



Discoverer

December 2022

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

FREE

PRESIDENT'S MESSAGE

On October 12, 2022 we held our annual Association Member's Meeting and Board election. We acknowledged the new board member Eva Banuelos and gave a report on the growth of our community. It was a time to acknowledge our growth and consider what we can do in the future to improve the community and to encourage community involvement.

We as your association board can only be as good as our community involvement. Sure, we can keep our facility in good condition and repair, we can vote on continued improvement of the facility, we can make sure that we have rules and restrictions in place to keep the facility in a profitable margin and we can maintain our employee staff also within the margin of profit. And these things increase our profit which allows us to not only maintain, but to keep improving our facilities, while keeping our association dues at a record low rate for eight straight years without a raise. Check it out, what we offer our members in comparison to our annual dues of \$100.00 per year cannot be compared to any other owner's association within our state.

What we apparently cannot do is create community involvement. We have our Easter Egg Hunt and our annual Spring Community Rummage Sale which both are wonderful and very successful, but we can do more. However, the more requires the creation of activity or project committees and community involvement. For example, some ideas that have been mentioned are bingo nights, community bar-b-ques, country western dance night, the ideas are endless. But none of this can be done without activity or project committee's being formed and community involvement.

Of course, society has changed and with that change comes challenges when dealing with the community and the public as a whole, but maybe, just maybe we should try to investigate the possibilities. I have been called a dreamer before and maybe I am, but I hear stories on what it used to be like in our community 20- 30 years ago in regards to various community activities and all the stories sound wonderful.

Just some thoughts

NOTICE

CHANGE IN HACIENDA EXERCISE ROOM ACCESS HOURS.

**WITH YOUR ACTIVATED ACCESS TAG IT IS NOW AVAILABLE FOR
USE FROM 5 AM TO 10 PM, 7 DAYS A WEEK.**

As December closes out this year

Our hope for you is

However you celebrate the Season

You Receive

JOY & PEACE



and We wish You a

Happy New Year!

NOTICE

THE LAKE DON PEDRO OWNERS' ASSOCIATION

OFFICE WILL BE CLOSED FOR THE HOLIDAY

SATURDAY, DECEMBER 24TH - MONDAY, DECEMBER 26TH

SATURDAY, DECEMBER 31ST - MONDAY, JANUARY 2ND

LDPOA Calendar of Events

For up to date info check our FaceBook page
<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.

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

December

2

Friday

- Apt A & B Reserved
12/2 - 12/3

3

Saturday

- Lounge Reserved

10

Saturday

- Lounge & Pavilion
Reserved

13

Tuesday

- ACC COMMITTEE
MEETS
- Lounge Reserved

14

Wednesday

- NO BOARD MEETING

23

Friday

- OFFICE CLOSING AT 1 PM

24

Saturday

- 12/24 - 12/26 – SATURDAY
TO MONDAY OFFICE
CLOSED FOR CHRISTMAS
HOLIDAY

31

Saturday

- 12/31 - 1/2 – SATURDAY
TO MONDAY OFFICE
CLOSED FOR NEW YEARS
HOLIDAY

January

2

Monday

- OFFICE CLOSED FOR
NEW YEARS HOLIDAY

9

Tuesday

- ACC COMMITTEE
MEETS

10

Wednesday

- NO BOARD MEETING

13

Friday

- Apt A & B Reserved
1/13 - 1/14

14

Saturday

- Pavilion, & Kitchen
Reserved

21

Saturday

- Lounge Reserved

27

Friday

- OFFICE CLOSED FOR
REMODEL

28

Saturday

- OFFICE CLOSED FOR
REMODEL

February

7

Tuesday

- ACC COMMITTEE
MEETS

8

Wednesday

- BOARD MEETING;
6:30 PM

11

Friday

- Apt B Reserved
11/11 - 11/13

PLEASE NOTE:
 JANUARY 27TH - 28TH
 OFFICE IS CLOSED
 FOR REMODELING

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet

As of September 30, 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	1,430.61		1,430.61
BAC - Operating	409,099.62		409,099.62
Reserve - BAC (savings)		637,416.39	637,416.39
Assessments Receivable, less Allowance for Doubtful Accounts (\$158,430.77-\$128,009.03)	30,421.74		30,421.74
Prepaid Insurance	11,889.97		11,889.97
Undeposited Funds (received but not deposited)	(61.70)		(61.70)
Total Assets	\$452,780.24	\$637,416.39	\$1,090,196.63
LIABILITIES			
Accounts Payable	6,373.30		6,373.30
Refundable Deposits	25,003.50		25,003.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	3,936.72		3,936.72
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	12,930.75		12,930.75
Total Liabilities	75,246.23		75,246.23
FUND BALANCE	377,534.01	637,416.39	1,014,950.40
Total Liabilities and Fund Balance	\$452,780.24	\$637,416.39	\$1,090,196.63

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet

As of October 31, 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	1,054.95		1,054.95
BAC - Operating	390,660.35		390,660.35
Reserve - BAC (savings)		638,353.93	638,353.93
Assessments Receivable, less Allowance for Doubtful Accounts (\$155,127.02-\$128,762.20)	26,364.82		26,364.82
Prepaid Insurance	8,917.49		8,917.49
Undeposited Funds (received but not deposited)	(705.00)		(705.00)
Total Assets	\$426,292.61	\$638,353.93	\$1,064,646.54
LIABILITIES			
Accounts Payable	4,727.05		4,727.05
Refundable Deposits	22,848.50		22,848.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	3,845.42		3,845.42
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	12,930.75		12,930.75
Total Liabilities	71,353.68		71,353.68
FUND BALANCE	354,938.93	638,353.93	993,292.86
Total Liabilities and Fund Balance	\$426,292.61	\$638,353.93	\$1,064,646.54

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
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

	Member	Non-Member
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 were 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 is Wednesday, February 8th.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC meeting will be on Tuesday, December 13th.** Please send submissions to the LDPOA office by **Friday, December 9th** 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

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

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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
Larry King	Director
Renee Anderson	Director
Eva Banuelos	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.