



Discoverer

August 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

CANDIDATES FOR THE 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. At the close of nominations on Friday, July 21, 2023, there were seven qualified candidates for the two Board Director seats to be filled on October 14th.

The Candidates for the two Board of Directors seats in alphabetical order are:

- Kimberly Cheatham
- Chris Lowey
- Dan McKague
- Douglas McLain (incumbent)
- Eduardo Pedreira
- Barry L Prock
- John Woods

It is gratifying to see so much interest in serving the members of the Association and our community.

Director Election Statements

Submitted by the Candidates will be posted on the Association website at www.LDPOA.com & on the FaceBook page www.facebook.com/ldpoa

The Lake Don Pedro Owners' Association is not permitted to edit or redact any content from the Director Election Statements and thus the author of each Director Election Statement, not the Association, is responsible for the content of his or her Director Election Statement.

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

Accounts with unpaid dues are assessed a \$12 late fee on Aug. 1st

Monthly interest charges will follow on delinquent accounts
Avoid extra charges – Set up a no-fee payment Plan

Financials

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

LDPOA Calendar of Events

MONDAYS

Line Dancing Lessons 9:30 am

WEDNESDAYS

Yoga Class 8:30 am

Hacienda Pool

Open
10am – 8pm



August

August 1st

**Latre Fees charged on
unpaid dues**

- 8/1 Tuesday
 - Late Fees on unpaid dues
 - Access Tags turned off on delinquent account
- 8/4 Friday
 - Apt A Reserved 8/4-5
- 8/8 Tuesday
 - ACC Meeting
- 8/9 Wednesday
 - NO Board Meeting
- 8/11 Friday
 - Apts A & B Reserved 8/11-12
- 8/12 Saturday
 - Pavilion, Lounge & Kitchen Reserved
- 8/19 Saturday
 - Lounge Reserved
- 8/20 Sunday
 - Apt A Reserved 8/20-24
- 8/26 Saturdsy
 - Pavilion Reserved
 - Apt B Reserved

Continued

September

**Monthly Interest Charges
start on delinquent
accounts**

- 9/1 Friday
 - Start Monthly Interest
 - Apt A Reserved 9/1-3
- 9/2 Saturday
 - Pavilion Reserved
- 9/8 Friday
 - **Board Election Ballots
mailed out to members**
- 9/9 Saturday
 - Pavilion, Lounge & Kitchen Reserved
- 9/12 Tuesday
 - ACC Meeting
- 9/13 Wednesday
 - Board Meeting 6:30 pm
- 9/15 Friday
 - Apt A Reserved 9/15-16
- 9/16 Saturdsy
 - Pavilion, Lounge & Kitchen Reserved
 - Apt B Reserved

October

- 10/1 Sunday
 - **POOL CLOSED**
- 10/6 Friday
 - Apts A & B Reserved 10/6-7
- 10/7 Saturday
 - Pavilion, Lounge & Kitchen Reserved
- 10/10 Tuesday
 - ACC Meeting
- 10/11 Wednesday
 - Apt B Reserved 10/11-24
- 10/14 Saturday
 - **Annual Members
Meeting, Board Meeting
& Election 10:am**

LAKE DON PEDRO OWNERS' ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF GENERAL MEETING
Wednesday, May 10, 2023 at 6:30 PM

EXECUTIVE SESSION – 5:30 PM

I. CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Phyllis Cotta called the meeting to order at 6:49 pm,
Board Members present: Pres. Phyllis Cotta, VP Doug McLain, Secretary
Dennis Dias, Treasurer Renee Anderson, Director Chris Adams. Absent:
Directors Larry King & Eva Banuelos. 9 people in attendance.

