



Official publication of the Lake Don Pedro Owners' Association

Discoverer

September 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
are printed in alphabetical order on pages 2 & 3**

They are also available 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 were due on July 1st
On Aug. 1st accounts with unpaid dues were charged the
\$12 late fee

Delinquent accounts are also charged Monthly interest.
Avoid extra charges – Set up a no-fee payment Plan

Assoc. 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 9 am

Hacienda Pool

Hrs Change

10 am – 7 pm



September

**Monthly Interest Charges
start on delinquent
accounts**

- 9/1 Friday
 - Start Monthly Interest
 - Apt B Reserved 9/1-3
- 9/2 Saturday
 - Pavilion Reserved
- 9/4 Monday – Labor Day
 - OFFICE CLOSED
- 9/8 Friday
 - Board Election Ballots mailed out to members
- 9/9 Saturday
 - Pavilion, Lounge & Kitchen Reserved
 - Apts A & B 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 Saturday
 - Pavilion, Lounge & Kitchen Reserved
 - Apt B Reserved
- 9/23 Saturday
 - Pavilion & Lounge Reserved
 - Apts A & 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
 - Fall Yard Sale
 - Annual Members Meeting, Board Meeting & Election 10:am
- 10/27 Friday
 - Apts A & B Reserved 10/27-28
- 10/28 Saturday
 - Pavilion & Lounge Reserved
- 10/31 Tuesday - Halloween



November

- 11/4 Saturday
 - Lounge Reserved
- 11/5 Sunday
 - Apt A Reserved
- 11/7 Tuesday
 - ACC Meeting
- 11/8 Wednesday
 - Possible Board Meeting
- 11/11-12 Saturday & Sunday
 - Holiday Craft Fair
- 11/22 Wednesday
 - Apts A & B Reserved 11/22 -25
- 11/25 Saturday
 - Pavilion Reserved

2023 Directors Election Candidate Statements
(7 Candidates in alphabetical order, pages 2 &3)

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Kimberly Cheatham

My name is Kimberly Cheatham. It was the lure of outdoor recreation that brought my family here, trails with open parks and ponds for fishing. It was also the country living with the amazing views that sealed the deal.

I am running for a position on the Board of Directors to help bring diversity to the table.

It is no secret that I am currently re-establishing the Lake Don Pedro Trailblazers. A group of local volunteers whose mission is to preserve, mark and maintain the pedestrian and equestrian trails. We are also including ponds and parks into our objective. Recently we have been covering the graffiti on our Welcome to Mariposa sign. All in hopes to better our community.

There was mention of a possible conflict of interest with my involvement with the Trailblazers, we are working in the best interest of our community. The goal is to improve our community and educate people about our trails, for two purposes.

1 – to inform people there are public trails right here, for us all to use. Hopefully a means to bring more neighbors together.

2 – to teach people where these trails are, to prevent trespassing where the trails are not.

If elected, I intend to head the Parks and Trails Committee, since there is currently no Director overseeing it.

I can't say I am the perfect person for the position. I am currently employed full time with a 2 hour a day commute. I can only say that I will do my best to represent a growing majority and do what I can to fulfill my responsibilities to this community.

I hope you can consider the accomplishments I have made in my short time here, when making your decision.

Kimberly Cheatham
kcheatham4ever@gmail.com

Chris Lowey

Hello, My Name is Chris Lowey and Thank you for your consideration of me to serve on the Board of Lake Don Pedro Homeowners Association. My family and I have been property owners in the area since 2001. My wife and I have raised three now adult children while residing here, all of which attended and supported area schools. We credit this great community and those living here as part of the reason our children have grown to be strong, successful independent individuals, most of whom continue to reside and work within this community.

We moved here when the CC and R's meant something, where upheld and enforced and this community came together to support one another rather than look for ways to get around established conditions and covenants. That stated, in the last couple of years there has been an increase in individuals willing to step up and work towards improvements to our parks, ponds and trails. My pledge would be to encourage and support these efforts, while enforcing our CC and R's to protect our property values and the lifestyle we each sought in moving to this beautiful area, while working with local government officials to ensure that our voices are heard, by working together we have power.

Thankyou,
Chris Lowey
lowluke1@aol.com
209 380-6284

Dan McKague

"It is my goal to work hand in hand with board members and community members alike to be solutions oriented while always keeping the goal of community involvement and improvement at heart.

We have a wonderful mix of constituents, new and well established and there's a definite pulse growing within the community that is blending this old-school vibe with new school energy that I think brings a lot of potential to the neighbourhood.

My wife and I moved here in 2022 after we visited the area; we knew almost immediately that this was the place for us. Our neighbours (forgive my Canadian spelling!) couldn't have been more hospitable and we are both so happy to have met such good people and friends already in our first year or so here. We're excited to be putting down roots in LDP!

You might find me biking around the neighbourhood (I'm the long haired guy!), or shooting pucks into my hockey net at the end of my driveway, and of course just exploring this wonderful area of the Sierra Foothills.

I currently work as a Player Experience Game Lead for a company called Jam City. We make mobile games and I've worked on such titles such as Family Guy, Futurama, Harry Potter, Disney, Marvel, DC, and of course a slew of home grown games as well.

