



Discoverer

March 2022

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

FREE

DON PEDRO COMMUNITY YARD SALE & Craft FAir

At the HACIENDA

5182 Fuentes de Flores, La Grange, CA



Used

9 am – 3 pm

(setup at 7 am)

Bring your spring cleanout
items and join us.

**Saturday
May 7, 2022**

New

9 am – 5 pm

(setup Fri. noon to 7pm)

Arts & Craft Vendors
Showcase your wares



**Yard Sale (parking lot)
spaces are free**

*Tables can be rented for \$5.00

**Indoor Craft Fair
Booths are \$25
(1 table included)
Extra tables \$5 ea.**

For info,

Space or Booth, & tables reservations call:

The LDPOA office 852-2312 or email: info@ldpoa.com

Hungry? – Eat or Take Out great food from Maria's Courtyard Kitchen
~ profits go local scholarship/school fund ~

THE EASTER BUNNY NEEDS SOME HELP!

THE OFFICE HAS NOT HEARD FROM ANYONE WILLING TO HELP WITH PUTTING ON THE ANNUAL EASTER EGG HUNT - WE WOULD HATE TO HAVE TO CANCEL THIS HAPPY, ANTICIPATED, ANNUAL EVENT FOR LACK OF VOLUNTEERS.

LDPOA Hacienda Easter Egg Hunt!



**Saturday,
April 16TH
10 am**

18 mos. - 10 yrs.

(Age Divisions)

CRAFTS & GOODIES

HOP ON BY!

For Info Donations

OR

to Volunteer

Contact

852-2312



LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of January 31, 2022			
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	
ASSETS			
Checking & Savings			
Petty Cash	2,425.75		
BAC - Operating	293,974.23		
Reserve - BAC (savings)		621,745.86	
Assessments Receivable, less Allowance for Doubtful Accounts (\$135,182.36-\$119,679.58)	15,502.78		
Prepaid Insurance	35,669.81		
Undeposited Funds (received but not deposited)	130.00		
Total Assets	\$347,702.57	\$621,745.86	
LIABILITIES			
Accounts Payable	2,916.89		
Refundable Deposits	18,738.50		
Payroll Liabilities (Employer P/R Taxes)	1.96		
Workers Comp	4,081.42		
Accrued ACC Legal Expense	27,000.00		
Other Liabilities	12,905.75		
Total Liabilities	65,644.52		
FUND BALANCE	282,058.05	621,745.86	
Total Liabilities and Fund Balance	\$347,702.57	\$621,745.86	

PRESIDENT'S NOTES:

It is with great pleasure that I can write about one of the families that are special to our community, the community in which they live and our Owners Association. I am speaking of the family headed by Maria Navarro. You may have seen her without knowing who she is or what she and her family does. At most of the association sponsored events it is she and her family selling the delicious Mexican dishes, it is she and her family that organizes the craft fairs at the Hacienda.

In talking with Maria, she could not understand why anyone would want to write an article about her and her family. She says and I quote, "I do not do anything special", well she does, just read on.

All of the profits from the selling of their dinners and craft fairs are donated to the children of the Lake Don Pedro area. These funds are held by the Association with the understanding that Maria will be consulted as to how the money is spent.

This fund has been building for several years and has now built to several thousands. She has at various times considered improving playground equipment at El Prado Park, but due to the large expense of that endeavor she is now considering scholarships for some deserving students. Regardless of when and how the funds are used, Maria and her family will make sure that our community by way of our children will benefit.

It would be totally unfair of me not to mention her family, her daughter Cassy Carlson, her son's family Kevin, B.J. Carlson and their daughter Trinity Carlson and last but not least her friend Norma Sandlen, because they truly did help her and without them over the years none of these donations would be possible, even high school students worked and were given credit for hours of community service.

Maria moved out of Don Pedro area in 2012 but that did not stop her endeavor to help in her way the children of Lake Don Pedro.

We have a wonderful community with some wonderful people, I have always enjoyed meeting and getting to know them. If you get the opportunity to say hello to the family of Maria Navarro, do so, you will improve your day.

