



Discoverer

April 2022

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

FREE

LDPOA Hacienda Easter Egg Hunt!



SATURDAY,
APRIL 16TH
10 AM

18 mos. - 10 yrs.

(Age Divisions)

CRAFTS & GOODIES

HOP ON BY!

For Info OR
to Volunteer
Contact

852-2312



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

EARLY NOTICE OF CANDIDATE NOMINATION DEADLINE 2022 BOARD OF DIRECTORS ELECTION

There will be two seats to be filled in the upcoming October election of Directors, as two Directors' terms expire naturally this year.

The deadline for submitting candidate nominations is 5:00 pm on Friday, July 15, 2022.

To submit a candidate nomination, 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

- Or by emailing your written notification to the Association at info@ldpoa.com
- Or by faxing your written notification to the LDPOA Office fax number 209 852-2771.

If at the close of nominations at 5:00 pm on Friday, July 15, 2022, there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board of Directors, may, after voting to do so, seat the qualified candidates by acclamation without balloting. 1. This notice constitutes the "Early Notice of Nomination Deadline" per state ordinance.

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.



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:

Cassie at 209 402-8667

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

NOTICE FOR EVENTS AND USE OF HACIENDA

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.

Stay safe,
Pam Hatler,
LDPOA Office

New Rates for Hacienda Facility Reservations as of March 1st, 2022

The fees for use of the Hacienda have been held the same for more than 15 years in spite of continually rising overhead and maintenance costs. Reluctantly, the Board of Directors have been forced to raise the rental rates and refundable deposit amounts for use of the Hacienda facilities and apartments.

The Member Perks of rent-free use of the Lounge once per year and rent-free use of the Pavilion once in a three year period are still available, however, because of rising repair and replace costs the refundable deposits required have been raised to assure adequate funds available for compensation when there are damages or violations.

Pavilion Refundable Deposits: Member \$500, Non-Member \$1000.

Lounge Refundable Deposits: Member \$400, Non-Member \$1000.

Kitchen Refundable Deposits: Member \$400, Non-Member \$1000.

There is also a non-refundable cleaning fee for either the Pavilion or Lounge of \$50.

Member's Kitchen rent \$100. Member's Hall rental (after having used their free one): Pavilion \$300, Lounge \$75.

Non-Member's Rental fees: Pavilion \$900, Lounge \$400, Kitchen \$200

The rates two apartments have also changed.

Refundable deposit to reserve:

Apartment A (large, 3 bedroom, two bath): Member's \$350, Non-Member \$500.

Apartment B (smaller, 2 bedroom, one bath): Members \$300, Non-Member \$360

Nightly Rental Rates:

For Members Apt A: Apr-Sep \$210, Oct-Mar \$150. Apt B: Apr-Sep \$180, Oct-Mar \$120.

Non-Members Apt A: Apr-Sep \$300, Oct-Mar \$240. Apt B: Apr-Sep \$216, Oct-Mar \$180.

LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of February 28, 2022			
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	483.25		483.25
BAC - Operating	280,822.29		280,822.29
Reserve - BAC (savings)		624,322.48	624,322.48
Assessments Receivable, less Allowance for Doubtful Accounts (\$132,638.39-\$120,246.12)	12,392.27		12,392.27
Prepaid Insurance	32,697.33		32,697.33
Undeposited Funds (received but not deposited)	(230.00)		(230.00)
Total Assets	\$326,165.14	\$624,322.48	\$950,487.62
LIABILITIES			
Accounts Payable	5,138.36		5,138.36
Refundable Deposits	18,143.50		18,143.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	4,456.24		4,456.24
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	12,905.75		12,905.75
Total Liabilities	67,645.81		67,645.81
FUND BALANCE	258,519.33	624,322.48	882,841.81
Total Liabilities and Fund Balance	\$326,165.14	\$624,322.48	\$950,487.62
			\$0.00

LAKE DON PEDRO OWNERS' ASSOCIATION
 Board of Directors
 Minutes of General Meeting
 WEDNESDAY, FEBRUARY 9, 2022 AT 6:30 PM

EXECUTIVE SESSION -5:00 PM

I. CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 6:27 pm, Board Members present: VP Doug McLain, Treasurer Jesse Forgues, Secretary Dennis Dias, Directors Mike Rash, Larry King and Richard Perry

II. EXECUTIVE SESSIONS REPORT-Phyllis Cotta, President

December 8, 2021==No meeting held due to Holiday Break
 January 12, 2022===No meeting held due to Covid
 February 9, 2022===Fine Hearing and Employee matters

III. APPROVAL OF MINUTES

Approval of Minutes for the 11/10/2021 Meeting - Motion to approve minutes by Doug McLain, 2nd by Jesse Forgues, Motion passed by unanimous vote.

