



Discoverer

July 2020

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

FREE

NOTICE FOR EVENTS AND USE OF HACIENDA

The State "No Gatherings" order is still in effect so all reserved/scheduled events uses are, in effect, cancelled until that order is rescinded. We do not have advanced info or any timeline as to when that may be.

On 6/12 we received the new regulations for the pool and gym from the county. As soon as we can get items and procedures in place to prove compliance with those requirements, we can then apply for permission to open the pool & gym. We are working on it but please exercise a bit more patience because there are quite a number of requirements that must be met. The requirements include a very limited number of patrons at the same time and may require some sort of reservations system as well as time limits for use to allow the most people the opportunity to use the facilities.

Good news is that with a few changes and scheduling adjustments we are already compliant with the regulations for renting the apartments and so are able to start offering them for use again.

President's Corner

The shutdown has caused much inconvenience to the members these past few months; unfortunately, this was out of our control, as we are obligated to follow the requirements of the State of California and Tuolumne County. During this shutdown, we had to cancel events, lodging reservations, gym usage, and since Memorial Day, the use of the pool. The Association relies on the added income derived from our renting of the facility and apartments, which in turn has kept the dues low, at \$8.33 a month, for the past 7 years. Because of the forced shutdown, the Association has lost thousands of dollars in revenue.

We would like to be able to open as soon as possible and have been waiting for direction from the County on how to proceed forward. Today we received about 35 pages of rules, regulations and requirements we must meet in order to receive approval to reopen. This information will be posted on our Facebook site, Lake Don Pedro Owners Association, and our website: ldpoa.com. Thank you for your patience and understanding.

Regarding the Upcoming Board Election: The annual dues notice contained information regarding the upcoming board election. However, the law recently changed, and only ONE year of membership eligibility is required, rather than 3 years as stated in the notice. At the next election, either 2 or 3 seats will be open, including my seat. After having served for 6 years, I have decided not to run again for office. For the past several years, no one has chosen to run for openings on the Board, but it is time for members of this community to consider running for the Board. The current Board has voluntarily stayed because we wanted the members to be able to enjoy their facility without interruption. This is an all-volunteer Board and we have worked very hard to be fair and to better our community as well as the Hacienda facility. Among the many accomplishments over the last 6 years are: refurbishing the pool and bringing it up to new safety standards, adding the children's play slide in the pool area, refurbishing the Pavilion with new flooring and other updates, complete renovation of both rental apartments, including new furniture, flooring, 50" televisions, new sliding doors, a television added to the master bedrooms and more; a complete kitchen update and remodel, with a new commercial stove, stainless steel tables and freezer, state of the art digital camera and security system, complete updating of the gym, with new commercial equipment that rivals any retail gym out there; new vinyl fencing in front of Pavilion to provide privacy for special events.

(Continued on Page 3)

LDPOA Calendar of Events

For the most up to date info check our FaceBook page at: [facebook.com/ldpoa](https://www.facebook.com/ldpoa)
For the Proposed Hacienda Calendar go to our website at: www.ldpoa.com

* Line Dancing Class – Mondays, 10 am - Noon

* Lotti's Yoga Class – Wednesdays 9:30 am – 10:45 am

(State of CA order 'NO group gatherings until order rescinded)

LDPOA Office Schedule is Tuesday - Friday from 9 am – 4:30 pm.

(Please Note: The LDPOA Office's new Saturday Hours are: 9am – 1pm)

We are Closed on Sundays & Mondays.

July

"The State "No Gatherings" order is still in effect so all planned/scheduled events are cancelled."

2
Thursday

• Apt Reserved -
7/2 - 7/4

4
Saturday

• NO DON PEDRO
FIREWORKS

7
Tuesday

• ACC COMMITTEE
MEETS

8
Wednesday

• POSSIBLE BOARD
MEETING

10
Friday

• Apt A Reserved -
7/10 - 7/14
• Apt B Reserved -
7/10 - 7/11

11
Saturday

• Pavilion, Lounge &
Kitchen Reserved (Probable
Cancellation)

18
Saturday

• Apt A Reserved -
7/18 - 7/19

21
Tuesday

• Apt B Reserved -
7/21 - 7/22

24
Friday

• Apts A & B Reserved -
7/24 - 7/25

July (Continued)

25
Saturday

• Pavilion, Lounge &
Kitchen Reserved (Probable
Cancellation)
• Apts A & B Reserved -
7/24 - 7/25

31
Friday

• Apt B Reserved -
7/31 - 8/1

August

1
Saturday

• Pavilion & Lounge Reserved
(Probable Cancellation)

