

Discoverer

July 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

Hacienda Pool

Open

10am – 8pm



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
 - Apt B Reserved 6/13-17
- 7/3 Monday
 - Swim Lessons Session I Starts 9am
- 7/4 Tuesday – July 4th 
- 7/6 Wednesday
 - Lounge Reserved
- 7/8 Saturday
 - Apt A Reserved
 - Lounge Reserved
- 7/11 Tuesday
 - ACC Meeting
- 7/12 Wednesday
 - No Board Meeting – Summer Hiatus
- 7/14 Friday
 - Apt A Reserved 7/14-15

Continued

July Continued

- 7/15 Saturday
 - Pavilion Reserved
- 7/19 Wednesday
 - Apts A & B Reserved 7/19-20
- 7/20 Thursday
 - Pavilion Reserved
- 7/21 Friday
 - Board Candidate Nomination Deadline 5pm
- 7/22 Saturday
 - Lounge Reserved
- 7/24 Monday
 - Swim Lessons Session II starts 9am
- 7/29 Saturday
 - Lounge Reserved

August

August 1st
Latre Fees charged on
unpaid dues

- 8/4 Friday
 - Apt A Reserved 8/4-5
- 8/8 Tuesday
 - ACC Meeting
- 8/9 Wednesday
 - Board Meeting 6:30 pm
- 8/20 Sunday
 - Apt A Reserved 8/20-24
- 8/26 Saturday
 - Pavilion Reserved
 - Apt B Reserved

September

Monthly Interest starts on
delinquent accounts



CAL FIRE NEWS RELEASE

California Department of Forestry
and Fire Protection

CAL FIRE Suspends Burn Permits in Calaveras, Tuolumne, Eastern San Joaquin, and Eastern Stanislaus Counties. This suspension takes effect June 19, 2023 and bans all residential outdoor burning of landscape debris such as branches and leaves.

**LDPOA office will be
CLOSED July 4th
(Tuesday)**



FIREWORKS ON THE WATER

Don Pedro Lake & Lake McClure
on Saturday, July 1st
Cash only at entrance



[This Photo](#) by Unknown Author is licensed under [CC BY](#)

Financials

Monthly Financials are available after Board approval on the Associations' website: www.LDPOA.com

Lake Don Pedro Subdivision properties in Mariposa

County up for tax sale on Friday, August 11, 2023

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 11, 2023 – 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 click "Departments" then "Treasurer/Tax Collector" and then "Tax Sale Info" on the left menu. Or go directly to:

<http://www.mariposacounty.org/index.aspx?NID=317>

LDPOA LOT # M0143 – 10364 Tulipan Way, Coulterville; 1.7 acres, unimproved lot,
APN 019-020-033-0, Tax Def ID #170-000-020, Minimum Bid \$8,082.51

LDPOA LOT # M0511 – 9537 Coronado Dr, La Grange; 2.3 acres, improved lot,
APN 020-230-001-0, Tax Def ID #170-000-010, Minimum Bid \$16,821.19

LDPOA LOT # M0863 – 2741 Joya Ct, La Grange; 1.4 acres, unimproved lot,
APN 020-020-009-0, Tax Def ID #170-000-014, Minimum Bid \$3,296.40

LDPOA LOT # M1008 – 10171 Jalapa Way, La Grange; 1.6 acres, unimproved lot,
APN 021-020-030-0, Tax Def ID #170-000-009, Minimum Bid \$4,949.27

LDPOA LOT # M1585 – 9100 Capullo Cir, La Grange; 0.3 acres, unimproved lot,
lot is on sewer, APN 021-250-007-0, Tax Def ID #170-000-004, Minimum Bid \$6,645.95

LDPOA LOT # M1671 – 9771 Caracol Cir, La Grange; 0.2 acres, unimproved lot,
lot is on sewer, APN 021-310-008-0, Tax Def ID #170-000-001, Minimum Bid \$16,793.54

LDPOA LOT # M1716 – 9640 Fachada Way, La Grange; 0.3 acres, unimproved lot,
lot is on sewer, APN 021-240-008-0, Tax Def ID #170-000-006, Minimum Bid \$15,115.65

**Have a Happy & Safe
4th of July Holiday**

Please Note: The LDPOA Office will
close at **NOON** on Saturday, **July 1st**
due to afternoon traffic backup on Bonds Flat Rd.

Summer's Here!

The Hacienda Pool

~ 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.

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

PLEASE NOTE:

During the 2 weeks of Swim Lesson Classes
the pool will not open for general use
until 11 am

Swim Lessons Session I: Mon-Fri. July 3rd – 7th

Swim Lessons Session II: Mon-Fri. July 24th – 28th

All swimming stops 15 minutes before closing.

To sign up for Swim Lessons:

<https://secure.rec1.com/CA/tuolumne-county-recreation-department/catalog>

Under Don Pedro Swim Lessons
Fee is \$34 per child for the 5 day (M-F) classes.





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

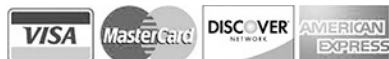
All Reservations are Subject to Availability

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 are due on July 1st

Please make sure that our office has your correct mailing address!

The annual billing statements were sent out by May 30th

If for some reason, you did not receive your bill, your bill is still due and payable.
 (We cannot control the mail)

On August 1st unpaid 2023 Dues will receive a \$12 Late Fee.
 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. **Due to the July hiatus, the next Board Meeting is Wednesday, August 9th.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC Meeting will be on Tuesday, July 11th.** 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, project or improvement 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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LDPOA office ph.: 209-852-2312
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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
- 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.