- **FOUR SEASONS 4-H** - 2nd Monday of every month at 6:00pm Contacts: Sarah Mountjoy [sarah.mtjoy05@gmail.com](mailto:sarah.mtjoy05@gmail.com) or Heather Dobbs [hrosepressley@gmail.com](mailto:hrosepressley@gmail.com) or call 609-0554
- **GARDEN CLUB** - The Garden Club is a resource for all Bear Valley residents who would like to make the most of their garden. Bring your questions, lessons learned and gardening enthusiasm to our meetings, which take place every third Friday (February-October) @ Equestrian Center lounge. Dues are \$10.00. Contact Tammy Reich - [bvsgardenclub@gmail.com](mailto:bvsgardenclub@gmail.com).
- **GREENHORNS** - Provides an environment for horse and rider to learn cattle-handling skills that are used in working cattle operations throughout the west. Contact President Denise Togami @ 805-231-8676, or Don McLaughlin @ 208-781-8746.
- **HORSEMAN'S ASSOCIATION** - Promotes fellowship, equestrian activities and facilities. Supports acquisition and preservation of riding trails. Contact President Susan Mustaffa @ 661-538-0995 or [smustaffa@outlook.com](mailto:smustaffa@outlook.com).
- **OAK TREE BRIDGE CLUB** - Experience and enjoy the benefits the Bridge has to offer! Bob Nixon 661-823-9483.



- **OAK TREE MEN'S GOLF** - For Information Call President, Tony Velarde at (818) 974-1009 The Oak Tree Men's Golf Club holds their meetings on the Thursday before a tournament or the second Thursday of the month, if no tournament that month, at 7:30 am in the Mulligan Room
- **OAK TREE WOMEN'S GOLF** - Open play - Monday at 10:00; 9-hole playday - Wednesday at 10:00; 18-hole playday - Friday at 9:30. Those interested in playing or joining, contact the Pro Shop at 821-5144 or Joy Webber at 661-300-1536 or email: joyw2121@icloud.com.
- **PICKLE BALL** - Promote Pickle Ball Play. Contact 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.

## BVS SPECIAL INTERESTS AND ORGANIZATIONS

- **ALCOHOLICS ANONYMOUS** - Alcoholics Anonymous Meetings are held at Bear Valley Community Church, Rm. B, Monday, 5:30pm (Literature) - Tuesday, 5:30pm (Men's Stag), Tuesday 4:00 PM, (Women's group), Thursday, 5:30pm (Participation). For More Information, please call: 661-202-8553.
- **BVS LAKE QUALITY GROUP** - Provides information on the quality of the Lakes in Bear Valley Springs. Please contact us at bvlqac@gmail.com
- **CERT** - Training BVS residents to be prepared and ready to serve in the event of a local disaster situation. Contact David Shaw at tehachapicert@gmail.com, 661-609-8365, <https://www.facebook.com/tehachapiCERT/>
- **CO-ED SOFTBALL** - Come on out for a non-competitive pickup game of softball. It's perfect for anyone who can't run, throw, or catch but wants to get a little exercise and a lot of laughs. Ages 50+ Tues. and Thurs. 3:00 pm. All Ages Sundays at 3:00 pm. Contact Lisa Burt @ 821-0850 or the \_burt\_family@yahoo.com
- **CUB SCOUT TROOP 135** - Grades 1st through 5th grade. Contact Cub Master Jon Read 909-268-3297.
- **EMERGENCY AMATEUR RADIO TEAM** - This team is made up of licensed amateur radio operators in BVS who donate their services in times of an emergency. Weekly net check-in Sunday evenings at 7 p.m. 146.700Mhz(-) PL123.0. Contact Dan Mason @ (661) 203-8398
- **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 Kimberly Clow at kclow@sbcglobal.net
- **VOLUNTEERS IN POLICE SERVICE (VIPS)** - Contact 661-271-0413 for brochure and information.



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# Equine Emergency Plan in place to assist large animal owners

The Equine Emergency Plan (EEP) is led by the Equestrian Center Manager, Doug Slavin, and is assisted by an experienced group of volunteers. The EEP came about several years ago, to quickly share important, accurate, and reliable information to large animal owners in the event of a disaster or emergency situation potentially affecting the BVS community. Information relayed by EEP staff comes directly from Emergency Operations Center, Kern County Fire, Kern County Sheriff, BVS Police, and Kern County Animal Services. Having this information should allow animal owners to make informed decisions regarding how to best ensure the safety and wellbeing of their animals in case of an emergency.