6
Thursday

• Lounge Reserved (Probable
Cancellation)

8
Saturday

• Lounge Reserved (Probable
Cancellation)
• Apt A Reserved -
8/8 - 8/9

11
Tuesday

• ACC COMMITTEE
MEETS

12
Wednesday

• POSSIBLE BOARD
MEETING

15
Saturday

• Apt A & B Reserved -
• Pavilion & Lounge Reserved
(Probable Cancellation)

21
Saturday

• Apt A & B Reserved -
8/21 - 8/22

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet
As of April 30, 2020

ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	549.70		549.70
BAC - Operating	176,736.54		176,736.54
Reserve - BAC (savings)		594,975.12	594,975.12
Assessments Receivable, less Allowance for Doubtful Accounts (\$114,937.23-\$119,488.76)	(4,551.53)		(4,551.53)
Prepaid Insurance	27,072.91		27,072.91
Undeposited Funds (received but not deposited)	(80.00)		(80.00)
Total Assets	\$199,727.62	\$594,975.12	\$794,702.74
LIABILITIES			
Accounts Payable	4,028.54		4,028.54
Refundable Deposits	12,631.50		12,631.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	2,790.96		2,790.96
Accrued ACC Legal Expense	25,000.00		25,000.00
Other Liabilities	6,825.76		6,825.76
Total Liabilities	51,278.72		51,278.72
FUND BALANCE	148,448.90	594,975.12	743,424.02
Total Liabilities and Fund Balance	\$199,727.62	\$594,975.12	\$794,702.74

Statements of Revenues, Expenses and Changes in Fund Balances
April 30, 2020
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
REVENUES						
Assessments	0.00	0.00	272,200.00	40,000.00	312,200.00	312,200.00
Plan Check Income	0.00		550.00		550.00	0.00
Apartment Rental	-325.00		15,260.00		15,260.00	16,500.00
Hall Rental	-50.00		5,213.50		5,213.50	1,000.00
Office Rental	687.00		7,020.00		7,020.00	4,000.00
Vending Machine Income	0.00		14.20		14.20	100.00
Interest Income - Receivables	5.78		4,202.86		4,202.86	5,000.00
Interest Income - Bank	1.55	87.91	26.99	876.44	903.43	300.00
Other Income	93.90		6,192.25		6,192.25	2,000.00
Late Fees	0.00		5,645.00		5,645.00	6,000.00
Transfer Fees	2,940.00		18,760.00		18,760.00	22,000.00
Total Revenues	3,353.23	87.91	315,084.80	40,876.44	375,961.24	369,100.00
EXPENSES						
Bad Debt Expense	1,666.67		16,703.48		16,703.48	13,000.00
Board Expenses	0.00		646.30		646.30	500.00
Copier Costs	200.54		2,072.00		2,072.00	2,700.00
Office Supplies	-110.01		3,093.98		3,093.98	2,000.00
Office Salaries	4,233.80		49,006.94		49,006.94	54,000.00
Travel / Mileage	0.00		229.03		229.03	0.00
Legal	1,000.00		12,794.12		12,794.12	10,000.00
Accounting	0.00		2,020.00		2,020.00	4,000.00
Discoverer Expenses	1,345.14		8,419.85		8,419.85	15,000.00
Computer / Internet	555.84		7,370.28		7,370.28	3,000.00
Election	0.00		0.00		0.00	7,000.00
Collections	0.00		3,485.25		3,485.25	4,000.00
