



# Discoverer

March 2019

The Lake Don Pedro Owners' Association • 5182 Fuentes De Flores • La Grange CA 95329

FREE

## LDPOA Hacienda Easter Egg Hunt!

Saturday,  
April 20th  
10 am



18 mos. - 10 yrs.

(Age Divisions)

**CRAFTS & GOODIES  
HOP ON BY!**



Info / Donations / Volunteer - Contact Kim Martin • 852-2029

## County Regulations For Growing Marijuana

A Summary of the differences and similarities in the Marijuana ordinances for Mariposa and Tuolumne counties.

### The same for both counties:

- NO commercial growing, sales or manufacturing.
- NO growing on undeveloped lots.
- Limited Number of plants allowed to be grown.
- Property must be the permanent residence of grower.
- If the grower is not the property owner, they must have notarized permission from the property owner to grow at the property.

### Variations in between the two county's regulations:

#### Mariposa County

- Allowed to grow 6 plants for recreational use. \*Medical marijuana is counted separately
- County permit advised.

Questions? Contact Mariposa Code Compliance: Mariposa Code Compliance: 209 966-5151, fax 209 742-5024, [planningdeot@mariposacounty.org](mailto:planningdeot@mariposacounty.org)



## DON PEDRO COMMUNITY YARD SALE

At the HACIENDA

5182 Fuentes de Flores, La Grange, CA



Saturday  
May 4, 2019

9 A.M. TO 3 P.M.  
(Vendor set up 7am)



Bring your spring cleanout items and join us.  
Sellers spaces are FREE

\*Tables may be rented for \$2.50  
ca.

For info, space & table reservations call:  
The LDPOA office 852-2312 or email:  
[info@ldpoa.com](mailto:info@ldpoa.com)



Hungry? - Eat or Take Out great food from Maria's Courtyard Kitchen  
- profits go local scholarship/school fund -

#### Tuolumne County

- Allowed to grow 6 plants.
- County permit required.
- Only on property designated with RE or A zonings.

If you have questions, the County Compliance Departments are who you contact concerning cannabis growing regulations.

Questions? Contact Tuolumne Code Compliance: 209 533-5633, Fax 209 533-5616, [communityresources@tuolumnecounty.ca.gov](mailto:communityresources@tuolumnecounty.ca.gov)

# LDPOA Calendar of Events

For the latest, most up to date, calendar info check our FaceBook page at: [facebook.com/ldpoa](https://www.facebook.com/ldpoa) or our website calendar at [www.ldpoa.com](http://www.ldpoa.com)  
 \* Line Dancing Class – Mondays, 10 am -Noon  
 LDPOA Office Schedule is Tuesday - Saturday from 9 am – 4:30 pm.  
 We are Closed on Sundays & Mondays.

## March

**16** Saturday • Pavilion & Kitchen Reserved  
• Apts A & B Reserved

**21** Thursday • Lounge Reserved

**22** Friday • Apt. A & B Reserved - 3/22 - 3/23

**23** Saturday • Pavilion, Lounge & Kitchen Reserved

**29** Friday • Apts A & B Reserved - 2/29 - 2/30

**30** Saturday • Pavilion, Lounge & Kitchen Reserved

## April

**5** Friday • Apt. A Reserved - 4/5 - 4/6

**6** Saturday • Pavilion, Lounge & Kitchen Reserved  
• Apt. B Reserved

**9** Tuesday • ACC COMMITTEE MEETS

**10** Wednesday • NO BOARD MEETING SCHEDULED

**12** Friday • Apt A Reserved - 4/12 - 4/13

**13** Saturday • Pavilion, Lounge & Kitchen Reserved

**18** Thursday • Lounge Reserved

## April

**19** Friday • Lounge Reserved

**20** Saturday • HACIENDA EASTER EGG HUNT (Volunteers Found)  
• Lounge Reserved (2 pm)

**21** Sunday • Easter

## May

**4** Saturday • COMMUNITY RUMMAGE SALE AT THE HACIENDA

**7** Tuesday • ACC COMMITTEE MEETS

**8** Wednesday • BOARD MEETING SCHEDULED

**11** Saturday • Pavilion, Lounge & Kitchen Reserved  
• Apt. A & B Reserved

**12** Sunday • MOTHER'S DAY

**15** Wednesday • Apt A Reserved - 5/15 - 5/16

**18** Saturday • Pavilion, Lounge & Kitchen Reserved

**24** Friday • Apt A & B Reserved - 5/24 - 5/25

**25** Saturday • Pavilion, Lounge & Kitchen Reserved

**31** Friday • Apt A & B Reserved - 5/31 - 6/1

# Lake Don Pedro Subdivision Properties Up For Tax Sale In 2019

The Lake Don Pedro Owners Association has become aware of some properties in the subdivision that are scheduled to be up for auction by Tuolumne county this year due to unpaid property taxes. We want to make our owners aware of these proposed sales in case there is any interest in bidding for them.

