



Discoverer

March 2023

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

Thank You for Your Service!

Treasurer Jesse Forgues tendered his resignation from the Board at the March 8th Meeting as he will be leaving the area in April. We all wish he and his family good fortune in their move and gratitude for his involvement in the Assoc.

LDPOA BOARD of DIRECTORS VACANCY Applications to fill Vacancy Being Accepted

Commencing with this announcement:

The Lake Don Pedro Owners' Association will be accepting applications to fill a Board of Directors vacancy due to Director Jesse Forgues' resignation because he's relocating.

In accordance with Association Rules and California statutes, the Board of Directors is accepting applications by interested members*, will conduct interviews and then appoint a new director to complete the remaining term of approximately 2 ½ years, which terminates on October 11, 2025.

Legal requirements to be eligible for appointment to the Board: Applicant must be an LDPOA owner* for at least one (1) year and their assessments are paid current at the time of application.

** Note: Member/Owner defined as owner of record as recorded on the deed.*

Disqualifications for serving on the Board:

- Delinquent dues (unless current on an approved payment plan).
- Owner for less than one year at time of nomination.
- Joint Ownership with a serving member of the Board.
- A past criminal conviction that would prevent or terminate the Association's fidelity bond insurance coverage.

Deadline for submissions is Friday, April 14, 2023 at 4:30pm.

Applications may be sent in by mail, fax or email to:

ATTEN: Board of Directors Vacancy
Lake Don Pedro Owners' Association
5182 Fuentes De Flores, La Grange, CA 95329
Fax: (209) 852-2771
email: info@LDPOA.com

Further information can be obtained by calling the LDPOA office at (209) 852-2312

LDPOA Calendar of Events

March

MONDAYS

Line Dancing Lessons 9:30 am

WEDNESDAYS

Yoga Class 8:30 am

3/7 Tuesday

- ACC Meeting

3/8 Wednesday

- General Board Meeting
Scheduled 6:30 pm

3/7 Tuesday

- ACC Meeting

3/8 Wednesday

- General Board Meeting
Scheduled 6:30 pm

3/11 Saturday

- Pavilion Reserved
- Apt B Reserved

3/12 Sunday

- Daylight Savings Time 🕒
- Lounge Reserved

3/17 Friday

- St Patrick's Day 🌿

3/18 Saturday

- Pavilion Reserved

3/23 Thursday

- Apt B Reserved 3/18-27

3/25 Saturday

- Pavilion & Kitchen
Reserved
- Lounge Reserved

April

MONDAYS

Line Dancing Lessons 9:30 am

WEDNESDAYS

Yoga Class 8:30 am

4/8 Saturday

- Hacienda Easter Egg
Hunt

4/11 Tuesday

- ACC Meeting

4/12 Wednesday

- General Board Meeting
scheduled 6:30

April (Cont.)

MONDAYS

Line Dancing Lessons 9:30 am

WEDNESDAYS

Yoga Class 8:30 am

4/15 Saturday

- Lounge Reserved

4/22 Saturday

- Lounge Reserved –
DP High Prom

4/29 Saturday

- Pavilion, Lounge &
Kitchen Reserved

May

MONDAYS

Line Dancing Lessons 9:30 am

WEDNESDAYS

Yoga Class 8:30 am

5/6 Saturday

- Pavilion, Lounge &
Kitchen Reserved
- Apts A & B Reserved

5/9 Tuesday

- ACC Meeting

5/10 Wednesday

- General Board Meeting
Scheduled 6:30

5/13 Saturday

- DP Community Yard Sale
& Craft Fair 9am – 3 pm

5/14 Sunday

- Mother's Day

5/20 Saturday

- Pavilion & Kitchen
Reserved

5/26 Friday

- Apt A Reserved 5/26-27

5/27 Saturday

- Pavilion & Kitchen
Reserved
- Apt B Reserved

5/29 Monday

- Memorial Day – Office
Open

LAKE DON PEDRO OWNERS' ASSOCIATION
The Hacienda – 5182 Fuentes De Flores, La Grange, CA 95329
209-852-2312, Fax 209-852-2771
GENERAL BOARD MEETING MINUTES
TUESDAY, JANUARY 17, 2023 – 6:30 pm a.m.

