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 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 ½ 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
Balance Sheet
As of March 31, 2021
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	2,192.41		2,192.41
BAC - Operating	242,678.89		242,678.89
Reserve - BAC (savings)		592,136.65	592,136.65
Assessments Receivable, less Allowance for Doubtful Accounts (\$121,994.50-\$119,616.36)	2,378.14		2,378.14
Prepaid Insurance	29,750.69		29,750.69
Undeposited Funds (received but not deposited)	36.76		36.76
Total Assets	\$277,036.89	\$592,136.65	\$869,173.54
LIABILITIES			
Accounts Payable	3,576.69		3,576.69
Refundable Deposits	7,328.50		7,328.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	4,112.27		4,112.27
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	11,714.09		11,714.09
Other Liabilities			
	53,733.51		53,733.51
Total Liabilities FUND BALANCE	53,733.51 223,303.38	592,136.65	53,733.51 815,440.03

Statements of Revenues, Expenses					
and Changes In Fund Balances					
March 31, 2021					
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)					

	Operations Fund Current	Replacement Fund Current	Operations Fund Year	Replacement Fund	Total Funds Year To Date	Annual			
EVENUES	Fund Current Month	Fund Current Month	Fund Year To Date	Year To Date	Year To Date	Budget			
Issessments	0.00	0.00	267,200.00	45,000.00	312,200.00 1 100.00	312,200.00			
lan Check Income partment Rental	1,225.00		1,100.00 5,775.00		1,100.00 5,775.00	16,500.00			
Iali Rental	359.00		-550.50		-550.50	2,000.00			
Office Rental	694.00		5,725.00		5,725.00	4,000.00			
nterest Income - Receivables	330.62		3,466.19		3,466.19	5,000.00			
nterest Income - Bank	2.32	96.31	25.47	778.81	804.28	300.00	98.63		
Other Income	310.50		5,929.02		5,929.02	2,000.00			
ate Fees ines	0.00 250.00		6,190.00 1.250.00		6,190.00 1.250.00	5,500.00 0.00			
ransfer Fees	3,360.00		23,240.00		23,240.00	21,000.00	6,777.75		
otal Revenues	6,681.44	96.31	319,350.18	45,778.81	365,128.99	368,500.00	365,128.99		
KPENSES									
ad Debt Expense	1,000.00		9,000.00		9,000.00 754.15	12,000.00			
loard Expenses Copier Costs	30.00 200.54		754.15 1,974.63		754.15 1,974.63	500.00 2,600.00			
Office Supplies	308.32		2,842.63		2,842.63	3,000.00			
Office Salaries	4,914.75		43,924.64		39,009.89	55,000.00			
ravel / Mileage	115.36		543.62		543.62	0.00			
Legal	0.00		0.00		0.00	4,000.00			
occounting Discoverer Expenses	0.00 502.00		2,045.00 7.583.90		2,045.00 7,583.90	5,000.00 11,000.00			
Oscoverer Expenses Computer / Internet	502.00 671.83		7,583.90 6,220.06		7,583.90 6,220.06	11,000.00 5.000.00			
lection	0.00		0.00		0.00	7,000.00			
collections	190.00		3,446.25		3,446.25	4,000.00			
Member Documents	0.00		841.43		841.43	0.00			
ublic Relations	0.00		0.00		0.00	700.00			
ostage & Delivery	100.00		1,897.37		1,897.37	2,000.00			
Merchant Fees	206.14 2,975.07		2,852.90 27,006.84		2,852.90 27,006.84	4,000.00 37,000.00			
axes / License / Filing Fees	0.00		7.946.75		7.946.75	7.000.00			
Vorkers Comp Insurance	307.60		3,049.36		3,049.36	2,000.00			
lacienda Maintenance Salary	4,032.00		36,736.00		36,736.00	58,000.00			
ool Monitor Salary	0.00		3,974.75		3,974.75	6,000.00			
anitorial Salary	821.50		7,957.00		7,957.00	15,000.00			
ayroll Tax Expense	1,002.00 736.00		9,069.88 7,654.50		9,069.88 7,654.50	15,000.00 8,000.00			
alary Expenses - Other lectic (Hacienda)	3,135.17		13,355.31		13,355.31	16,000.00			
lectric (Well)	280.23		2.602.32		2,602.32	4.000.00			
lectric (El Prado)	129.23		770.67		770.67	1,000.00			
lectric (Barn)	27.33		74.06		74.06	100.00			
Vater (El Prado)	212.00		1,908.00		1,908.00	1,700.00			
leserve Study Tropane	300.00		300.00 843.80		300.00 843.80	300.00			
rash Removal	421.31		4,467.75		4.467.75	4,500.00			
Office Telephone	290.32		2,531.68		2,531.68	2,500.00			
lacienda Miscellaneous Expense	0.00		45.32		45.32	0.00			
lacienda Maintenance Supplies	374.06		4,141.70		4,141.70	5,000.00			
lacienda Maintenance Repairs	325.74		2,447.80		2,447.80	2,000.00			
teserve Project Expenses Jacienda Landscaping	9,640.70 0.00		9,640.70 0.00		9,640.70 0.00	0.00			
lacienda Landscaping eptic Maintenance	0.00 52.39		291.42		291.42	300.00			
Vell Water & Septic Testing	764.88		5,428.76		5,428.76	6,000.00			
Maintenance Equipment	0.00		0.00		0.00	500.00			
Vell Maintenance	0.00		350.00		350.00	500.00			
lacienda - Security	117.00		351.00		351.00	3,000.00			
ool Maintenance	0.00		397.34		397.34	2,000.00			
mall Apartment (B) arge Apartment (A)	142.30 0.00		302.90 267.40		302.90 267.40	400.00 400.00			
arge Apartment (A) est & Weed Control	147.00		267.40 735.00		267.40 735.00	1 000 00			
anitorial Supplies	260.65		1,010.33		1,010.33	2,000.00			
Seneral Park Maintenance	95.65		1,191.30		1,191.30	2,000.00			
ovid-19 payroll expenses	-5,417.43		-86.36		-86.36	0.00			
ayroll Expenses	0.00		2,265.00		2,265.00	3,500.00			
otal Expenses	29,411.64	0.00	242,954.86	0.00	238,040.11	323,500.00			
xcess (Deficiency) of Revenues Over xpenses	-22,730.20	96.31	76,395.32	45,778.81	127,088.88		122,174.13	-22,633.89	34,52
pard-Approved Interfund eclassifications and Transfers	(3,750.00)	3,750.00	11,250.00	(11,250.00)					
iming Adjustment from 6/30/20			(22,618.94)	(0.16)	(22,619.10)				
und Balance (Deficit) Beginning of Fiscal			158.277.00	557.608.00	715,885.00				

