September 2020

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

FREE

The 2020 Holiday Craft Fair in November has been canceled. If vendors or others have questions please contact Maria Navarro at e-mail: madjnav@yahoo.com or call 209-874-2870

THE POOL WILL BE CLOSED FOR THE SEASON AS OF SUNDAY AUGUGST 30TH

ELECTION NOTICE

As published in the Candidate Solicitation Notice on May 29, 2020, two Directors' terms expire in October. The candidate application period ended at 5 pm on July 15, 2020 with one qualified candidate having applied. As only one candidate applied with two open seats, the Board will dispense with the formality of (and will therefore save the significant costs involved in) sending out the ballots, the candidate will join the Board as "elected by acclimation" and the Board will appoint a Director to fill the last open seat as allowed under the Associations bylaws and state codes.

AN ITEM TO LIFT YOUR SPIRIT

(with all the turmoil going on this year)

This year we have been inspired by the generosity demonstrated by several of our owners who have chosen to offer extra funds over their own dues with the request that they be used to help other owners who are struggling.

They wish to remain anonymous but just asked that the helping hand be passed on to others where a need is seen.

We thank them for their example of selfless kindness and have been truly inspired by their efforts to put a little extra good into the world at a time of stress and contention.

LDPOA Calendar of Events

For the most up to date info check our
FaceBook page at: facebook.com/ldpoa
For the Hacienda Calendar go to our website at: www.ldpoa.com
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.

* Line Dancing Class -Tuesday 9:30 am - 11:30 am (with COVID precautions)

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

The State "No Gatherings" order is still in effect so all planned/scheduled events are cancelled until it is rescinded. We do not have any information as to when that may be.

Lake Don Pedro Owners'

Association:
Until and unless we
receive some indication of
a loosening in the Covid
gathering restrictions from
the County Health Office
our Office will not
be taking any event
reservations through
December 2020.

September

5 Saturday • HOLIDAY - OFFICE CLOSED

7 Monday • LABOR DAY

8 Tuesday • ACC COMMITTEE MEETS

9 Wednesday • POSSIBLE BOARD MEETING

12 Saturday • Possible Pavilion Reservation

October

10 Saturday • ANNUAL MEMBERS MEETING & BOARD ELECTION MEETING

13 Tuesday • ACC COMMITTEE MEETS

14 Wednesday • POSSIBLE BOARD MEETING

23 Friday • Apts A & B Reserved - 10/23 - 10/24

24
Saturday

• Possible Pavilion , Lounge & Kitchen Reservation

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			
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
	148,448.90	594,975.12	743,424.02
FUND BALANCE	140,440.30		

\$0.00

Statements of Revenues, Expenses	
and Changes In Fund Balances	
April 30, 2020	
ACCRUSE DALLE (Outlibe and data assumed to Fried Assumeting Format, Nick Boulevard by CDA)	

	Operations Fund Current	Replacement Fund Current	Operations Fund Year	Replacement Fund		Il Funds To Date	Annual Budget			
REVENUES	Month	Month	To Date	Year To Date	_					
Assessments	0.00	0.00	272,200.00	40,000.00	3	12,200.00	312,200.00			
Plan Check Income	0.00		550.00			550.00	0.00			
Apartment Rental Hall Rental	-325.00 -50.00		15,260.00 5,213.50			15,260.00 5,213.50	16,500.00 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 1.55	87.91	4,202.86 26.99	876.44		4,202.86 903.43	5,000.00	89.46		
Interest Income - Bank Other Income	93.90	87.91	6,192.25	876.44		6,192.25	2,000.00	89.46		
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	335,084.80	40,876.44	3	75,961.24	369,100.00	375,961.24		
EXPENSES										
Bad Debt Expense	1,666.67		16,703.48			16,703.48	13,000.00			
Board Expenses	0.00 200.54		646.30 2.072.00			646.30 2.072.00	500.00 2.700.00			
Copier Costs Office Supplies	200.54 -110.01		2,072.00 3.091.98			2,072.00 3.091.98	2,700.00			
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 Accounting	1,000.00		12,794.12 2,020.00			12,794.12 2,020.00	10,000.00 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 3,485.25			0.00 3,485.25	7,000.00 4,000.00			
Collections Public Relations	0.00		3,485.25 225.00			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 Taxes / License / Filing Fees	3,008.10		34,820.62 7.486.50			34,820.62 7.486.50	42,000.00 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 Janitorial Salary	0.00 1,185.38		4,625.50 12,669.17			4,625.50 12,669.17	5,400.00 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) Electric (Well)	1,030.47 136.55		17,350.62 3,137.14			17,350.62 3,137.14	16,000.00 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) Reserve Study	212.00 0.00		2,120.00 3,200.00			2,120.00 3.200.00	600.00 3.100.00			
Propane	70.00		960.15			960.15	1.000.00			
Trash Removal	0.00		3,731.40			3,731.40	4,000.00			
Office Telephone Pay Phone	266.47 0.00		2,612.21 0.00			2,612.21 0.00	2,000.00 1,400.00			
Hacienda Miscellaneous Expense	-100.00		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 Hacienda Landscaping	1,089.02 0.00		41,168.46 4,310.00			41,168.46 4,310.00	0.00 200.00			
Septic Maintenance	0.00		270.36			270.36	300.00			
Well Water & Septic Testing	195.51		4,738.96			4,738.96	4,100.00			
Maintenance Equipment	0.00		0.00 525.00			0.00 525.00	500.00 500.00			
Well Maintenance Hacienda - Security	0.00		525.00 879.68			525.00 879.68	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) Pest & Weed Control	0.00 550.00		109.18 1.285.00			109.18 1,285.00	400.00 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 Trails	32.67		384.79			384.79	500.00			
Payroll Expenses	0.00		2,465.00			0.00 2,465.00	0.00 200.00			
Total Expenses	24,106.16	0.00	339,704.81	0.00	3	39,704.81	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	-20,665.02	34,209.74
Board-Approved Interfund Reclassifications 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)				
Fund Balance (Deficit) Beginning of Fiscal Year			148,568.00	560,765.00	70	09,333.00				
Fund Balance (Deficit) Month End	\$ (24,086.26)	\$ 3,421.24	\$ 148,448.90	\$ 594,975.12	\$ 7	43,424.02		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

