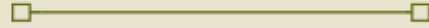




# SERRANO CREEK RANCH EQUESTRIAN CENTER



25200 Trabuco Rd, Lake Forest, Ca 92630  
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## Rate Increase Effective July 2025

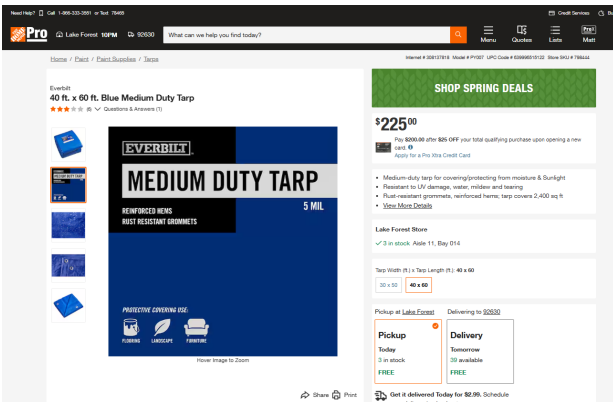
Effective July 1, 2025, SCR will be instituting a 5.5% price increase across the board. The main reasons for this increase are:

Employee costs continue to consume an ever-increasing portion of your board dollar. Drivers include the unique California workers' comp system that provides full employment for the 178,000 active attorneys in California (ok, a slight bias crept in). California is #3 in costs per employee for this type of insurance. Only Hawaii and New Jersey are more expensive. Additionally, employer-paid medical insurance has increased by 7% this year. When just the two insurances are combined the monthly cost per horse at SCR is \$122. In addition, there is pressure to maintain a wage level that ensures that SCR can attract workers from an ever-shrinking pool.



As an example of stealthy price increases, the stable spent \$26,187 at Home Depot in 2024. Except for wood products, most of what we purchase

is fabricated offshore. For example, the ubiquitous blue tarps we use as part of our rainfall preparation have increased from \$169 (2024) to the current replacement cost of \$225, a 34% increase. We routinely



## MAY 2025 NEWSLETTER

### IN THIS EDITION:

- Rate Increase
- New Rules For Individual Boarders' Cameras
- Hay Craze
- Equine Medical Associates - Rabies
- 2025 SCR Monthly Rates

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receive notices from our steel supplier of 25% or more increases. We have seen similar costs across the range of products we purchase.

Lastly, the expense of maintaining our silent workers (the tractors) includes their own “medical” costs. Repair expenses have increased by 153% from last year. This is due to the increasing cost of imported parts and the shortage of mechanics, driving wages up for our equipment servicer. Please see pg. 5 for new rates.

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## **New Rules For Individual Boarders’ Cameras**

Forty years ago, a stable's concern was hay, water, and cleaning. Today issues are so more complicated. With the amazing technical advances in cameras, this means that anyone can be a videographer. The omnipresence of security cameras includes the stable itself. The remarkable advancements in visual and audio recording devices requires developing a policy regarding using private cameras at the stable.

The stable itself has installed a robust visual recording system. The benefits we have found over the years are:

- We can have an independent perspective to resolve he said- she said disagreements.
- Determine the likely cause of an accident.
- Resolve complaints such as feeding and shavings deliveries.
- Occasionally, the activities of the stable are remotely viewed during non-office hours.
- Assisting the stable in defending against frivolous lawsuits.
- Be able to observe the health of some of the horses remotely.

In the last few years, security cameras



have been proliferated throughout our daily lives. These cameras have become smaller, more powerful, and can utilize battery/solar power technology advancements. As such, the cost of these cameras has come way down. Many boarders have installed these cameras in their stalls to observe feeding patterns, watch for birthing, fighting with neighboring horses, medical observation, etc. Heretofore, the policy of the stable has been that the installation of cameras is generally a positive thing.

California has precise and strict laws regarding the use of security cameras. These laws are based on the concept of “expectation of privacy.” There is an “expectation of privacy” standard for visual recording and a more strict expectation for audio recording. These two expectations are overlaid differently for “public places” and “private places.” Examples of public places include parks, roads, HOA common areas, shopping malls, government buildings, etc. On the other hand, private places, for example, are bathrooms, locker rooms, private offices, interiors of private homes, etc.

For SCR, public areas include arenas, stalls, walkways, parking lots, and the patio. Private areas would be the bathrooms and classroom. The SCR cameras are all focused only on public areas. Additional signage is posted at the entrance to the stable to alert

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visitors that they do not have an expectation of privacy regarding visual recording when on the grounds of the stable. At that point, they must choose whether to enter the grounds.

For audio recording, there is a higher standard that presumes an expectation of privacy for any conversations held throughout the stable. Conversations cannot be recorded, whether the place is public or private, unless all participants consent. In an abundance of caution, consent would include individuals who are within proximity and whose conversations are inadvertently recorded.

In California, failure to obtain consent is a criminal violation of Penal Code 632, and penalties for the first offense fine are \$2,500 and or one year in county jail. Second and subsequent offenses fines are increased to \$10,000 per violation.

Just about all security cameras made today can record audio. While the stable cameras also have these capabilities, the audio functions are specifically turned off to comply with California law. To reiterate, all the stable cameras only make visual recordings in public areas. There are no audio recordings made.

