

The regular Board meetings will be held  
on the second Thursday evening of the Month at 6 pm



# Discoverer

Official publication of the Lake Don Pedro Owners' Association

July 2007

## Sheriffs outline issues at Hacienda community safety meeting

By Pam Hatler  
LDPOA secretary

On June 7 a community safety meeting was held for the Don Pedro area at the Hacienda. The featured speaker was Sheriff Jim Mele of Tuolumne County who brought with him his lieutenant in charge of operations, an undercover/narcotics officer, his media/public relations officer and two representatives from the Community Service Unit.

Also attending to answer questions about law enforcement, safety and response times in our bi-county area was Mariposa County Sheriff Jim Allen with his operations officer.

In addition to the law enforcement personnel the representative supervisors of both counties in the Don Pedro area attended, Mark Thornton for Tuolumne and Lyle Turpin for Mariposa.

A lot of frank discussion and straight answers to the many questions posed to both Sheriffs and their staffs characterized the hour and a half meeting as well as the informal discussions that continued after the official meeting was over.

A couple of items were strongly emphasized by both Sheriffs Departments:

### 1. Report crimes

Even if the items or persons are long gone and you think that there's nothing that may be done. It's important to go on record that the crime happened. Then when the Sheriff applies for the funding to increase patrols and officers for our area he can show that it's needed. If they have few crimes reported then it's hard to justify his claim of needing more officers to patrol and answer calls in the Don Pedro area.

### 2. Response

"People" calls are a higher priority than property calls. The whole of Tuolumne County is covered by three patrol officers and a sergeant on each shift. They have to prioritize. If you call in a crime a report will be filed and the situation checked, but if it's strictly a property or violation call it may have to wait until they have finished handling other calls that have a greater factor of danger or injury.

Both sheriffs stated unequivocally that if there are injuries or danger to individuals they will dispatch on the call – regardless of county lines or address.

(The Mariposa officers will often be the first on scene for the simple reason that they are based much closer.)

Both sheriffs also expressed a strong desire to have some kind of community service unit in the Don Pedro area as an aid to extending their manpower and as a deterrent factor by patrolling. Since neither department has been able to rally enough support and volunteers to make it work separately they mentioned the possibility of a cooperative unit using volunteers and resources from both counties thereby splitting the effort and funding.

These men and their departments are committed to protecting the Don Pedro area even though seriously under-funded and undermanned. Perhaps as residents we need to step up and assist where we can to safeguard ourselves and our neighbors.

## Hacienda Pool is monitored for safety

Surveillance cameras have been installed at the Hacienda pool side for the safety of all home owners who use the pool.

In the recent past, these videos have shown specific people in the Association taking advantage of the pool area and breaking the rules that are in place to protect all who use the pool.

Therefore, at this time, any person who is caught on tape or in person with any glass items which include but are not exclusive to bottles, drinking glasses, jars of any sort, etc., are in danger of losing the privileges at the pool.

Please, abide by the rules and have a clean, safe summer and enjoy.

## Minutes

LAKE DON PEDRO OWNERS  
ASSOCIATION  
C/O THE MANAGEMENT ALTERNATIVE  
906 13<sup>TH</sup> STREET  
MODESTO, CA 95354  
(209) 544-3422, FAX (209) 544-3421

BOARD OF DIRECTORS MEETING  
MINUTES  
MAY 10, 2007

### BOARD MEMBERS PRESENT:

Eldon Henderson  
Ron Howenstine  
Vicki Keefe  
Carolynn Bartholomew  
Candy White  
Mike Henault  
Mike Harding

### OTHER INDIVIDUALS PRESENT:

Sherri Lucy, The Management  
Alternative

The meeting was called to order at 6:40 p.m. by Ron Howenstine, President. Vicki Keefe moved that the minutes of the April 12, 2007 Board of Directors meeting be approved as presented. Eldon Henderson seconded, all agreed. Eldon Henderson moved that the April 12, 2007 Board of Directors Executive Session meeting minutes be approved as presented. Mike Harding seconded, all agreed.