Yours Truly, Phyllis Cotta
President, Lake Don Pedro Owners' Assoc.

Statements of Revenues, Expenses and Changes in Fund Balances						
January 2022						
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						
Assessments	0.00	0.00	282,200.00	30,000.00	312,200.00	312,200.00
Plan Check Income	0.00		450.00		450.00	0.00
Apartment Rental	450.00		9,875.00		9,875.00	5,000.00
Hall Rental	119.00		1,544.00		1,544.00	500.00
Office Rental	687.00		4,499.00		4,499.00	6,000.00
Interest Income - Receivables	246.25		1,983.84		1,983.84	5,000.00
Interest Income - Bank	2.89	84.46	22.71	590.11	612.82	1,000.00
Other Income	364.60		7,832.96		7,832.96	2,000.00
Late Fees	0.00		5,660.08		5,660.08	5,500.00
Fines	750.00		4,260.00		4,250.00	0.00
Transfer Fees	1,960.00		16,940.00		16,940.00	4,426.20
Total Revenues	4,341.74	84.46	335,157.59	30,590.11	365,747.70	358,200.00
EXPENSES						
Bad Debt Expense	1,000.00		7,000.30		7,000.30	12,000.00
Board Expenses	0.00		179.85		179.85	900.00
Copier Costs	203.25		1,502.86		1,502.86	2,500.00
Office Supplies	59.58		2,862.40		2,862.40	3,000.00
Office Salaries	4,078.00		38,174.75		38,174.75	55,000.00
Travel / Mileage	0.00		550.62		550.62	0.00
Legal	0.00		0.00		0.00	3,000.00
Accounting	0.00		2,045.00		2,045.00	5,400.00
Discovery Expenses	502.00		6,521.81		6,521.81	11,000.00
Computer / Internet	512.94		5,877.65		5,877.65	8,000.00
Election	0.00		180.00		180.00	7,000.00
Collections	0.00		2,774.00		2,774.00	4,000.00
Public Relations	0.00		125.00		125.00	500.00
Postage & Delivery	100.00		1,997.80		1,997.80	2,000.00
Merchant Fees	258.05		3,789.58		3,789.58	4,000.00
Insurance	2,975.07		20,825.49		20,825.49	36,000.00
Taxes / License / Filing Fees	587.50		9,185.50		9,185.50	8,000.00
Workers Comp Insurance	404.43		3,158.60		3,158.60	1,600.00
Hacienda Maintenance Salary	3,920.00		33,712.00		33,712.00	58,000.00
Pool Monitor Salary	0.00		7,351.50		7,351.50	6,000.00
Janitorial Salary	1,333.00		9,695.88		9,695.88	15,000.00
Payroll Tax Expense	1,325.60		8,318.39		8,318.39	14,000.00
Salary Expenses - Other	1,000.00		8,478.25		8,478.25	8,000.00
Electric (Hacienda)	1,567.77		13,387.36		13,387.36	20,500.00
Electric (Well)	81.68		1,989.98		1,989.98	4,000.00
Electric (El Prado)	95.83		627.30		627.30	1,000.00
Electric (Barr)	13.86		72.57		72.57	100.00
Water (El Prado)	222.61		1,494.61		1,494.61	1,700.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	0.00		65.00		65.00	1,000.00
Trash Removal	421.31		2,527.86		2,527.86	4,500.00
Office Telephone	278.12		2,445.31		2,445.31	3,500.00
Hacienda Miscellaneous Expense	0.00		142.80		142.80	0.00
Hacienda Maintenance Supplies	205.33		2,722.94		2,722.94	5,000.00
Hacienda Maintenance Repairs	0.00		2,424.55		2,424.55	2,000.00
Reserve Project Expenses	3,212.89		7,612.28		7,612.28	0.00
Hacienda Landscaping	0.00		0.00		0.00	0.00
Septic Maintenance	0.00		157.11		157.11	300.00
Well Water & Septic Testing	211.66		3,295.53		3,295.53	6,000.00
Maintenance Equipment	0.00		517.19		517.19	500.00
Well Maintenance	0.00		0.00		0.00	500.00
Hacienda - Security	172.68		679.20		679.20	1,500.00
Pool Maintenance	0.00		930.31		930.31	2,000.00
Small Apartment (B)	47.92		240.41		240.41	400.00
Large Apartment (A)	127.63		320.12		320.12	400.00
Pest & Weed Control	149.00		1,365.00		1,365.00	1,365.00
Janitorial Supplies	142.79		2,086.42		2,086.42	2,000.00
General Park Maintenance	45.75		1,051.60		1,051.60	2,000.00
Covid 19 payroll expenses	0.00		0.00		0.00	0.00
Payroll Expenses	0.00		1,520.00		1,520.00	3,500.00
Total Expenses	27,260.25	0.00	222,137.18	0.00	222,137.18	328,200.00
Excess (Deficiency) of Revenues Over Expenses	-22,918.51	84.46	113,020.40	30,590.11	143,610.51	
Board Approved Interfund Reclassifications and Transfers	(4,500.00)	2,500.00	12,500.00	(12,500.00)		
Timing Adjustment from 6/30/21			(18,715.35)		(18,715.35)	
Fund Balance (Deficit) Beginning of Fiscal Year			175,253.00	603,656.00	778,909.00	
Fund Balance (Deficit) Month End	\$ (25,418.51)	\$ 2,584.46	\$ 282,058.05	\$ 621,745.86	\$ 903,803.91	903,803.91