EXECUTIVE SESSION – 5:00 PM

I. CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 6:38pm,
Board Members present: VP Doug McLain, Secretary Dennis Dias, Treasurer,
Jesse Forgues Directors Renee Anderson, Larry King & Eva Banuelos

II. EXECUTIVE SESSIONS REPORT- Phyllis Cotta, President

January 17, 2023:
Disciplinary; 2 Fine Hearings, 1 Case Review.
Contracts: Insurance, CPA
Budget Committee: Preliminary draft of 2023/24 Annual Budget

III. APPROVAL OF MINUTES

November 9, 2022 Board Meeting minutes: Motion to approve by Jesse Forgues,
2nd by Dennis Dias. Larry King & Eva Banuelos, abstain. Motion passed.

IV. TREASURER'S REPORT – Jesse Forgues, Treasurer

November Operating Account ending balance of \$369,294.58
November Reserve Savings Account ending balance of \$639,292.3
December Operating Account ending balance of \$344,406.86.
December Reserve Savings Account ending balance of \$640,230.89
Motion to approve Treasurer reports by Dennis Dias, 2nd by Larry King. Passed,
unanimous

V. COMMITTEE REPORTS

1. **FACILITIES** – Minor Flooding in Pavilion from storm
2. **ACC** – December 7 – Permits issued. Compliance: 3 pending, 3 letters sent,
Closed 7. Fine Hearings 2, 4 continuing fines, 3 closed.
January 3 – Permits issued. Compliance: 5 pending, 1 extension,
1 closed. Fine Hearings 2, 3 continuing fines.
3. **PARKS/TRAILS** – To be discussed in Unfinished business
4. **ANNUAL BUDGET COMMITTEE** – Discussion of increased costs of
insurance, mailings, payroll.

VI. UNFINISHED BUSINESS –

1. Office Rehab project expense for of \$6750. This includes customer electronic
component rack and relocation of office electronics. Motion to approve the
Office rehab project expense as stated, by Jesse Forgues, 2nd Larry King.
Motion passed, unanimous.
2. El Prado toddler Park Project with expense budget of \$27,600. Motion by
Larry King to approve El Prado Park Project & budget. 2nd Eva Banuelos.
Motion passed, unanimous.

VII. NEW BUSINESS

1. Recommendation that the 2023/2024 dues be set at \$110, a \$10 increase. Dues have
not been raised since 2014, and expenses have increased in 9 years.
Motion to increase the 2023/24 Annual Dues to \$110 in line with the
preliminary budget by Dennis Dias, 2nd by Eva Banuelos. Motion passed,
unanimous.
2. Request to allow Jennifer Forgues to have a part time therapist use her office.
Jennifer will continue to be solely responsible for full monthly rents and the
therapist will supply her own insurance to cover when she works. Motion to
allow second therapist, by Dennis Dias, 2nd Renee Anderson, Motion passed,
unanimous.
3. Proposed to discontinue the monthly printed Discoverer in Yosemite Express and
change to electronic newsletters on internet and email delivery. Motion by Jesse
Forgues to approve discontinuing, 2nd Dennis Dias. Motion passed, unanimous.

VIII. OPEN FORUM – El Prado Park Projects.

IX. NEXT MEETING DATE/ADJOURNED – Meeting was adjourned at 7:15
PM

Next scheduled meeting is **Wednesday, February 8, 2023 at 6:30 PM**

Respectfully Submitted,
Chris Cox, on behalf of Dennis Dias, Board Secretary

The foregoing minutes were approved by the Board of Directors on March 8, 2023.

Financials			
LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of January 31, 2023			
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	1,627.56		1,627.56
BAC - Operating	299,888.53		299,888.53
Reserve - BAC (savings)		641,176.61	641,176.61
Assessments Receivable, less Allowance for Doubtful Accounts (\$145,647.95-\$130,759.34)	8,379.21		8,379.21
Prepaid Insurance	35,290.55		35,290.55
Undeposited Funds (received but not deposited)	(28.17)		(28.17)
Total Assets	\$345,157.68	\$641,176.61	\$986,334.29
LIABILITIES			
Accounts Payable	41,054.34		41,054.34
Refundable Deposits	16,343.50		16,343.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	3,965.95		3,965.95
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	568.25		568.25
Total Liabilities	88,934.00		88,934.00
FUND BALANCE	256,223.68	641,176.61	897,400.29
Total Liabilities and Fund Balance	\$345,157.68	\$641,176.61	\$986,334.29

LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of February 31, 2023			
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	2,715.42		2,715.42
BAC - Operating	231,689.14		231,689.14
Reserve - BAC (savings)		642,237.72	642,237.72
Assessments Receivable, less Allowance for Doubtful Accounts (\$140,135.45-\$132,732.57)	7,402.88		7,402.88
Prepaid Insurance	50,905.60		50,905.60
Undeposited Funds (received but not deposited)	(1,355.00)		(1,355.00)
Total Assets	\$291,358.04	\$642,237.72	\$933,595.76
LIABILITIES			
Accounts Payable	8,400.59		8,400.49
Refundable Deposits	23,918.50		23,918.50
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	4,383.92		4,383.92
Accrued ACC Legal Expense	27,000.00		27,000.00
Other Liabilities	568.25		568.25
Total Liabilities	64,273.22		64,273.12
FUND BALANCE	227,084.92	642,237.72	869,322.64
Total Liabilities and Fund Balance	\$291,358.14	\$642,237.72	\$933,595.76

Financials Continued

Statements of Revenues, Expenses and Changes In Fund Balances

January 2023

ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund Current Month	Replacemen t Fund Current Month	Operations Fund Year To Date	Replacemen t Fund Year To Date	Total Funds Year To Date	Annual Budget
REVENUES						
Assessments	0.00		302,200.00	10,000.00	312,200.00	312,200.00
Plan Check Income	0.00		450.00		450.00	0.00
Apartment Rental	1,260.00		10,715.00		10,715.00	11,000.00
Hall Rental	357.00		4,119.10		4,119.10	500.00
Office Rental	687.00		4,654.00		4,654.00	6,000.00
Interest Income - Receivables	293.13		2,166.64		2,166.64	2,500.00
Interest Income - Bank	2.96	112.39	23.13	683.55	706.68	1,000.00
Other Income	283.78		5,030.23		5,030.23	2,000.00
Late Fees	0.00		6,340.00		6,340.00	5,500.00
Fines	900.00		4,925.00		4,925.00	0.00
Transfer Fees	1,820.00		14,000.00		14,000.00	19,000.00
						359,700.00
Total Revenues	5,603.87	112.39	354,623.10	10,683.55	365,306.65	0
EXPENSES						
Bad Debt Expense	1,003.64		7,004.05		7,004.05	12,000.00
Board Expenses	0.00		529.75		529.75	500.00
Copier Costs	167.42		1,476.14		1,476.14	2,500.00
Office Supplies	138.18		2,750.21		2,750.21	3,000.00
Office Salaries	5,234.25		42,690.25		42,690.25	59,000.00
Travel / Mileage	0.00		681.05		681.05	700.00
Legal	0.00		0.00		0.00	2,000.00
Accounting	0.00		2,045.00		2,045.00	5,400.00
Discoverer Expenses	580.00		7,702.04		7,702.04	12,000.00
Computer / Internet	189.78		4,972.49		4,972.49	8,000.00
Election	0.00		100.00		100.00	7,000.00
Collections	0.00		1,146.00		1,146.00	6,000.00
Member Documents	0.00		0.00		0.00	0.00
Public Relations	0.00		143.88		143.88	500.00
Postage & Delivery	0.00		1,154.24		1,154.24	2,000.00
Merchant Fees	425.09		4,168.22		4,168.22	4,000.00
Insurance	2,972.48		20,807.36		20,807.36	36,000.00
Taxes / License / Filing Fees	0.00		10,296.50		10,296.50	8,000.00
Workers Comp Insurance	405.18		3,523.99		3,523.99	1,600.00
Hacienda Maintenance Salary	4,200.00		38,640.00		38,640.00	72,800.00
Pool Monitor Salary	0.00		7,901.00		7,901.00	6,000.00
Janitorial Salary	1,452.00		11,770.75		11,770.75	15,000.00
Payroll Tax Expense	1,487.79		9,187.48		9,187.48	14,000.00
Salary Expenses - Other	1,749.00		5,989.45		5,989.45	8,000.00
Electric (Hacienda)	1,977.07		17,160.64		17,160.64	20,500.00
Electric (Well) Electric (El Prado)	149.39 96.99		2,946.67 638.94		2,946.67 638.94	4,000.00 1,000.00
Electric (Barn) Water (El Prado)	13.62 238.18		69.13 1,573.84		69.13 1,573.84	100.00 1,700.00
Reserve Study	1,600.00		1,600.00		1,600.00	300.00
Propane	0.00		710.16		710.16	1,000.00
Trash Removal Office	451.54		3,059.08		3,059.08	4,500.00
Telephone	290.97		2,031.96		2,031.96	3,500.00