### TREASURER'S REPORT

Vicki Keefe, Board Treasurer, reported that Association operating funds as of April 30, 2007 were \$77,154.71. Vicki further reported that there is a total of \$54,933.84 in the Reserve accounts at this date. Finally, Vicki reported that collections are coming along well.

Mike Henault moved that the Treasurer's Report be approved as presented. Mike Harding seconded, all agreed.

### COMMITTEE REPORTS

1. Architectural Committee: Vicki Keefe reported that there were four requests approved in Mariposa County: two houses, a tree removal and a temporary building. In addition, two requests were approved from Tuolumne County.
2. CC&R's Compliance Committee: Mike Harding reported that there is nothing new to report as he has been on vacation.
3. Public Relations: Carolynn Bartholomew reported that there is a town hall meeting scheduled on June 7 at 7:00 p.m. with the new sheriff for Tuolumne County. Vicki Keefe urged Tuolumne County residents to attend.
4. Schools – Mariposa Committee: Eldon Henderson updated that the new superintendent will be in place by July 1, Randy Penientz, and that the district is looking forward to the future.
5. Schools – Tuolumne Committee: Candy White updated in this regard stating that the district is recruiting for two high level positions at this time due to recent regulations. Candy also reported that construction at Lake Don Pedro

Continued on Page D2

# June Hacienda events

## Important Dates to Note:

The ACC (Architectural Control Committee) meets on the first Thursday evening of each month.

This month that is on: July 5th, and next month it's Aug. 2nd. If you are submitting plans they need to be in our office no later than the Thursday the week before the meeting.

The Board of Directors meeting is on the second Thursday of each month at 6 pm.

This month that is on July 12th, 6 pm, here at the Hacienda, in the Lounge.

## Hacienda Calendar Events to Note:

Pool Hours are 10am – 8pm.

If you do not have your electronic pool key you can get one at the LDPOA office, (\$10 deposit required).

And speaking of the pool...

If you missed the sign ups for the kids swimming classes call the Tuolumne Co. Recreation Dept. at 533-5663. There will be two sessions - Each will run from Mon. through Fri.; #1 will be June 25-29, #2 will be July 16-20. There will be two classes each session; 9am-10am & 10am-11am.

Check out our new flag in time for the 4th! The old one was very faded and getting tattered and so it was retired.

Fireworks are on July 3rd this year.

The unsafe cabana building by the pool is scheduled for demolition this month – this may result in pool closures for safety and insurance concerns.

## Upcoming July Activities:

The San Luis Mission's Confirmations (Lounge), a birthday party (Pool Pergola area), a wedding (Lounge), apt "A" is reserved for five nights and apt. "B" is reserved for four nights.

## Regular Monthly Activities:

Architectural Control Committee (1st Thurs.), LDPOA Board of Directors (2nd Thurs.), Discoverer Labeling Volunteers (Fri, June 1st & Fri June 29th).

## Regular Weekly Activities:

Personal Fitness Group (MWF 7:30-9am), Sidewinders Square Dancing (Tuesdays 7:30pm), Tae Kwon Do Class – new day (Mon. 3:15-4:15 & Wed 3-4:30pm).

## To review what went on at the Hacienda in June:

An anniversary party (Lounge); A wedding reception (Pavilion, Kitchen); a Little League Committee meeting (Lounge); The La Grange Elementary Science Fair (Pavilion); a community meeting featuring Sheriff Mele (Pavilion); La Grange Elementary Graduation (courtyard) & Dance (Lounge); a wedding (Pavilion, Lounge & Kitchen); a birthday party (Lounge); Swim Class sign ups (Lounge); a 16th birthday party (Pavilion, Kitchen, Courtyard); a birthday party (lounge); A Septic Mtg. (Pavilion); a wedding (Lounge); Apt. "A" was rented for three nights and Apt "B" was rented for six nights.

