

September 2021

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

**FREE** 

# LAKE DON PEDRO OWNERS ASSOCIATION DIRECTORS MEETING with EL PRADO PARK COMMITTEE LA GRANGE, CA 95329 WEDNESDAY, JUNE 16, 2021 at El PRADO PARK off HWY 132

#### **MEETING AGENDA & MINUTES**

At the June 9th General Board Meeting the members of the Board desired further insight on the improvements being requested by the El Prado Park Committee so the Board discussed some of the Directors attending the upcoming June 16th meeting of the El Prado Park Restoration Committee at the park.

At the time the Directors did not confirm with each other as to exactly who would be attending, and this inadvertently resulted in a quorum of directors at the El Prado Committee Meeting. The LDPOA Directors attending: President, Phyllis Cotta, Vice President Doug McLain, Secretary Dennis Dias and Directors Mike Rash and Larry King.

The gathering consisted of walking the park and discussions concerning items in need of repair, upgrade, or replacement, including the road entering the park, the ongoing problem with vandalism, possible new playground equipment, and options of where various improvements could or could not be placed. Basically, a general discussion as to the goals of the committee.

No motions were made, no votes were taken. Attendance by the Board was an effort on the part of the Board of Directors to let the community and the committee know that this board wishes to encourage any effort on the part of the members which will result in the improvement of the association facilities.

Respectfully Submitted by Phyllis Cotta

## 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 an update on this as soon as we can. We will be working on the changes in the fall in order to meet the start date of January 1, 2022. In order to save yourself and the association money, please pay your 2021 dues in full by August 1. 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.

## **ELECTION NOTICE**

As published in the Candidate Solicitation Notice on June 1, 2021, three Directors' terms expire in October. The candidate application period ended at 5 pm on July 16, 2021 with two qualified candidates having applied. As only two candidates applied with three open seats, the Board will dispense with the formality of sending out the ballots (saving quite significant costs), and the candidates will join the Board as "elected by acclimation", the Board will then appoint a Director to fill the last open seat as allowed under the Associations bylaws and state codes.

## LAKE DON PEDRO SUBDIVISION PROPERTIES IN MARIPOSA COUNTY UP FOR TAX SALE ON THURSDAY, SEPTEMBER 9, 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 Mariposa county this year due to unpaid property taxes.

We wish to make our owners aware of these proposed sales in case there is any interest in bidding for them.

Mariposa County Tax Sale: Thursday, September 9, 2021 - 10:00 am (Registration begins at 9:00 am).

That said - Caveat Emptor - Buyer Beware. All sales are final. It is the responsibility of the bidder to know what is being purchased before a bid is placed. You should consider personally inspecting the property and search the title to prevent unwelcome surprises.

For more information about the sale and a copy of the sale packet with rules go to the Mariposa County website <a href="https://www.mariposacounty.org">www.mariposacounty.org</a> click "Departments" then "Treasurer/ Tax Collector" and then "Tax Sale Info" on the left hand menu. Or go directly to: <a href="https://www.mariposacounty.org/index.aspx?NID=317">https://www.mariposacounty.org/index.aspx?NID=317</a>

LDPOA LOT # M1361 – corner Villarreal & Ranchito Dr, La Grange; 1.2 acres, unimproved lot, APN 021-200-003-0, Tax ID #157012, Minimum Bid \$3,280.90

LDPOA LOT # M1430 – 9682 Alamo Dr, La Grange; 1.2 acres, unimproved lot, APN 021-190-021-0, Tax ID #156966, Minimum Bid \$4,344.75

LDPOA LOT # M1701 – 9687 Fachada Way, La Grange; 1 acre, unimproved lot, APN 021-230-0050, Tax ID #157184, Minimum Bid \$41,070.12

LDPOA LOT # M1743 – 9657 Fachada Way, La Grange; 0.3 acres, improved lot, APN 021-240-021-0. Tax ID #157248. Minimum Bid \$13,159.98

LAKE DON PEDRO OWNERS ASSOCIATION
Balance Sheet
As of May 31, 2021
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

