



Discoverer

April 2019

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

FREE

LAKE DON PEDRO OWNERS' ASSOCIATION Board of Directors Minutes of General Meeting Tuesday, January 29, 2019

EXECUTIVE SESSION – 6:00 PM

OPEN GENERAL SESSION – 6:35 PM

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

President Johnathon Oden called the meeting to order at 6:35 pm. Directors Present:

President Johnathon Oden; Treasurer, Phyllis Cotta; VP, Doug McLain; Secretary, Dennis Dias; Directors Becky Temple and Mike Rash. Absent: Director, Richard Gatesman

II. EXECUTIVE SESSION REPORT

1/29/19 Executive Session: Reviewed annual Insurance & CPA contracts; personnel and discipline items.

III. APPROVAL OF MINUTES

Motion to approve 10/13/18 Annual Membership Meeting Minutes; made by Doug McLain, 2nd by Mike Rash.

Motion passed, unanimous.

IV. TREASURER'S REPORT

Phyllis Cotta reported: Operating Account balance for December 30, 2018 was \$335,420.31. Reserve Fund Account balance of \$537,779.28. Because the Reserve Fund Account is currently over 100% funded the monthly transfers to the Reserve Fund will be reduced in 2019/20 to equal an annual total of \$40,000. Copies of the October 2018 and November 2018 Monthly Financial Reports were available inspection. Motion to approve all reports made by Mike Rash, 2nd by Doug McLain. Motion passed, unanimous.

V. COMMITTEE REPORTS

1. FACILITIES – Johnathon Oden: Reported the Pavilion is being painted and updated. Misc winter upkeep.
2. ACC – Dennis Dias: Since November: 14 letters were sent, 11 files pending, 7 files closed, 1 permit denied, 6 permits issued. Motion to accept the ACC report by Mike Rash, 2nd by Phyllis Cotta. Motion passed unanimous.
3. PARKS – Johnathon Oden: Status of storm damages at El Prado. Removed downed fencing, play area cleaned up and re-opened. Other damages on hold while alternatives are being investigated.
4. ENTERTAINMENT/ACTIVITIES – Johnathon Oden: Nothing to report.

VI. UNFINISHED BUSINESS-

1. Discussion: Need for a fine policy. There have been many complaints concerning camping, animal nuisance and other violations. Working on a draft, when completed it will be sent for the attorney's review and then submitted for publishing to the members.
2. Discussion: Need to have rules and restrictions for livestock within the subdivision. Perhaps have both counties be uniform with the rules and restrictions. Motion made to table to next meeting by Dennis Dias, 2nd by Phyllis Cotta. Motion passed, unanimous.

VII. NEW BUSINESS

1. Vote on approval of the annual Association insurance policies for 2019. There was a total increase of approximately \$12,000. The total cost of all three (facilities, liability and worker's compensation) policies is \$46,643.00. Motion to pay the quoted fees for three Insurance Policies by Becky Temple 2nd by Doug McLain. Motion passed, unanimous vote.
2. Vote on the renewal of the CPA contract with Levey & Erlanger for 2019. Motion to accept the renewal contract, by Phyllis Cotta, 2nd by Dennis Dias. Motion passed, unanimous.
3. A proposal to charge a reservation cancellation charge of 10% of the deposits to cover increased fees incurred for processing. This charge will not apply to LATE cancellations that per Rental Agreement have a stated late cancellation penalty of forfeit of deposits. Motion to charge a cancellation fee of 10% of deposit amount; made by Becky Temple, 2nd by Phyllis Cotta. Motion passed, unanimous.
4. A proposal to amend the even rental policy rules to include two items:
 - a) A curfew of 10:30 pm for music and guests with clean up completed and all people/guests gone by midnight. Non-compliance penalty: Forfeit of Deposits and/or suspension of use privileges for 5 years.
 - b) A \$50.00 "8am to noon, next day clean up" option available for large event rentals where the midnight deadline for full clean up would not apply.

(Continued on next page)

**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 ea.

**For info, space & table reservations call:
The LDPOA office 852-2312 or email:
info@ldpoa.com**

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

Motion to amend the curfew to 10:30 pm for music and clean up completed by midnight with non-compliance penalty and a \$50 8am-noon clean up option for large events; made by Mike Rash, 2nd by Doug McLain. Motion passed, unanimous.

5. Request to replace fencing between El Prado Park and Lot T603. There are no plans to replace at this time. Concerned about the pond and owner was directed to contact Dept. of Fish and Wildlife.