Hacienda Miscellaneous Expense	9,177.70		9,177.70		9,177.70	0.00
Hacienda Maintenance Supplies	987.82		4,954.30		4,954.30	5,000.00
Hacienda Maintenance Repairs	0.00		879.00		879.00	2,000.00
Reserve Project Expenses	9,004.52		9,004.52		9,004.52	0.00
Hacienda Landscaping	0.00		0.00		0.00	0.00
Septic Maintenance Well Water & Septic Testing	0.00 264.51		1,800.00 1,707.71		1,800.00 1,707.71	300.00 6,000.00
Maintenance Equipment Well	569.13		1,154.83		1,154.83	500.00
Maintenance Hacienda - Security Pool	0.00 575.72		0.00 1,163.35		0.00 1,163.35	500.00 1,500.00
Maintenance Small Apartment (B)	0.00		2,197.85 134.88		2,197.85 134.88	2,000.00 400.00
Large Apartment (A)	0.00		287.07		287.07	400.00
Pest & Weed Control	149.00		1,371.00		1,371.00	1,000.00
Janitorial Supplies	766.13		2,810.32		2,810.32	2,000.00
General Park Maintenance Payroll Expenses	70.00 0.00		1,221.74 1,720.00		1,221.74 1,720.00	2,000.00 3,500.00
Total Expenses	46,387.10	0.00	254,054.54	0.00	254,054.54	349,700.00
Excess (Deficiency) of Revenues Over Expenses	-40,783.23	112.39	100,568.56	10,683.55	111,252.11	
Board- Approved Interfund Reclassification s and Transfers	(833.33)	833.33	4,166.69	(4,166.69)	-	
Timing Adjustment from 6/30/22			(25,206.57)	(0.25)	(25,206.82)	
Fund Balance (Deficit) Beginning of Fiscal Year			176,695.00	634,660.00	811,355.00	
Fund Balance (Deficit) Month End	\$ (41,616.56)	\$ 945.72	\$ 256,223.68	\$ 641,176.61	\$897,400.29	



Statements of Revenues, Expenses						
and Changes In Fund Balances						
February 2023						
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		302,200.00	10,000.00	312,200.00	312,200.00
Plan Check Income	150.00		600.00		600.00	0.00
Apartment Rental	660.00		11,375.00		11,375.00	11,000.00
Hall Rental	750.00		4,869.10		4,869.10	500.00
Office Rental	687.00		5,341.00		5,341.00	6,000.00
Interest Income - Receivables	284.24		2,450.88		2,450.88	2,500.00
Interest Income - Bank	0.00	227.78	23.13	911.33	934.46	1,000.00
Other Income	643.00		5,673.23		5,673.23	2,000.00
Late Fees	0.00		6,340.00		6,340.00	5,500.00
Fines	750.00		5,675.00		5,675.00	0.00
Transfer Fees	1,260.00		15,260.00		15,260.00	19,000.00
Total Revenues	5,184.24	227.78	359,807.34	10,911.33	370,718.67	359,700.00
EXPENSES						
Bad Debt Expense	1,000.14		8,004.19		8,004.19	12,000.00
Board Expenses	0.00		529.75		529.75	500.00
Copier Costs	167.42		1,643.56		1,643.56	2,500.00
Office Supplies	1,138.23		4,035.99		4,035.99	3,000.00
Office Salaries	5,612.75		48,303.00		48,303.00	59,000.00
Travel / Mileage	127.73		808.78		808.78	700.00
Legal	0.00		0.00		0.00	2,000.00
Accounting	0.00		2,045.00		2,045.00	5,400.00
Discoverer Expenses	0.00		7,702.04		7,702.04	12,000.00
Computer / Internet	802.81		6,826.37		6,826.37	8,000.00
Election	0.00		100.00		100.00	7,000.00
Collections	0.00		1,146.00		1,146.00	6,000.00
Member Documents	0.00		0.00		0.00	0.00
Public Relations	0.00		143.88		143.88	500.00
Postage & Delivery	372.19		1,544.42		1,544.42	2,000.00
Merchant Fees	334.83		4,503.05		4,503.05	4,000.00
Insurance Taxes / License / Filing Fees	4,627.80		25,435.16		25,435.16	36,000.00
Workers Comp Insurance	0.00		10,296.50		10,296.50	8,000.00
Hacienda Maintenance Salary	417.97		3,941.96		3,941.96	1,600.00
Pool Monitor Salary	5,600.00		44,240.00		44,240.00	72,800.00
Janitorial Salary	0.00		7,901.00		7,901.00	6,000.00
Janitorial Salary	1,551.00		13,321.75		13,321.75	15,000.00
Payroll Tax Expense	1,252.08		10,439.56		10,439.56	14,000.00
Salary Expenses - Other	259.00		6,248.45		6,248.45	8,000.00
Electric (Hacienda)	2,458.83		19,619.47		19,619.47	20,500.00
Electric (Well)	128.16		3,074.83		3,074.83	4,000.00
Electric (El Prado)	34.15		673.09		673.09	1,000.00
Electric (Barn)	15.81		84.94		84.94	100.00
Water (El Prado)	238.18		1,812.02		1,812.02	1,700.00
Reserve Study	1,600.00		3,200.00		3,200.00	300.00
Propane	620.15		1,739.97		1,739.97	1,000.00
Trash Removal	434.59		3,493.67		3,493.67	4,500.00
Office Telephone	291.41		2,323.37		2,323.37	3,500.00
Hacienda Miscellaneous Expense	0.00		9,177.70		9,177.70	0.00
Hacienda Maintenance Supplies	655.66		5,652.02		5,652.02	5,000.00
Hacienda Maintenance Repairs	0.00		1,610.00		1,610.00	2,000.00
Reserve Project Expenses	99.39		9,103.91		9,103.91	0.00
Hacienda Landscaping	0.00		0.00		0.00	0.00
Septic Maintenance	0.00		1,800.00		1,800.00	300.00

