



Official publication of the Lake Don Pedro Owners' Association

Discoverer

June 2023

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

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

2nd NOTICE OF CANDIDATE NOMINATION DEADLINE 2023 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 21, 2023.

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 21, 2023, 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.

WELCOME!

And Congratulations

To our newly appointed Board

Member : Chris Adams

who will complete Jesse Forgues term to Oct 2025.

The Annual Association Dues
of \$120 come due on July 1st.

The statements have been mailed out to each account

If not paid before August 1st late fees & interest charges will start.

Summer's Here!

For Hacienda Pool Information

See Page # 3

LDPOA Calendar of Events

MONDAYS

Line Dancing Lessons 9:30 am

WEDNESDAYS

Yoga Class 8:30 am

June

Hacienda Pool Open

10am – 8pm



- 6/1 Thursday
 - Annual Dues Notices out
- 6/3 Saturday
 - Lounge & Kitchen Reserved
 - Apt B Reserved
- 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
- 6/18 Sunday
 - **Father's Day**
- 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

SWIM LESSONS

Session I July 3 – 7

Class 1: 9am Class 2: 10 am

Session II July 24 – 28

Class 1: 9am Class 2: 10 am

July

2023

Association Dues
now due

- 7/1 Saturday
 - Lounge Reserved
 - Apt B Reserved to 7/7
 - Apt A reserved to 7/3
 - LAKE FIREWORKS
 - OFFICE CLOSING NOON
- 7/4 Tuesday – **July 4th**
- 7/6 Wednesday
 - Lounge Reserved
- 7/8 Saturday
 - Apt A Reserved
- 7/11 Tuesday
 - ACC Meeting
- 7/12 Wednesday
 - **No Board Meeting – Summer Hiatus**
- 7/14 Friday
 - Apt A Reserved 7/14-15
- 7/15 Saturday
 - Pavilion Reserved
- 7/19 Tuesday
 - Apts A & B Reserved 7/19-20
- 7/20 Wednesday
 - Pavilion Reserved
- 7/21 Friday
 - Board Candidate Nomination Deadline 5pm
- 7/22 Saturday
 - Lounge Reserved

August

August 1st

Late Fees charged on
unpaid dues

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, April 12, 2023 – 6:30 pm a.m.

I. CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 6:29 pm, Board Members present: Pres. Phyllis Cotta, VP Doug McLain, Secretary Dennis Dias, Treasurer Renee Anderson, Directors Larry King & Eva Banuelos. 14 people in attendance.

II. EXECUTIVE SESSIONS REPORT- Phyllis Cotta, President

March 8, 2023:

- 1. Resignation of Director Jesse Forgues, New Treasurer
Renee Anderson
Budget revisions

April 12, 2023: Candidates for vacancy empty board seat, new lease office #1, parking lot re-seal

III. APPROVAL OF MINUTES

March 8 , 2023 Board Meeting minutes: Motion to approve by Dennis Dias, 2nd by Larry King. Motion passed - unanimous.

IV. TREASURER’S REPORT – Renee Anderson, Treasurer

No Financials to report as bookkeepers computers hard drive crashed. Treasurer read previous months financial reports.

V. COMMITTEE REPORTS

- 1. **FACILITIES** – Arch repair to be done. See new business.
- 2. **ACC** –3 Permits approved, 1 denied; 9 Compliance letters sent; 6 Pending; 3 fine hearings, 2 continuing fines, 1 closed fine
- 3. **PARKS/TRAILS** – More Vandalism.. see new business.
- 4. **Entertainment/Activities** – Easter egg hunt was very successful. Many thanks to Eva Banuelos and her volunteers for a great turn out. Saturday, May 13, Community yard sale and craft fair.

VI. CONTINUING BUSINESS –

- 1. Top seal parking lot. Discussion between 3 quotes received by maintenance. Decision to go with Central Valley Paving at a cost of \$9,250 pending updated invoice received repairing cracks – Motion Doug McLain 2nd Dennis Dias Passed Unanimous

VII. NEW BUSINESS

- 1. New lease Office #1 – Motion made by Dennis Dias to approve lease of Office #1 as Massage Therapy. 2nd by Eva Banuelos. Passed Unanimous
- 2. Re-Approve revised Board President’s discretionary spending limit to \$1,500. Motion made by Doug McLain to approve discretionary spending limit to \$1,500 2nd by Dennis Dias. Passed Unanimous.
- 3. Proposal – Game Cameras at El Prado Park – After a lengthy discussion between the board and audience members of different types of game cameras, costs, ongoing costs, etc the board will be looking into the different types of game cameras - Tabled

- 4. Trash Cans – Discussion on placing trash cans at all the “parks” located in the subdivision. It was explained on how in the past when a trash can was placed at the natural area “parks” folks will dispose of their household trash/refuse which includes oil/biohazard items dead animals etc and the Association has to dispose of these items properly. At this time garbage cans are only at El Prado Park.

- 5. Hacienda Arch Repair – The repair can be done in house for a material cost of \$3,000 A new location will be located on the lawn facing the gate so I will look similar but not going to be hit by delivery vans/vehicles Motion made by Dennis Dias to repair the sign at a material cost of \$3,000. 2nd by Eva Banuelos. Passed Unanimous.

VIII. OPEN FORUM – Trailblazer meetings, upcoming trail cleanings and fundraisers, Holiday Craft fair, trash at parks, violations issues.

IX. NEXT MEETING DATE/ADJOURNED – Meeting was adjourned at 7:25PM

Next scheduled general meeting is **Wednesday, May 10, 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 May 10, 2023 .

Financials

Monthly Financials are available in full on the Associations’ website: www.LDPOA.com

The Annual Disclosures packet for the 2022/2023 Fiscal Year is available at the Associations’ website: www.LDPOA.com and will also be either emailed or mailed to each owner.

- The packet includes:
- Lake Don Pedro Owners' Association
2022/23 ANNUAL DISCLOSURES & BUDGET REPORT**
- The Annual Disclosures & Budget includes the following:
- (1) Intro letter with CA required statements & 2023 Dues
 - (2) Pro Forma Operating Budget; & Statement regarding Outstanding Loans;
 - (3) Assessment Collection Policy
 - (4) Notice Assessments & Foreclosure
 - (5) Summary of Dispute Resolution Procedures
 - (6) Resolution 19-1 (Fines)
 - (7) Requirements for Assoc. Approval of Physical Changes to Property
 - (8) ACC Design Review application
 - (9) Summary of the Association’s Insurance Coverages.
 - (10) **Reserve Study Members Summary:** Summary of the Association’s Reserves; Assessment and Reserve Funding Disclosure Summary Form; Funding Mechanisms for Repair or Replacement of Major Components; Summary of the Reserve Funding Plan. Statement Replacement of Major Components;

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.

Saturday, May 26th

May 26th - 31st
Hours: 10 am – 7 pm

June – Aug.
Hours:
10 am – close at 8 pm

PLEASE NOTE:

During the 2 weeks of Swim Lesson Classes
the pool will open for general use at 11 am

All swimming stops
15 minutes before closing.





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

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 8.5x11 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 of \$120 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, June 14th.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC Meeting will be on Tuesday, June 13th.** Please send all submissions to the LDPOA Office by Friday, June 9th 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

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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
- Renee Anderson..... Treasurer
- Larry King Director
- Eva Banuelos..... Director
- Chris Adams 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
- *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.