AVOID THE MANDATORY INCREASE IN COLLECTIONS CHARGES BEGINNING JANUARY 1, 2022

Due to a change in California law as of January 1, 2022 we will no longer be allowed to handle our own delinquent account collections but must outsource to a professional collections agency. This will automatically add at least \$1500 in fees to the account being collected.

In addition, when once an account is submitted to a collection service the Association can no longer offer payment plans or waivers of any charges.

LDPOA Calendar of Events

For up to date info check our FaceBook page at: [facebook.com/ldpoa](https://www.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.

March

LINE DANCING EXERCISE CLASS IS ONGOING

4

Friday

- Apt A Reserved 3/4 - 3/7

6

Sunday

- Lounge Reserved

8

Tuesday

- ACC COMMITTEE MEETS

9

Wednesday

- BOARD MEETING SCHEDULED, 6:00 PM AT THE HACIENDA

10

Thursday

- Apts A & B Reserved 3/11 - 3/12

11

Friday

- Pavilion, Kitchen & Lounge Reserved

12

Saturday

- Lounge Reserved

26

Saturday

- Pavilion & Kitchen Reserved

April

LINE DANCING EXERCISE CLASS IS ONGOING

2

Saturday

- Lounge Reserved
- Apt A Reserved 4/2 - 4/3

7

Thursday

- Apt B Reserved 4/7 - 4/13

April (cont)

8

Friday

- Apt A Reserved 4/8 - 4/9

12

Tuesday

- ACC COMMITTEE MEETS

13

Wednesday

- BOARD MEETING SCHEDULED, 6:00 PM AT THE HACIENDA

16

Saturday

- HACIENDA EASTER EGG HUNT 10 AM

17

Sunday

- EASTER SUNDAY

May

1

Sunday

- COMMUNITY YARD SALE AND SPRING CRAFT FAIR 9 AM - 3PM

7

Saturday

- Apts B Reserved 11/19 - 11/21

10

Tuesday

- ACC COMMITTEE MEETS

11

Wednesday

- BOARD MEETING SCHEDULED, 6:00 PM AT THE HACIENDA

16

Saturday

- Pavilion, Lounge & Kitchen Reserved
- Apt A Reserved 5/14 - 5/15

20

Friday

- Apt A & B Reserved 5/20 - 5/21

21

Saturday

- Pavilion, Lounge & Kitchen Reserved

27

Friday

- POOL OPENS!