The EEP is here to assist, and emphasize to large animal owners, their responsibilities in an emergency. Legally, animal owners are responsible for the safety and wellbeing of their animals during and after any emergency/disaster. Each individual should have their own preparedness plan in advance of an actual emergency. Especially during fire season, your trailer should be headed out, have some feed, water buckets, supplies in it, ready to roll. If you do not own a trailer, make arrangements ahead of time with a friend or neighbor who might be able to assist with trailering your horse to safety. Be sure your animals will easily load into a trailer. The BVS Equestrian Center/EEP will NOT offer trailering should evacuation become necessary.

Depending on the nature of the emergency, under the guidance of relevant authorities, temporary emergency sheltering location information will be offered. Often the Equestrian Center being the primary large animal sheltering location. And



sometimes, sheltering in place may be your best option. Where you take your animal is your decision.

Because of the single lane roads in Bear Valley, waiting until the last minute to evacuate is a poor decision. If emergency equipment is trying to access strategic locations, the last thing they need is a parade of trucks and trailers in their way. Please be proactive; if you are notified of impending danger, take action. The EEP will assist as best they can.

The EEP only notifies folks who have

signed up for the program. Once signed up, unless there is a phone number or email change, you do not need to re-sign up. Staff will utilize several means to contact you in an emergency; phone call, text, email, so all that information is asked for. Information is kept private. Forms are available at the Equestrian Center or the BVSA office. They need to be returned to the Equestrian Center. It takes you as a responsible large animal owner to sign-up. The EEP is available for you – use it and be prepared.



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## DECEMBER EVENTS

### SPORTS:

- 
- 
- **Hockey** - Late registration Dec. 1st - Dec. 8th
    - Resident Fees 4-6 yrs old \$75 7-18 yrs old \$95
    - Non-resident 4-6 yrs old \$105 7-18 yrs old \$135
  - **Hockey Camp -Free**
    - Mon. Dec. 2nd 5:30-6:30 pm Intro. to skating
    - Tues. Dec 3rd - Thurs. Dec. 5th 5:30, 6:30 & 7:30 pm hockey development
    - Practices begin the 2nd week of December, games start on January 9th/10th

Register at [bvsa.recdesk.com](http://bvsa.recdesk.com)



### EVENTS:

- **Vets Bingo** - Sat. Dec. 7th doors open at 12:30 pm Games-1 pm
  - **Southern Sierra Pops Concert**
    - Sat. Dec. 14th at 2 pm
  - **Christmas Week Events** (See flyer for additional details)
    - Wed. Dec 18th -Christmas Bingo 6-8 pm
    - Sun. Dec. 22nd -Christmas Family Skate 12-2 pm
    - Mon. Dec. 23rd- Christmas Craft Pine Cone Ornament 1-3 pm
    - Fri. Dec. 27th - Family Dodgeball 1-3 pm
    - Mon. Dec. 30th Craft New Years Masks 1-3 pm
- 
- 

ALL DATES AND TIMES ARE  
SUBJECT TO CHANGE







## **CHRISTMAS EVENTS 2024**

### **CHRISTMAS BINGO**

Wednesday, Dec. 18th

Doors open at 5:15 pm, games begin at 6 pm

**Cost:** \$5 for Bingo only: includes 10 games

**Food:** \$5 slice of pizza, cookie, and a drink.

-\$2 for an extra slice of pizza

-\$1 for two additional cookies

### **Christmas Family Skate-**

Sunday, Dec. 22nd 12- 2pm

Skate to Christmas music

### **Christmas Craft -**

Monday, Dec. 23rd 1-3 pm Pine Cone Ornament

### **Christmas Family Dodgeball -**

Friday, Dec. 27th 1 -3 pm

### **New Years Craft**

Monday, Dec. 30th, 1-3 pm New Years Mask





## CONTINUED FROM PAGE 4

items. After signing up for Informed Delivery, the USPS will email you each morning showing you images of your incoming mail before the mail is actually delivered. While you won't be able to see the inside of your mail until it arrives, it can be helpful to know if an important letter is being delivered later that day. My wife and I use this free service. It's helpful and convenient. Try it!