ASSETS	Operations Fund	Replacement Fund	Total Funds
Checking & Savings			
Petty Cash	273.03		273.03
BAC - Operating	207,605.79		207,605.79
Reserve - BAC (savings)		599,807.58	599,807.58
Assessments Receivable, less Allowance for Doubtful Accounts (\$115,753.25-\$121,614.62)	(5,861.37)		(5,861.37)
Prepaid Insurance	23,800.55		23,800.55
Undeposited Funds (received but not deposited)	659.34		659.34
Total Assets	\$226,477.34	\$599,807.58	\$826,284.92
LIABILITIES			
Accounts Payable	6,002.68		6,002.68
Refundable Deposits	7.328.50		7.328.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	4,563.03		4,563.03
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	11,750.75		11,750.75
Total Liabilities	56,646.92		56,646.92
		599,807.58	769,638.00
FUND BALANCE	169,830.42	333,007.30	,

Statements of Revenues, Expenses
and Changes In Fund Balances
May 2021
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	Wonth	wontn	10 Date	Year 10 Date				
Assessments	0.00	0.00	267,200.00	45,000.00	312,200.00	312,200.00		
Plan Check Income	50.00		1,350.00		1,350.00	0.00		
Apartment Rental Hall Rental	500.00 0.00		6,900.00 -550.50		6,900.00 -550.50	16,500.00 2,000.00		
Office Rental	532.00		-550.50 6,627.00		-550.50 6,627.00	4,000.00		
Interest Income - Receivables	321.65		4.123.90		4.123.90	5.000.00		
Interest Income - Bank	1.67	82.77	29.04	949.74	978.78	300.00	84.44	
Other Income	2,277.30		8,387.62		8,387.62	2,000.00		
Late Fees	0.00		6,200.00		6,200.00	5,500.00		
Fines Transfer Fees	500.00 4,200.00		2,500.00 30,100.00		2,500.00 30,100.00	0.00 21,000.00	8.465.39	
							.,	
Total Revenues	8,382.62	82.77	332,867.06	45,949.74	378,816.80	368,500.00	378,816.80	
EXPENSES								
Bad Debt Expense	1,000.00		11,000.00		11,000.00	12,000.00		
Board Expenses	0.00		754.15		754.15	500.00		
Copier Costs Office Supplies	215.54 103.67		2,414.10 3,027.77		2,414.10 3,027.77	2,600.00 3,000.00		
Office Salaries	5,748.00		57,452.27		39,009.89	55,000.00		
Travel / Mileage	123.93		706.19		706.19	0.00		
Legal	0.00		354.00		354.00	4,000.00		
Accounting	3,721.19		5,766.19		5,766.19	5,000.00		
Discoverer Expenses	3,219.67		11,305.57		11,305.57	11,000.00		
Computer / Internet Election	608.84		7,430.73		7,430.73 0.00	5,000.00 7.000.00		
Collections	276.00		3.716.25		3 716 25	4,000.00		
Member Documents	0.00		841.43		841.43	0.00		
Public Relations	0.00		283.92		283.92	700.00		
Postage & Delivery	130.79		2,114.14		2,114.14	2,000.00		
Merchant Fees	110.89		3,173.18		3,173.18	4,000.00		
Insurance Taxes / License / Filing Fees	2,975.07 0.00		32,956.98 7,858.75		32,956.98 7,858.75	37,000.00 7,000.00		
Workers Comp Insurance	325.14		3,841.64		3,841.64	2,000.00		
Hacienda Maintenance Salary	4,480.00		47.712.00		47.712.00	58.000.00		
Pool Monitor Salary	0.00		3,974.75		3,974.75	6,000.00		
Janitorial Salary	1,069.50		10,204.50		10,204.50	15,000.00		
Payroll Tax Expense	985.62		11,516.84		11,516.84	15,000.00		
Salary Expenses - Other Electic (Hacienda)	165.50		8,619.50 17.150.81		8,619.50 17.150.81	8,000.00 16.000.00		
Electric (Well)	0.00		3,325.20		3,325.20	4,000.00		
Electric (El Prado)	0.00		1,030.34		1,030.34	1,000.00		
Electric (Barn)	0.00		104.06		104.06	100.00		
Water (El Prado)	424.00		2,544.00		2,544.00	1,700.00		
Reserve Study	0.00		300.00		300.00	300.00		
Propane Trash Removal	0.00 1.263.93		1,013.80 6,152.99		1,013.80 6,152.99	1,000.00 4,500.00		
Office Telephone	546.23		3.371.94		3.371.94	2.500.00		
Hacienda Miscellaneous Expense	0.00		45.32		45.32	0.00		
Hacienda Maintenance Supplies	405.47		4,888.76		4,888.76	5,000.00		
Hacienda Maintenance Repairs	0.00		2,751.80		2,751.80	2,000.00		
Reserve Project Expenses	-4,200.00 0.00		5,440.70		5,440.70 0.00	0.00		
Hacienda Landscaping Septic Maintenance	0.00		0.00 579.40		0.00 579.40	300.00		
Well Water & Septic Testing	428.00		6,056.88		6,056.88	6,000.00		
Maintenance Equipment	0.00		389.36		389.36	500.00		
Well Maintenance	0.00		350.00		350.00	500.00		
Hacienda - Security	0.00		351.00		351.00	3,000.00		
Pool Maintenance	216.35 0.00		1,575.27 302.90		1,575.27 302.90	2,000.00 400.00		
Small Apartment (B) Large Apartment (A)	0.00		302.90 267.40		302.90 267.40	400.00		
Pest & Weed Control	147.00		882.00		882.00	1.000.00		
Janitorial Supplies	106.32		1,512.86		1,512.86	2,000.00		
General Park Maintenance	827.48		2,054.42		2,054.42	2,000.00		
Covid-19 payroll expenses Payroll Expenses	0.00		-86.36 3.065.00		-86.36 3.065.00	0.00 3.500.00		
Total Expenses	25,424.13	0.00	302,444.70	0.00	284,002.32	323,500.00		
Excess (Deficiency) of Revenues Over Expenses	-17,041.51	82.77	30,422.36	45,949.74	94,814.48		76,372.10 -16,958.74	42,199.74
Board-Approved Interfund Reclassifications and Transfers	(3,750.00)	3,750.00	3,750.00	(3,750.00)				
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			

