



# Discoverer

June 2018

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

FREE

## President's Corner

### In Memory of Mike Henault

With a heavy heart we must inform the community of the passing of our friend and fellow board member Mike Henault. Mike Henault, aka "Tattoo Mike," passed away on May 17, 2018 after a long illness.

Mike had been a resident in the community for over 31 years. He served on the Board in 2006 as well as for the last 6 years. Mike was very passionate about this community he loved so much, and was a stalwart advocate for the rights of the homeowners.

Many may have not known that Mike was not only an auto racing champion, but also was his own one-man racing team, Y-Block-Mike. He built, engineered, and performed mechanical duties, along with driving his car every week locally. Mike's help and support to the Board over the years, as we have taken on new responsibilities and challenges, has been invaluable.

The Board extends its deepest condolences to Mike's wife Lotti and his family for their loss. We share in your sadness and mourn the loss of our friend and brother.

The LDPOA Board of Directors

## **REMINDER**

**IN JULY THE 2018 ANNUAL DUES OF \$100 WILL BE DUE.**

**UNPAID DUES INCUR LATE FEES STARTING 8/1**

### **Hacienda Pool Open**

**Hours: 10am – 8pm (all swim stops at 7:45)**

**Opening time changes to 11 am during Swim Lesson Sessions.**

**(SEE PAGE 2)**

**Association Office will be closed on  
Wednesday, July 4th for the Holiday**

**No Board Meeting scheduled for June or July –  
Summer Hiatus • Next Bd. Mtg. August 14th**

## Significant Differences in Cannabis Regulations between Mariposa & Tuolumne Counties.

A report from May 16, 2018 Town Hall Meeting about the new cannabis regulations in Mariposa and Tuolumne Counties and how they impact owners and residents in the Don Pedro area.

We were gratified to have a good turnout of residents for the meeting and we are grateful to the County Compliance Officers, law enforcement and other officials from both counties who came to answer questions and explain the new regulations.

First of all we learned that there are some big differences in the county regulations between Tuolumne County and Mariposa County. I will endeavor to summarize the main points of information accurately but if you have specific questions please check with the county concerned.

One thing that is consistent between both counties is that the new cannabis regulations fall primarily under the County Code Enforcement Depts. This means that any complaints or questions should start by contacting them. If needed the Compliance Officer will bring in law enforcement personnel to back up their investigation.

While we cannot squeeze all the info received at the meeting into a short article we'd like to give you a summary of some of the more important items that are the same or different between the two counties.

### **In BOTH Mariposa & Tuolumne Counties:**

- To grow cannabis you must be a permanent resident at the property where it is being grown.

- No cannabis may be grown on an undeveloped lot (no house).

- Any outdoor or greenhouse grow must be enclosed in a minimum 6' fence that conceals all cannabis cultivation with lockable gates or doors. Tarps and other cloth materials DO NOT comply.

- There are property line setback requirements from growing areas for both counties. Also distance requirements from "Sensitive Use Areas" such as schools, churches, parks, federal lands (BLM), and even possibly the Pedestrian & Equestrian Easements. Setback for outdoor grows are 1000' from any Sensitive Use Areas.

### **In Tuolumne County:**

- The maximum number of plants is 6 (six) per parcel/lot.

- A Personal Use Cultivation Permit is REQUIRED for all outdoor/greenhouse grows. Renewed annually. For indoor grows the permit is voluntary (but advised to avoid hassles).

- Only properties zoned RE-1, RE-2, RE-5, RE-1-, A-10, A-20 & AE-37 may have outdoor grows.

- There are other specifications – We have a packet with Tuolumne County permit applications at the Hacienda.

### **In Mariposa County:**

- For recreational use the maximum number of plants is 6 (six) per parcel/lot.

- Medical Use Certificates are treated separately and are in addition to the above. Up to 2 medical use permits per dwelling/lot at up to 12 plants each.