IV TREASURER'S REPORT - Jesse Forgues, Treasurer

November Operating Account ending balance of \$374,815.28,
 November Reserve Savings Account balance \$616,577.27
 December Operating Account ending balance of \$350,882.70
 December Reserve Savings Account balance of \$619,161.40
 January Operating Account ending balance of \$293,974.23
 January Reserve Savings Account balance of \$621,745.86.
 Motion to approve all reports made by Larry King, 2nd by Mike Rash, Motion passed by unanimous vote.

V COMMITTEE REPORTS

- 1. FACILITIES** - Purchase of association truck, still pending, waiting for used vehicle prices to come down.
- 2. ACC** - In January 3 permits approved (fence, modular & solar) 5 matters pending, 6 letters sent, 1 regular letter sent, 2 matters closed and 3 fines continued. In February 4 permits approved (one house/septic, 2 solar and 1 driveway & pad) 1 matter denied (was going to use barbed wire on equestrian trail) 4 letters sent, 2 regular letters sent, 5 matters pending, 1 matter closed and 3 continued fines.
- 3. PARKS/TRAILS** - Purchase of Porta Potty under New Business
- 4. ENTERTAINMENT/ACTIVITIES**- Yard Sale will be held 1st Saturday in May. Craft Fair will be held same day in Pavilion.

VII. NEW BUSINESS -

1. Update was given on what has been completed / done at this point at El Prado Park.

VII NEW BUSINESS

1. Membership was advised that Annual Insurance was renewed in January by method of emergency vote due to Covid . Premium amount \$37,538.00.
2. Membership was advised that a stable internet cellular backup system was badly needed to keep office online, said system was authorized by Phyllis Cotta at the cost of \$499.00.
3. Motion was made by Doug McLain to approve new Lease for main copier at cost of \$156.10 per month, 2nd by Jesse Forgues, motion passed by Unanimous vote.
4. Motion was made by Jesse Forgues to purchase a Handicapped Portable Toilet at a cost not to exceed \$4,000.00, if one can be located (not manufactured at this time) If Handicapped Unit cannot be located a basic new standard Portable Toilet Unit to be purchased at a cost not to exceed \$1,100.00. Based on the findings Jeff Cotta can use his discretion as to how to proceed. Motion was 2nd by Doug McLain. Motion was passed by unanimous vote.
5. Motion was made by Doug McLain to increase the existing rental and security deposits for all facilities at the Hacienda, based on suggested amounts presented to the board, copy of which was attached thereto and made a part of the motion. Added to the cost shall be a non-refundable cleaning / service fee of \$50.00 for the Pavilion and Lounge only. Motion was 2nd by Mike Rash. Motion was passed by unanimous vote.

VIII OPEN FORUM - No comments from the audience

IX NEXT MEETING DATE/ADJOURNED - Motion was made by Doug McLain to adjourn, 2nd by Dennis Dias, Motion was passed by unanimous vote. Meeting was adjourned at 6:51. Next scheduled meeting is Wednesday, March 9th, 2022 @ 6:30