6. Discussed improvements from storm damage at El Prado Park. Will have maintenance check out the possibility of a "temporary no climb fence"

7. Project Proposal to resurface and reseal the pavilion concrete floor. Last done 18 years ago at a cost of \$21,000. The price now is \$17,850. Motion to approve project at estimated cost: made by Dennis Dias and 2nd by Doug McLain. Motion passed, unanimous vote.

8. Vote to approve the emergency authorized cost of replacement, installation and programming for a dead computer program card in the Access Tag control system at \$1,275.00. Motion made by Doug McLain, 2nd Mike Rash. Motion passed, unanimous vote.

9. Proposed schedule the 2019 Community Rummage Sale at the Hacienda for Saturday, May 4th. Motion to approve date, by Phyllis Cotta, 2nd by Dennis Dias. Motion passed, unanimous.

10. Request by vendor to offer self-defense classes at Hacienda - No Show by vendor - Item cancelled.

VIII. OPEN FORUM – Comments and discussion

Discussion on the draft fine policy with several questions including regarding violations and animal control issues. Also discussed Real Estate agents having access to the CCR's

IX. NEXT MEETING DATE / ADJOURNED – Motion made and seconded.

- The next monthly Board meeting is scheduled for March 13, 2019 at the Hacienda
- 7:55 p.m. Meeting adjourned.

Respectfully submitted:

Chris Cox

Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on March 14, 2019..

**MAY BOARD MEETING RESCHEDULED FOR
THURSDAY, MAY 9TH AT 6 PM AT THE HACIENDA**

LDPOA Calendar of Events

For the latest, most up to date, calendar info check our FaceBook page at: facebook.com/ldpoa or our website calendar at 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.

April

- 19** Friday • Lounge Reserved
- 20** Saturday • HACIENDA EASTER EGG HUNT - TIME: 10 AM
• Lounge Reserved (2 pm)
- 21** Sunday • Easter
- 26** Friday • Pavilion Reserved
- 27** Saturday • Lounge Reserved

May

- 4** Saturday • COMMUNITY RUMMAGE SALE AT THE HACIENDA
- 5** Saturday • Apt. A Reserved - 4/5 - 4/6
- 7** Tuesday • ACC COMMITTEE MEETS
- 9** Thursday • BOARD MEETING SCHEDULED (RESCHEDULED)
- 11** Saturday • Pavilion, Lounge & Kitchen Reserved
• Apt. A & B Reserved
- 12** Sunday • MOTHER'S DAY
- 15** Wednesday • Apt A Reserved - 5/15 - 5/16
- 17** Friday • Apt A & B Reserved - 5/17 - 5/18

May

- 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

June

- 1** Saturday • Apt. A & B Reserved - 6/1 - 6/2
• Pavilion, lounge & Kitchen Reserved
- 7** Friday • Apt A & B Reserved - 6/7 - 6/8
- 8** Saturday • Pavilion, lounge & Kitchen Reserved
- 11** Tuesday • ACC COMMITTEE MEETS
- 12** Wednesday • NO BOARD MEETING SCHEDULED
- 15** Saturday • Lounge & Kitchen Reserved
• Apt A Reserved 6/15-17
- 16** Sunday • FATHER'S DAY
- 22** Saturday • Pavilion, Lounge & Kitchen Reserved

THE ASSOC. WEBSITE IS BACK LIVE! www.LDPOA.com

LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of February 28, 2019			
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	305.67		305.67
BAC - Operating Reserve - BAC (savings)	241,153.00	545,437.24	241,153.00 545,437.24
Assessments Receivable, less Allowance for doubtful Accounts of \$131,079.77-\$114,706.70)	16,373.07		16,373.07
Prepaid Insurance	40,324.00		40,324.00
Undeposited Funds (received but not deposited)	270.00		270.00
Total Assets	\$298,425.74	\$545,437.24	\$843,862.98
LIABILITIES			
Accounts Payable	8,096.52		8,096.52
Refundable Deposits	12,386.50		12,386.50
Payroll Liabilities (Employer P/R Taxes)	1,387.66		1,387.66
Workers Comp	3,786.83		3,786.83
Accrued ACC Legal Expense	11,000.00		11,000.00
Other Liabilities	10,926.71		10,926.71
Total Liabilities	47,584.22		47,584.22
FUND BALANCE	250,841.52	545,437.24	796,278.76
Total Liabilities and Fund Balance	\$298,425.74	\$545,437.24	\$843,862.98