While SCR still believes that there is a benefit for individual boarders to install cameras in their stalls, we expect them to follow these standards:

1. Cameras should be aimed at the stall or tack shed. They are not to be aimed at the general areas of the stable.
2. Cameras can not be installed by permanent means such as screws, bolts, glue, or any other attachment devices that leave a permanent/defect on the stable property without prior permission from the stable office.
3. The device must have its own

source of power.

4. Any audio capability must be disabled before installation and remain disabled for the entire time the camera is on stable grounds.
5. Failure to comply with SCR rules and Federal, State, and Local Laws regarding security camera recordings (both visual & audio) will result in the permission for a private camera to be immediately revoked and the camera to be immediately removed from the stable.
6. This notice must be agreed to and signed before obtaining permission to install a personal security camera. the stable office.

If you have already installed cameras in your stall or near your tack shed, please visit the office to sign the Notice and Acceptance for the Use of Personal Security Cameras on Serrano Creek Ranch Grounds.

## Hay Craze

As more boarders are choosing to store hay in their tack sheds, we'd like to remind everyone to please clean up after yourselves. It is not the responsibility of staff to clean up hay that falls in front of tack sheds, if it comes from your shed, please take a moment to sweep it up.

We've also received feedback from some boarders whose horses are constantly trying to eat hay that spills out in front of tack sheds. To help keep the barn clean and all horses safe, we kindly ask everyone to do their part.



Please note due to water regulations, all hay must be stored within 24 hours of delivery, and all storage areas must be always kept clean.

Thank you for your cooperation and understanding!

# Equine Medical Associates, Inc.

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**Stephanie Frank-Borden, DVM, DACVIM**

**Kelsey J. Sapp, DVM, Chelsea Fishenfeld, DVM**

Orange County health officials on Wednesday warned the public after a bat that was found at a park last week tested positive for rabies.

The bat, which was discovered on the ground near a walking path at Rancho Santa Margarita Lake on Thursday, April 17 at around 2:30 p.m., according to the Orange County Health Care Agency.

"The rabies virus is found in an animal's saliva and is transmitted to people by a bite from a rabid animal," the OCHA statement said. "Although very rare, contamination of the eyes, mouth or an open wound by the saliva of a rabid animal can also transmit rabies."

They say that most of the cases of human rabies in recent years resulted from bat strains, and that since they have such small teeth bites may go unnoticed. Once an infected person begins to show signs and symptoms of rabies, officials say "the disease is nearly always fatal."

Because of this, preventative treatment is administered as soon as possible to prevent the illness from worsening.

"Medical assistance should be obtained promptly after an exposure so any wound can be cleaned," the release said.

Officials also shared a number of tips to minimize the risk of a rabies infection, including:

- avoiding contact with wild animals,
- vaccinating all eligible pets against rabies,
- not sleeping with unscreened doors or windows,
- if bats get inside a home, close off the area and contact animal control,
- do not leave pet food outside,
- washing all animal bites with soap and water, flushing the wound well,
- reporting all animal bites to OC Animal Care.

They advised anyone who came into contact with the bat, or whose pet may have had contact, to immediately contact the OC Health Care Agency Communicable Disease Control Division at (714) 834-8180 and/or their veterinarian.

**25200 Trabuco Road, Lake Forest, Ca. 92630, (949)588-6950**

# Serrano Creek Ranch Monthly Rates

Effective July 1, 2025

\*Board fees include manure disposal, stormwater compliance, and annual winterization.  
A security deposit of \$325 per stall and \$25 per tack shed is required.

Stall	Price/Mo.
12 x 24 1/3 Cover	\$517
12 x 24 1/2 Cover	\$526
12 x 24 Full Cover	\$559
Breezeway (12 x 24) + Aisle	\$555
Delux Breezeway (13 x 25) + Aisle	\$644
Breezeway (24 x 24) + Aisle	\$708
18 x 24 Full Cover	\$654
18 x 24 1/3 Cover	\$583
24 x 24 1/3 Cover	\$667
24 x 24 3/8 Cover	\$637
24 x 24 1/2 Cover	\$685
24 x 24 3/4 Cover	\$708
24 x24 Full Cover	\$715
24 x 30 3/4 Cover	\$799
24 x 36 1/2 Cover	\$770
Box Stall 12 x 16 - w/o shavings	\$590
Box Stall 12 x 24 - w/o shavings	\$737

**Add Ons:**

Tack Shed	\$37
Trailer Parking	\$110
Dry Stall Charge - Per Day	\$15

**Feed: (Horses are fed three times per day.)**

Description	Flake Sizes:			
	1/4 2.5 - 3 Lbs.	1/2 5 - 6 Lbs.	3/4 7-8 Lbs.	1 9 - 10 Lbs.
1 Feed of Alfalfa	\$40	\$56	\$66	\$79
1 Feed of Orchard	\$50	\$75	\$91	\$108
1 Feed of Timothy	\$53	\$82	\$101	\$120
1 Feeding of Special Feed	\$20	Per Meal		

**LATE FEES: \$35 per horse on all board received after the grace period (10th of the month)**

**INTEREST: 1.5% on all accounts 30+ days late (18% per annum)**

**NSF CHARGES: \$35**