Well Water & Septic Testing	264.50		1,972.21	1,972.21	6,000.00
Maintenance Equipment	0.00		1,154.83	1,154.83	500.00
Well Maintenance	0.00		0.00	0.00	500.00
Hacienda - Security	0.00		1,163.35	1,163.35	1,500.00
Pool Maintenance	0.00		2,197.85	2,197.85	2,000.00
Small Apartment (B)	0.00		134.88	134.88	400.00
Large Apartment (A)	0.00		287.07	287.07	400.00
Pest & Weed Control	0.00		1,371.00	1,371.00	1,000.00
Janitorial Supplies	0.00		2,810.32	2,810.32	2,000.00
General Park Maintenance	440.56		1,662.30	1,662.30	2,000.00
Payroll Expenses	0.00		2,265.00	2,265.00	3,500.00
Total Expenses	30,545.34	0.00	287,544.21	0.00	287,544.21
Excess (Deficiency) of Revenues Over Expenses	-25,361.10	227.78	72,263.13	10,911.33	83,174.46
Board-Approved Interfund Reclassifications and Transfers	(833.33)	833.33	3,333.36	(3,333.36)	-
Timing Adjustment from 6/30/22			(25,206.57)	(0.25)	(25,206.82)
Fund Balance (Deficit) Beginning of Fiscal Year			176,695.00	634,660.00	811,355.00
Fund Balance (Deficit) Month End	\$ (26,194.43)	\$ 1,061.11	\$ 227,084.92	\$ 642,237.72	\$ 869,322.64
					0.00

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 ea. (limit 2)

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

For info, Yard Sale Spaces contact:
The LDPOA office 852-2312 or email: info@ldpoa.com
For Craft Fair Info or Booth contact:
Tammy Lewis 209 591-3722 or tammy_sabin@yahoo.com



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

RENTAL RATES FOR EVENT HALLS & KITCHEN Rents:		
	Member	Non-Member
Pavilion (large 3,440 sq ft)	\$300*	\$ 900
Lounge (smaller 1,595 sq ft)	\$ 75*	\$ 400
Kitchen	\$ 100	\$ 200

* A \$50 sanitation Fee is charged for each Hall

Extra Member Benefits: Rent Free personal use of the Lounge once (1) per year & of the Pavilion once (1) every three (3) years. (Subject to availability.) Additional member bookings charged as shown.