Statements of Revenues, Expenses and Changes in Fund Balances						
February 28, 2019						
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)						
	Operations Fund	Replacement Fund	Operations Fund	Replacement Fund	Total Funds	Annual Budget
	Current Month	Current Month	To Date	Year To Date	Year To Date	
REVENUES						
Assessments	0.00	0.00	267,200.00	45,000.00	312,200.00	312,000.00
Plan Check Income	50.00		250.00		250.00	0.00
Apartment Rental	2,050.00		8,665.00		8,665.00	16,500.00
Hall Rental	350.00		975.00		975.00	1,000.00
Office Rental	712.00		5,139.00		5,139.00	4,000.00
Vending Machine Income	0.00		0.00		0.00	100.00
Interest Income - Receivables	557.66		4,830.75		4,830.75	5,000.00
Interest Income - Bank	2.32	75.21	25.19	639.30	664.49	300.00
Other Income	1,176.40		3,083.75		3,083.75	2,000.00
Late Fees	0.00		5,660.00		5,660.00	6,000.00
Transfer Fees	1,960.00		13,300.00		13,300.00	23,000.00
Total Revenues	6,858.38	75.21	309,128.69	45,639.30	354,767.99	369,900.00
EXPENSES						
Bad Debt Expense	1,666.67		13,333.36		13,333.36	20,000.00
Board Expenses	51.29		651.29		651.29	500.00
Copier Costs	195.73		1,825.65		1,825.65	2,700.00
Office Supplies	114.49		1,335.37		1,335.37	3,126.00
Office Salaries	6,144.75		44,326.80		44,326.80	64,000.00
Travel / Mileage	0.00		79.57		79.57	0.00
Legal	1,000.00		12,298.20		12,298.20	14,000.00
Accounting	0.00		2,020.00		2,020.00	4,000.00
Discoverer Expenses	1,259.47		7,317.16		7,317.16	15,000.00
Computer / Internet	432.94		12,044.83		12,044.83	1,000.00
Election	0.00		0.00		0.00	7,000.00
Collections	376.20		3,727.80		3,727.80	1,000.00
Member Documents	0.00		840.45		840.45	0.00
Public Relations	0.00		4,108.04		4,108.04	500.00
Postage & Delivery	215.99		1,299.95		1,299.95	2,000.00
Merchant Fees	238.08		2,479.62		2,479.62	2,000.00
Insurance	3,631.92		27,392.86		27,392.86	40,733.00
Taxes / License / Filing Fees	0.00		6,556.00		6,556.00	4,000.00
Workers Comp Insurance	326.25		3,268.14		3,268.14	3,500.00
Hacienda Maintenance Salary	4,256.00		36,172.50		36,172.50	62,000.00
Pool Monitor Salary	0.00		4,622.65		4,622.65	5,400.00
Janitorial Salary	1,072.50		8,910.76		8,910.76	17,680.00
Payroll Tax Expense	1,502.30		9,704.91		9,704.91	10,000.00
Salary Expenses - Other	317.00		7,445.02		7,445.02	1,000.00
Vending Machine Expense	0.00		121.39		121.39	250.00
Electric (Hacienda)	5,667.72		19,742.03		19,742.03	13,000.00
Electric (Well)	440.72		3,390.56		3,390.56	1,000.00
Electric (El Prado)	21.02		448.93		448.93	1,000.00
Electric (Barn)	23.02		75.43		75.43	100.00
Water (El Prado)	159.00		1,272.00		1,272.00	402.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	0.00		758.39		758.39	1,000.00
Trash Removal	414.60		3,316.80		3,316.80	5,000.00
Office Telephone	242.81		1,908.08		1,908.08	3,400.00
Pay Phone	110.00		880.00		880.00	1,400.00
Hacienda Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Supplies	957.17		4,878.83		4,878.83	2,100.00
Hacienda Maintenance Repairs	18,417.71		19,919.99		19,919.99	2,500.00
Hacienda Landscaping	0.00		0.00		0.00	500.00
Septic Maintenance	0.00		0.00		0.00	500.00
Well Water & Septic Testing	198.02		3,048.56		3,048.56	3,380.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	0.00		900.00		900.00	500.00
Hacienda - Security	0.00		1,933.61		1,933.61	1,000.00
Pool Maintenance	0.00		965.92		965.92	1,000.00
Small Apartment (B)	95.90		328.38		328.38	100.00
Large Apartment (A)	25.02		506.04		506.04	100.00
Pest & Weed Control	0.00		588.00		588.00	200.00
Janitorial Supplies	0.00		2,299.34		2,299.34	500.00
El Prado Baseball	67.30		563.79		563.79	1,000.00
Pond Maintenance	0.00		0.00		0.00	100.00
General Park Maintenance	35.90		323.10		323.10	2,000.00
Trails	0.00		0.00		0.00	300.00
Payroll Expenses	0.00		0.00		0.00	200.00
Total Expenses	49,677.39	0.00	279,687.32	0.00	279,687.32	324,900.00
Excess (Deficiency) of Revenues Over Expenses	-42,819.01	75.21	29,441.37	45,639.30	75,080.67	75,080.67
Board-Approved Interfund Reallocations and Transfers	(3,750.00)	3,750.00	15,000.00	(15,000.00)	-	-
Timing Adjustment from 6/30/18			(4,142.85)	(0.06)	(4,142.91)	-
Fund Balance (Deficit) Beginning of Year			210,543.00	514,798.00	725,341.00	-
Fund Balance (Deficit) Month End	\$ (46,569.01)	\$ 3,825.21	\$ 250,841.52	\$ 545,437.24	\$ 796,278.76	796,278.76