- Recreational grow permits are voluntary at this time – but are advised to avoid unnecessary hassles.

- Specific property line setbacks for cannabis grows are required.

- Zoning requirements.

Please contact your County Develop Dept. with questions as they are the lead agency on cannabis growing in each county (not the Sheriff's office).

# LDPOA Calendar of Events

**MONDAYS** - Line Dancing Lessons 10-Noon

**WEDNESDAY** - Yoga Class has resumed at 9:30am

Check Lottie's FaceBook page or LDPOA's for up to date info in April.  
For the latest, most up to date, calendar info check our Facebook page  
at: [facebook.com/dlpoa](https://www.facebook.com/dlpoa) or [www.ldpoa.com](http://www.ldpoa.com)

LDPOA Office schedule is Tuesday - Saturday from  
9:00 am - 4:30 pm. We are closed Sundays and Mondays.

## June

**16**  
Saturday

- Lounge Reserved
- Apt A Reserved 6/16-17

**21**  
Thursday

- Lounge Reserved

**22**  
Friday

- Apts A & B Reserved  
6/22 - 6/23

**23**  
Saturday

- Lounge & Kitchen Reserved
- Apts A & B Reserved  
6/23 -24

**29**  
Friday

- Apt A & B Reserved -  
6/29 - 6-30

**30**  
Saturday

- Lounge, Kitchen & Pavilion  
Reserved

## July

**4**  
Wednesday

- JULY 4TH HOLIDAY -  
OFFICE CLOSED

**7**  
Saturday

- Lounge Reserved
- Apt A Reserved

**10**  
Tuesday

- ACC COMMITTEE MEETS

**11**  
Wednesday

- NO SCHEDULED BOARD  
MEETING - SUMMER HIATUS

**13**  
Friday

- Submission period for  
LDPOA Board Candidates  
Starts

**19**  
Thursday

- Apt A Reserved 6/19-20

**29**  
Sunday

- Cpl PALMER TROOP BOX DAY!  
COME PACK SUPPORT BOXES FOR  
OUR TROOPS SERVING OVERSEAS.  
DONATIONS ACCEPTED!

## August

**3**  
Friday

- Apts A & B Reserved -  
8/3 - 8/4

**4**  
Saturday

- Lounge Reserved
- Pavilion Reserved

**7**  
Tuesday

- ACC COMMITTEE MEETS

**8**  
Wednesday

- BOARD MEETING 6:30 PM AT  
HACIENDA

**10**  
Friday

- Apt A Reserved 7/10-11

**11**  
Saturday

- Pavilion & Kitchen  
Reserved

**18**  
Saturday

- DEADLINE FOR BOARD CANDI-  
DATE SUBMISSIONS 5PM
- Pavilion Reserved

**24**  
Friday

- Apts A & B Reserved -  
8/24- 8/25

**25**  
Saturday

- Pavilion, Lounge & Kitchen  
Reserved

**JUNE 30TH**

**FIREWORKS AT THE LAKES**

**LAKE MCCLURE 9:00 PM**

**LAKE DON PEDRO 9:30 PM**

# SWIM LESSONS

SPONSORED BY THE TUOLUMNE COUNTY RECREATION DEPT.

## SESSION & CLASS CALENDAR

### SESSION I : M-F JUNE 27TH – JULY 1ST

CLASS 1 FOR LEVELS I, II, III - 9 AM

CLASS 2 FOR LEVELS I – III, IV, V, VI - 10 AM

### SESSION II : M-F JULY 18TH – 22ND

CLASS 1 FOR LEVELS I, II, III - 9 AM

CLASS 2 FOR LEVELS I – III, IV, V, VI - 10 AM

On these dates  
the pool will  
not open for  
general use  
until 11 am

**FEE: \$28.75 PER CHILD**

NEW ONLINE REGISTRATION STARTING ON MAY 30TH AT  
[WWW.TCRECREATION.COM](http://WWW.TCRECREATION.COM)

Unfilled classes will accept sign ups at 8:30 am on the opening day of the session

## HELP PROVIDE CARE PACKAGES for SERVICE MEMBERS (All Services)



### Troop Box Packaging Event scheduled for July 29th!

The Owners' Assoc. will be hosting two Troop Box Packaging Events this year with the Cpl. Palmer Military Troop Support Program, a registered charity\* that assembles and mails care package boxes to military personnel serving overseas.