Public Relations	0.00		225.00		225.00	700.00
Postage & Delivery	100.00		1,675.80		1,675.80	2,000.00
Merchant Fees	161.45		3,581.04		3,581.04	3,000.00
Insurance	3,008.10		34,820.62		34,820.62	42,000.00
Taxes / License / Filing Fees	0.00		7,486.50		7,486.50	3,000.00
Workers Comp Insurance	321.09		3,681.57		3,681.57	3,500.00
Hacienda Maintenance Salary	4,480.00		43,456.00		43,456.00	58,000.00
Pool Monitor Salary	0.00		4,625.50		4,625.50	5,400.00
Janitorial Salary	1,185.38		12,669.17		12,669.17	17,000.00
Payroll Tax Expense	933.11		11,112.40		11,112.40	15,000.00
Salary Expenses - Other	500.20		8,030.65		8,030.65	8,000.00
Vending Machine Expense	0.00		0.00		0.00	0.00
Electric (Hacienda)	1,030.47		17,350.62		17,350.62	16,000.00
Electric (Well)	116.55		3,137.14		3,137.14	4,000.00
Electric (El Prado)	46.98		643.30		643.30	1,000.00
Electric (Barn)	0.00		87.32		87.32	100.00
Water (El Prado)	212.00		2,120.00		2,120.00	600.00
Reserve Study	0.00		3,200.00		3,200.00	3,100.00
Propane	70.00		960.15		960.15	1,000.00
Trash Removal	0.00		3,751.40		3,751.40	4,000.00
Office Telephone	266.47		2,612.21		2,612.21	2,000.00
Pay Phone	0.00		0.00		0.00	1,400.00
Hacienda Miscellaneous Expense	-180.00		3,222.81		3,222.81	0.00
Hacienda Maintenance Supplies	778.23		4,665.01		4,665.01	4,000.00
Hacienda Maintenance Repairs	196.46		992.46		992.46	4,000.00
Reserve Project Expenses	1,089.02		41,168.46		41,168.46	0.00
Hacienda Landscaping	0.00		4,310.00		4,310.00	200.00
Septic Maintenance	0.00		270.36		270.36	300.00
Well Water & Septic Testing	195.11		4,738.96		4,738.96	4,100.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	0.00		525.00		525.00	500.00
Hacienda - Security	0.00		879.68		879.68	2,000.00
Pool Maintenance	0.00		1,389.97		1,389.97	1,000.00
Small Apartment (B)	0.00		109.18		109.18	400.00
Large Apartment (A)	0.00		109.18		109.18	400.00
Pest & Weed Control	550.00		1,285.00		1,285.00	1,000.00
Janitorial Supplies	20.49		2,143.33		2,143.33	2,000.00
El Prado Baseball	0.00		0.00		0.00	2,000.00
General Park Maintenance	32.67		384.79		384.79	500.00
Trails	0.00		0.00		0.00	0.00
Payroll Expenses	0.00		2,465.00		2,465.00	200.00
Total Expenses	24,106.16	0.00	339,704.81	0.00	339,704.81	329,100.00
Excess (Deficiency) of Revenues Over Expenses	-20,752.93	87.91	-4,620.01	40,876.44	36,256.43	36,256.43
Board-Approved Interfund Reallocations and Transfers	(3,333.33)	3,333.33	6,666.70	(6,666.70)	-	-
Timing Adjustment from 6/30/19			(2,165.79)	0.38	(2,165.41)	0.38
Fund Balance (Deficit) Beginning of Fiscal Year			148,568.00	560,765.00	709,333.00	709,333.00
Fund Balance (Deficit) Month End	\$ (24,086.26)	\$ 3,421.24	\$ 148,448.90	\$ 594,975.12	\$ 743,424.02	743,424.02