## LAKE DON PEDRO OWNERS ASSOCIATION Balance Sheet As of April 30, 2021 ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
ASSETS		ruliu	
Checking & Savings			
Petty Cash	2,212.60		2,212.60
BAC - Operating	222,878.60		222,878.60
Reserve - BAC (savings)		595,974.81	595,974.81
Assessments Receivable, less Allowance for Doubtful Accounts (\$118,731.27-\$120,616.36)	(1,885.09)		(1,885.09)
Prepaid Insurance	26,775.62		26,775.62
Undeposited Funds (received but not deposited)	(80.00)		(80.00)
Total Assets	\$249,901.73	\$595,974.81	\$845,876.54
LIABILITIES			
Accounts Payable	7,918.61		7,918.61
Refundable Deposits	7,228.50		7,228.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	4,579.41		4,579.41
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	11,705.75		11,705.75
Total Liabilities	58,434.23		58,434.23
FUND BALANCE	191,467.50	595,974.81	787,442.31
Total Liabilities and Fund Balance	\$249,901.73	\$595,974.81	\$845,876.54

Statements of Revenues, Expenses
and Changes In Fund Balances
April 30, 2021
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

ACCRUAL BA	SIS (Quickbooks da	a converted to Fun	d Accounting Forn	nat - Not Reviewed	by CPA)				
	Operations	Replacement	Operations	Replacement	Total Funds	Annual			
	Fund Current	Fund Current	Fund Year	Fund	Year To Date	Budget			
REVENUES	Month	Month	To Date	Year To Date					
Assessments	0.00	0.00	267.200.00	45 000 00	312 200 00	312.200.00			
Assessments Plan Check Income	200.00	0.00	1,300.00	45,000.00	1,300.00	0.00			
Apartment Rental	625.00		6,400.00		6,400.00	16,500.00			
Hall Rental Office Rental	0.00 370.00		-550.50 6.095.00		-550.50 6.095.00	2,000.00 4.000.00			
Interest Income - Receivables	370.00		3,799.84		3.799.84	5,000.00			
Interest Income - Bank	1.90	88.16	27.37	866.97	894.34	300.00	90.06		
Other Income	181.30		6,110.32		6,110.32	2,000.00			
Late Fees Fines	0.00 750.00		6,190.00		6,190.00	5,500.00			
Transfer Fees	2,660.00		25,900.00		25,900.00	21,000.00	5,206.31		
Total Revenues	5,118.15	88.16	324,472.03	45,866.97	370,339.00	368,500.00	370,339.00		
EXPENSES									
Bad Debt Expense	1,000.00		10,000.00		10,000.00	12,000.00			
Board Expenses	0.00		754.15		754.15	500.00			
Copier Costs	223.93		2,198.56		2,198.56	2,600.00			
Office Supplies Office Salaries	81.47 7,779.63		2,924.10 51,704.27		2,924.10 39,009.89	3,000.00 55,000.00			
Office Salaries Travel / Mileage	7,779.63 38.64		51,704.27 582.26		39,009.89 582.26	0.00			
Legal	354.00		354.00		354.00	4,000.00			
Accounting	0.00		2,045.00		2,045.00	5,000.00			
Discoverer Expenses Computer / Internet	502.00 581.84		8,085.90 6,801.90		8,085.90 6,801.90	11,000.00 5,000.00			
Election	0.00		0.00		0.00	7,000.00			
Collections	0.00		3,440.25		3,440.25	4,000.00			
