



# Discoverer

May 2021

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

FREE

## **REMINDER**

**ON JULY 1ST THE 2021 ANNUAL DUES OF \$100 ARE DUE.**

**PAYMENT PLANS ARE AVAILABLE TO AVOID**

**ADDITIONAL MONTHLY INTEREST CHARGES.**

**CONTACT OUR OFFICE: 209 852-2312, [INFO@LDPOA.COM](mailto:INFO@LDPOA.COM)**

On August 1st unpaid dues were past due and a late fee was charged.  
As of Sept. 1st, all amounts over 30 days delinquent start accruing  
monthly interest charges.



Mon, Tues, Wed  
& Fri - 9am - 4pm

Sat: 9am - 12:30 pm



**THE HACIENDA  
EXERCISE ROOM  
REOPENED  
MARCH 19TH**

**GYM USE DURING  
OFFICE HOURS ONLY**

**CHECK IN AT THE  
OFFICE FOR ACCESS.**

**MAXIMUM 3 PERSONS  
AT A TIME**

**HEALTH & ADDRESS  
CHECK REQUIRED  
SOCIAL DISTANCING**

## **LAKE DON PEDRO SUBDIVISION PROPERTIES UP FOR TAX SALE IN 2021**

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

Caveat Emptor - Buyer Beware. All sales are final. All parcels offered at public auction are sold "as is". No warranty is expressed or implied in any manner regarding property sold at the public auction, including, but not limited to, the following example: no claims are made to guarantee access to, or building permits for, any of the parcels involved in the sale. The County assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded. Lack of adequate research may result in the purchase of unusable property with no entitlement to a refund.

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

## **TUOLUMNE COUNTY TAX SALE: MAY 14TH – 17TH 2021 (ONLINE AUCTION)**

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

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

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

The lots are:

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

LDPOA LOT # T0250 – Buena Vista Ave; 1.8 acres, unimproved lot, APN 075-120-022-000, Minimum Bid \$4,695.10

LDPOA LOT # T0563 – Pepito Dr; 1.4 acres, unimproved lot, APN 075-090-036-000, Minimum Bid \$5,655.30

LDPOA LOT # T0589 – Pepito Dr. 1.7 acres, unimproved lot, APN 075-050-039-000 Minimum Bid \$3,644.89

(Continued on next page)

**PROPERTIES UP FOR TAX SALE IN 2021 (Continued)****From the CA State Controller's website – Tax Sales of property.****Answers to Frequently Asked Questions**

The owner of a tax-defaulted property has the right to redeem the property up until 5:00 p.m. or the close of business on the last business day prior to the tax sale.

The minimum bid amount set by law is the amount to redeem the property plus the costs incurred by the county.

The auctions are generally held in person and are conducted by the county tax collector. Some counties require advance registration and a deposit. Bid cards are usually assigned to aid in identifying bidders during the course of the sale. Payments are made in cash or certified funds. Personal checks usually are not accepted.

The successful bidder must pay, in addition to the bid amount, a county transfer tax of \$0.55 per \$500 of the sale price.

There is a one-year statute of limitations to bring an action to overturn a tax sale. Title companies will generally not issue title insurance until after the statute of limitations has expired.

**BUYER BEWARE:** Research before you invest. Counties do not guarantee the condition of property, nor are they responsible for its conformance to codes, permits, or zoning ordinances. Property is sold AS IS.

**Liens and Encumbrances**

The sale of tax-defaulted property by the county tax collector is free and clear of all encumbrances existing before the sale, with the following exceptions:

Any lien for installments of taxes and special assessments, which installments will become payable on the secured roll after the time of the sale.

A lien for taxes or assessments or other rights of any taxing agency that does not consent to the sale.

Liens for special assessments levied on the property that were, at the time of the sale, not included in the amount necessary to redeem the tax-defaulted property, and where a tax agency that collects its own taxes has consented to the sale.

Easements constituting servitudes upon or burdens to the property; water rights; title that is held separately from title to the property; and restrictions of record.

Unaccepted, recorded, irrevocable offers of dedication of the property to the public or a public entity for a public purpose, and recorded options of any taxing agency to purchase the property or any interest therein for a public purpose.