At these events folks throughout the community bring (or have donated) items to pack in the boxes and money towards shipping costs\*\*. We will also include handwritten heartfelt messages in the boxes! Cards and letters may be brought in or written at our card writing station. Everyone is welcome to participate!

We accept addresses for deployed military (all branches) and send care packages to them throughout the duration of their deployment.

For info on the local events contact: Deborah Phillips – Don Pedro Area Coordinator  
209 303-7706

For further info about the Troop Military Support Program – its start & mission,  
or to register military personnel for support boxes, go to: [CplPalmerTroopSupport.com](http://CplPalmerTroopSupport.com)

\*Donations are tax deductible.

\*\*Each care package costs roughly \$20 in postage and packing supplies to ship.

## WELCOME!

DIRECTOR BECKY TEMPLE & DIRECTOR DICK GATESMAN APPOINTED  
AT THE MAY 9TH MEETING TO FILL THE REMAINING TERMS FROM  
MARCIA CRUZ & CAROLYNN BARTHOLOMEW WHO EACH HAD TO  
RESIGN ONE DUE TO MOVING FROM THE AREA AND THE OTHER  
FOR HEALTH CONCERNS.

LAKE DON PEDRO OWNERS' ASSOCIATION

Board of Directors

Minutes of General Meeting  
WEDNESDAY, March 14, 2018

EXECUTIVE SESSION – 5:30 PM

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

President Johnathon Oden called the meeting to order at 6:31 pm. Board Members Present: President Johnathon Oden, Treasurer, Phyllis Cotta, and Directors Dennis Dias and Doug McLain. Absent: Director, Michael Henault

II. APPROVAL OF MINUTES

January 24, 2018 General Meeting Minutes - Motion to approve by Dennis Dias and seconded by Doug McLain. Motion passed - unanimous.

III. EXECUTIVE SESSION REPORTS

2/15/18 Session: Approved Insurance Contract

3/14/18 Session: Review budget, annual dues and the Reserve Study.

IV. TREASURER'S REPORT

January operating account ending balance of \$361,083.09. February ending balance of \$334,650.43. Reserve savings account balance of \$475,853.29.

Motion to approve Jan. & Feb. financials by Dennis Dias and seconded by Doug McLain. Motion passed – unanimous.

V. COMMITTEE REPORTS

1. FACILITIES – Johnathon Oden reported that the shade arbor on the pool deck is being replaced and white vinyl fencing around by the parking area has been completed.

2. ACC – Dennis Dias reported 3 pending, 7 letters, 3 closed and 2 permits issued.

3. PARKS – Johnathon Oden- Will look at the downed trees and follow up on the private parking signs at Gregoris Park.

4. ENTERTAINMENT/ACTIVITIES – Hacienda 50th Anniversary celebration is set for September 29th. Looking for volunteers to assist. Possible meeting on 4/21/18. Rummage sale is coming up on 4/21. There is no charge this year for the space rental.

VII. UNFINISHED BUSINESS - None

VIII. NEW BUSINESS

1. Proposed/Vote -2018 Dues - They will remain at \$100. Dennis Dias motioned. Doug McLain seconded. Motion passed

2. Proposed/Vote – 2018/19 Annual Budget - Phyllis Cotta gave a brief explanation of the new budget saying that is basically the same as last year, with the exception that we have reduced the amount of contribution into the Reserve Account by \$1,000 per month. This reduction was done due to the fact the Reserve Account is fully funded at this point in time. Phyllis Cotta motion to approve the 2018/19 Annual Budget, Doug McLain seconded. Motion passed.