To sign up for this program, go to <https://informedelivery.usps.com/box/pages/intro/start.action>

### Suspend Delivery

When leaving for a few days or weeks, contact the Post Office and suspend your mail delivery until you return. Do this several days prior to your

departure to ensure delivery is suspended before you leave.

### Packages

For Bear Valley, the Informed Delivery program does not yet include packages. Residents who are expecting packages should diligently track their packages through UPS, FedEx, or the USPS to minimize the opportunity a thief has to steal your package. You can also contact the USPS and schedule the delivery of your package for a certain day when it is convenient for you. Lastly, consider having your packages sent to more secure alternative locations.

### Report Suspicious People

If you see something, say something. Mail thieves try their best to blend in as normal residents retrieving their

mail. When you see strange vehicles or pedestrians loitering around mail boxes, call the non-emergency number for dispatch at 661-861-3110 and a Bear Valley PD officer will be dispatched.

### Report All Incidents of Mail and Package Theft

All mail and package thefts should be reported to the Police Department. This is an

easy process. Simply call the dispatch phone number above and tell the dispatcher you wish to report the theft. You have the option of having an officer call you on the phone to take your report, or coming to your house.

Be safe.

— Chief Hurst

Bear Valley Springs

Police Department 🐾

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- Brain Fog
- High Blood Pressure
- Vertigo & Meniere's Disease
- Digestive Disorders
- Concussion
- TMJ Disorders

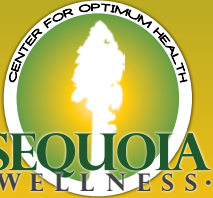


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Photo by Chelsea Geber







LETTERS TO

# Santa Claus

Starting November 15th  
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Make sure your  
name and home  
address are on  
the envelope

Drop it off at the  
mailbox inside the  
Whiting Center

Parents please make sure the letter and envelope are legible  
Santa's eyes are not as young as they use to be

"Believe in the magic of the season."





# The Wildlife of BEAR VALLEY SPRINGS



photos  
submitted by  
Satsuki  
Jowise











## CONTINUED FROM PAGE 2

Tree Country Club Clubhouse, Tennis Pavilion and surrounding storage sheds. As time and weather permits, we will be working on painting the exterior of the Whiting Center, administrative office, Equestrian Center clubhouse, barns and golf shop/Mulligan Room. Shown below is the completed painting of the Oak Tree Country Club Clubhouse. We look forward to the new fresh look of all our buildings.

In addition to the painting of our buildings, we are also planning on utilizing our painting crew to update the interior paint, as well. Since late November, we have been giving the game room at the Whiting Center a new look. The painting has been completed and additional reserve funds have been allocated for new game tables, furniture and carpet that will be replaced as time permits in the month of December. We look forward to your feedback on the new look.

**The Mulligan Room Expansion** – In November, the Mulligan Room kitchen renovation project was discussed at the Board of Directors meeting. Based on the permit challenges with the building, sewers, fire suppression systems and all other construction costs associated with expansion, BVSA will not be expanding the Mulligan Room kitchen at this time. The cost associated with new construction is projected at more than \$250,000 and would well exceed the \$68,058 in funds generated from the Special Assessment in 2022. Based on this decision, the \$19 Special Assessment that was collected for each resident will be applied as a credit towards the 2025/2026 assessment calculation during the budget process. We apologize and will investigate all options for a remodel/ expansion of the Mulligan Room kitchen in the future.

**New Mulligan Room and Oak Tree Restaurant Menus** – To



meet the needs of diners at the Mulligan Room, in addition to increasing dining activity in the Oaks Restaurant, Chef Jaqi and Josh Cardwell, our Food and Beverage Director, are currently in the process of developing new menus for the Oaks Restaurant and the Mulligan Room. Once the new menus are finalized, we will send out on social media and post them in Bear Tracks and on the website. We have a great staff with great personalities who really care about improving your dining experience. We look forward to new menus very soon!

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](mailto:donc@bvsa.org) or call me at the Administration Office at ext. 219. My door is always open. Again, thank you for all your support! See you around BVSA! 🐾







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# December Specials

## THE OAK TREE COUNTRY CLUB

### WEDNESDAYS

#### Shrimp & Grits \$22

Cajun seasoned jumbo shrimp sautéed and served over cheese grits in a Cajun pepper broth.

