



# Discoverer

August 2022

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

FREE

## REMINDER

### THE 2022 ANNUAL DUES WERE DUE ON JULY 1ST

• **Accounts that have not yet paid their 2022 Dues (and are not signed up to current payment plan) are charged a Late Fee as of August 1st).**

• **In addition, all delinquent accounts not on a current payment plan are also charged 1% interest each month.**

**SAVE MONEY!**

**Active Payment Plans halt late fees and interest while in force. We will work with you.**

**Contact the LDPOA Office 209 852-2312 or [info@LDPOA.com](mailto:info@LDPOA.com)**

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

### 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](mailto: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.

### Lake Don Pedro Subdivision properties in Mariposa County up for tax sale on Friday, August 12, 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 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: Friday, August 12, 2022 – 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 [www.mariposacounty.org](http://www.mariposacounty.org) click "Departments" then "Treasurer/Tax Collector" and then "Tax Sale Info" on the left hand menu. Or go directly to: <http://www.mariposacounty.org/index.aspx?NID=317>

LDPOA LOT # M0755 – corner Ranchito Dr & Picadero Way, La Grange; 2.2 acres, unimproved lot, APN 020-120-004-0, Tax ID #2041478, Minimum Bid \$5,097.43

LDPOA LOT # M1091 – 10289 Jalapa Way, La Grange; 2.8 acres, unimproved lot, APN 021-030-006-0, Tax ID #222/090, Minimum Bid \$7,980.73

LDPOA LOT # M1140 – 10141 Alamo Dr, La Grange; 1.8 acres, unimproved lot, APN 021-080-022-0, Tax ID #20203133, Minimum Bid \$6,297.17

LDPOA LOT # M1358 – 9648 Villarreal Dr, La Grange; 1.4 acres, unimproved lot, APN 021-160-021-0, Tax ID #20143268, Minimum Bid \$3,633.64

LDPOA LOT # M1456 – 9560 Paraiso Blvd, La Grange; 1.7 acres, unimproved lot, APN 021-210-026-0, Tax ID #20140693, Minimum Bid \$5,250.62

LDPOA LOT # M1536 – 9173 Banderilla Dr, La Grange; 0.6 acres, unimproved lot, lot is on sewer, APN 021-270-002-0, Tax ID #20150393, Minimum Bid \$5,487.25

LDPOA LOT # M1653 – 9717 Hernandez Dr, La Grange; 2.3 acres, unimproved lot, APN 021-150-026-0, Tax ID #936656, Minimum Bid \$5,920.24

LDPOA LOT # M1665 – 9787 Caracol Cir, La Grange; 0.2 acres, unimproved lot, lot on sewer, APN 021-310-002-0, Tax ID #20181021, Minimum Bid \$12,678.68

LDPOA LOT # M1676 – 9757 Caracol Cir, La Grange; 0.5 acres, unimproved lot, lot on sewer, APN 021-310-014-0, Tax ID #20160134, Minimum Bid \$9,504.80



### El Prado Park Spruce Up

**Come join our Parks Volunteers for a workday (morning) to spruce up El Prado Park! August 13<sup>th</sup> starting around 8 am (So we can get done before it gets too hot).**



## FOR YOUR INFORMATION:

For owners who install a security system at your property remember that you need to re-new your registration with the Sheriff's office each year.

Also, regularly test your system because if sheriff's personnel are dispatched to check a false alarm you will be billed for the dispatch.

### 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 for 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

5182 Fuentes de Flores, La Grange, CA 95329 • Ph: (209) 852-2312 • Fx: (209) 852-2771 • [info@ldpoa.com](mailto:info@ldpoa.com) • [www.LDPOA.com](http://www.LDPOA.com)

### ~ POOL USE RULES ~

#### NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK

Electronic Key Fob Needed for Pool Gate Pool has 24 hour video surveillance

Hours of operation: **June – Aug. 10:00 a.m. to 8:00 p.m.** \*in May & Sept. pool closes at 7 pm

\* All swimming ends 15 minutes before closing \*\* Pioneer Club (Adult Only Exercise/Swim) hours are 8am-10 am

\*\*\* All morning swim hours are adjusted M-F during Swimming Lessons weeks, see posted dates.