Statements of Revenues, Expenses
and Changes In Fund Balances
May 31, 2020
ACCRUAL BASIS (Quickhooks data converted to Fund Accounting Format - Not Reviewed by CPA)

and Changes in Fund Balances ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)							ı			
ACCRUAL BAS	IS (Quickbooks da	ta converted to Fun	d Accounting Form	nat - Not Reviewed	by CPA)					ı
	Operations Fund Current	Replacement Fund Current	Operations Fund Year	Replacement Fund	Total Funds Year To Date	Annual Budget				l
REVENUES	Month	Month	To Date	Year To Date	Year to Date	Budget				l
										ı
Assessments Plan Check Income	0.00 50.00	0.00	272,200.00 600.00	40,000.00	312,200.00 600.00	312,200.00 0.00				ı
Apartment Rental	0.00		15.260.00		15.260.00	16.500.00				ı
Hall Rental	0.00		5,213.50		5,213.50	1,000.00				ı
Office Rental	687.00		7,707.00		7,707.00	4,000.00				ı
Vending Machine Income Interest Income - Receivables	0.00 298.33		14.20 4.501.19		14.20 4.501.19	100.00 5.000.00				ı
Interest Income - Receivables Interest Income - Bank	298.33 1.34	85.57	4,501.19	962.01	4,501.19	300.00	86.91			ı
Other Income	114.35		6,306.60		6,306.60	2,000.00				ı
Late Fees	0.00		5,645.00		5,645.00	6,000.00				ı
Transfer Fees	980.00		19,740.00		19,740.00	22,000.00				ı
Total Revenues	2,131.02	85.57	337,215.82	40,962.01	378,177.83	369,100.00	378,177.83			ı
EXPENSES										l
Bad Debt Expense	1,666.67		18,370.15		18,370.15	13,000.00				ı
Board Expenses	0.00		646.30		646.30	500.00				1
Copier Costs	200.54		2,272.54		2,272.54	2,700.00				ı
Office Supplies	14.99		3,106.97		3,106.97	2,000.00				ı
Office Salaries Travel / Mileage	7,772.90 13.80		56,779.84 242.83		56,779.84 242.83	54,000.00 0.00				ı
Legal	1,206.50		14,000.62		14,000.62	10,000.00				1
Accounting	0.00		2,020.00		2,020.00	4,000.00				ı
Discoverer Expenses	2,649.99		11,069.84		11,069.84	15,000.00				ı
Computer / Internet Election	531.05 0.00		7,971.27 0.00		7,971.27 0.00	3,000.00 7,000.00				ı
Collections	816.00		4,301.25		4,301.25	4,000.00				ı
Public Relations	0.00		225.00		225.00	700.00				ı
Postage & Delivery	166.80		1,860.59		1,860.59	2,000.00				ı
Merchant Fees	162.73		3,743.77		3,743.77	3,000.00				ı
Insurance Taxes / License / Filing Fees	3,008.10 0.00		37,828.72 7,486.50		37,828.72 7,486.50	42,000.00 3,000.00				ı
Workers Comp Insurance	486.35		4.167.92		4,167.92	3,500.00				ı
Hacienda Maintenance Salary	6,720.00		50,176.00		50,176.00	58,000.00				ı
Pool Monitor Salary	0.00		4,625.50		4,625.50	5,400.00				ı
Janitorial Salary Payroll Tax Expense	1,535.50 1.494.74		14,204.67 12.607.14		14,204.67 12.607.14	17,000.00 15.000.00				ı
Salary Expenses - Other	569.50		8,600.15		8,600.15	8,000.00				ı
Vending Machine Expense	0.00		0.00		0.00	0.00				ı
Electic (Hacienda)	746.60		18,097.22		18,097.22	16,000.00				ı
Electric (Well)	363.31		3,500.45		3,500.45	4,000.00				ı
Electric (El Prado) Electric (Barn)	47.40 0.00		690.70 87.32		690.70 87.32	1,000.00 100.00				ı
Water (El Prado)	212.00		2,332.00		2,332.00	600.00				ı
Reserve Study	0.00		3,200.00		3,200.00	3,100.00				ı
Propane	0.00		1,060.15		1,060.15	1,000.00				ı
Trash Removal Office Telephone	414.60 726.76		4,146.00 3,338.97		4,146.00 3,338.97	4,000.00 2,000.00				ı
Pay Phone	0.00		0.00		0.00	1,400.00				ı
Hacienda Miscellaneous Expense	0.00		3,222.81		3,222.81	0.00				ı
Hacienda Maintenance Supplies	458.79		5,239.39		5,239.39	4,000.00				ı
Hacienda Maintenance Repairs	1,022.96 2.948.66		2,015.42		2,015.42	4,000.00				ı
Reserve Project Expenses Hacienda Landscaping	2,948.66		44,213.95 4,310.00		44,213.95 4,310.00	0.00 200.00				ı
Septic Maintenance	0.00		270.36		270.36	300.00				ı
Well Water & Septic Testing	830.23		5,569.19		5,569.19	4,100.00				ı
Maintenance Equipment	0.00		0.00		0.00	500.00				1
Well Maintenance Hacienda - Security	0.00		525.00 879.68		525.00 879.68	500.00 2.000.00				1
Pool Maintenance	226.49		1.616.46		1.616.46	1.000.00				ı
Small Apartment (B)	0.00		109.18		109.18	400.00				ı
Large Apartment (A)	0.00		109.18		109.18	400.00				ı
Pest & Weed Control Janitorial Supplies	147.00 246.11		1,432.00 2,389.44		1,432.00 2,389.44	1,000.00 2,000.00				ı
El Prado Baseball	246.11		2,389.44		2,389.44	2,000.00				ı
General Park Maintenance	35.64		420.43		420.43	500.00				ı
Trails	0.00		0.00		0.00	0.00				ı
Payroll Expenses	0.00		2,775.00		2,775.00	200.00				ı
Total Expenses	37,442.71	0.00	377,857.87	0.00	377,857.87	329,100.00				l
Excess (Deficiency) of Revenues Over Expenses	-35,311.69	85.57	-40,642.05	40,962.01	319.96		319.96	35,226.12	37,628.64	
Board-Approved Interfund Reclassifications and Transfers	(3,333.33)	3,333.33	3,333.37	(3,333.37)						
Timing Adjustment from 6/30/19			(2,165.79)	0.38	(2,165.41)					1
Fund Balance (Deficit) Beginning of Fisca Year			148,568.00	560,765.00	709,333.00					
Fund Balance (Deficit) Month End	\$ (38,645.02)	\$ 3,418.90	\$ 109,093.53	\$ 598,394.02	\$ 707,487.55		707,487.55			1