### THURSDAYS

#### Roasted Duck Confit \$26

Roasted ten-ounce duck leg served over a red wine jus. Served with two sides of your choice.

### FRIDAYS

#### Cioppino Soup \$29

Shrimp, cod, clams, and scallops in a tomato herb and white wine stock. Served with crostinis.

### SATURDAYS

#### Braised Short Ribs \$27

Marinated short ribs braised in a red wine, vegetables, herbs, and spices sauce served over mashed potatoes and sautéed carrots.

### SUNDAYS

#### Prime Rib \$34/37

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

**+ daily specials!**



**TEXT OF ADOPTED**  
**CHANGES to BVSA Rules**  
(Deletions are shown in  
strikethrough type and  
additions in **bold underlined**  
type)

**ARTICLE 10**  
**OAK TREE COUNTRY**  
**CLUB AND FOOD AND**  
**BEVERAGE SERVICE**  
**AT BVSA AMENITIES/**  
**FACILITIES**  
(Adopted 7/9/88; Amended  
05/10/17)

**SECTION 1000.**  
**GENERAL**

(a) The Oak Tree Country Club ("OTCC") building is a multi-purpose building whose main object is to enhance the social life of property owners **Members and guests**. It is the center for dining, entertainment, and socializing **and meetings**, including a meeting room (Garden Room). (Amended 8/10/08)

(b) The liquor license for the OTCC is a "Type 547" ("Special On Sale General **Eating Place**") license; which is "...Generally issued to certain organizations who cannot qualify for "Club" licenses. Authorizes the sale of beer, wine, and distilled spirits; to members and bona-fide guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine only, for consumption off the premises. To protect our license, Members may be asked to show their Use Privilege Cards **Identification for age verification** from time to time. These times could be during an inspection by the State Department of Alcoholic Beverage Control, to which the Association is subject, with no advance

notice. (Amended 01/10/08)

(c) Patrons waiting to be seated in the Dining Room may have drinks in the lounge area or at their dining table. No minors (under 21 years of age) are allowed in the bar area after the kitchen is closed and/or food service has ended for the night. (Amended 01/10/08)

(d) (Repealed 08 /10/08)

(e) The Mulligan Room building and patio adjoins the Golf Pro Shop and serves as a casual dining experience for all Association Members and their guests. (Added 05/10/17)

**SECTION 1001. HOURS**  
**OF OPERATION**

(a) Specific hours are posted on bulletin boards and published in the Association newsletter **from time to time on a regular basis**.

(b) Special events and specific hours are also published in the Activities Schedule **on various social media sites**, and in the Association newsletter. (Amended Effective 01-10-08)

**SECTION 1002.**  
**RESERVATIONS**

(a) Members are urged to make reservations for dinner on weekends and holidays.

(b) (Repealed 8/10/14)

**SECTION 1003.**  
**CATERING SERVICES**  
**AND FOOD AND**  
**BEVERAGE SERVICE AT**  
**BVSA AMENITIES**

(a) Any Member in good standing may obtain the use of OTCC facilities for private functions upon submitting an application to the Amenity Manager. The application must include full particulars of date, time and purpose and should be submitted at least two weeks prior to the date

desired. (Amended Effective 8/10/14).

(b) Catering services away from the restaurant are available to Members upon advance request to and approval of **by** the Amenity Manager (Amended Effective 8/10/14).

(c) At any time, catering services at any BVSA amenities/facilities must be provided by the BVSA Food and Beverage Department, unless otherwise approved by the General Manager and/or BVSA Board of Directors. (Added 05/10/17)

**SECTION 1004. MEMBER**  
**RESPONSIBILITIES**

(a) Members may reserve the Garden Room and portions of the Banquet Area and Saloon by submitting an application to and receiving approval from the Amenity Manager. Any function requiring food or beverage service must comply with Sections 1003. (Per Article 18, Section 1802; Amended 05/10/17)

(b) Members, their families and their guests shall conduct themselves with decorum.

(c) Boisterous conduct, **games or sports or activities** that may interrupt the harmony of the OTCC will not be tolerated.

(d) Use of vulgar or profane language is prohibited.

(e) Members, their families and their guests are prohibited from bringing food and beverages into the OTCC areas without express approval of the Amenity Manager.