## Regular Monthly Activities:

Discoverer Labeling Volunteers (moved to May 4), Architectural Control Committee (1st Thurs.), LDPOA Board of Directors (2nd Thurs.).

## Regular Weekly Activities:

Personal Fitness Group (MWF 7:30-9am), Sidewinders Square Dancing (Tuesdays 7:30pm), Tae Kwon Do – new day (Mon. 3:15-4:15 & Wed 3-4:30pm).  
– Pam Hatler – LDPOA Secretary

## BOARD OF DIRECTORS MEETING MINUTES May 10, 2007

### From the Front Page

Elementary and High School has started at this time. On June 13 a patriotic day will be held in honor of veterans and the school will be treating veterans and spouses to breakfast.

6. Parks Committee: Mike Henault updated in this regard. A member of the Little League organization thanked the Board and the Association for their support.

Mike Harding moved that the committee reports be approved as presented. Eldon Henderson seconded, all agreed.

## MANAGER'S REPORT

1. Management reviewed with the Board the correspondence sent out and received since the last Board meeting and a discussion was held in this regard.
2. Management reviewed with the Board a request from the local Catholic Church to be added to the non-profit list. Vicki Keefe moved that this request be approved as presented. Carolyn Bartholomew seconded, all agreed.
3. Management reviewed with the Board a request from the local schools to assist with the distribution of a survey relative to

Continued on Page D3



# Discoverer

Official publication of the Lake Don Pedro Owners' Association

Published at the beginning of each month

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Electronic submissions are welcomed. If sending as email attachments, please upload in plain text format. Articles typed directly into the body of the email are preferred.

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## Lake Don Pedro Owners' Association

### BOARD OF DIRECTORS

Ron Howenstine . . . . . President  
Eldon Henderson . . . . . Vice-President  
Mike Harding . . . . . Secretary  
Vicki Keefe . . . . . Treasurer  
Carolyn Bartholomew . . . . . Director  
Mike Henault . . . . . Director  
Candy White . . . . . Director

Correspondence to the Board or Association should be sent to:

**LAKE DON PEDRO OWNERS' ASSOCIATION**  
5182 FUENTES DE FLORES  
LA GRANGE, CA 95329

Business office hours are Monday through Friday, 9 am to 5 pm.

### Change of Address?

It is the responsibility of Lake Don Pedro property owners who have moved, or who will move soon, to send a change of address notice to keep important Association mailings and the Discoverer coming. Please use the form below.

## Rates for various services from

# Lake Don Pedro Owners' Association

### Hall and apartment rentals

	Member	Non-Member
Pavilion (43' x 80')	\$ 250*	\$ 800
Lounge (47' x 21', 32' x 19')	\$ 25*	\$ 300
Kitchen	\$ 50*	\$ 100

**REFUNDABLE DEPOSITS FOR EVENT RENTALS:**  
(Deposits will be refunded if there are no damages & clean up standards are met)

Pavilion	\$100	\$ 500 - 1000**
Lounge	\$ 50	\$ 500 - 1000**
Kitchen	\$ 50	\$ 250

### RENTAL RATES FOR APARTMENTS

(Deposits are refunded if there are no losses or damages and rental rules are followed)

#### Apartment "A" (Upstairs, sleeps 8 people)

	Member	Non-Member	Season
Daily Rate	\$ 175	\$250	April - Sep
Weekly Rate	\$1,050	\$1,500	

Daily Rate	\$125	\$200	Oct. - Mar
Weekly Rate	\$550	\$1,200	

Deposit \$175 \$250

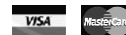
#### Apartment "B" (Downstairs, sleeps 6 people)

Daily Rate	\$150	\$180	April - Sep
Weekly Rate	\$ 900	\$1,080	

Daily Rate	\$100	\$150	Oct. - Mar
Weekly Rate	\$450	\$540	

Deposit \$150 \$180

We now accept:



Rev 12/06

### Office rental information

Office 1	9x12	Leased	\$162.00
Office 2	11x12	Leased	\$198.00
Office 3	8x17	Leased	\$190.00
Office 4	8 1/4 x 12 1/2	Leased	\$156.00

### Office services

Fax – To receive . . . . . \$ .50 per page  
Fax – To send . . . . . \$1.00 per page  
Copies . . . . . 10 cents per page

Please allow the office to make copies and send faxes for you.