**LAKE DON PEDRO OWNERS' ASSOCIATION
NOTICE OF PROPOSED RULE CHANGE**

TO: All Association Members
 FROM: The Board of Directors
 RE: **NOTICE OF PROPOSED RULE CHANGE**
 Adoption of "Penalty Schedule"

The purpose of this written notice is to inform you that the Association's Board of Directors is proposing adopting a schedule of fines and penalties for violations of the governing documents, including the Association's rules and restrictions, and for reimbursement of costs incurred by the Association in gaining a member's compliance with the governing documents. This notice is being given to all members in accordance with California Civil Code Section 4360.

1. Text of the Proposed Rule Change: The proposed new "Penalty Schedule" is enclosed with this written notice.

2. Purpose and Effect of the Proposed Rule Change: The purpose and effect of the proposed change is to adopt a schedule of fines and penalties for violations of the Association's governing documents with respect to violations rising to the level of nuisance and health and safety violations, and for reimbursement of costs incurred by the Association in gaining a member's compliance with the governing documents. The effect of the Proposed Rule Change is that the Board may impose (1) fines and penalties against members for violations of the Association's governing documents with respect to violations rising to the level of nuisance and health and safety violations, and/or (2) a reimbursement assessment for reimbursement of costs incurred by the Association in gaining a member's compliance with the governing documents with respect to violations rising to the level of nuisance and health and safety violations.

3. Notice of Meeting of the Board of Directors to Consider Adoption of the Proposed Rule Change: The Board of Directors will hold a meeting to adopt the "Fine Schedule" as indicated below. The Board of Directors intends to make its decision at this meeting following consideration of any comments made by the members.

Date: May 9th, 2019
 Time: 6:00 p.m.
 Place: The Hacienda Clubhouse
 5182 Fuentes de Flores
 La Grange, CA 95329

Proposed Resolution for Fine Policy
 No. ____19 - 1__

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RESOLUTION

The following action was taken at the duly noticed and held meeting of the Board of Directors (the "Board") of the Lake Don Pedro Owners' Association (the "Association") on _____, 2019, at which at least a quorum of the Directors were present. Notice of this proposed action was provided to all Association members as of _____.

The Association is the owners' association formed to manage the Lake Don Pedro residential planned development located partly in Mariposa County and partly in Tuolumne County, California (the "Development"); and

The Association has the power to enforce the provisions of the various Declarations of Restrictions that encumber the Development and the other governing documents of the Association (the "Governing Documents"); and

The Board previously adopted Resolution 14-2 creating a process to receive complaints of violations of the Governing Documents and conduct enforcement actions and is hereby incorporated; and

The only current means of enforcing the rules when a property owner refuses to remedy a violation is to file an expensive lawsuit, thereby increasing costs to the Association members; and

In recent years, due to population growth and development within the Development, complaints involving the following have increased substantially:

- 1) Runoff of toxic or hazardous waste or other substances, including animal waste;
- 2) Excessive accumulation of garbage and associated odors;
- 3) Substantial amount of livestock and other farm animals being raised or housed with insufficient acreage for proper feed and support, resulting in neglect;
- 4) Substantial amounts of animals, including poultry, creating excessive noise on a daily basis; and
- 5) Long-term camping/living in RV's on property without an Association permit.

Such violations may affect the health, safety, quiet enjoyment and property values in the Development; and

(continued on next page)

It is the Board's duty to protect the value and quality of life within the Development and effectively support enforcement of the restrictions and regulations each owner accepts and agrees to abide by when purchasing property in the Development.

IT IS THEREFORE RESOLVED that the Association shall enforce use restrictions set forth in any of the Governing Documents rising to the level of nuisance, affecting the health, safety and well-being of residents and animals, or the quiet enjoyment of property, as follows:

Page 2 of 3

1. Complaints shall be received and investigated in accordance with Resolution 14-2.
 2. Upon verification of a complaint, a notice of violation, describing the nature of the violation, shall be provided to the property owner by first class mail and/or personal delivery. The owner shall have 30 days to remedy the violation. The Association may, but shall not be obligated to, provide a copy of the letter to the resident of the property if the owner is not in residence.

