



Official publication of the Lake Don Pedro Owners' Association

# Discoverer

October 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](mailto:info@ldpoa.com)

2023 BOARD OF DIRECTORS ELECTION  
BALLOT COUNT  
during the Saturday, 10 am, October 14, 2023  
Annual Members & Board Meeting

Two Directors are to be elected to the Board  
Mail your completed ballots in your signed ballot  
return envelope before October 11th!

The seven (7) Candidates are (in alphabetical order):

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

All Candidate Statements are attached to the end of this Discoverer. We are grateful to all our candidates for their willingness to serve our community.

## LDPOA Calendar of Events

### MONDAYS


Line Dancing Lessons 9:30 am

### WEDNESDAYS

Yoga Class 9 am

The Hacienda Pool  
is CLOSED for the season

## 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
- 10/21 Saturday
  - Pavilion & Kitchen Reserved
- 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

Continued Next Column

## November cont.

- 11/5 Sunday
  - Apt A Reserved
- 11/7 Tuesday
  - ACC Meeting
- 11/8 Wednesday
  - Board Meeting
- 11/11-12 Saturday & Sunday
  - Holiday Craft Fair
- 11/17 Friday
  - Apt A Reserved 11/17-18
- 11/18 Saturday
  - Pavilion & Kitchen Reserved
  - Apt B Reserved
- 11/22 Wednesday
  - Apts A & B Reserved 11/22 -25
- 11/23-26 Thursday – Sunday
  - OFFICE CLOSED 
- 11/25 Saturday
  - Pavilion Reserved

## December

- 12/2 Saturday
  - Apt A Reserved
- 12/9 Saturday
  - Lounge Reserved
- 12/12 Tuesday
  - ACC Meeting
- 12/13 Wednesday
  - NO Board Meeting – Holiday Hiatus
  - Apt A Reserved 12/13-15
- 12/16 Saturday
  - Lounge Reserved
- 12/21 – 12/25 Thursday - Monday
  - OFFICE CLOSED
- 12/24 Sunday
  - Lounge

By Popular Demand

## a Fall Community Yard Sale

Sat. Oct. 14<sup>th</sup>, 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](mailto:info@LDPOA.com)

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

Clean out those closets before the Holidays!

LAKE DON PEDRO OWNERS' ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES OF GENERAL MEETING

Wednesday, July 12, 2023 at 6:30 PM

EXECUTIVE SESSION – No Executive Session

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

President Phyllis Cotta called the meeting to order at 6:36 pm, Board Members present: Pres. Phyllis Cotta, Secretary Dennis Dias, Treasurer Renee Anderson, Director Chris Adams. Absent: VP Doug McLain, Directors Larry King & Eva Banuelos. 5 people in attendance.

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

No June or July Executive meetings

**III. APPROVAL OF MINUTES**

May 10, 2023 Board Meeting minutes: Motion to approve by Renee Anderson, 2<sup>nd</sup> by Dennis Dias. Motion passed - unanimous.  
No June Meeting

**IV. TREASURER'S REPORT – Renee Anderson, Treasurer**

May Operating Account be ending balance of \$180,638.18  
May Reserve Savings Account ending balance of \$645,077.36  
No June Financials – End of Year Financial Review at CPA  
Motion to approve Treasurer reports by Dennis Dias, 2<sup>nd</sup> by Renee Anderson. Motion passed, unanimous.

**V. COMMITTEE REPORTS**

- 1. FACILITIES** – Pool closed for 1 day July 3<sup>rd</sup>, cloudy water due to high heat, suntan lotion etc.
- 2. ACC –June 10** Permits approved, 5 pending; 5 Compliance letters sent, 3 registered letters sent closed 2, 2 continuing fines. **July 7** permits approved, 1 denied, 8 pending, 5 letters sent, 1 closed, 2 continuing fines, 2 acc meetings with owners pre fine.
- 3. PARKS/TRAILS** – Trailblazers continuing with cleaning trails. They now are an “Adopt a Highway and will pick up garbage every other month. A lot of interest in helping.
- 4. Entertainment/Activities** – Next scheduled event is Holiday Craft Fair November 11<sup>th</sup>/12<sup>th</sup>

**VI. CONTINUING BUSINESS –**

1. Park Committee – Information for requested lights at El Prado Park. Committee members not in attendance.

**VII. NEW BUSINESS**

2. Per Bookkeeper's analysis it is not needed for a year end transfer of funds from Reserves to Operating Account reimburse the reserve expenses in fiscal year 2022/23
3. Replace 21-year-old electronic sewer monitor controller. Motion to approve \$10,500 estimate for custom built unit and installation by El Dorado Septic, made by Dennis Dias, 2<sup>nd</sup> by Renee Anderson. Passed unanimous.