Respectfully submitted by

Phyllis Cotta, on behalf of Dennis Dias, Secretary

Statements of Revenues, Expenses and Changes in Fund Balances February 2022						
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)						
	Operations Fund Current Month	Replacement Fund Current Month	Operations Fund 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	1,300.00		11,175.00		11,175.00	5,000.00
Hall Rental	57.50		1,601.50		1,601.50	500.00
Office Rental	687.00		5,186.00		5,186.00	6,000.00
Interest Income - Receivables	231.61		2,115.45		2,115.45	5,000.00
Interest Income - Bank	2.21	76.62	24.92	666.73	691.65	1,000.00
Other Income	126.50		1,019.46		8,091.46	2,000.00
Late Fees	0.00		5,650.08		5,650.08	5,500.00
Fines	750.00		5,000.00		5,000.00	0.00
Transfer Fees	2,520.00		19,960.00		19,480.00	23,000.00
Total Revenues	5,774.82	76.62	340,922.41	30,666.73	371,589.14	358,200.00
EXPENSES						
Bad Debt Expense	1,000.00		8,000.30		8,000.30	12,000.00
Boiler Expenses	0.00		379.85		379.85	500.00
Capitol Costs	238.49		1,741.35		1,741.35	2,500.00
Office Supplies	56.50		2,918.90		2,918.90	3,000.00
Office Salaries	4,770.75		42,945.50		42,945.50	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		7,023.81		7,023.81	11,000.00
Computer / Internet	654.59		6,725.97		6,725.97	8,000.00
Election	0.00		180.00		7,000.00	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	0.00		3,015.79		2,015.79	2,000.00
Merchant Fees	299.31		4,088.89		4,088.89	4,000.00
Insurance	2,972.48		23,797.97		23,797.97	36,000.00
Taxes / License / Filing Fees	0.00		9,185.50		9,185.50	8,000.00
Workers Comp Insurance	374.82		3,533.42		3,533.42	1,600.00
Hacienda Maintenance Salary	4,760.00		38,472.00		38,472.00	58,000.00
Pool Monitor Salary	0.00		2,251.50		7,281.50	6,000.00
Janitorial Salary	914.50		10,610.38		10,610.38	15,000.00
Payroll Tax Expense	1,099.61		9,418.00		9,418.00	14,000.00
Salary Expenses - Other	995.00		9,473.25		9,473.25	8,000.00
Electric (Hacienda)	3,492.00		16,879.36		16,879.36	20,500.00
Electric (Well)	536.00		2,525.98		2,525.98	4,000.00
Electric (El Prado)	91.00		718.30		718.30	1,000.00
Electric (Barn)	28.00		100.57		100.57	100.00
Water (El Prado)	222.61		1,717.22		1,717.22	1,700.00
Reserve Study	0.00		300.00		300.00	300.00
Propane	0.00		246.96		246.96	1,000.00
Trash Removal	434.59		2,962.45		2,962.45	4,500.00
Office Telephone	533.00		3,037.75		3,037.75	3,500.00
Hacienda Miscellaneous Expense	0.00		142.80		142.80	0.00
Hacienda Maintenance Supplies	515.42		3,238.36		3,238.36	5,000.00
Hacienda Maintenance Repairs	0.00		2,424.55		2,424.55	2,000.00
Reserve Project Expenses	0.00		7,612.89		7,612.89	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	1,009.00		4,308.53		4,308.53	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	0.00		679.10		679.10	1,500.00
Pool Maintenance	0.00		930.31		2,000.00	2,000.00
Small Apartment (B)	0.00		240.41		240.41	400.00
Large Apartment (A)	0.00		320.12		320.12	400.00
Plant & Weed Control	0.00		1,365.00		1,365.00	1,000.00
Janitorial Supplies	0.00		2,086.42		2,086.42	2,000.00
General Park Maintenance	45.75		1,097.35		1,097.35	2,000.00
Covid-19 payroll expenses	0.00		0.00		0.00	0.00
Payroll Expenses	0.00		2,065.00		2,065.00	3,500.00
Total Expenses	25,855.42	0.00	248,940.73	0.00	248,940.73	328,200.00
Excess (Deficiency) of Revenues Over Expenses	-20,080.60	76.62	91,981.68	30,666.73	122,648.41	122,648.41
Board Approved Interfund Reclassifications and Transfers	(2,500.00)	2,500.00	10,000.00	(10,000.00)	-	-
Timing Adjustment from 6/30/21			(18,715.35)	(0.25)	(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	\$ (22,580.60)	\$ 2,576.62	\$ 258,519.33	\$ 624,322.48	\$ 882,841.81	882,841.81

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.