Member Documents	0.00		841.43		841.43	0.00			
Public Relations Postage & Delivery	0.00		283.92 1,915.36		283.92 1,915.36	700.00 2,000.00			
Merchant Fees	209.39		3,062.29		3,062.29	4,000.00			
Insurance	2,975.07		29,981.91		29,981.91	37,000.00			
Taxes / License / Filing Fees	-88.00 467.14		7,858.75 3.516.50		7,858.75 3.516.50	7,000.00 2,000.00			
Workers Comp Insurance Hacienda Maintenance Salary	6,496.00		43,232.00		43.232.00	58.000.00			
Pool Monitor Salary	0.00		3,974.75		3,974.75	6,000.00			
Janitorial Salary	1,178.00		9,135.00		9,135.00	15,000.00			
Payroll Tax Expense Salary Expenses - Other	1,461.34 799.50		10,531.22 8,454.00		10,531.22 8,454.00	15,000.00 8,000.00			
Electic (Hacienda)	3,795.50		17,150.81		17,150.81	16,000.00			
Electric (Well)	722.88		3,325.20		3,325.20	4,000.00			
Electric (El Prado)	259.67		1,030.34		1,030.34	1,000.00			
Electric (Barn) Water (El Prado)	30.00 212.00		104.06 2,120.00		104.06 2,120.00	1,700.00			
Reserve Study	0.00		300.00		300.00	300.00			
Propane	0.00		843.80		843.80	1,000.00			
Trash Removal	421.31		4,889.06		4,889.06	4,500.00			
Office Telephone Hacienda Miscellaneous Expense	294.03 0.00		2,825.71 45.32		2,825.71 45.32	2,500.00			
Hacienda Maintenance Supplies	295.75		4,483.29		4,483.29	5,000.00			
Hacienda Maintenance Repairs	50.00		2,751.80		2,751.80	2,000.00			
Reserve Project Expenses	0.00		9,640.70		9,640.70	0.00			
Hacienda Landscaping Septic Maintenance	0.00 287.98		0.00 579.40		0.00 579.40	0.00 300.00			
Well Water & Septic Testing	200.12		5,628.88		5,628.88	6,000.00			
Maintenance Equipment	389.36		389.36		389.36	500.00			
Well Maintenance	0.00		350.00		350.00	500.00			
Hacienda - Security Pool Maintenance	0.00 961.58		351.00 1,358.92		351.00 1,358.92	3,000.00 2,000.00			
Small Apartment (B)	0.00		302.90		302.90	400.00			
Large Apartment (A)	0.00		267.40		267.40	400.00			
Pest & Weed Control	0.00		735.00		735.00	1,000.00			
Janitorial Supplies General Park Maintenance	382.68 35.64		1,406.54 1,226.94		1,406.54 1,226.94	2,000.00 2,000.00			
Covid-19 payroll expenses	0.00		-86.36		-86.36	0.00			
Payroll Expenses	0.00		2,465.00		2,465.00	3,500.00			
Total Expenses	32,398.45	0.00	276,162.59	0.00	263,468.21	323,500.00			
Excess (Deficiency) of Revenues Over Expenses	-27,280.30	88.16	48,309.44	45,866.97	106,870.79		94,176.41	-27,192.14	38,366.97
Board-Approved Interfund Reclassifications and Transfers	(3,750.00)	3,750.00	7,500.00	(7,500.00)					
Timing Adjustment from 6/30/20			(22,618.94)	(0.16)	(22,619.10)				
Fund Balance (Deficit) Beginning of Fisca Year			158,277.00	557,608.00	715,885.00				
Fund Balance (Deficit) Month End	\$ (31,030.30)	\$ 3,838.16	\$ 191,467.50	\$ 595,974.81	\$ 787,442.31		800,136.69		