#### Violation of these pool use rules can result in loss of pool privileges

#### 1. **KEEP GATE CLOSED AT ALL TIMES – Please Note:**

If you let anyone in the Pool Gate you are assuming responsibility for their behavior.

#### 2. **Guests:** An account in-good-standing may have up to 6 non-member guests.

#### 3. Absolutely NO GLASS CONTAINERS\* of any kind in the pool enclosure.

#### 4. **CHILDREN MUST BE UNDER ADULT SUPERVISION AT ALL TIMES.**

**NO CHILD UNDER 14 YEARS OF AGE WITHOUT A RESPONSIBLE ADULT AGE 18 OR OLDER.**

#### 5. **NO SMOKING\*** anywhere other than in the designated smoking area.

#### 6. **Suitable Attire:** Swim Diapers required for infants\* – no exceptions.

Hemmed shorts are ok but “cut offs” are not allowed in the pool.

#### 7. **NO / NOT ALLOWED**

- **NO Animals** in the pool area\* or in the attached recreation area.
- **NO Flotation toys / items** (rafts, inner tubes, noodles, etc.) in the pool.  
(Personal safety flotation devices, swim vests etc. for babies & toddlers are Ok)
- **NO BALLS** or **SMALL TOYS ALLOWED IN POOL OR POOL AREA.**  
(Balls may be used, with courtesy, on the grass & asphalt court areas.)
- **NO Skateboards, skates, scooters or other wheeled riding toys!**  
(Exceptions: wheelchairs, walkers and baby strollers are allowed.)

### CONDUCT

#### **NOTICE:** For the general enjoyment of all members - **This is a “G” rated facility.**

Inappropriate conduct or language can result in suspension of use privileges.

- **NO Running, NO Pushing,** excessive horseplay or splashing in the pool area.
- **Please pick up and dispose all of your trash.** Smokers - use ash cans.
- Please do not run through or play in the planters or the fountain.

\* Violations of CA Health & Safety Codes that can result in pool closure.

# LDPOA Calendar of Events

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

For the Hacienda Calendar go to our website at: [www.ldpoa.com](http://www.ldpoa.com)

## OFFICE SCHEDULE:

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

Closed on Thursdays & Sundays.

## LINE DANCING

Class is open & ongoing Monday mornings 9:30 - 11:30 am

Beginners Welcome, to the 9:30 basics session.

## YOGA CLASSES

Yoga Class re-starting Wednesdays at 8:30 am

Contact Lotti Epps for information 209 852-2476

## August

1

Friday

- LATE FEES ADDED FOR ACCOUNTS WITH UNPAID DUES.

4

Thursday

- Apt A & B Reserved 8/4 - 8/7

6

Saturday

- Lounge Reserved

9

Tuesday

- ACC COMMITTEE MEETS

10

Wednesday

- SCHEDULED BOARD MEETING

11

Thursday

- Apt B Reserved 8/11 - 8/14

13

Saturday

- Lounge Reserved

19

Saturday

- Apts A & B Reserved 8/19 - 8/20

20

Saturday

- Lounge Reserved

26

Friday

- Apts A & B Reserved 8/26 8/27
- Lounge Reserved

CHECK OUT OFFICE HOURS,  
LINE DANCING, AND  
YOGA CLASS TIMES ABOVE

## September

POOL HOURS CHANGE  
CLOSING AT 7 PM

5

Monday

- LABOR DAY HOLIDAY - OFFICE CLOSED

13

Tuesday

- ACC COMMITTEE MEETS

14

Wednesday

- SCHEDULED BOARD MEETING

17

Saturday

- Pavilion Reserved

18

Sunday

- Lounge Reserved

24

Saturday

- Pavilion Reserved
- Apt(s) A & B Reserved 7/9 - 7/10

25

Sunday

- Lounge Reserved

## October

1

Saturday

- Pavilion & Kitchen Reserved
- Apt B Reserved 10/1 - 10/2

8

Saturday

- ANNUAL MEMBER'S MTG & BOARD ELECTION

## WE WILL MISS YOU MARIA

The Board of Directors and Staff of the Lake don Pedro Owners Association extend our heartfelt condolences to the Navarro & Carlson families on the passing of our dear Maria Navarro.