**\*Two new member benefits:** Free personal use of the Lounge once (1) per year & free personal use of the Pavilion once (1) every three (3) years. (Subject to availability.)

Additional member bookings are charged at the stated rates. Deposits and insurance are required for all rentals.

\*\*If alcohol will be served: • the deposit is the higher amount • you must provide security

Note: If you are renting space for an event the following may be used (subject to availability) for no additional cost: courtyard, front lawn, lawn/fountain area, barbeque, and horseshoe pits.

**NON-PROFIT ORGANIZATIONS:** Will be allowed free use of the Pavilion twice per year and the Lounge twice per year (as scheduling permits). Each additional use will require a Use Fee of \$50 (Pavilion) and \$25 (Lounge) to cover utilities and maintenance. Deposits, completed Use Agreement forms & insurance coverage are required each time.

### Please change my address as follows:

Name: \_\_\_\_\_ Lot#: \_\_\_\_\_ Unit#: \_\_\_\_\_

Old Address: \_\_\_\_\_ New Address: \_\_\_\_\_

Old Phone: \_\_\_\_\_ New Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Send completed form to: Lake Don Pedro Owners' Association, 5182 Fuentes de Flores, La Grange, CA 95329

# Financials

## Budget Comparison Cash Flow (Cash) LAKE DON PEDRO OWNERS ASSOC. - (0119) May-07

	MTD Actual	MTD Budget	YTD Actual	YTD Budget
<b>INCOME</b>				
Assessments	\$ 2,906.90	\$ 31,270.00	\$ 365,013.78	\$343,970.00
Plan Check Income	\$ 100.00	\$ 291.67	\$ 1,100.00	\$3,208.37
Apartment Rental	\$ 525.00	\$ 1,050.00	\$ 19,616.07	\$11,550.00
Non Member Apartment	\$ 0.00	\$ 125.00	\$ 405.00	\$1,375.00
Hall Rental	\$ 550.00	\$ 100.00	\$ 9,197.00	\$1,100.00
Non Memeber Hall Rental	\$ 100.00	\$ 8.33	\$ 1,000.00	\$91.63
Office Rental	\$ 800.00	\$ 0.00	\$ 10,772.00	\$0.00
Restoration Committee Income	\$ 0.00	\$ 166.67	\$ 0.00	\$1,833.37
Vending Machine Income	\$ 0.00	\$ 41.67	\$ 520.00	\$458.37
Interest	\$ 274.46	\$ 58.33	\$ 2,092.13	\$641.63
Other Income	\$ 132.50	\$ 41.67	\$ 21,895.06	\$458.37
Late Fee	\$ 140.00	\$ 333.33	\$ 3,335.00	\$3,666.63
Transfer Fees	\$ 2,125.00	\$ 2,083.33	\$ 13,920.00	\$22,916.63
<b>TOTAL INCOME</b>	<b>\$ 7,653.86</b>	<b>\$ 35,570.00</b>	<b>\$ 448,866.04</b>	<b>\$391,270.00</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Management Fee	\$ 3,700.00	\$ 3,833.33	\$ 40,700.00	\$42,166.63
Office Supplies	\$ 1,822.71	\$ 416.67	\$ 8,274.95	\$4,583.37
Copier Costs	\$ 0.00	\$ 225.00	\$ 6,691.94	\$2,475.00
Office Salaries	\$ 1,767.50	\$ 2,500.00	\$ 30,837.28	\$27,500.00
Travel / Mileage	\$ 1,609.20	\$ 16.67	\$ 4,267.53	\$183.37
Legal	\$ (1,527.50)	\$ 666.67	\$ 7,134.30	\$7,333.37
Accounting	\$ 0.00	\$ 500.00	\$ 0.00	\$5,500.00
Computer	\$ 119.99	\$ 83.33	\$ 1,294.39	\$916.63
Public Relations	\$ 0.00	\$ 208.33	\$ 1,529.88	\$2,291.63
Postage	\$ 39.97	\$ 666.67	\$ 11,367.80	\$7,333.37
VISA	\$ 0.00	\$ 8.33	\$ 233.53	\$91.63