3. Proposed/Vote – Accept 2017/18 Reserve Study- Browning Reserve study on March 6, 2018. Motion by Dennis Dias. Seconded by Doug McLain. Motion passed.

4. Proposed/Vote - Approve monthly transfer of \$1000, beginning April 2018 to build Legal Reserve fund towards violation enforcement. Motion by Dennis Dias. Seconded by Phyllis Cotta. Motion passed.

5. Vote/Approval - 2018 Election Items: Inspector of Election and alternate and Calendar of events, including Date of Record. Motion by Doug McLain. Seconded by Dennis Dias. Motion passed.

6. Vote - Motion was made by Phyllis Cotta to authorize Monica Fay to record notices of delinquent assessments liens on 19 lots in the subdivision. Motion by Phyllis Cotta. Dennis Dias seconded. Motion passed.

7. Discussion/Vote - Proposal to add Cpl Palmer to MTS to charities listing for free use of Hacienda halls twice per year as available. Deborah Phillips rep will be putting together information etc. As long as the event doesn't interfere with owners booking events, it is a great idea. First event scheduled for July 29, 2018. Dough McLain motion. Dennis Dias seconded. Motion passed.

8. Proposed/Vote - Place \$1500 funds from sale of old kitchen stove to scholarship fund. Phyllis Cotta motion. Dennis Dias seconded. Motion passed.

IX. OPEN FORUM/ GOOD OF THE ORDER: Audience comments.

Questions and discussions as to the CC&R's re: parking RV's on vacant lots, marijuana enforcement in both counties, having law enforcement and code enforcement officers at the May board meeting and possible fine system for CC&R violators.

X. NEXT MEETING DATE / ADJOURNED – meeting adjourned at 7:38 pm

o No Board Meeting scheduled for April

o The next Board meeting scheduled for May 9, 2018; 6:30 pm at the Hacienda

Respectfully submitted:

**Chris Cox**

Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on May 9, 2018



LAKE DON PEDRO OWNERS ASSOCIATION Balance Sheet As of April 30, 2018 ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
<b>ASSETS</b>			
Checking & Savings			
Petty Cash	1,239.34		1,239.34
BAC - Operating	269,888.17		269,888.17
Reserve - BAC (savings)		505,312.89	505,312.89
Assessments Receivable, less Allowance for Doubtful Accounts of \$112317.67-110873.97	1,443.70		1,443.70
Prepaid Insurance	30,647.70		30,647.70
Undeposited Funds (received but not deposited)	(100.00)		(100.00)
<b>Total Assets</b>	<b>\$303,118.91</b>	<b>\$505,312.89</b>	<b>\$808,431.80</b>
<b>LIABILITIES</b>			
Accounts Payable	2,637.82		2,637.82
Refundable Deposits	14,396.50		14,396.50
Payroll Liabilities (Employer P/R Taxes)	254.10		254.10
Workers Comp	4,118.21		4,118.21
Other Liabilities	9,868.90		9,868.90
<b>Total Liabilities</b>	<b>31,275.53</b>		<b>31,275.53</b>
<b>FUND BALANCE</b>	<b>271,843.38</b>	<b>505,312.89</b>	<b>777,156.27</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$303,118.91</b>	<b>\$505,312.89</b>	<b>\$808,431.80</b>