3. If the violation has not been corrected within 30 days, the Board shall conduct a hearing prior to imposition of the fine in accordance with the attached fine schedule. Notice shall be delivered to the owner 10 days prior to the hearing by first class mail and/or personal delivery. The notice shall contain the following information:

- a. The date, time and place of the hearing;
- b. The nature of the alleged violation for which corrective action may be taken against the owner;
- c. Statement that the owner has the right to attend, address the Board and present any evidence in his/her defense at the hearing, or that he/she has the right to submit their defense in writing;
- d. Statement that the hearing will be held whether or not the owner chooses to appear in person or by writing.

4. Conduct of the Hearing: The hearing shall be conducted in executive session. Only the following parties may be present at the hearing: the owner, legal counsel for the owner, the Board, members of the Association's management staff, the Association's legal counsel, witnesses who will provide testimony and such other persons as the Board deems helpful to the conduct of the hearing and the determination of the facts, subject to the Board's right, but not obligation, to exclude witnesses during the time they are not providing testimony. The Board shall determine the procedure to be followed.

5. Decision by the Board: The Board shall deliberate in closed session. Written notice of the Board's findings and decision shall be delivered by first class mail and/or personal delivery within fifteen (15) days after the decision has been made. The decision of the Board shall be final.

6. Corrective Action: If the Board determines that a violation has occurred, it may impose a fine in accordance with the schedule of fines attached as Exhibit A, suspend membership rights and take any other corrective action allowed by law including the commencement of legal proceedings and seeking injunctive relief. A fine may be imposed for a continuing violation on a daily basis as set forth in Exhibit A.

7. Collection of any fines will be in accordance with the Association's collections policy. Delinquent fines will be subject to a late charge of 10%.

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**EXHIBIT A
PENALTY SCHEDULE**

1st Violation.....	Fine up to \$250
2nd Violation (same offense).....	\$50 to \$350
3rd Violation (same offense).....	\$100 to \$450
Additional Violations (same offense).....	Fine up to \$550
Continuing violation.....	Daily fines of up to \$100 until cured
Suspension of common area privileges	
Assessment may be levied to reimburse Association expenses, including attorney's fees and costs.	

Text of the Notice of Rule Change and Resolution 19-1 previously noticed and posted on April 5, 2019 at official notification sites of Hacienda and Don Pedro Market.

**DUE TO SPACING, THE JANUARY FINANCIAL REPORT IS
AVAILABLE ON THE WEBSITE OR IN THE OFFICE.**



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>		
Pavilion (43' x 80')	\$250* \$800	Office 1 9x12	Leased \$162
Lounge (47' x 21', 32' x 19')	\$25* \$300	Office 2 11x12	Leased \$198
Kitchen	\$50* \$100	Office 3 8x17	Leased \$204
		Office 4 8.25x12.5	Leased \$155
Office Services			
REFUNDABLE DEPOSITS FOR EVENT RENTALS:			
(Deposits will be refunded if there are no damages & clean up standards are met)			
Pavilion	\$100 \$500-1000**	Fax - To receive \$0.50 per page	
Lounge	\$50 \$500-1000**	Fax - To send \$1.00 per page	
Kitchen	\$50 \$250	Copies 10 cents per page	
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)			
	<i>Member Non-Member Season</i>		
Daily Rate	\$175 \$250 April - Sep	*Two 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.)	
Weekly Rate	\$1,050 \$1,500	Additional member bookings are charged at the stated rates. Deposits are required for all rentals and insurance for events over 50 people.	
Daily Rate	\$125 \$200 Oct.-Mar	**If alcohol will be served: • deposit is the higher amount • you must provide insurance. Security is recommended.	
Weekly Rate	\$700 \$1,200	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, barbecue.	
Deposit	\$175 \$250	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.	
Apartment "B" (Downstairs, sleeps 6 people)			
Daily Rate	\$150 \$180 April - Sep	<u>Deposits, completed Use Agreement forms & insurance coverage are required each time.</u>	
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

2019 Annual Dues are \$100 and are due July 1st

Courtesy notices will be mailed the first week of June

DID YOU MOVE IN THE LAST YEAR?
Please make sure we have your correct mailing address!

Accounts with unpaid Dues for 2019 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 6:00 pm. **The next meeting is May 9th at the Hacienda.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, May 7th.** Please send submissions to the LDPOA office by **Friday, May 3rd** 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.

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Web: www.ldpoa.com

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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.