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet
As of May 31, 2020

ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	1,173.43		1,173.43
BAC - Operating	156,019.11		156,019.11
Reserve - BAC (savings)		598,394.02	598,394.02
Assessments Receivable, less Allowance for Doubtful Accounts (\$108,815.69-\$121,155.43)	(12,339.74)		(12,339.74)
Prepaid Insurance	24,064.81		24,064.81
Undeposited Funds (received but not deposited)	184.10		184.10
Total Assets	\$169,101.71	\$598,394.02	\$767,495.73
LIABILITIES			
Accounts Payable	6,362.32		6,362.32
Refundable Deposits	12,581.50		12,581.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	3,277.31		3,277.31
Accrued ACC Legal Expense	26,000.00		26,000.00
Other Liabilities	11,785.09		11,785.09
Total Liabilities	60,008.18		60,008.18
FUND BALANCE	109,093.53	598,394.02	707,487.55
Total Liabilities and Fund Balance	\$169,101.71	\$598,394.02	\$767,495.73

Statements of Revenues, Expenses and Changes in Fund Balances
May 31, 2020
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
REVENUES						
Assessments	0.00	0.00	272,200.00	40,000.00	312,200.00	312,200.00
Plan Check Income	0.00		600.00		600.00	0.00
Apartment Rental	0.00		15,260.00		15,260.00	16,500.00
Hall Rental	0.00		5,213.50		5,213.50	1,000.00
Office Rental	687.00		7,707.00		7,707.00	4,000.00
Vending Machine Income	0.00		14.20		14.20	100.00
Interest Income - Receivables	0.00		296.33		296.33	5,000.00
Interest Income - Bank	1.34	85.57	114.35	962.01	1,080.26	300.00
Other Income	114.35		6,306.60		6,306.60	2,000.00
Late Fees	0.00		5,645.00		5,645.00	6,000.00
Transfer Fees	980.00		19,740.00		19,740.00	22,000.00
Total Revenues	2,131.02	85.57	337,215.82	40,962.01	378,177.83	369,100.00
EXPENSES						
Bad Debt Expense	1,666.67		18,370.15		18,370.15	13,000.00
Board Expenses	0.00		646.30		646.30	500.00
Copier Costs	200.54		2,272.54		2,272.54	2,700.00
Office Supplies	-110.01		3,106.97		3,106.97	2,000.00
Office Salaries	4,233.80		56,779.84		56,779.84	54,000.00
Travel / Mileage	0.00		242.83		242.83	0.00
Legal	1,000.00		14,000.62		14,000.62	10,000.00
Accounting	0.00		2,020.00		2,020.00	4,000.00
Discoverer Expenses	1,345.14		11,069.84		11,069.84	15,000.00
Computer / Internet	555.84		7,971.27		7,971.27	3,000.00
Election	0.00		0.00		0.00	7,000.00
Collections	0.00		4,301.25		4,301.25	4,000.00
Public Relations	0.00		225.00		225.00	700.00
Postage & Delivery	166.80		1,860.59		1,860.59	2,000.00
Merchant Fees	162.73		3,743.77		3,743.77	3,000.00
Insurance	3,008.10		37,828.72		37,828.72	42,000.00
Taxes / License / Filing Fees	0.00		7,486.50		7,486.50	3,000.00
Workers Comp Insurance	321.09		4,167.92		4,167.92	3,500.00
Hacienda Maintenance Salary	4,480.00		50,176.00		50,176.00	58,000.00
Pool Monitor Salary	0.00		4,625.50		4,625.50	5,400.00
Janitorial Salary	1,185.38		14,204.67		14,204.67	17,000.00
Payroll Tax Expense	933.11		12,607.14		12,607.14	15,000.00
Salary Expenses - Other	500.20		8,600.15		8,600.15	8,000.00
Vending Machine Expense	0.00		0.00		0.00	0.00
Electric (Hacienda)	1,030.47		18,097.22		18,097.22	16,000.00
Electric (Well)	116.55		3,500.45		3,500.45	4,000.00
Electric (El Prado)	46.98		690.70		690.70	1,000.00
Electric (Barn)	0.00		87.32		87.32	100.00
Water (El Prado)	212.00		2,332.00		2,332.00	600.00
Reserve Study	0.00		3,200.00		3,200.00	3,100.00
Propane	70.00					

These are just some of the improvements this current Board has made to provide the members with more benefits and enjoyment of your facility. Anyone who decides to run will be very fortunate to work with the remaining board members and couldn't have better support to help them through the learning curve.

The board is made up of seven (7) board members and it takes four (4) to make a quorum in order to conduct business and keep the facility running. It is critical, if the community wants to continually enjoy and use this facility, that members step up to the plate serve our community.

For years some members have wanted to eliminate the Association and shut down the Hacienda facility, despite knowing this was an owners' association when purchasing their property. However, these last several months of involuntary shut down have demonstrated that most members really want, care and enjoy the use of the Hacienda and all the amenities it provides.

I thank all of you for your support during my tenure. It has been a pleasure being a part of making the Lake Don Pedro subdivision a better place for all. I also would like to thank our staff: Pam, Monica, Jeff, Chris, and Della, who are some of the best and most conscientious and caring people with whom I have ever had the pleasure of working. And of course, last but not least, my fellow Board members, who care so much about this community and have donated their time, energy and dedication to making this community a better place for you and your families, asking nothing in return. Thank you, Phyllis Cotta, Dennis Dias, Becky Temple, Doug McLain, Mike Rash, and Jesse Forgues.

Johnathon D. Oden
LDPOA President

LAKE DON PEDRO OWNERS' ASSOCIATION
Board of Directors
Minutes of General Meeting
Audio Phone Conference
Monday, April 20, 2020 (rescheduled from April 15, 2020 tech issues)

I. CALL TO ORDER

President Johnathon Oden called the meeting to order at 6:01 p.m., after a verbal roll call of officers.
Board Members Present: Vice President, Doug McLain, Secretary, Dennis Dias, Directors Becky Temple, Mike Rash, Absent: Treasurer, Phyllis Cotta, Director Jesse Forgues

II. EXECUTIVE SESSION REPORT

Executive Meeting of 4/15/20 Personnel Issues were discussed.

*** ALL VOTES WERE TAKEN VERBALLY FROM EACH INDIVIDUAL BOARD MEMBER**

III. APPROVAL OF MINUTES

Motion to approve the 2/12/20 General Meeting Minutes made by Mike Rash, 2nd by Dennis Dias. Motion passed unanimous votes

IV. TREASURER'S REPORT

Johnathon Oden reported the Operating Account Bank Balance for February 2020 was \$220,998.78 and the Reserve Savings Account Balance was \$588,127.25

March Operating Account balance \$201,193.03 Reserve Savings Account Balance was \$591,553.88

Motion to approve the Treasurer's Report made by Dennis Dias, 2nd by Becky Temple. Motion passed by unanimous vote.