(f) Pets are prohibited in buildings. (Amended Effective 12/10/13; Amended Effective 8/10/14)

(g) Ragged or cut-off pants, clothing with offensive

writing or pictures, bathing suits, bare feet, and other swimwear are prohibited in the OTCC building at all times. (Amended Effective 8/10/14)

(h) Entry to the Pool area must be through the pool entry gate. (Amended Effective 8/10/14)

(i) In order to further complement and maintain the ambiance of the Oaks Restaurant **members and guests must adhere to the posted dress code for the Oaks Restaurant** (Amended Effective 8/10/14):

(1) ~~The following attire is suggested (Amended Effective 8/10/14):~~

~~(A) For men: Collared shirts; long trousers or Bermuda shorts; sweaters.~~

~~(B) For women: Dresses or skirts; pants with shirts, tops, or sweaters; Bermuda shorts.~~

(2) **(1)** The following are prohibited in the Oaks Restaurant (Amended Effective 8/10/14):

(A) Bare feet.

(B) Bathing suits and other swimwear.

(C) Cut-off or ragged pants.

(D) Clothing with offensive writing or pictures.

(E) For men, tank tops and sleeveless shirts.

(F) Caps (Added Effective 8/10/14)

(G) Hats and other headwear, except headwear worn for religious purposes may not be worn by men dining in the Oaks Restaurant. (Amended 03/17/90, 07/18/92, 06/18/96; Repealed and re-added 3-10-08; Amended Numbering Effective 8/10/14)

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



**SECTION 1005.  
MANAGEMENT  
RESPONSIBILITIES**

(a) The Amenity Manager is responsible for the operation of the food, beverage and lounge aspects of the OTCC.

(b) All rates for meals, services, banquets and private parties are fixed by the Board or the Amenity Manager subject to approval of the Board by the General Manager. ~~No single Association Officer, Director, or employee has authority to change, alter, or modify any rate.~~

(c) The Amenity Manager or ~~his~~ a designee is available during OTCC hours to give assistance to Members desiring it.

(d) Association management personnel are present at all times when the OTCC is

open and it is their responsibility to enforce these Rules, and to give assistance and direction to Members or employees.

(e) Any Member, his family or guests, guilty of breach of rules of conduct, will be required to leave the premises. *(Amended Effective 8/10/14)*

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

*(Subdivision (d) repealed and subdivisions (e), (f), (g) & (h) re-lettered as (d) (e), (f) & (g), 01-10-08; Subdivision (b) repealed 8/10/08 and subdivisions (c), (d), (e), (f) & (g) re-lettered as (b), (c), (d), (e) & (f) 8/10/14)*

\*\*\*\*\*

**Purpose and Effect of  
Proposed Rule Change**

To clarify the processes and procedures of the Oak Tree Country Club.

\*\*\*\*\*

*Bear Tracks*

**TEXT OF PROPOSED  
CHANGES to ECC Rules**

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

**SECTION 103. Occupation and Special Use Permits**

No gainful occupation, profession or trade shall be maintained, conducted or carried on upon on any residential lot or in any improvement or other structure on any residential lot without the prior written approval of the ECC. *[C&Rs, Para. 7.b(6),(16)]*

**A. Obtaining Approval.**

Only occupations, trades or professions that do not interfere with the quiet and peaceful use, occupation and enjoyment of other Owners of their lots and the Common Areas will be permitted. All occupations, trades and professions permitted by the ECC shall be conducted and carried on in strict conformance with the conditions that may be imposed on such permit or approval, and any such permit or approval may be revoked in writing by the ECC upon a failure of the permittee to comply with any such conditions. The Occupational agreement between the permittee and his/her client(s) is a business relationship and must be conducted within the confines of said permittee's property. Owners and other residents may obtain the required approval forms at the BVSA office.

**B. Garage/Yard Sales**

Garage or yard sales may be conducted on a residential lot with the prior written approval of the ECC.

1. An Environmental Control Committee permit

is required ~~and must be approved prior to the garage/yard sale.~~ **No permits will be accepted the day of or day before the proposed garage sale date**

2. Only Association issued garage/yard sale signs are permitted and they must be returned to the BVSA office on the next business day following the completion of the garage/yard sale. Unauthorized signs may be removed immediately without prior notice to the property owner. Removed signs will be stored at the Association office for a period of five days; thereafter, they will be discarded. *(Revised 12/15/12) (Amended 10/01/19)*

3. All garage/yard sale items are to be removed by sunset on the last day of the sale. *(Added 12/15/12) (Amended 10/01/19)*

4. A partially refundable fee will be charged at the time of the application in accordance with the Association Fee Schedule. The refundable portion of the fee will be refunded after the completion of the sale upon return of the garage/yard sale signs in ~~satisfactory condition~~ **the condition received**.