Social Activities	\$ 379.20	\$ 166.67	\$ 1,082.05	\$1,833.37
Insurance	\$ 3,894.19	\$ 5,416.67	\$ 51,176.76	\$59,583.37
Payroll Taxes	\$ 571.37	\$ 833.33	\$ 14,863.76	\$9,166.63
Taxes/License	\$ 0.00	\$ 41.67	\$ (9,995.91)	\$458.37
Workers Comp	\$ 1,715.23	\$ 500.00	\$ 7,804.23	\$5,500.00
Vending Machine	\$ 0.00	\$ 66.67	\$ 293.68	\$733.37
<b>TOTAL ADMINISTRATIVE EXP</b>	<b>\$ 14,091.86</b>	<b>\$ 16,150.01</b>	<b>\$ 177,556.17</b>	<b>\$177,650.11</b>
<b>UTILITIES EXPENSE</b>				
Electric (Hacienda)	\$ 1,012.99	\$ 1,800.00	\$ 14,937.81	\$19,800.00
Electric (Well)	\$ 122.60	\$ 45.83	\$ 1,777.07	\$504.13
Electric (El Prado)	\$ 62.80	\$ 41.67	\$ 615.70	\$458.37
Electricity (Barn)	\$ 18.57	\$ 5.00	\$ 728.32	\$55.00
Water Testing	\$ 0.00	\$ 41.67	\$ 0.00	\$458.37
Water (El Prado)	\$ 306.19	\$ 333.33	\$ 4,375.88	\$3,666.63
Propane	\$ 0.00	\$ 41.67	\$ 3,154.67	\$458.37
Trash Removal	\$ 350.12	\$ 250.00	\$ 4,667.88	\$2,750.00
Office Telephones	\$ 186.61	\$ 300.00	\$ 2,280.09	\$3,300.00
Pay Phone	\$ 110.00	\$ 29.17	\$ 1,288.68	\$320.87
<b>TOTAL UTILITIES EXPENSE</b>	<b>\$ 2,169.88</b>	<b>\$ 2,888.34</b>	<b>\$ 33,826.10</b>	<b>\$31,771.74</b>
<b>MAINTENANCE EXPENSE</b>				
<b>HACIENDA</b>				
Maintenance Salary	\$ 5,593.25	\$ 4,666.67	\$ 57,294.25	\$51,333.37
Repairs and Supplies	\$ 321.07	\$ 1,666.67	\$ 36,936.18	\$18,333.37
Septic Maintenance	\$ 19.00	\$ 250.00	\$ 3,382.46	\$2,750.00
Maintenance Equipment	\$ 101.14	\$ 41.67	\$ 3,942.39	\$458.37
Well Maintenance	\$ 0.00	\$ 125.00	\$ 1,175.00	\$1,375.00
Hacienda - Security	\$ 210.00	\$ 1,333.33	\$ 4,643.74	\$14,666.63
Pool Maintenance	\$ 705.89	\$ 166.67	\$ 4,068.16	\$1,833.37
Small Apartment	\$ 0.00	\$ 41.67	\$ 805.48	\$458.37
Large Apartment	\$ 0.00	\$ 41.67	\$ 9,037.95	\$458.37
Pest & Weed Control	\$ 0.00	\$ 66.67	\$ 3,156.15	\$733.37
Janitorial Salaries	\$ 995.75	\$ 520.83	\$ 9,725.05	\$5,729.13
Janitorial Supplies	\$ 266.38	\$ 83.33	\$ 3,024.93	\$916.63
<b>PARKS</b>				
El Prado Baseball	\$ 95.96	\$ 666.67	\$ 1,512.78	\$7,333.37
Pond Maintenance	\$ 0.00	\$ 166.67	\$ 65.78	\$1,833.37
General Park Maintenance	\$ 52.41	\$ 1,250.00	\$ 3,946.79	\$13,750.00
FICA Expense	\$ 55.05	\$ 0.00	\$ 54.96	\$0.00
Medicare Expense	\$ 12.88	\$ 0.00	\$ 12.84	\$0.00
<b>TOTAL MAINT. &amp; SUPPLIES</b>	<b>\$ 8,428.78</b>	<b>\$ 11,087.52</b>	<b>\$ 142,784.89</b>	<b>\$121,962.72</b>
<b>TOTAL EXPENSES</b>	<b>\$ 24,690.52</b>	<b>\$ 30,125.87</b>	<b>\$ 354,167.16</b>	<b>\$331,384.57</b>
<b>RESERVE TRANSFERS</b>	<b>\$ 5,444.00</b>	<b>\$ 5,444.17</b>	<b>\$ 59,956.00</b>	<b>\$59,885.87</b>
<b>NET INCOME</b>	<b>\$ (22,480.66)</b>	<b>\$ (0.04)</b>	<b>\$ 34,742.88</b>	<b>\$(0.44)</b>
<b>ADJUSTMENTS</b>				
PREPAID DUES	\$ 930.00	\$ 0.00	\$ (77,310.98)	\$0.00
<b>TOTAL ADJUSTMENTS</b>	<b>\$ 930.00</b>	<b>\$ 0.00</b>	<b>\$ (77,310.98)</b>	<b>\$0.00</b>
<b>CASH FLOW</b>	<b>\$ (21,550.66)</b>	<b>\$ (0.04)</b>	<b>\$ (42,568.10)</b>	<b>\$(0.44)</b>
Beginning Cash	\$ 54,933.84			
Ending Balance	\$ 33,383.18			