President Johnathon Oden asked if any audience members have joined the call.

Board Minutes continued

V. COMMITTEE REPORTS

1. FACILITIES - Johnathan Oden: Apartment A is complete with the new furniture, flooring other upgrades, Apartment B is still in progress.

2. ACC - Dennis Dias: Matters are being completed via telephone with office staff. 2 solar, 1 carport, 1 fence approved. Letters of compliance were sent to 3 owners.

3. PARKS - Johnathan Oden: Parks have not been worked on as of yet, but will be cleaning.

4. PUBLIC RELATIONS/ENTERTAINMENT – All events that were to be held in April have been cancelled due to the COVID-19

VI. UNFINISHED BUSINESS

TABLED/POSTPONED -Livestock Resolution until Board can meet in person.

VII. NEW BUSINESS

1. Lien Fees:

Changing the charge to accounts with approved liens to fee of \$115 to cover Association expenses, including county fees. Motion made by Becky Temple, 2nd by Doug McLain. Approved by unanimous vote.

2. 2020 Annual Assessment, Budget & Reserve Study

a. 2020 Annual Assessment to remain \$100. Motion Mike Rash, 2nd Dennis Dias. Approved unanimous vote

b. 2020/21 Budget as submitted. Motion Doug McLain, 2nd Mike Rash. Approved unanimous vote.

c. 2020 Reserve Study. Motion Becky Temple, 2nd Doug McLain. Approved unanimous vote.

d. Approve 2020-21 Annual Reserve Contribution of \$45,000. Motion Dennis Dias, 2nd Mike Rash. Approved unanimous vote.

3. Requested authorization to include two notices with annual dues statement. Annual Candidate Application notice for board election, email list opt-out notice and reply form. Motion Dennis Dias, 2nd Mike Rash. Approved unanimous vote.

4. Request for renting large construction dumpster to dispose of construction debris and clean up junk. Approved budget of \$1300 for dumpster. Motion Becky Temple, 2nd Dennis Dias. Approved unanimous vote.

5. Approve to publish to members the new revised Association Election Rules to comply with the new state laws. Motion Dennis Dias, 2nd Doug McLain Approved unanimous vote.

VIII. OPEN FORUM - AUDIENCE COMMENTS

President Johnathon Oden asked if any members were in attendance and if so, were there any comments or questions.

No Comments, No members in attendance.

IX. NEXT MEETING DATE - ADJOURNMENT

The next possible monthly Board meeting is Wednesday, May 13, 2020 location to be determined.

Motion made to adjourn the meeting at 6:20 p.m. by Mike Rash, 2nd by Doug McLain. Motion passed by unanimous vote.

Respectfully submitted by Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on _____.



Discoverer

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		
Weekly Rate	\$1,050 \$1,500		
Daily Rate	\$125 \$200 Oct.-Mar		
Weekly Rate	\$700 \$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	\$550 \$850		
Deposit	\$150 \$180		
Rev 02/15			



Office 1 9x12 Leased \$162
Office 2 11x12 Leased \$198
Office 3 8x17 Leased \$204
Office 4 8.25x12.5 Leased \$155

Office Services

Fax - To receive \$0.50 per page
Fax - To send \$1.00 per page
Copies 10 cents per page

*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.)

Additional member bookings are charged at the stated rates. Deposits are required for all rentals and insurance for events over 50 people.

**If alcohol will be served: • deposit is the higher amount • you must provide insurance. Security is recommended.

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.

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.

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

2020 Annual Dues are \$100 and are due July 1st

DID YOU MOVE IN THE LAST YEAR?

Please make sure we have your correct mailing address!
Contact the LDPOA office at 209-852-2312 or info@ldpoa.com

Accounts with unpaid Dues for 2020 will be charged a \$10 Late Fee on Aug. 1st
On Sept. 1st monthly interest charges start to accrue on the unpaid dues

Accounts that have set up a Payment Plan can avoid further fees
as long as payments are current.
We will work with you.

Important Information

- The General Board Meetings are regularly scheduled on the 3rd Wednesday of the month at 6:00 pm. **NO meeting scheduled as yet for July**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, July 7th or possibly July 14th.** Please send submissions to the LDPOA office by **Friday, July 3rd or Friday, July 10th** 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

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

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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 right.

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
Becky Temple Director
Mike Rash Director
Jesse Forgues 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.