### 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 Inanimous
- d. Approve repair & replace lifted sections of sidewalk cost of up to \$1500. Motion Becky Temple 2nd Jesse Forgues - Unanimous

### 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.

### V111. 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
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)



• DP High School Outdoor Graduation (Restricted)



• ACC COMMITTEE MEETS



• GENERAL BOARD MEETING 6 PM

## August

10 Tuesday • ACC COMMITTEE MEETS



• BOARD MEETING SCHEDULED



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



• Pavilion, Lounge & Kitchen Reserved (Tentative)

## July

### NO LAKE McClure Fireworks



• OFFICE CLOSED FOR JULY 4TH HOLIDAY



• Lounge Reserved (Tentative)



• ACC COMMITTEE MEETS



• NO BOARD MEETING SUMMER HIATUS



• 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 reservatins 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

#### Member Non-Member \$250 \$800 Lounge (47' x 21', 32' x 19') \$ 25\* \$300 \$100

Member Non-Member Season

VISA

### **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**

Pavilion (43' x 80')

Kitchen

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

### Apartment "A" (Upstairs, sleeps 8 people)

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" (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 rental information

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

### Office Services

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. Deposits are required for all rentals and insurance for events over 50 people.

amount • you must provide insurance. Security is recommended.

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.

insurance coverage are required each time.

Fax - To receive	\$0.50	per	page
Fax - To send	\$1.00	per	page
Copies10	cents	per	page

\*\*If alcohol will be served: • deposit is the higher

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/

Deposits, completed Use Agreement forms &

### Official Publication of the Lake Don Pedro Owners' Association Published at the beginning of each month

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

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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.

### **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.