## MINUTES May 10, 2007

From Page D2

school enrollment. Ron Howenstine moved that Eldon Henderson and Candy White work out the details in this regard with the school district. Vicki Keefe seconded, all agreed.

### NEW BUSINESS

1. Septic Testing Agreement: Vicki Keefe moved that the septic testing agreement be approved as presented. Eldon Henderson seconded, all agreed.
2. Credit Card User Fee: The Board reviewed a draft policy in this regard. Eldon Henderson moved that the Board Treasurer research this issue further. Mike Harding seconded, all agreed.
3. Candy White then thanked Vicki Keefe for all of her efforts and time and energy spent in the roll of Board Treasurer.
4. Yellow Page Ad: Vicki Keefe moved that an advertisement be made in the Yellow Pages at a cost of \$10.00 per month for a listing under "weddings" and a listing under "banquets" for a total of \$20.00 per month. Carolynn Bartholomew seconded, all agreed.
5. It was reported that the pool season will open Friday, May 25, 2007.

There being no further business, the meeting was adjourned at 7:10 p.m. by Ron Howenstine, President. The next meeting will be held on Thursday, June 14, 2007 at 6:00 p.m. at the Hacienda.

Respectfully submitted,

LAKE DON PEDRO OA

Sherri Annoni Lucy, PCAM,  
CCAM  
The Management Alternative  
Association Manager

# How to make the grade – legally and responsibly

By Kris Randal

“Why do I need a grading permit?”

