



# Discoverer

April 2023

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



**Saturday  
May 13, 2023**



**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](mailto:info@ldpoa.com)

**For Craft Fair Info or Booth contact:**

Tammy Lewis 209 591-3722 or [tammy\\_sabin@yahoo.com](mailto:tammy_sabin@yahoo.com)

## LDPOA Calendar of Events

### MONDAYS

Line Dancing Lessons 9:30 am

### WEDNESDAYS

Yoga Class 8:30 am

## May

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

- Hacienda Pool Opens 10am – 7pm
- Apt A Reserved 5/26-27

5/27 Saturday

- Pavilion & Kitchen Reserved
- Apt B Reserved
- Lounge Reserved

5/29 Monday

- Memorial Day – Office Open

## June

6/1 Thursday

- Annual Dues Notices out

6/3 Saturday

- Lounge & Kitchen Reserved
- Apt B Reserved

*Continued*

## June Cont.

6/8 Thursday

- Apt A Reserved 6/8-10

6/10 Saturday

- Lounge Reserved
- Pavilion Reserved

6/13 Tuesday

- ACC Meeting
- Apt B Reserved 6/13-17

6/14 Wednesday

- General Board Meeting Scheduled 6:30

6/16 Friday

- Apt A Reserved 6/16-17

6/17 Saturday

- Lounge Reserved

6/24 Saturday

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

6/30 Friday

- Apt B Reserved 6/30-7/6
- Apt A Reserved 6/30-7/2

## July

**2023 Association Dues now due.**

7/11 Tuesday

- ACC Meeting

7/12 Wednesday

- No Board Meeting – Summer Hiatus

7/12 Friday

- Apt A Reserved 7/14-15

7/19 Tuesday

- Apts A & B Reserved 7/19-20

7/20 Wednesday

- Pavilion Reserved

7/21 Friday

- Board Candidate Nomination Deadline 5pm

The Annual Association Dues of \$120 will be billed in early June and come due on July 1<sup>st</sup>.

If not paid before August 1<sup>st</sup> late fees & interest charges will start.

**Summer's Coming!**

For Hacienda Pool Information  
See Page # 3

**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**  
**WEDNESDAY, MARCH 8, 2023 – 6:30 pm a.m.**

**I. CALL TO ORDER - PLEDGE OF ALLEGIANCE**

President Phyllis Cotta called the meeting to order at 6:32 pm,  
Board Members present: Pres. Phyllis Cotta, VP Doug McLain, Secretary  
Dennis Dias, Treasurer Jesse Forgues, Directors Larry King, Renee  
Anderson & Eva Banuelos. 13 people in attendance.

**II. EXECUTIVE SESSIONS REPORT- Phyllis Cotta, President**

March 8, 2023:

1. Resignation of Director/Treasurer Jesse Forgues
2. New Treasurer & check signer selected Renee Anderson,
3. Budget Committee: Revised Final draft of 2023/24 Annual  
Budgetary items for Unfinished Business Item #1,

**III. APPROVAL OF MINUTES**

January 17, 2023 Board Meeting minutes: Motion to approve by Doug  
McLain, 2<sup>nd</sup> by Dennis Dias. Motion passed - unanimous.

**IV. TREASURER'S REPORT – Jesse Forgues, Treasurer**

January Operating Account ending balance of \$299,888.53  
January Reserve Savings Account ending balance of \$641,176.61  
February Operating Account ending balance of \$231,689.14  
February Reserve Savings Account ending balance of \$642,237.72  
Motion to approve Treasurer reports by Dennis Dias, 2<sup>nd</sup> by Renee  
Anderson. Motion passed, unanimous

**V. COMMITTEE REPORTS**

1. **FACILITIES** – LDPOA arch damaged again, estimates for April  
agenda. Office flooring is finished.
2. **ACC** – February – No permits issued. Compliance: 3 pending, 8 letters  
sent, Closed 1.  
4 Pending, 4 continuing fines, 2 cases closed.  
March - 14 permits issued. 2 denied. Compliance: 3 pending, 1  
extension, 2 closed, 2 extensions denied. 2 referred  
for Fine Hearings, 3 continuing fines.
3. **PARKS/TRAILS** – Parks equipment shipping 4/3/23. More vandalism  
at El Prado Park.
4. **Entertainment/Activities** – Easter Egg Hunt April 8, 2023
5. **ANNUAL BUDGET COMMITTEE** – Revisions made to draft annual  
Budget – see Continuing  
Business