LAKE DON PEDRO OWNERS' ASSOCIATION Board of Directors

Minutes of General Meeting (FINAL) Audio Phone Conference

Monday, April 20, 2020 (rescheduled from April 15, 2020 tech issues)

EXECUTIVE SESSION - 5:00 P.M. April 15, 2020

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

11. 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.

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

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 ___Aug.19, 2020_____.

NOTICE:

JUNE 2020 (END OF THE YEAR) FINANCIALS WERE NOT BACK FROM THE ACCOUNTANT IN TIME FOR THE BOARD MEETING.



Lake Don Pedro Owners' Association Pam Hatler, Office Manager 5182 Fuentes de Flores, La Grange, CA 95329

\$800

\$300

VISA

Rates for various services from Lake Don Pedro Owners' Association

Hall and apartment rentals

Member Non-Member

\$250*

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

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

Lounge (47' x 21', 32' x 19') \$ 25*

Pavilion (43' x 80')

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

Apartment "A" (Upstairs, sleeps 8 people)

	Member	Non-Memb	er Season
Daily Rate	\$175	\$250	April - Sep
Weekly Rate	\$1,050	\$1,500	
Daily Rate	\$125	\$200	OctMar
Weekly Rate	\$700	\$1,200	
Deposit	\$175	\$250	
Apartment "B	" (Downsta	irs, 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 Services

Office rental information

Fax - To receive	\$0.50	per page
Fax - To send	\$1.00	per page
Copies10	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. <u>Deposits are required for all rentals</u> and insurance for events over 50 people.

**<u>If alcohol will be served:</u> • deposit is the higher amount • <u>you must provide insurance</u>. 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.

<u>Deposits, completed Use Agreement forms & insurance coverage are required each time.</u>

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 were 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 2nd Wednesday of the month at 6:00 pm. The next meeing will be on Wednesday, September 9th.
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits.
 The next ACC meeting will be on Tuesday, September 8th. Please send submissions to the LDPOA office by Friday, September 4th 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 <u>must</u> 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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LDPOA office fax: 209-852-2771 Email: info@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 right. Official Publication of the Lake Don Pedro Owners' Association
Published at the beginning of each month

BOARD OF DIRECTORS

Johnathon Oden	
Douglas McLain	Vice President
Dennis Dias	
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

*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.