We hear that question frequently in the Mariposa County Resource Conservation District office. The simple answer is, to save soil and protect water quality and aquatic hab-

itat.

We all know that water runs downhill, but some foothill residents may not consider that some of the materials the water picks up along the way can wreak havoc on downstream water quality and, in turn, on fish, frogs, birds and even our neighbors.

Back in 1984, in responses to a county resource inventory questionnaire distributed by the Natural Resources Conservation Service, a number of residents cited erosion at construction sites as the number one reason for loss of water quality in Mariposa County.

Then in 1994, the MCRCD obtained a grant to develop the “Stockton Creek Watershed Plan,” which addressed erosion problems in the Mariposa town water supply.

In May 2006, the MCRCD took over the grading permit process for the county, a process that helps assure construction projects and other significant soil-disturbing activities, such as brushing with heavy equipment, comply with the county’s grading and excavation ordinance.

The ordinance is intended to minimize runoff of silt and debris into our waterways by requiring erosion control, good drainage and revegetation at construction sites.

Everyone who applies for a grading permit at the MCRCD also gets paperwork describing the procedure for preventing erosion – spreading grass seeds to graded areas where the soil has been disturbed, and then covering the seed with a thick layer of weed-free straw.

This practice is especially important during the winter months; it keeps soil from washing away during storms and prevents rivulets and gullies from forming and undermining the land – and perhaps your house or driveway.

The ordinance specifies that protection of cut-and-fill slopes from erosion be installed “as soon as practicable and prior to calling for final

approval.”

Further, the ordinance states that revegetation of all disturbed surfaces must occur within 30 days following completion of grading, in accordance with approved erosion-control plans, and must be completed by October 15.

“Why do I need to practice erosion control in the summer?”

During dryer times of the year, including summer, you still need to scatter grass seeds and spread weed-free straw. Recently disturbed soils that are left exposed are more vulnerable to invasions of resilient species of non-native thistles and other weeds. For example, the small, purple flower heads of Italian thistle are now going to seed.

The tiny seeds sport fine bristles that catch a ride on breezy days, taking root most frequently in disturbed soils. It is important for you, not the whims of chance, to decide what plants grow on your land.

By sowing erosion-control grass mixtures, you have a better chance of preventing weed infestations. If possible, irrigate the seeded and straw-strewn areas until the green grasses take root, and eventually you can weed whack, if necessary. When the rains finally arrive, your erosion-control efforts will have stabilized and protected your graded site.

One more tip: Since the “Dust Bowl” of the 1930s, resource conservation districts have been concerned with erosion issues. Farmers in those days learned that losing their topsoil meant losing their agricultural businesses.

Whether you are interested in maintaining a natural setting; growing fruits, vegetables, native plants or flower gardens; or just beautifying your yard, you should still be concerned about preserving your topsoil.

Instruct the grading-equipment operators to save your property’s topsoil by piling it in a mound near an undisturbed site and away from the vulnerable root zones of oaks.

Then cover it with a tarp to prevent it from washing away during a rainstorm. Once the construction phase is over, you can move the topsoil to the areas you want to plant.

Remember: Conserving our soil maintains our water quality as well as our quality of life.

Contact the MCRCD office for additional information about grading permits or to apply for a permit. Call 966-3431 or visit the office in the ag complex at 5009 Fairgrounds Drive.

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for Owners  
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- **ADVERTISING:**  
Local, County, State, and International
- **CREDIT CHECKS/TENANT SCREENING:**  
Thorough and effective full-time tenant placement and management
- **MAINTENANCE:**  
Professional housekeeping, regular inspections, repairs, general home lot/yard/maintenance, winterizing

- **VACATION RENTAL MANAGEMENT**  
Try our vacation rental program for extra income!
- **RESERVATIONS:**  
Rental packets, brochures, videos, computerized rental services
- **BOOKKEEPING:**  
Computerized monthly statements; all county, state and Federal Tax requirements