Statements of Revenues, Expenses and Changes in Fund Balances April 30, 2018 ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)						
	Operations Fund Current Month	Replacement Fund Current Month	Operations Fund Year To Date	Replacement Fund Year To Date	Total Funds Year To Date	Annual Budget
<b>REVENUES</b>						
Assessments	0.00	0.00	256,198.00	56,002.00	312,200.00	312,000.00
Plan Check Income	50.00		550.00		550.00	500.00
Apartment Rental	3,025.00		23,165.00		23,165.00	15,000.00
Hall Rental	100.00		975.00		975.00	1,000.00
Office Rental	525.00		6,062.00		6,062.00	4,000.00
Vending Machine Income	0.00		85.35		85.35	100.00
Interest Income - Receivables	594.54		6,777.62		6,777.62	5,000.00
Interest Income - Bank	2.36	64.31	32.46	604.01	636.47	300.00
Other Income	245.50		3,510.74		3,510.74	2,000.00
Late Fees	0.00		6,070.00		6,070.00	6,000.00
Transfer Fees	1,960.00		19,740.00		19,740.00	20,000.00
<b>Total Revenues</b>	<b>6,502.40</b>	<b>64.31</b>	<b>323,166.17</b>	<b>56,606.01</b>	<b>379,772.18</b>	<b>379,772.18</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,667.38		16,669.33		16,669.33	20,000.00
Board Expenses	0.00		797.41		797.41	500.00
Copier Costs	195.73		1,974.71		1,974.71	2,700.00
Office Supplies	357.95		3,429.60		3,429.60	2,500.00
Office Salaries	5,100.45		53,650.10		53,650.10	63,000.00
Travel / Mileage	0.00		0.00		0.00	7,000.00
Legal	0.00		3,499.00		3,499.00	2,000.00
Accounting	0.00		1,990.00		1,990.00	4,000.00
Discovery Expenses	2,178.77		11,951.60		11,951.60	15,000.00
Computer / internet	49.95		7,699.19		7,699.19	2,400.00
Election	0.00		0.00		0.00	7,000.00
Collections	1,768.75		5,158.47		5,158.47	1,000.00
Member Documents	10.00		125.00		125.00	0.00
Public Relations	149.40		274.40		274.40	500.00
Postage & Delivery	65.99		1,485.94		1,485.94	2,000.00
Merchant Fees	275.68		2,681.57		2,681.57	2,000.00
Insurance	3,394.42		32,308.20		32,308.20	39,500.00
Taxes / License / Filing Fees	0.00		5,864.00		5,864.00	4,000.00
Workers Comp Insurance	428.15		4,646.99		4,646.99	3,500.00
Hacienda Maintenance Salary	4,346.00		43,749.00		43,749.00	58,800.00
Pool Monitor Salary	0.00		4,207.50		4,207.50	5,400.00
Janitorial Salary	1,378.00		13,158.00		13,158.00	17,680.00
Payroll Tax Expense	1,120.86		14,098.53		14,098.53	10,000.00
Salary Expenses - Other	367.80		7,898.15		7,898.15	1,000.00
Vending Machine Expense	0.00		72.31		72.31	300.00
Electric (Hacienda)	1,024.10		15,134.69		15,134.69	13,000.00
Electric (Well)	264.85		3,140.09		3,140.09	1,000.00
Electric (El Prado)	20.04		859.36		859.36	1,000.00
Electric (Barn)	0.00		86.62		86.62	100.00
Water (El Prado)	53.00		530.00		530.00	418.00
Reserve Study	0.00		250.00		250.00	300.00
Propane	170.00		1,138.68		1,138.68	1,000.00
Trash Removal	414.60		4,146.00		4,146.00	5,000.00
Office Telephone	244.40		1,684.71		1,684.71	3,400.00
Pay Phone	110.00		1,100.00		1,100.00	1,400.00
Hacienda Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Supplies	206.26		4,048.74		4,048.74	2,100.00
Hacienda Maintenance Repairs	467.16		7,951.57		7,951.57	2,500.00
Hacienda Landscaping	0.00		0.00		0.00	520.00
Septic Maintenance	0.00		265.15		265.15	500.00
Well Water & Septic Testing	235.24		3,664.83		3,664.83	3,380.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	0.00		0.00		0.00	500.00
Hacienda - Security	117.00		3,932.91		3,932.91	2,500.00
Pool Maintenance	0.00		741.03		741.03	1,000.00
Small Apartment (B)	265.01		791.97		791.97	100.00
Large Apartment (A)	287.99		986.25		986.25	100.00
Pest & Weed Control	0.00		1,011.12		1,011.12	200.00
Janitorial Supplies	25.40		2,587.97		2,587.97	500.00
El Prado Baseball	193.63		1,914.57		1,914.57	1,000.00
Pond Maintenance	0.00		0.00		0.00	100.00
General Park Maintenance	35.90		394.90		394.90	2,000.00
Trails	0.00		0.00		0.00	300.00
Payroll Expenses	0.00		148.75		148.75	200.00
<b>Total Expenses</b>	<b>27,029.86</b>	<b>0.00</b>	<b>293,898.91</b>	<b>0.00</b>	<b>293,898.91</b>	<b>309,398.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>-20,527.46</b>	<b>64.31</b>	<b>29,267.26</b>	<b>56,606.01</b>	<b>85,873.27</b>	<b>85,873.27</b>
<b>Board-Approved Interfund Reclassifications and Transfers</b>	<b>(4,666.85)</b>	<b>4,666.85</b>	<b>9,333.70</b>	<b>(9,333.70)</b>	<b>-</b>	<b>-</b>
<b>Timing Adjustment from 6/30/17</b>			<b>8,115.42</b>	<b>(0.42)</b>	<b>8,115.00</b>	<b>8,115.00</b>
<b>Fund Balance (Deficit) Beginning of Year</b>			<b>225,327.00</b>	<b>458,041.00</b>	<b>683,368.00</b>	
<b>Fund Balance (Deficit) Month End</b>	<b>\$ (25,194.31)</b>	<b>\$ 4,731.16</b>	<b>\$ 271,843.38</b>	<b>\$ 505,312.89</b>	<b>\$ 777,156.27</b>	<b>777,156.27</b>
			<b>468,753.95</b>	<b>472215.71</b>	<b>940969.66</b>	
			<b>\$ (196,910.57)</b>	<b>\$ 33,097.18</b>	<b>\$ (163,813.39)</b>	
			8479.1			