LAKE DON PEDRO OWNERS ASSOCIATION
Balance Sheet
As of July 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	3,179.66		3,179.66
BAC - Operating	410,296.32		410,296.32
Reserve - BAC (savings)	,	606,245.43	606,245.43
Assessments Receivable, less Allowance for Doubtful Accounts	68.913.93		68.913.93
(\$185,423.04-116,509.11)	,.		
Prepaid Insurance	17,850.41		17,850.41
Undeposited Funds (received but not deposited)	3,130.00		3,130.00
Total Assets	\$503,370.32	\$606,245.43	\$1,109,615.75
LIABILITIES			
Accounts Payable	6,336.27		6,336.27
Refundable Deposits	11,003.50		11,003.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	2,440.37		2,440.37
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	11,755.75		11,755.75
Total Liabilities	58,537.85		58,537.85
Total Liabilities FUND BALANCE	58,537.85 444,832.47	606,245.43	58,537.85 1,051,077.90

	s	tatements of Rever	nues, Expenses				
		and Changes In Fu					
ACCRIAL BA	SIS (Quickhooke da	July 20:		nat - Not Reviewed	hy CPA)		
ACCROAL BA	313 (QUICKDOOKS Ga	ta converteu to rui	iu Accounting Form	iat - NOT Reviewed	by CPA)		
	Operations Fund Current	Replacement Fund Current	Operations Fund Year	Replacement Fund	Total Funds Year To Date	Annual Budget	
	Month	Month	To Date	Year To Date	rear to Date	buuget	
REVENUES							
Assessments	282,200.00	30,000.00	282,200.00	30,000.00	312,200.00	312,200.00	
Plan Check Income	100.00	30,000.00	100.00	30,000.00	100.00	0.00	
Apartment Rental	1,450.00		1,450.00		1,450.00	5,000.00	
Hall Rental Office Rental	238.00 532.00		238.00 532.00		238.00 532.00	500.00 6,000.00	
Interest Income - Receivables	3.44		3.44		3.44	5,000.00	
Interest Income - Bank	3.17	89.68	3.17	89.68	92.85	1,000.00	92.85
Other Income Late Fees	688.35 0.00		688.35 0.00		688.35 0.00	2,000.00 5,500.00	
Fines	500.00		500.00		500.00	0.00	
Transfer Fees	3,220.00		3,220.00		3,220.00	21,000.00	319,024.64
		30.089.68		30.089.68			319.024.64
Total Revenues	288,934.96	30,089.68	288,934.96	30,089.68	319,024.64	358,200.00	319,024.64
EXPENSES							
Bad Debt Expense	1,000.00		1,000.00		1,000.00	12 000 00	
Board Expenses	0.00		0.00		0.00	500.00	
Copier Costs	203.25		203.25		203.25	2,500.00	
Office Supplies Office Salaries	388.50 5.718.50		388.50 5.718.50		388.50 5.718.50	3,000.00	
Travel / Mileage	5,/18.50		5,/18.50		5,/18.50	55,000.00 0.00	
Legal	0.00		0.00		0.00	3,000.00	
Accounting	0.00		0.00		0.00	5,400.00	
Discoverer Expenses Computer / Internet	502.00 608.84		502.00 608.84		502.00 608.84	11,000.00 8,000.00	
Election	0.00		0.00		0.00	7,000.00	