For those of you who were fortunate enough to come into contact with Maria, you know that she exemplified helping others individually and the community as a whole everywhere she went.

Although she battled severe health issues, she never stopped giving to others her time and efforts. While her family followed right along with her and as a tribute to her influence, continue to serve others in the same self-loving manner. We send our love to them at this difficult time. We will miss your smile Maria.

For those who didn't get to meet her, we published this very brief article about Maria and her family in our March 2022 Discoverer.

## 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 annual 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 proceeds 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 a scholarship for some deserving student. 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 sons 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 endeavors 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





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
Pavilion (43' x 80')	\$300	\$900
Lounge (47' x 21', 32' x 19')	\$ 75	\$400
Kitchen	\$100	\$200

(For Pavilion and/or Lounge a non-refundable Prep/Pre-clean Fee of \$50 is charged)

#### REFUNDABLE DEPOSITS FOR EVENT RENTALS:

(Deposits will be refunded if clean up standards are met, Rental Rules are followed & there are no damages)

\*We recommend you have security

Pavilion	\$500	\$1000
Lounge	\$400	\$1000
Kitchen	\$400	\$1000

#### RENTAL RATES FOR APARTMENT SUITES

Check in is a 1 pm - Check out is at 10 am

##### Apartment "A" (Upstairs, 3Bd/2Bath sleeps 8)

	Season	Member	Non-Member
Daily Rate	Apr-Sep	\$ 210	\$ 300
Weekly Rate		\$1,260	\$1,800
Daily Rate	Oct.-Mar	\$ 150	\$ 240
Weekly Rate		\$ 840	\$1,400
Deposit (Required to reserve)		\$ 350	\$ 500

##### Apartment "B" (Downstairs, 2bd/1Bath + sofabed sleeps 6)

	Season	Member	Non-Member
Daily Rate	Apr-Sep	\$ 180	\$ 216
Weekly Rate		\$1,080	\$1,296
Daily Rate	Oct.-Mar	\$ 120	\$ 180
Weekly Rate		\$ 660	\$1,020
Deposit (Required to reserve)		\$ 300	\$ 360

**Deposits fully refunded if:** Cleanup standards are met, Rental Rules are followed & no losses/damages.

Rev 03/01/22



#### OFFICE RENTAL INFORMATION

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

#### Office Services

Fax - To receive	.....	\$0.50 per page
Fax - To send	.....	\$1.00 per page
Copies	.....	10 cents per page

#### ADDITIONAL RENTAL INFORMATION

\*TWO MEMBER PERKS: Rent FREE personal use of the Lounge once (1) per year & Rent FREE personal use of Pavilion once (1) every three (3) years. (Subject to availability) Deposits are required. **Event Curfew is 10:30 pm with cleanup by Midnight**

(If available) Prior day setup/rehearsal use noon to 9 pm \$50; Next Day Cleanup use (6 am - noon) \$50 **Insurance is required for events of more than 50 or if any alcohol is present. (Ask for Insurance Requirements)**

**Note:** For your Hacienda event the following may be used at no additional cost: Banquet tables, chairs, stage riser units, courtyard, front lawn, lawn/fountain area, barbeque. (Subject to availability)

**NON-PROFIT ORGANIZATIONS:** In each year may have, upon Board approval, rent free use of the Pavilion twice and the Lounge twice. Each additional use will require a Use Fee to cover utilities and maintenance of \$300 for the Pavilion and \$75 for the Lounge. Kitchen Use Fee is \$100.

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 6:30 pm. **The next Board Meeting will be on Wednesday., August 10th, at 6:30 pm at the Hacienda.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, August 9th.** Please send submissions to the LDPOA office by **Friday, August 5th** 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.**



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

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**Publisher:** Lake Don Pedro Owners' Assn.

**LDPOA office ph:** 209-852-2312

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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.

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
Mike Rash	.....	Director
Larry King	.....	Director
Renee Anderson	.....	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

## 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.