Failure to comply with the ECC Rules regarding garage/yard sales may result in disciplinary action as outlined in Section 601 of the ECC Rules.

5. No more than three (3) garage/yard sales will be

allowed per calendar year, per residential lot. Sales may not be held on two consecutive weekends. *(Revised 10/1/2021)*

6. Sales are to be no longer than three days, nor can they be held on Association recognized holidays.

7. Signs may be posted the evening before the sale begins and must be removed by sunset the last day of the sale. *(Revised 12/15/12)*

8. Flags, pennants, balloons, etc. will not be permitted in conjunction with signs.

9. Cars may not be parked so that they obstruct the normal flow of traffic or interfere with other adjoining property owner's access to their property.

10. The Association will not be responsible for the safety of anyone participating in or attending the sale.

11. Any damage or nuisance caused by the person's holding the sale; their families, other participants or people attending the sale will be the responsibility of the property owner. *(Amended 10/15/11) (Revised 10/1/19)*

**Purpose and Effect of  
Proposed Rule Change**

To clarify the processes and procedures of the BVSA Administration Office and ECC Department.

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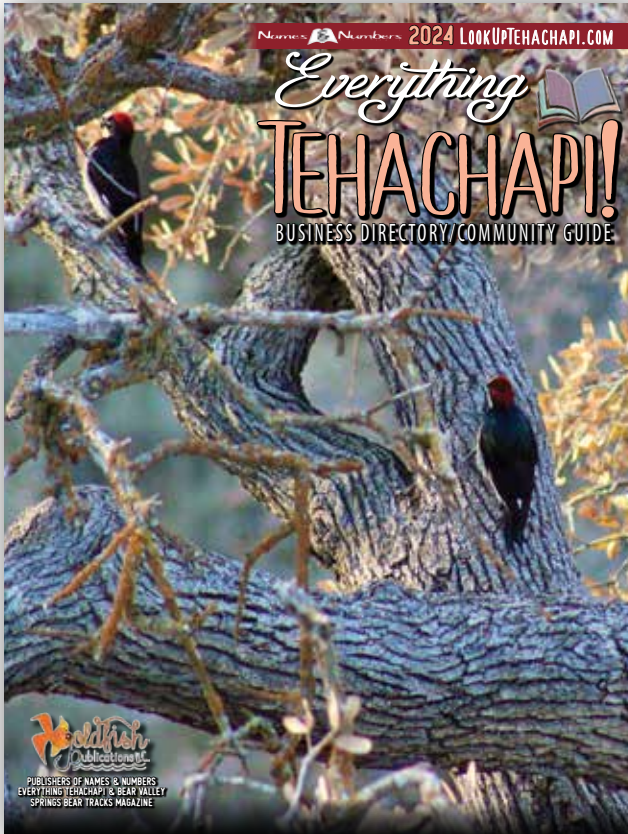
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AnitaB@bvsa.org • www.BVSA.org

### ASSOCIATION BOARD OF DIRECTORS

Guy Munday..... President  
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

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

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

### CSD BOARD OF DIRECTORS

Martin Hernandez..... President  
Geva Frevert..... Director  
John Grace..... Director  
Judith Cagle..... Director  
Michael Lewis..... Director

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

### MANAGEMENT STAFF

Wesley Shryock..... Interim General Manager  
Dain Hurst..... Acting Chief of Police  
Will Parks..... Water Supervisor  
Daniel Haggard..... Roads Supervisor  
Jason Parks..... Wastewater Supervisor  
Larry Wiggins..... General Services Supervisor

### COMMITTEE MEETING SCHEDULE\*

#### ODD MONTHS:

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

#### EVEN MONTHS:

**LIAISON**..... 10 a.m., Every other month on the first Thursday  
**INFRASTRUCTURE**..... 1 p.m., Every other month on the third Thursday  
**ADMINISTRATION**..... 9 a.m., Every other month on the fourth Tuesday

## Bear Valley Springs **Bear Tracks**

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