



Discoverer

June 2021

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

FREE

**LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329
(209) 852-2312, FAX (209) 852-2771
info@ldpoa.com**

**CANDIDATE SOLICITATION NOTICE
BOARD OF DIRECTORS ELECTION**

All eligible members of the Association are invited and encouraged to become candidates for election to the Board. There will be three seats to be filled in the upcoming election of Directors, as three Directors' terms expire naturally this year.

In order to be eligible for nomination and/or to serve on the Board, a candidate for the Board or serving as a Director must be the record Owner of a Separate Interest as of the date of their nomination and must not be delinquent by more than thirty (30) days in the payment of any regular or special Assessment. A person may not be disqualified from nomination for nonpayment of any charges other than regular or special assessments, or because they paid their regular or special assessment under protest, or if the person has entered into an approved payment plan with the Association to pay a delinquent account and is fulfilling the terms of the payment plan.

In order to become a candidate, you must notify the Association in writing by mail or hand delivery to the following address:

**LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329**

Alternatively, your written notification may be emailed to the Association at info@ldpoa.com or faxed to 209 852-2771.

Your written notification of your desire to be a candidate and any Director Election Statements (described below) must be received by the Association no later than 5:00 p.m. on Friday, July 16, 2021. Each eligible member whose written notification is received in a timely manner by the Association shall automatically be a candidate. There shall be no nominations from the floor at the annual membership meeting.

Candidates and Members advocating a point of view may, but are not required to, submit (to the address/fax number listed above) a Director Election Statement that is reasonably related to the election. Directors Election Statements may not exceed one side of a single 8 1/2 x 11 inch page. Black and white copies of all Director Election Statements that are received before 5:00 p.m. on July 16, 2021 will be reproduced as submitted and will be included with the ballot package which will be mailed to all members. By submitting a Director Election Statement, you accept full responsibility for its content and agree to indemnify the Association and its agents and representatives for any and all damage arising from and related to any such content.

It is each member's responsibility to confirm that his or her written notification of desire to be a candidate and Director Election Statement were received by the Association.

We look forward to receiving your notification of desire to be a candidate. Our Association works only because of owners like you who are willing to volunteer their time and skills on behalf of the entire community.

REMINDER

The 2021 Annual Dues for properties in the Lake Don Pedro Subdivision are due on July 1, 2021 and late charges on unpaid dues will start on August 1, 2021.

Avoid late fess and interest charges – if needed a monthly payment plan can be set up. Contact the office at 209 852-2312

ATTENTION: NOTICE OF PENDING CHANGES TO THE ASSOCIATION'S DELINQUENT ACCOUNT COLLECTIONS PROCESS AND COSTS.

As of January 1, 2022, all Assessment Collection firms must be licensed by the state of California (Senate Bill 908). Lake Don Pedro Owners Association has recently been performing collections activities in-house at a great savings to the association and to the delinquent owners. We are currently waiting for more guidance from the state to determine how to move forward under this new law. Based on what we know at this time, we expect collections costs to go up significantly and we may be required to use a collection agency for all collections activities. The increased collections cost will be passed on to the delinquent account owners.

We will provide updates on this as soon as we can. We will be working on the changes in the fall, in order to meet the State's start date of January 1, 2022. In order to save yourself and the association money, please pay your 2021 dues in full before August 1, 2021. If you owe delinquent funds, please pay them in full or call our office to request a monthly payment plan. We are very willing to work with you on setting up a payment plan.

THE HACIENDA POOL

OPENS MAY 28TH

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 4:00 PM

OPEN FOR 5 LIMITED "SESSIONS" 1 HOUR EACH.

9AM • 10:30 AM • NOON • 1:30PM • 3PM

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

LAKE DON PEDRO OWNERS' ASSOCIATION
Board of Directors
Minutes of General Meeting, Wednesday, March 10, 2021

EXECUTIVE SESSION – 5:00 PM

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 6:14 pm. Board Members present: VP Doug McLain, Treasurer-Jesse Forgues, Secretary, Dennis Dias, Directors: Becky Temple. Mike Rash & Larry King

II. EXECUTIVE SESSION REPORT

Executive Session 3/10/21 – Contracts, payment plans and fine hearing

III. APPROVAL OF MINUTES

Approval of minutes for the 1/20/21 board meeting. Motion to approve minutes by Doug McLain 2nd by Dennis Dias. – Unanimous *Becky Temple abstained not at Jan. meeting

IV. TREASURER'S REPORT

January: Operating Account ending balance of \$327,300.22; January Reserve Savings Account balance of \$584,459.16. February Financials: Operating Account ending balance \$305,439.50 December Reserve Savings Acct balance of \$588,290.34 Motion to approve January & February financials by Mike Rash, 2nd Larry King. Motion passed - Unanimous

V. COMMITTEE REPORTS

1. FACILITIES – Discussed in New Business
2. ACC – Dennis Dias reported February: 5 permits, 8 pending 7 letters, 3 closed and 2 letters sent registered mail. March: 4 permits, 13 pending 7 letters, 7 closed 1 violation meeting
3. PARKS – Larry King stated interest in improving and updating parks. Put letter in local paper for community interest, contact the LDPOA office.