Collections	0.00		0.00		0.00	4,000.00	
Member Documents Public Relations	0.00		0.00		0.00	0.00 500.00	
Postage & Delivery	376.85		376.85		376.85	2,000.00	
Merchant Fees	1,275.23		1,275.23		1,275.23	4,000.00	
Insurance Taxes / License / Filing Fees	2,975.07 0.00		2,975.07 0.00		2,975.07 0.00	36,000.00 8,000.00	
Workers Comp Insurance	349.10		349.10		349.10	1,600.00	
Hacienda Maintenance Salary	4,032.00		4,032.00		4,032.00	58,000.00	
Pool Monitor Salary	172.25		172.25		172.25	6,000.00	
Janitorial Salary Payroll Tax Expense	1,278.75 1.014.92		1,278.75 1.014.92		1,278.75 1.014.92	15,000.00 14.000.00	
Salary Expenses - Other	932.00		932.00		932.00	8,000.00	
Electic (Hacienda)	3,048.95		3,048.92		3,048.92	20,500.00	
Electric (Well) Electric (El Prado)	750.31 91.38		750.31 91.38		750.31 91.38	4,000.00 1.000.00	
Electric (Er Frado)	9.06		9.06		9.06	100.00	
Water (El Prado)	212.00		212.00		212.00	1,700.00	
Reserve Study Propane	0.00 95.00		0.00 95.00		0.00 95.00	300.00 1.000.00	
Trash Removal	95.00		0.00		0.00	4.500.00	
Office Telephone	437.69		437.69		437.69	3,500.00	
Hacienda Miscellaneous Expense	0.00		142.80		142.80	0.00	
Hacienda Maintenance Supplies Hacienda Maintenance Repairs	583.17 384.43		583.17 384.43		583.17 384.43	5,000.00 2,000.00	
Reserve Project Expenses	0.00		0.00		0.00	0.00	
Hacienda Landscaping	0.00		0.00		0.00	0.00	
Septic Maintenance Well Water & Septic Testing	157.11 214.83		157.11 214.83		157.11 214.83	300.00 6,000.00	
Maintenance Equipment	0.00		0.00		0.00	500.00	
Well Maintenance	0.00		0.00		0.00	500.00	
Hacienda - Security Pool Maintenance	117.00 571.73		117.00 571.73		117.00 571.73	1,500.00 2,000.00	
Small Apartment (B)	0.00		0.00		0.00	400.00	
Large Apartment (A)	0.00		0.00		0.00	400.00	
Pest & Weed Control Janitorial Supplies	147.00 260.75		147.00 260.75		147.00 260.75	1,000.00 2,000.00	
General Park Maintenance	42.76		42.76		42.76	2,000.00	
Covid-19 payroll expenses	0.00		0.00		0.00	0.00	
Payroll Expenses	0.00		0.00		0.00	3,500.00	
Total Expenses	28,003.63	0.00	28,146.40	0.00	28,146.40	328,200.00	
	20,000	0.00	20,140.40	0.00	20,140.40	320,200.00	
Excess (Deficiency) of Revenues Over	260,931.33	30,089.68	260,788.56	30,089.68	290,878.24		
Expenses							290,878.24 291,021.01 62,589.68
Board-Approved Interfund	(2,500.00)	2,500.00	(32,500.00)	32,500.00			
Reclassifications and Transfers							
Timing Adjustment from 6/30/21			-				
Fund Balance (Deficit) Beginning of Fisca Year							
Fund Balance (Deficit) Month End	\$ 258,431.33	\$ 32,589.68	\$ 228,288.56	\$ 62,589.68	\$ 290,878.24		290,878.24