LAKE DON PEDRO OWNERS' ASSOCIATION

Board of Directors

Minutes of General Meeting

Wednesday, November 10, 2021 6:00 PM

EXECUTIVE SESSION – 5:00 PM

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 6:20 pm. Board Members present: President, Phyllis Cotta, VP Doug McLain, Treasurer-Jesse Forgues, Secretary, Dennis Dias, Directors, Larry King, Richard Perry Absent: Mike Rash, Director

II. EXECUTIVE SESSION REPORT – Phyllis Cotta, President

October 30, 2021 Executive Report- Vote and Approve officers
November 10, 2021 Executive Report-Office Changes, Personnel

III. APPROVAL OF MINUTES

Approval of minutes for the 10/30/21 - Motion to approve minutes by Larry King, 2nd by Jesse Forgues. Passed Unanimous

IV. TREASURER'S REPORT -Jesse Forgues, Treasurer

October Operating Account ending balance of \$386,975.85; October Reserve Savings Account balance of \$613,990.81. Motion to approve by Doug McLain, 2nd by Dennis Dias Passed Unanimous

V. COMMITTEE REPORTS

1. FACILITIES – Graffiti has been painted over. No other instances.
2. ACC – October 5 permits approved, 4 letters sent, 5 pending, closed 1, 2 fine re view hearings 2 ongoing fines. November: 3 permits approved, 6 letters sent, 4 pending, closed 6, 2 pending fines, 2 ongoing fines.
3. PARKS – No new updates
4. Entertainment/Activities Craft Fair being held on November 20/21. Community yard sale will be May 7, 2022

VI. UNFINISHED BUSINESS- None

VII. NEW BUSINESS – Vote to authorize LDPOA staff to record liens on delinquent accounts. Doug McLain motioned to approve. 2nd by Dennis Dias. Passed Unanimous

V111.

OPEN FORUM – No Audience Members in attendance

IX. NEXT MEETING DATE / ADJOURNED – meeting adjourned at 6:42 pm Motion to adjourn Dennis Dias, 2nd Richard Perry. Unanimous

No December meeting scheduled. Holiday Break

Next scheduled meeting is Wednesday, January 12, 2022 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 ____

**WE ARE HAVING EVENTS & GATHERINGS, BUT PLEASE NOTE:
AS OF FEBRUARY 15, 2022: UNVACCINATED PERSONS ARE 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 EXEMPT DUE TO HEALTH OR AGE 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>	Office 1	9x12 Leased \$162
Pavilion (43' x 80')	\$250* \$800	Office 2	11x12 Leased \$198
Lounge (47' x 21', 32' x 19')	\$25* \$300	Office 3	8x17 Leased \$204
Kitchen	\$50* \$100	Office 4	8.25x12.5 Available \$155
REFUNDABLE DEPOSITS FOR EVENT RENTALS:			
(Deposits will be refunded if there are no damages & clean up standards are met)			
Pavilion	\$100 \$500-1000**	Office Services	
Lounge	\$50 \$500-1000**	Fax - To receive	\$0.50 per page
Kitchen	\$50 \$250	Fax - To send	\$1.00 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>	Copies	
Daily Rate	\$175 \$250 April - Sep	10 cents per page	
Weekly Rate	\$1,050 \$1,500	*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.)	
Daily Rate	\$125 \$200 Oct.-Mar	Additional member bookings are charged at the stated rates. Deposits are required for all rentals and insurance for events over 50 people.	
Weekly Rate	\$700 \$1,200	**If alcohol will be served: • deposit is the higher amount • you must provide insurance. Security is recommended.	
Deposit	\$175 \$250	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.	
Apartment "B" (Downstairs, sleeps 6 people)			
Daily Rate	\$150 \$180 April - Sep	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.	
Weekly Rate	\$900 \$1,080	<u>Deposits, completed Use Agreement forms & insurance coverage are required each time.</u>	
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.

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
Richard Perry 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

2022 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 2022 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 meeting is scheduled for Wednesday, March 9th at 6:00 pm at the Hacienda.**
- **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.
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, March 8th.** Please send submissions to the LDPOA office by **Friday, March 4th** to assure being included on the ACC agenda.
- **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
- *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.