Caveat Emptor - Buyer Beware. All sales are final. All parcels offered at public auction are sold "as is". No warranty is expressed or implied in any manner regarding property sold at the public auction, including, but not limited to, the following example: no claims are made to guarantee access to, or building permits for, any of the parcels involved in the sale.

The County assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded. Lack of adequate research may result in the purchase of unusable property with no entitlement to a refund.

It is the responsibility of the bidder to adequately research properties prior to bidding to know exactly what is being purchased. It is recommended that you should personally inspect the property and search the title to prevent unwelcome surprises.

Tuolumne County Tax Sale: May 10th – 13th 2019 (Online Auction)

Tuolumne County uses an

online auction service called Bid4Assets.com to auction their properties over a four day period. You may get there through the Tuolumne County website on the Tax Collectors page direct link or go to [www.bid4assets.com](http://www.bid4assets.com) and go to their County Tax Sales section.

The website is very helpful with a lot of information.

At this time, we are aware of 3 properties in the subdivision that are scheduled for sale.

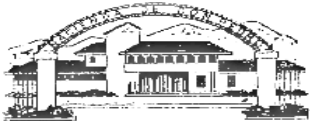
Note: A property can be withdrawn prior to the auction if the owner makes arrangements to pay the delinquent taxes.

The lots are:  
 Note: Minimum bid amounts are as of the end of February and can change slightly each month.

LDPOA LOT # T0334 – Carmelita Ln; 1.3 acres, unimproved lot, APN 0735-220-019-000, Minimum Bid \$2,122.74

LDPOA LOT # T0822 – Merced Falls Rd; 6.3 acres, unimproved lot, APN 076-250-013-000, Minimum Bid \$6,707.33

LDPOA LOT # T1213 – Enramada Dr. 1 acre, unimproved lot, APN 0756-040-011-000 Minimum Bid \$3,157.77



## Lake Don Pedro Owners' Association

5182 Fuentes de Flores, La Grange, CA 95329 • Ph: (209) 852-2312 • Fx: (209) 852-2771 • info@ldpoa.com • www.LDPOA.com

Dear New Owners & Prospective Buyers of property in the Lake Don Pedro Subdivision:

We know that many prospective buyers and our newer owners may be either first time property owners, or new to owning property in a rural subdivision.

We understand that our subdivision with its large acreage lots and open spaces does not appear like a subdivision complete with a governing body and regulations about property use and development.

Therefore, it may not occur to them that all lots within the subdivision are governed by rules and regulations or that the use and development of the lots require Association permits. **Sometimes their proposed use may not be in line with these regulations** and this has resulted in frustration, inconvenience and even considerable expense for some of our new owners.

Please check the rules and regulations (known as the CC&Rs or Covenants, Conditions & Restrictions) **before** you make plans or jump into projects. The CC&R's are the governing rules that are in addition to the county laws and regulations pertaining to property in the subdivision. A copy of the CC&Rs that apply to your lot may be found on the our web page ([www.ldpoa.com](http://www.ldpoa.com)) under "Governance" on the top tabs. You may also pick these up at the Hacienda office or request us to email them to you.

An Association permit is required before starting any development project on a property and also before making new exterior changes to developed properties. This includes fencing and terraforming projects.

In addition, **the Association does not allow camping or living in a recreational vehicle on any undeveloped lot.** The only exceptions being the temporary use of a RV:

1. By special Assoc. permits issued along with the permit for and only during construction of a residence (and after a county approved septic has been installed).
2. One weekend per year during and for the purposes of lot cleanup & maintenance. (RV must have self-contained toilet facilities for use at an undeveloped lot.)

We hope that this information is helpful to you.

Please feel free to call the LDPOA office at the above number if you have questions.