April

LINE DANCING EXERCISE CLASS IS ONGOING

- | | |
|------------------------|---|
| 2
Saturday | <ul style="list-style-type: none"> Lounge Reserved Apt A & B Reserved 4/2 – 4/3 |
| 7
Thursday | <ul style="list-style-type: none"> Apt B Reserved 4/7 - 4/13 |
| 8
Friday | <ul style="list-style-type: none"> Apt A Reserved 4/8 – 4/9 |
| 9
Saturday | <ul style="list-style-type: none"> Lounge Reserved |
| 12
Tuesday | <ul style="list-style-type: none"> ACC COMMITTEE MEETS |
| 13
Wednesday | <ul style="list-style-type: none"> BOARD MEETING CANCELLED |
| 16
Saturday | <ul style="list-style-type: none"> HACIENDA EASTER EGG HUNT 10 AM |
| 17
Sunday | <ul style="list-style-type: none"> EASTER SUNDAY |
| 21
Thursday | <ul style="list-style-type: none"> Lounge Reserved 4/21 - 4/22 |
| 23
Saturday | <ul style="list-style-type: none"> Apt. A Reserved 4/23- 4/24 |
| 24
Sunday | <ul style="list-style-type: none"> Lounge Reserved |

May

LINE DANCING EXERCISE CLASS IS ONGOING

- | | |
|------------------------|---|
| 1
Sunday | <ul style="list-style-type: none"> Lounge Reserved |
| 6
Friday | <ul style="list-style-type: none"> Apts. A & B Reserved |
| 7
Saturday | <ul style="list-style-type: none"> COMMUNITY YARD SALE AND SPRING CRAFT FAIR 9 AM - 3PM ACC COMMITTEE MEETS |
| 10
Tuesday | <ul style="list-style-type: none"> BOARD MEETING SCHEDULED, 6:00 PM AT THE HACIENDA |
| 11
Wednesday | <ul style="list-style-type: none"> Pavilion, Lounge & Kithcen Reserved Apt A Reserved 5/14 - 5/15 |
| 14
Saturday | <ul style="list-style-type: none"> Apt A & B Reserved 5/20 - 5/21 |
| 20
Friday | <ul style="list-style-type: none"> Pavilion, Lounge & Kitchen Reserved |
| 21
Saturday | <ul style="list-style-type: none"> POOL OPENS! Apt A Reserved
5/27 - 5/28 |
| 27
Friday | <ul style="list-style-type: none"> Apt A Reserved 5/29 - 5/30 |
| 29
Sunday | <ul style="list-style-type: none"> MEMORIAL DAY |
| 30
Monday | |

NOTICE

The April Board Meeting is cancelled.
 The next Board Meeting will be on Wed., May 11th, at 6:30 pm at the Hacienda.

OFFICE SPACE FOR LEASE AT HACIENDA

Office #4 off the main lobby (8.25 x 12.5) is now available for lease at \$155 per month.
 Contact the Hacienda office 209 852-2312 or info@LDPOA.com if you are interested.

LAKE DON PEDRO SUBDIVISION PROPERTIES UP FOR TAX SALE IN 2022

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 13TH – 16TH 2022 (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 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 4 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 March 7, 2022 and can change slightly each month.

LDPOA LOT # T0636 – El Naranjo St.; 1.4 acres, unimproved lot, APN 075-070-024-000, Minimum Bid \$3,723.00

LDPOA LOT # T0622 – Merced Falls Rd.; 1.4 acres, unimproved lot, APN 075-090-043-000, Min. Bid \$5,111.00

LDPOA LOT # T0292 – Medina Ct.; 1.2 acres, unimproved lot, APN 075-110-001-000 Minimum Bid \$2,019.00

LDPOA LOT # T1336 – Madreselva St.; 2.7 acres, unimproved lot, APN 160-110-014-000 Minimum Bid \$2,019.00

From the CA State Controller's website – Tax Sales of property.

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.

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 may require advance registration and a deposit. Payments are made in cash, certified funds or other arranged payment through the auction website. 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.

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.



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		
	Member	Non-Member			
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)					
	Member	Non-Member	Season		
Daily Rate	\$175	\$250	April - Sep		
Weekly Rate	\$1,050	\$1,500			
Daily Rate	\$125	\$200	Oct.-Mar		
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 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
 Copies 10 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.

**If alcohol will be served: • deposit is the higher 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 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 April Board Meeting is cancelled. The next Board Meeting will be on Wednesday, May 11th, at 6:30 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.
- **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.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, April 12th.** Please send submissions to the LDPOA office by **Friday, April 8th** to assure being included on the ACC agenda.

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.



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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
 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