VI. UNFINISHED BUSINESS- None

VII. NEW BUSINESS

1. A presentation to past President, Johnathon Oden. A plaque was presented by the board for his service. Several board members and staff thanked him for all he did.
2. Bookkeeping/Office
 - a. Approved renewal of annual contract with CPA Levy Erlanger. Motion made by Dennis Dias 2nd by Doug McLain- unanimous
 - b. Approval renewal contract with Warmerdam payroll services. Motion Doug McLain 2nd Mike Rash- Unanimous
 - c/d. Approved LDPOA 2021/22 Budget annual dues at \$100 Motion Doug McLain 2nd Mike Rash Unanimous
 - e. Approve 2021/22 Annual Reserve contribution of \$30,000 Motion Doug McLain 2nd Dennis Dias – Unanimous
 - f. Approve to accept the 2021 Annual Reserve Study. Motion Mike Rash 2nd Larry King - Unanimous
3. Maintenance
 - a. Proposal to replace courtyard fountain – TABLED
 - b. Approval to replace “Mule” quote \$9617.00 Motion Becky Temple 2nd Doug McLain – Unanimous
 - c. Approval to replace soda machine up to \$2500. Motion Dennis Dias 2nd Doug McLain – Unanimous
 - d. Approve repair & replace lifted sections of sidewalk cost of up to \$1500. Motion - Becky Temple 2nd Jesse Forgues - Unanimous
4. Parks
Approve load of road base gravel for Gregoris Park at \$525 Motion Jesse Forgues 2nd Dennis Dias - Unanimous
Discussion of Park upkeep, ideas for Park.

VIII. OPEN FORUM

Equestrian Trail easement questions. Park Questions

- NEXT MEETING DATE / ADJOURNED – meeting adjourned at 6:59 pm
- ° The next Board meeting scheduled for April 14, 2021 at 6:00 PM

Respectfully submitted:

Chris Cox

Chris Cox, on behalf of Dennis Dias, Secretary

The foregoing minutes were approved by the Board of Directors on 5/12/21

LDPOA Calendar of Events

For 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
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 AT LEFT)

June

HACIENDA POOL OPEN
(LIMITED HOURS)

4

Friday

• DP High School Outdoor Graduation (Restricted)

8

Tuesday

• ACC COMMITTEE MEETS

9

Wednesday

• GENERAL BOARD MEETING 6 PM

August

10

Tuesday

• ACC COMMITTEE MEETS

11

Wednesday

• BOARD MEETING SCHEDULED

13

Friday

• Apts A & B Reserved 8/13-8/14 (Tentative)

17

Saturday

• Pavilion, Lounge & Kitchen Reserved (Tentative)

July

NO LAKE McCLURE
FIREWORKS

5

Saturday

• OFFICE CLOSED FOR JULY 4TH HOLIDAY

10

Saturday

• Lounge Reserved (Tentative)

13

Tuesday

• ACC COMMITTEE MEETS

14

Wednesday

• NO BOARD MEETING SUMMER HIATUS

17

Saturday

• Lounge & Kitchen Reserved (Tentative)

LINE DANCING EXERCISE CLASS IS ALLOWED WITH COVID MODIFICATIONS.

REGARDING HACIENDA PRIVATE EVENT RENTALS

Things are beginning to loosen up for Events & Gatherings. However, there are still restrictions at our current Orange Tier & even for Yellow Tier. See the info sheets for details. We have not been given any further information at this time.

We can now rent the apartments again (with COVID Restrictions):
• All occupants must either be from the same household address OR show proof of full vaccination.

At check in all occupants:

- must have their temperature taken
- adults show ID or vaccination cards
- fill out a Covid question & release form

No visitors to the apartment.

Failure to follow these rules is grounds to forfeit your deposit.

All reservations are TENTATIVE: only if they are allowed on that date under Covid restrictions.



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
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			



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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 right.

Official Publication of the Lake Don Pedro Owners' Association
 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 2021 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, June 9th at 6pm.
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, June 8th.** Please send submissions to the LDPOA office by **Friday, June 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 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.