II. EXECUTIVE SESSIONS REPORT- Phyllis Cotta, President

April 12, 2023: Parking lot reseal, new lease office #1, Candidates empty
board seat
April 26, 2023: 4 Candidate interviews, Approved revised parking lot
estimate at \$9,750.00
May 10, 2023: Ratify new Director, Chris Adams, Fine adjustment requests,
Employee matters

III. APPROVAL OF MINUTES

April 12, 2023 Board Meeting minutes: Motion to approve by Dennis Dias,
2nd by Renee Anderson. Motion passed - unanimous.

IV. TREASURER'S REPORT – Renee Anderson, Treasurer

March Operating Account ending balance of \$260,610.37
January Reserve Savings Account ending balance of \$643,349.60
April Operating Account ending balance of \$227,222.56
February Reserve Savings Account ending balance of \$644,222.56
Motion to approve Treasurer reports by Doug McLain, 2nd by Dennis Dias.
Motion passed, unanimous

V. COMMITTEE REPORTS

- 1. FACILITIES** – Busy season at the facility with pool opening soon and
many event rentals.
- 2. ACC** –11 Permits approved, 1 pending; 2 Compliance letters sent; 6
Pending; 2 extensions granted, closed 9, 2 continuing fines, 1 turned
over to county
- 3. PARKS/TRAILS** – Discussion on ways to combat vandalism. See new
Business
- 4. Entertainment/Activities** – Community Yard Sale and Craft show will
be happening on Saturday May 13th.

VI. CONTINUING BUSINESS –

- Announcing of new director to fill current term vacancy to October
2025. Chris Adams. He briefly introduced himself. He will be a
great asset to the Board of Directors.
- On October 14, 2023 there will be two director terms that will be up
and the annual board election will be held to fill those positions.
The nomination deadline to apply and be on the ballot is 5 pm,
Friday, July 21, 2023

VII. NEW BUSINESS

- Bookkeeper Request – Authorize change in a budget line
designation. Has no financial impact. Move accrued ACC legal
expense line of \$27,000 to the general account. Motion to change
the budget line designation by Dennis Dias, 2nd by Renee
Anderson. Passed Unanimous
- 2023 Election Items. A) Approve Calendar Schedule, B) Approve
Randy Ratray & Staff as Inspector of Elections. C) Approve
California elections to conduct election. Motion made to approve
Election items 2. A, B, by Renee Anderson 2nd by Dennis Dias.
Passed Unanimous.
- Discussion – El Prado Park security, options of cameras for
security, lighting and other methods to deter vandalism. Further
research for lighting and camera monitoring.

Meeting Minutes Continued

Motion made by Doug McLain to move the gate lower and add a
ramp for walking. Renee Anderson 2nd Passed Unanimous.

VIII. OPEN FORUM – Vacant lot weed upkeep with sheeps/goats. Camera
installation at parks and posting pictures on social media for identification,
signs for park.

IX. NEXT MEETING DATE/ADJOURNED – Meeting adjourned at 7:45PM
Next scheduled general meeting is **Wednesday, June 14, 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:
12 July 2023

**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

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.

August Hours:
10 am – close at 8 pm
in September
pool closes at 7 pm

*All pool use stops
15 minutes before closing.

Things that can result in a loss of Member privileges:

(Including pool or gym access, use of event halls and member Apt rates.)

- Delinquent Account
- Violation of pool, gym, or Hacienda rules
- Any vandalism
- Belligerent, disrespectful or hostility to staff





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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

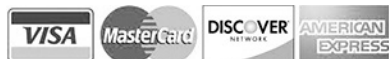
All Reservations are Subject to Availability

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 were due on July 1st

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

The annual billing statements were sent out on May 30th

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

On Aug. 1st unpaid 2023 Dues receive a \$12 Late Fee.
 On Sept. 1st, additional 1% monthly interest charges start on all accounts over 30 days past due.

Accounts on 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. No August Board Meeting. **The next Board Meeting is Wednesday, September 13th.**
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC Meeting will be on Tuesday, August 8th.** 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.**

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.



Discoverer is available 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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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:

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