REFUNDABLE DEPOSITS FOR EVENT RENTALS:
(Deposits refunded if: rental rules are followed, no Damages & cleanup is completed)

Deposits:	Member	Non-Members
Pavilion	\$ 500	\$ 1000
Lounge	\$ 400	\$ 1000
Kitchen	\$ 100	\$ 1000

RENTAL RATES & DEPOSITS FOR APARTMENTS
* Check in is 1 – 4pm Check out is 10:30 am
Refundable Deposits Required for Reservations
(Deposits are refunded if there are no losses or damages and rental rules are followed)

Member & Non-Member Rates			
Apartment "A" (Upstairs, sleeps 8			
Daily Rate	\$ 210	\$300	Apr - Sep
Weekly Rate	\$1,260	\$1,800	
Daily Rate	\$150	\$240	Oct.- Mar
Weekly Rate	\$840	\$1,440	
DEPOSIT:	\$350	\$500	
Apartment "B" (Downstairs, sleeps up to 6)			
Daily Rate	\$ 180	\$216	Apr – Sep
Weekly Rate	\$1,080	\$1,296	
Daily Rate	\$120	\$180	Oct.- Mar
Weekly Rate	\$660	\$1,020	
DEPOSIT:	\$300	\$360	

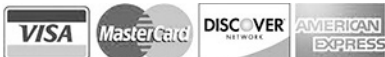
ADDITIONAL RENTAL INFORMATION

All Reservations are Subject to Availability
Deposits and insurance are required for events.
Event curfew is 10:30 pm
with cleanup by Midnight.

For no additional cost: Banquet tables, chairs, Pavilion stage risers, courtyard, front lawn, Side lawn area, tables & chairs and large event barbeque. (Subject to availability.)

NON-PROFIT ORGANIZATIONS: Board approved entities are allowed rent free use of the Pavilion and Lounge twice per year. (Subject to availability.) A \$50 Sanitation Fee is charged for each hall. Additional uses charged at member rates. Kitchen use fee is \$100.

Deposits, completed Use Agreement forms & insurance certificates are required each time.



Commercial Office Rentals

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 .50 cents per page
Fax - To send 1.00 per page
Copies .10 cents per 8.5 x11 page (1 side)
.20 cents per 11x17 sheet (1 side)
The office is happy to make copies and send or receive faxes for you.

Office Hours: Mon – Wed, Fri & Sat 9am - 4:30pm
Closed: Sun, Thurs & Major Holidays
Ph: 209 852-2312 Fax: 209 852-2771
Email: info@ldpoa.com Web: www.ldpoa.com

2023 Dues will come due on July 1st

Please make sure that our office has your correct mailing address!
The annual billing statements are sent out on May 30th
If for some reason, you did not receive your bill, your bill is still due and payable.
(We cannot control the mail)

Unpaid 2023 Dues after July 31st will receive a 10% Late Fee on August 1st. On Sept. 1st, additional 1% monthly interest charges start on all accounts over 30 days past due.
Accounts with payment plans can avoid the additional charges.
We will work with you.
209 852-2312 info@ldpoa.com

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, April 12th.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC Meeting will be on Tuesday, April 11th.** Please send all submissions to the LDPOA Office by Friday, April 7th to assure being included on the ACC agenda.
- Attention: Do you have a special request for the Association?** Any individual or group with a special request for an activity, etc. must submit their proposal for approval at a Board Meeting and be present at the meeting to obtain approval.
- Please Note:** Requests must be submitted in writing and listed on the meeting agenda to be considered at the Board Meeting. **The agenda is set one week before the meeting.**



Discoverer is available free to all members of the Lake Don Pedro Owners' Association.
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LDPOA office ph.: 209-852-2312
LDPOA office fax: 209-852-2771
Email: info@LDPOA.com

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Change of Address

It is the responsibility of the Lake Don Pedro property owners who have moved or will be moving to send in a change of address in order to keep receiving important Association mailings and the Discoverer.

BOARD OF DIRECTORS

Phyllis Cotta.....Assoc. President
Doug McLain.....Assoc. VP
Dennis Dias.....Board Secretary
Jesse ForguesTreasurer
Larry KingDirector
Eva BanuelosDirector
Renee Anderson.....Director

Correspondence to the Board or Association Office should be sent to:

Lake Don Pedro Owners' Assoc.
5182 Fuentes de Flores, La Grange, CA 95329

office ph.: 209-852-2312
office fax: 209-852-2771
Email: info@LDPOA.com
Web: www.LDPOA.com

Moving? Please notify the LDPOA Office!

You may contact us by: email info@LDPOA.com,
Or our website at www.ldpoa.com
By phone 209.852.2312 or Mail to:
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 email is supplied a confirmation of change will be sent.