*Continued Next Column*

**VII. NEW BUSINESS** *continued*

1. Vote to replace AT&T phone lines with Cellular Service. Motion made by Dennis Dias to replace ATT&T phone lines with Cellular Service 2<sup>nd</sup> by Chris Adams. Passed Unanimous

**VIII. OPEN FORUM** – Cannabis violations, Many RVs on vacant lots, animals. Bathrooms at El Prado Park.

**IX. NEXT MEETING DATE/ADJOURNED –**

Meeting was adjourned at 7:23PM  
Next scheduled general meeting is  
**Wednesday, September 13, 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 Sept 13, 2023 .

**CRAFT & GIFT VENDORS!**



**at the Hacienda**

5182 Fuentes de Flores, La Grange, CA 95329

Saturday, Nov. 11<sup>th</sup> 10am – 4pm  
& Sunday, Nov. 12<sup>th</sup> 10 am – 3pm

**Spaces are \$25 ea. (1 table included)**  
additional tables \$10 ea.

Vendor Booth Reservations contact:  
Renee Burritt [reneefz1@att.net](mailto:reneefz1@att.net) or  
Donna Jean [mdevelop1998@yahoo.com](mailto:mdevelop1998@yahoo.com)

Food provided by Cerritos Goods

# Assoc. Financials

All Monthly Financial reports are available after Board approval on the Associations' website:  
[www.LDPOA.com](http://www.LDPOA.com)

LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of July 31, 2023			
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
<b>ASSETS</b>			
Checking & Savings			
Petty Cash	1,630.27		1,630.27
BAC - Operating	348,917.61		348,917.61
Reserve - BAC (savings)		98,868.02	98,868.02
Reserve - BAC (CDs)		336,490.38	336,490.38
Assessments Receivable, less Allowance for Doubtful Accounts (\$220,792.99-\$134,954.89)	85,838.10		85,838.10
Prepaid Insurance	46,235.51		46,235.51
Undeposited Funds (received but not deposited)	7,995.00		7,995.00
<b>Total Assets</b>	<b>\$490,636.49</b>	<b>\$655,358.40</b>	<b>\$1,145,994.89</b>
<b>LIABILITIES</b>			
Accounts Payable	9,662.04		9,662.04
Refundable Deposits	20,290.00		20,290.00
Payroll Liabilities (Employer P/R Taxes)	1.96		1.96
Workers Comp	2,290.99		2,290.99
Other Liabilities	668.23		668.23
<b>Total Liabilities</b>	<b>32,913.24</b>		<b>32,913.24</b>
<b>FUND BALANCE</b>	<b>457,723.25</b>	<b>655,358.40</b>	<b>1,113,081.65</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$490,636.49</b>	<b>\$655,358.40</b>	<b>\$1,145,994.89</b>

## Ballot Reminders

Please remember to sign the return envelope when sending in your ballot – your ballot is not valid if the outside return envelope does not have a signature on the signature line.

Each lot has 2 votes total. You may use both votes for one candidate, or give two candidates one vote each. Please don't punch out more than 2 votes total or the ballot is invalid.