In this capacity I routinely lead sync meetings, present data analysis to stakeholders, set and adjust customer service policy with the team I oversee, calibrate and coach those I manage, and manage the game community to name a few things.

I look forward to working with everyone on the board and listening, learning more about, and of course loving our awesome community.
Best regards.
Dan McKague

Douglas McLain

Hello I am Doug McLain and I am currently on the board of directors for LDPHOA. I have been on the board for approximately 6 years. I would like to continue on the board and run for the board of directors for this coming elections.

Eduardo "Eddie" Pedreira

I am submitting my interest in the Lake Don Pedro Owners' Association Board Member vacancy. I have resided in the Lake Don Pedro area since 2019. My respect and admiration for the surrounding land, people, and the area's way of life has only grown since I came to live here. I do my best to create an environment of preservation and self-sustainment like many of our community members. I have livestock, fruit and vegetable gardens, provide for my 3 beasts (dogs), and help my neighbors whenever possible. I've been thrown off horses as many times as I have been on them! Too much respect for the cowboy way of life to claim to be one! As a retiree, I am seeking to commit my time and effort towards the betterment of the LDPOA community and this historic and majestic piece of California that I now call home. My background includes working in government positions for over 30 years, supervising teams of men and women, program/budget management, grant writing, and community outreach. I believe in law and order, compassion coupled with a 'boat' load of common sense, open communication, and the USA! I look forward to becoming an active, efficient, and contributing board member for the Lake Don Pedro Owners' Association. Thank you for your consideration.

Eduardo "Eddie" Pedreira
LDP Resident
edped1415@gmail.com

Candidate Statements Continued

Barry Prock

L.D.P.O.A.
Board of Directors
Candidate Bio

My name is Barry Prock. I live at 3488 Ladera Way in La Grange. I have lived in this community for 2 ½ years now.

I served in the United States Navy for 4 years active and 2 years inactive reserves. Serving 2 years aboard the USS Edson DD-946 and 2 years attached to Submarine Base Pearl Harbor. I was trained in Nuclear-Biological and Chemical Warfare and as a fireman and was the firefighting instructor for the entire ships compliment. I attained the rate of HT-2 and was Honorably discharged.

In 1982, I started my own precision sheet metal business. I manufactured parts for almost any industry you can think of. The Aero Space industry (parts for Hubble and Lockheed), the military, (parts for the Bradley tanks), we made 25 sets of hydraulic stairs for the Air Force, that were retrofitted to 707 jets. I currently have parts on Air Force One and many other projects. For seven years we produced all of the metal parts for the Pilates Exercise Equipment. I have enjoyed running my business and feel that I am very good at what I do. We recently sold the business after 40 years.

I feel that my business background, my military experience and my common sense, provide me with a solid foundation from which to fulfill the duties as member of your Board.

I have been on the Grand Lodge Board of Directors for the California Odd Fellows for over 20 years and currently run their state office. The California Odd Fellows own two, 500-million-dollar retirement homes. I served as Grand Master of the state from 2008 - 2009.

I would like to submit my name as a candidate for your board of directors.
Respectfully Submitted,

Barry L. Prock
gs@caioof.org

John Woods

TO: Lake Don Pedro Home Owners Assn

From: John Woods

Re: Board of Directors Application

Date: June /10/ 2023

I would like to be considered as a board member

I am a retired Real Estate and Mortgage Broker/Owner from Modesto.

I live at 2027 Alameda Dr, La Grange full time. I bought this home and moved in 12/4/2000. Prior to this I had a small ranch near Greeley Hills from 2001 to 2020.

I am a volunteer with the Mariposa County Sheriffs Dept since 2008 and was a Volunteer with the Fire Dept as a medical first responder and water tender Operator from 2009 until Cal Fire replaced us. I was also on the Board of Directors For the North Side Ambulance Assn. for 4 years.

I would like to be more active in our community.

John Woods
Coulterville7@yahoo.com 209 852-2021

Summer's Almost Over! *The Hacienda Pool*

September Hours:
10 am – close at 7 pm

***All pool use stops 15 minutes before closing.**

Last Day for Pool Sat, Sept 30th

Pool Closed for the Season
Sunday, October 1st



By Popular Demand

**a Fall
Community
Yard Sale**

Sat. Oct. 14th, 2023

9 am – 2 pm

At the Hacienda

5182 Fuentes de Flores, La Grange, CA 95329
(in the parking lot)

To reserve your FREE vendor spots contact:
the Office 209 852-2312 info@LDPOA.com

Vendor setup at 7am *Tables available at \$5 ea.

Clean out those closets before the Holidays!

CRAFT & GIFT VENDORS!
The 2023 Annual Holiday Craft Fair
will be on

Sat & Sun November 11th – 12th

Booths are \$25 (1 table included)

Add. Tables \$10 ea.

Vendor Booth Reservations contact:

Renee Burrett reneefz1@att.net or

Donna Jean mdevelop1998@yahoo.com



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
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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 received 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. **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, September 12th.** 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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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.