Unpaid assessments under the Improvement Bond Act of 1915 that are not satisfied as a result of the sale.

Any Internal Revenue Service liens that are not discharged by the sale.

Unpaid special taxes under the Mello-Roos Community Facilities Act that are not satisfied as a result of the sale.

**THE HACIENDA POOL****OPENS MAY 28<sup>TH</sup>**


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**POOL USE BY RESERVATION ONLY CALL RES. LINE 852-2071**

**ONLY LDPOA MEMBER & THEIR HOUSEHOLD**

**OPEN MON, TUES, WED, FRI, & SAT**

**FROM 9 AM TO 4:15 PM**

**OPEN FOR 5 LIMITED "SESSIONS" 1 HOUR EACH.**

**9AM • 10:30 AM • NOON • 1:30PM • 3PM**

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**CHECK IN STATION IN COURTYARD • HEALTH & ADDRESS CHECK REQUIRED.  
SOCIAL DISTANCING REQUIRED**

**FOR THE PROTECTION OF OUR MEMBERS AND TO  
COMPLY WITH STATE & COUNTY COVID-19 RESTRICTIONS  
THE FOLLOWING PROCEDURES MUST NOW BE  
FOLLOWED TO ALLOW USE OF THE HACIENDA POOL.**

- **Social Distancing to be maintained: minimum of 6 feet between persons of different households.**
- **Pool use is restricted to LDPOA Members and their immediate household members only.**
- **Pool will be open Mon, Tues, Wed & Fri, Sat from 9 am to 4:15 pm. Closed on Thur & Sun. Closed on Sun & Mon.**
- **We are limited by county requirements to 15 persons total in the pool area at a time. To allow the maximum number of members opportunity of pool use and to meet sanitation requirements set "Scheduled Pool Use Session Times" have been designated and reservations for are required.**
- **There are Five Sessions of 75 min. each, a day at: 9 am, 10:30 am, 12 noon, 1:30 pm and 3 pm. Each Member may only reserve spaces in 1 session per day.**
- **To Reserve slots in a session call Phone: 852-2071, you will need to state the total number attending from your household.**
- **If you have not shown up by 15 minutes after the session start time your reservation is cancelled.**
- **All access to the pool area will be through the Main Hacienda Courtyard and will require check in with the Pool Monitor, a touchless temperature check for all entering.**
- **AT THE END OF EACH 75 MIN. POOL SESSION ALL PERSONS WILL EXIT THE POOL AREA and the staff will disinfect before the next pool session.**

## REGARDING HACIENDA PRIVATE EVENT RENTALS AS OF APRIL 21, 2021

As of today – We are still in Orange Tier (and our numbers have been rising for the last two weeks).

Due to the restrictions placed on private events (such as parties, receptions, etc.) the Board cannot authorize the use of the Hacienda for private events during Orange and Yellow Tiers.

Indoor private events required restrictions: masks, specific guest lists, assigned seating and all attendees produce proof of vaccination or a clear Covid test (within 48 hours) ...

Outdoor Private events: Required restrictions are masks, specific guest lists, assigned seating.

To allow use we would need the same as above.

- Orange Tier: Limit 100 people (Higher limit of 300 if all prove vaccination or clean test)
- Yellow Tier: Limit 200 people (Higher limit of 400 if all prove vaccination or clean test)

### Definitions:

Private Events – personal event, party, reception, or activity; invited guests, family, friends. Usually food, drink served. [Much higher risk of transmission due to personal nature of mingling, eating w/o masks, hugging, dancing, etc.]

Gathering – a public event or activity (ex: meeting, class, lectures, demonstration, etc). No food/drinks served; no guest list.

When the State and County change the restrictions – such as going to “Green Tier” the Association will be happy to again host private events.

Some will ask how are we allowing the Yard Sale?

- It falls under the heading of an outdoor Swap Meet. Masks & social Distancing between vendors. Considered like a shopping mall.
- It is not a social gathering or a private / personal event.