Statements of Revenues, Expenses and Changes in Fund Balances						
July 2023						
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)						
	Operations Fund Current Month	Replacement Fund Current Month	Operations Fund Year To Date	Replacement Fund Year To Date	Total Funds Year To Date	Annual Budget
<b>REVENUES</b>						
Assessments	339,640.00		339,640.00	35,000.00	374,640.00	374,640.00
Plan Check Income	100.00		100.00		100.00	0.00
Apartment Rental	2,238.00		2,238.00		2,238.00	22,000.00
Hall Rental	214.00		214.00		214.00	500.00
Office Rental	532.00		532.00		532.00	6,000.00
Interest Income - Receivables	193.37		193.37		193.37	2,000.00
Interest Income - Bank	0.00	1,834.17	0.00	1,834.17	1,834.17	1,000.00
Other Income	1,019.70		1,019.70		1,019.70	5,000.00
Late Fees	0.00		0.00		0.00	5,500.00
Fines	500.00		500.00		500.00	0.00
Transfer Fees	980.00		980.00		980.00	22,000.00
<b>Total Revenues</b>	<b>345,417.27</b>	<b>1,834.17</b>	<b>345,417.27</b>	<b>36,834.17</b>	<b>382,251.44</b>	<b>438,640.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,000.00		1,000.00		1,000.00	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	190.06		190.06		190.06	2,500.00
Office Supplies	330.32		330.32		330.32	1,500.00
Office Salaries	6,742.50		6,742.50		6,742.50	81,500.00
Travel / Mileage	0.00		0.00		0.00	500.00
Legal	0.00		0.00		0.00	500.00
Accounting	0.00		0.00		0.00	5,000.00
Publication Costs	0.00		0.00		0.00	17,200.00
Computer / Internet	728.58		728.58		728.58	6,000.00
Election	0.00		0.00		0.00	100.00
Collections	0.00		0.00		0.00	2,500.00
Member Documents	0.00		0.00		0.00	0.00
Public Relations	0.00		0.00		0.00	500.00
Postage & Delivery	336.29		336.29		336.29	2,000.00
Merchant Fees	1,636.00		1,636.00		1,636.00	6,000.00
Insurance	5,728.89		5,728.89		5,728.89	75,100.00
Taxes / License / Filing Fees	0.00		0.00		0.00	7,500.00
Workers Comp Insurance	550.96		550.96		550.96	2,000.00
Hacienda Maintenance Salary	5,600.00		5,600.00		5,600.00	72,800.00
Pool Monitor Salary	2,580.00		2,580.00		2,580.00	9,900.00
Janitorial Salary	1,600.50		1,600.50		1,600.50	21,840.00
Payroll Tax Expense	1,342.61		1,342.61		1,342.61	13,000.00
Salary Expenses - Other	49.50		49.50		49.50	6,000.00
Electric (Hacienda)	4,082.24		4,082.24		4,082.24	20,000.00
Electric (Well)	1,082.64		1,082.64		1,082.64	3,500.00
Electric (El Prado)	68.77		68.77		68.77	1,000.00
Electric (Barn)	18.78		18.78		18.78	100.00
Water (El Prado)	238.18		238.18		238.18	1,700.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	0.00		0.00		0.00	1,000.00
Trash Removal	451.54		451.54		451.54	4,000.00
Office Telephone	1,389.45		1,389.45		1,389.45	3,000.00
Hacienda Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Supplies	911.20		911.20		911.20	4,000.00
Hacienda Maintenance Repairs	309.36		309.36		309.36	2,000.00
Reserve Project Expenses	0.00		0.00		0.00	0.00
Hacienda Landscaping	0.00		0.00		0.00	0.00
Septic Maintenance	0.00		0.00		0.00	1,800.00
Well Water & Septic Testing	348.99		348.99		348.99	3,000.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	0.00		0.00		0.00	500.00
Hacienda - Security	423.22		423.22		423.22	1,500.00
Pool Maintenance	916.83		916.83		916.83	1,500.00
Apartment Expenses	0.00		0.00		0.00	300.00
Pest & Weed Control	151.00		151.00		151.00	1,000.00
Janitorial Supplies	400.12		400.12		400.12	1,000.00
General Park Maintenance	-276.12		-276.12		-276.12	2,000.00
Payroll Expenses	310.00		310.00		310.00	3,500.00
<b>Total Expenses</b>	<b>39,442.41</b>	<b>0.00</b>	<b>39,442.41</b>	<b>0.00</b>	<b>39,442.41</b>	<b>403,640.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>305,974.86</b>	<b>1,834.17</b>	<b>305,974.86</b>	<b>36,834.17</b>	<b>342,809.03</b>	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	<b>(2,916.67)</b>	<b>2,916.67</b>	<b>32,083.33</b>	<b>(32,083.33)</b>	<b>-</b>	
<b>Timing Adjustment from 6/30/23</b>			<b>-</b>	<b>-</b>	<b>-</b>	
<b>Fund Balance (Deficit) Beginning of Fiscal Year</b>			<b>-</b>	<b>-</b>	<b>-</b>	
<b>Fund Balance (Deficit) Month End</b>	<b>\$ 303,058.19</b>	<b>\$ 4,750.84</b>	<b>\$ 338,038.19</b>	<b>\$ 4,750.84</b>	<b>\$ 342,809.03</b>	



**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	
<b>DEPOSIT:</b>	<b>\$350</b>	<b>\$500</b>	

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	
<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**

Copies .10 cents per 8.5 x11 page (1 side)  
 .20 cents per 11x17 sheet (1 side)

The office is happy to make copies 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. 1<sup>st</sup> 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 Annual Member's Meeting & Board Election Meeting is Saturday, October 14<sup>th</sup> at 10 am.**
- **The Nov. General Board Meeting is scheduled for Wednesday, November 8<sup>th</sup> at 6:30 pm.**
- **The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. The next ACC Meeting will be on Tuesday, October 10<sup>th</sup>. Please send all submissions to the LDPOA Office by Friday, June 9<sup>th</sup> 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.

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

**Publisher:** Lake Don Pedro Owners' Assoc.  
**LDPOA office ph.:** 209-852-2312  
**LDPOA office fax:** 209-852-2771  
**Email:** [info@LDPOA.com](mailto: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](mailto:info@LDPOA.com)

Web: [www.LDPOA.com](http://www.LDPOA.com)

**2023 Directors Election Statements**  
(in alphabetical order)

**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.**

**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

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**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](mailto:lowluke1@aol.com)  
209 380-6284

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**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

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#### **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.

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#### **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

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#### **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

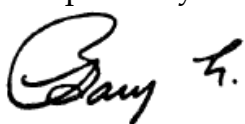
seven years we produced all of the metal parts for the Pilates Exercise Equipment. I have enjoyed running my business and feel that I am very good at what I do. We recently sold the business after 40 years.

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](mailto:gs@caioof.org)

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**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](mailto:Coulterville7@yahoo.com) 209 852-2021