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</i>	<i>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
REFUNDABLE DEPOSITS FOR EVENT RENTALS: (Deposits will be refunded if there are no damages & clean up standards are met)			<b>Office Services</b>			
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		
<b>RENTAL RATES FOR APARTMENTS</b> (Deposits are refunded if there are no losses or damages and rental rules are followed)			<b>Office Services</b>			
<b>Apartment "A" (Upstairs, sleeps 8 people)</b>			*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.)			
	<i>Member</i>	<i>Non-Member</i>	<i>Season</i>	Additional member bookings are charged at the stated rates. Deposits are required for all rentals and insurance for events over 50 people.		
Daily Rate	\$175	\$250	April - Sep	**If alcohol will be served: • deposit is the higher amount • you must provide insurance. Security is recommended.		
Weekly Rate	\$1,050	\$1,500		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.		
Daily Rate	\$125	\$200	Oct.-Mar	<b>NON-PROFIT ORGANIZATIONS:</b> 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.		
Weekly Rate	\$700	\$1,200		<u>Deposits, completed Use Agreement forms &amp; insurance coverage are required each time.</u>		
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 - will be due July 1st**

Billing invoices & courtesy notices will be 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. **Next Board Meeting is August 8th at the Hacienda.**
- 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.
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, July 10th.** Please send submissions to the LDPOA office by **Friday, June 8th** to assure being included on the ACC agenda.
- 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.  
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LDPOA office ph.: 209-852-2312

LDPOA office fax: 209-852-2771

Email: info@ldpoa.com

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.

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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  
Michael Henault ..... 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	Account or Lot #
*Old Address	Multiple Lots?
*New Address	Phone and/or **Email:

\* Indicates information required to update account

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