Swap Meet – Public vendor sales, like mall or stores. Masks & social distancing. [If there were to be food service it would be separate with restaurant modifications]

# LDPOA Calendar of Events

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

New Office Schedule Beginning January 4th

Monday, Tuesday, Wednesday & Friday from 9 am – 4:30 pm.

Saturday - 9am – 1pm and closed on Thursdays & Sundays.

(SEE NOTICE)

## May

4  
Friday

- Apts. A & B Reserved  
6/4 - 6/5 (tentative)

5  
Saturday

- Tentative Pavilion, Lounge  
& Kitchen Reserved

11  
Tuesday

- ACC COMMITTEE  
MEETS

12  
Wednesday

- GENERAL BOARD  
MEETING 6 PM

28  
Friday

- Possible Pool Opening

31  
Monday

- MEMORIAL DAY

## June

8  
Tuesday

- ACC COMMITTEE  
MEETS

9  
Wednesday

- GENERAL BOARD  
MEETING 6 PM

25  
Friday

- Apts. A & B Reserved  
6/25 - 6/26 (tentative)

26  
Saturday

- Pavilion, Lounge & Kitchen  
Reserved

LINE DANCING EXERCISE  
CLASS IS ALLOWED WITH  
COVID MODIFICATIONS.

## July

5  
Saturday

- OFFICE CLOSED FOR  
JULY 4TH HOLIDAY

10  
Saturday

- Lounge Reserved

13  
Tuesday

- ACC COMMITTEE  
MEETS

14  
Wednesday

- NO BOARD MEETING  
SUMMER HIATUS

17  
Saturday

- Lounge & Kitchen Reserved

### WE CAN NOW RENT THE APARTMENTS AGAIN (WITH COVID RESTRICTIONS):

- ALL OCCUPANTS MUST BE  
FROM THE SAME HOUSEHOLD  
ADDRESS.

AT CHECK IN ALL  
OCCUPANTS:

- MUST HAVE THEIR  
TEMPERATURE TAKEN

- ADULTS SHOW ID

- FILL OUT A COVID  
QUESTION & RELEASE FORM

NO VISITORS TO THE  
APARTMENT.

FAILURE TO FOLLOW THESE  
RULES IS GROUNDS TO  
FORFEIT YOUR DEPOSIT.



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	Available \$155
<b>Office Services</b>			
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	
<b>RENTAL RATES FOR APARTMENTS</b>			
(Deposits are refunded if there are no losses or damages and rental rules are followed)			
<b>Apartment "A" (Upstairs, sleeps 8 people)</b>			
	<i>Member Non-Member Season</i>		
Daily Rate	\$175 \$250 April - Sep	*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	<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.	
<b>Apartment "B" (Downstairs, sleeps 6 people)</b>			
Daily Rate	\$150 \$180 April - Sep	<u>Deposits, completed Use Agreement forms &amp; 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			



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

**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 right.

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Published at the beginning of each month

#### BOARD OF DIRECTORS

**Phyllis Cotta** ..... Assoc. President  
**Douglas McLain** ..... Vice President  
**Dennis Dias** ..... Board Secretary  
**Jesse Forgues** ..... Treasurer  
**Becky Temple** ..... Director  
**Mike Rash** ..... Director  
**Larry King** ..... Director

Correspondence to the Board or Association should be sent to:

info@ldpoa.com

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

Administration office hours are:

Mon, Tues, Wed, Fri - 9 am to 4:30 pm.

(Answering machine on Noon - 2pm)

Sat - 9am - 1pm

Closed Sunday and Thursday

**Office Hours:** Mon, Tues, Wed, Fri. - 9am - 4:30pm  
Sat - 9am - 1pm; CLOSED Thursday & Sunday

(Phones are silent Noon - 2pm)

**Ph:** 209 852-2312 • **Fax:** 209 852-2771

**Email:** info@ldpoa.com • **Web:** www.ldpoa.com

## 2021 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 2nd Wednesday of the month at 6:00 **The next meeting is scheduled for Wednesday, May 12th at 6pm.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, May 11th.** Please send submissions to the LDPOA office by **Friday, May 7th** 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.**

## 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.