The Lake Don Pedro Owners' Association  
Board of Directors and Office Staff





Lake Don Pedro Owners' Association  
Pam Hatler, Office Manager

5182 Fuentes de Flores, La Grange, CA 95329

Rates for various services from Lake Don Pedro Owners' Association

Hall and apartment rentals		Office rental information	
	<i>Member Non-Member</i>	Office 1	9x12 Leased \$162
Pavilion (43' x 80')	\$250* \$800	Office 2	11x12 Leased \$198
Lounge (47' x 21', 32' x 19')	\$25* \$300	Office 3	8x17 Leased \$204
Kitchen	\$50* \$100	Office 4	8.25x12.5 Leased \$155
<b>Office Services</b>			
<b>REFUNDABLE DEPOSITS FOR EVENT RENTALS:</b>		Fax - To receive ..... \$0.50 per page	
(Deposits will be refunded if there are no damages & clean up standards are met)		Fax - To send ..... \$1.00 per page	
Pavilion	\$100 \$500-1000**	Copies ..... 10 cents per page	
Lounge	\$50 \$500-1000**		
Kitchen	\$50 \$250		
<b>RENTAL RATES FOR APARTMENTS</b>			
(Deposits are refunded if there are no losses or damages and rental rules are followed)			
<b>Apartment "A" (Upstairs, sleeps 8 people)</b>			
	<i>Member Non-Member Season</i>		
Daily Rate	\$175 \$250 April - Sep		
Weekly Rate	\$1,050 \$1,500		
Daily Rate	\$125 \$200 Oct.-Mar		
Weekly Rate	\$700 \$1,200		
Deposit	\$175 \$250		
<b>Apartment "B" (Downstairs, sleeps 6 people)</b>			
Daily Rate	\$150 \$180 April - Sep		
Weekly Rate	\$900 \$1,080		
Daily Rate	\$100 \$150 Oct. - Mar		
Weekly Rate	\$550 \$850		
Deposit	\$150 \$180		
Rev 02/15			



Office Hours: Tues. - Sat. 9am - 4:30pm (Phones are silent Noon - 2pm)  
Ph: 209 852-2312 • Fax: 209 852-2771  
Email: info@ldpoa.com • Web: www.ldpoa.com

## 2018 Annual Dues are \$100 and were due July 1st

Billing invoices & courtesy notices were mailed the first week of June

### MOVING?

Please make sure we have your correct mailing address!

Accounts with unpaid Dues for 2018 will be charged a \$10 Late Fee on Aug. 1st  
ON SEPT. 1ST INTEREST CHARGES WILL BEGIN TO ACCRUE

Those accounts that have set up a Payment Plan can avoid these fees  
as long as payments are current.

Contact the LDPOA office at 209-852-2312 or info@ldpoa.com

We will work with you.

## Important Information

- The General Board Meetings are regularly scheduled on the 2nd Wednesday of the month at 6:30 pm. **The next meeting is May 8th at the Hacienda.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, April 9th.** Please send submissions to the LDPOA office by **Friday, April 5th** to assure being included on the ACC agenda.
- Attention: Do you have a special request for the Association?** Any party or group with a special request for the Association must submit the request to be approved at a Board Meeting **and be present** at the meeting in order to obtain approval.
- Please Note:** Requests must be listed on the agenda in order to be considered at a board meeting. **The agenda is set one week before the meeting.**



Discoverer is delivered free to all members of the Lake Don Pedro Owners' Association.

Discoverer is produced and distributed for the Lake Don Pedro Owners' Association by Foothill Express, 3500 State Highway 132, Coulterville, CA 95311. 209-878-0300

Publisher: Lake Don Pedro Owners' Assn.

LDPOA office ph.: 209-852-2312

LDPOA office fax: 209-852-2771

Email: info@ldpoa.com

Web: www.ldpoa.com

©2014 Discoverer All contents of this newsletter are copyrighted, and may not be used without express permission of the publisher.

### 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 to the left.

Official Publication of the Lake Don Pedro Owners' Association  
Published at the beginning of each month

### BOARD OF DIRECTORS

Johnathon Oden ..... Assoc. President  
Douglas McLain ..... Vice President  
Dennis Dias ..... Board Secretary  
Phyllis Cotta ..... Treasurer  
Mike Rash ..... Director  
Becky Temple ..... Director  
Richard Gatesman ..... Director

Correspondence to the Board or Association should be sent to:

**BdofDirectors@ldpoa.com or info@ldpoa.com**

Lake Don Pedro Owners' Association 5182 Fuentes De Flores, La Grange, CA 95329

Administration office hours are:

Tuesday through Saturday,  
9 am to 4:30 pm.

(Answering machine on Noon - 2pm)

## Moving? Please notify the LDPOA!

You may contact us by: email info@ldpoa.com, our website at www.ldpoa.com by phone 209.852.2312 or mail at 5182 Fuentes de Flores, La Grange, CA 95329

Be sure to include the following information:

- \*Owner's Name
- \*Old Address
- \*New Address
- Account or Lot #
- Multiple Lots?
- Phone and/or \*\*Email:

\* Indicates information required to update account

\*\* If supplied a confirmation of change will be sent.