#### LAKE DON PEDRO OWNERS' ASSOCIATION BOARD OF DIRECTORS MINUTES OF GENERAL MEETING WEDNESDAY, JUNE 9, 2021

#### **EXECUTIVE SESSION - 5:00 PM**

#### I. CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 6:05 pm. Board Members present: Treasurer-Jesse Forgues, Secretary, Dennis Dias, Directors, Mike Rash & Becky Temple Absent: VP Doug McLain & Director Larry King

#### II. EXECUTIVE SESSION REPORT

Executive Session 6/9/21 – Office Procedures, Employee Matters & Purchasing

#### III. APPROVAL OF MINUTES

Approval of minutes for the 5/12/2021 board meeting. Motion to approve minutes by Mike Rash 2nd by Jesse Forgues – Becky Temple-Abstained - Passed

#### IV. TREASURER'S REPORT

May 2021 Financial report was unavailable.

#### V. COMMITTEE REPORTS

- **1. FACILITIES** –The Hacienda rental halls, gym and swimming pool will be open with previous COVID 19 restrictions lifted on 6/15/21.
- **2. ACC** Dennis Dias reported June: 5 permits, 9 letters, 3, 2 continuing with fines and 4 registered letters for fines.
- **3. PARKS** Property Owners in audience presented a very detailed proposal of changes and purchases to El Prado Park. The discussion was studied very closely by the board with the members in attendance. Board members were highly impressed with the information given to them.

#### VI. UNFINISHED BUSINESS-

The El Prado Park discussion carried on from the parks reports.

#### VII. NEW BUSINESS

1. June 15, 2021 opening options were discussed with pool and gym hours. Also, event halls rentals. Any COVID-19 restrictions that are mandated will be posted.

#### VIII. OPEN FORUM

No Discussion

- IX. NEXT MEETING DATE / ADJOURNED meeting adjourned at 6:55 PM
- ° No Board Meeting scheduled for July Summer Hiatus
- ° Next scheduled Board Meeting- Wed. August 11, 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 \_\_\_\_\_7/7/21\_\_\_\_\_

# **LDPOA** Calendar of Events

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

Monday, Tuesday, Wednesday, Friday & Saturday from 9 am – 4:30 pm. Closed on Thursdays & Sundays.

## September

LINE DANCING EXERCISE CLASS IS ONGOING

- 4 Saturday
- Apt. B Reserved 8/4 8/5
- 7 Tuesday
- ACC COMMITTEE MEETS
- 8 Wednesday
- BOARD MEETING SCHEDULED
- 12 Sunday
- •Apts A & B Reserved

9/24 - 9/25

Lounge Reserved

24 Friday

Saturday

•Pavilion & Kitchen & Lounge Reserved

## October

- 2 Saturday
- Pavilion & Kitchen & Lounge Reserved
- Apts A & B Reserved 10/2 10/3
- 5 Tuesday
- ACC COMMITTEE MEETS
- 6 Wednesday
- Apts B Reserved 10/6 10/9
- 9 Saturday
- ANNUAL LDPOA MEMBERS' MEETING & ELECTION
- 16 Saturday
- Apt A Reserved 10/21-10/22
- Lounge & Kitchen Reserved
- 23 Saturday
- Apt Reserved 10/23-10/24
- Pavilion, Lounge & Kitchen Reserved
- 31 Saturday
- Lounge & Kitchen Reserved

THINGS HAVE LOOSENED UP FOR EVENTS & GATHERINGS.
HOWEVER, UNVACCINATED PERSONS ARE STILL REQUIRED TO
WEAR MASKS INDOORS AT PUBLIC OR
COMMERCIAL ESTABLISHMENTS.
SO, ANYONE WHO ENTERS OR USES THE HACIENDA FACILITIES
WITHOUT A MASK IS ATTESTING THAT THEY ARE
FULLY VACCINATED.

THE JUNE (END OF YEAR) ANNUAL FINANCIAL REVIEW WAS NOT BACK FROM

WE CAN NOW RENT THE APARTMENTS AGAIN.

THE CPA IN TIME FOR THE AUGUST BOARD MEETING.

IT WILL BE PUBLISHED IN THE OCTOBER 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

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

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)

Member Non-Member Season

VISA

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.

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

Fax - To receive	\$0.50	per page
Fax - To send	\$1.00	per page
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\*\*If alcohol will be served: • deposit is the higher

## Official Publication of the Lake Don Pedro Owners' Association

#### 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.

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	
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, September 8th at 6pm.
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. The next ACC meeting will be on Tuesday, September 7th. Please send submissions to the LDPOA office by Friday, September 3rd 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.