**VI. CONTINUING BUSINESS –**

1. Revised Annual Budgetary Items – extensive explanation of  
necessity due to drastic insurance rate increases (5x on property  
insurance) and higher than predicted replacement estimates on  
Reserve Study. Motion by Doug McLain to approve the revised  
final 2023/2024 Annual Budget, with the annual dues revised to the  
amount of \$120, approve the 2023/2024 updated Reserve Study  
Report with the annual Reserve Contribution set at \$35,000. 2<sup>nd</sup> by  
Dennis Dias. Motion passed, unanimously.
2. Coordinators for 2023 Craft Fairs – Discussion in Exec. Session. To  
give each group a fair chance the 2023 Holiday Craft Fair in  
November will be offered to Renee Burritt & Donna Jean while the  
Spring Craft Fair on May 13<sup>th</sup> in conjunction with the Community  
Yard Sale will be offered to Tammy Lewis and her committee, both  
under Assoc. specified conditions. Motion to approve by Eva  
Banuelos, 2<sup>nd</sup> Doug McLain. Motion passed, unanimous.

**VII. NEW BUSINESS**

1. Thank you to Director & Treasurer Jesse Forgues who is moving  
away and this is his final Board meeting. We truly appreciate his  
service on the Board and wish him all the best.

2. Recommendation by Assoc. bookkeeper, Monica Fay to move  
some funds into 3 staggered short-term CD accounts to earn  
much better interest rates. After review, Motion to approve  
moving part of the reserve funds into CD's to take advantage of  
more favorable interest rates. In March, create an 11 month for  
\$250,000 and a 5 month for \$50,000. And in April a second 11-  
month CD for \$250,000, in order to stagger their maturity by  
Doug McLain, 2<sup>nd</sup> Eva Banuelos. Motion passed, unanimously.
3. Proposal – Replace the commercial ice maker, dead compressor.  
Review of repair vs repla costs. Motion to approve purchase of  
replacement for the commercial ice maker at a cost not to exceed  
\$4,700 by Dennis Dias, 2<sup>nd</sup> Renee Anderson. Motion approved,  
unanimous.
4. Project: Top seal coat of parking lot scheduled for 2023 in the  
reserves. Only one estimate received so far. Motion to table to  
April agenda by Renee Anderson, 2<sup>nd</sup>, passed unanimous.
5. Discussion of new Trailblazers Group goals and projects. Violetta  
Loop cleanup completed, Alfier Park graffiti and cleaning Alfier  
pond, group ride and Bar-B-Q, next event scheduled for April  
22<sup>nd</sup>.

**VIII. OPEN FORUM** – El Prado Park Projects, problem of garbage and  
vagrants.

**IX. NEXT MEETING DATE/ADJOURNED –**

Meeting was adjourned at 7:30PM  
Next scheduled general meeting is **Wednesday, April 12, 2023 at 6:30 PM**

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

The foregoing minutes were approved by the Board of Directors on  
April 12, 2023

*Financials*

Due to a failure of our accounting computer the March  
Financials were not available in time to be approved at the  
April Board Meeting so they will be submitted for the  
May 10<sup>th</sup> Board Meeting.

# Summer's Coming!

## The Hacienda Pool Opens

### ~ 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

\* All swimming ends 15 minutes before closing

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

1. KEEP GATE CLOSED AT ALL TIMES –

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 ITEMS\* within the pool enclosure.

4. CHILDREN MUST HAVE ADULT SUPERVISION AT ALL TIMES.  
NO CHILD UNDER 14 WITHOUT RESPONSIBLE ADULT AGE 18 OR OLDER.

5. NO SMOKING\* 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.

### 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 DECK 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 results in suspension of use.

- 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 play or run through the planters or the fountain.

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

## Friday, May 26th

### May 26<sup>th</sup> - 31<sup>st</sup>

### Hours: 10 am – 7 pm

### June – Aug.

### Hours:

### 10 am – close at 8 pm

All swimming stops  
15 minutes  
before closing.





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

**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 8.5x11 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.

The Discoverer is produced and distributed by the Lake Don Pedro Owners' Association

**Publisher:** Lake Don Pedro Owners' Assoc.  
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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 Forgues.....Treasurer
- Larry King.....Director
- Eva Banuelos.....Director
- 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](mailto:info@LDPOA.com)  
**Web:** [www.LDPOA.com](http://www.LDPOA.com)

**Moving? Please notify the LDPOA Office!**

You may contact us by: email [info@LDPOA.com](mailto:info@LDPOA.com),  
 Or our website at [www.ldpoa.com](http://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**
- \*Old Address**
- \*New Address**
- Account or Lot #**
- Multiple Lots?**
- Phone and/or \*\*Email**

\* Indicates information required to update account

\*\* If email is supplied a confirmation of change will be sent.