

Discoverer

March 2024

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

LDPOA Calendar of Events

MONDAYS

Line Dancing Lessons 9:30 am

Tuesdays

Tai Chi Class 10 am

WEDNESDAYS

Yoga Class 9 am

March

- 3/5 Tuesday
 - Game Night 6 – 9 pm in Lounge
- 3/9 Saturday
 - Lounge Reserved
 - ACC Meeting
- 3/10 Sunday
 - Daylight Savings Time
- 3/13 Wednesday
 - Board Meeting 6:30 pm
- 3/17 Sunday
 - St Patrick's Day 
- 3/19 Tuesday
 - 1st Day of Spring
- 3/30 Saturday
 - Hacienda Easter Egg Hunt 
- 3/31 Sunday
 - Easter

April

- 4/2 Tuesday
 - Game Night 6 - 9 pm in Lounge
- 4/6 Saturday
 - Pavilion Reserved

continued

April

- 4/9 Tuesday
 - ACC Meeting
- 4/10 Wednesday
 - Board Meeting 6:30 pm
- 4/13 Saturday
 - Lounge Reserved
- 4/20 Saturday
 - Pavilion, Lounge, Kitchen Reserved
- 4/26 Friday
 - Apts A & B Reserved 4/26-27
- 4/27 Saturday
 - Pavilion & Kitchen Reserved
 - Lounge Reserved

May

- 5/4 Saturday
 - DP Community Yard Sale 9am – 3 pm
 - Apt B Reserved
- 5/7 Tuesday
 - ACC Meeting
 - Game Night 6 - 9 pm in Lounge
- 5/8 Wednesday
 - Board Meeting 6:30 pm
- 5/12 Sunday
 - Mother's Day
- 5/24 Friday
 - Apt A Reserved 5/24-25
- 5/25 Saturday
 - Pavilion reserved
 - POOL OPENS



Game Nights

1st Tues

Each month

6 – 9 pm at the Hacienda

Bring your family & your favorite board games or come play ours



Tai Chi Class

Standing movement classes for Seniors – good for balance, flexibility, stamina & mood.

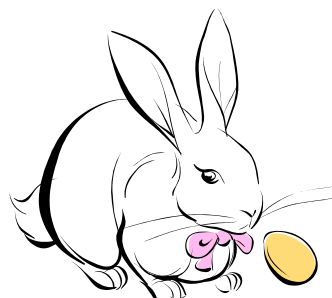
Tuesdays 10 – 11 am

March 5th through May 28th

Sponsored by Area 12 on Aging

Suggested donation \$3 per class / Classes also available at no cost

HACIENDA EGG HUNT



SATURDAY March 30th at 10 AM

The LDPOA Office now has two phone numbers to serve you!
209 852-2312 (for general info & Pam)
& 209 852-9361 (for Chris)

After Board approval the General Board Meeting Minutes and Monthly Financial reports are available in PDF form on the Associations' website: www.LDPOA.com
under Governance > Financial

LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF THE GENERAL BOARD MEETING
WEDNESDAY, JANUARY 24, 2024, at 6:30 pm

No Executive Session

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:35 pm. By Eva Banuelos, President

Board Members Present: Pres. Eva Banuelos, VP Christopher Adams, Secretary Dennis Dias, Treasurer Renee Anderson, Directors Kim Cheatham & Chris Lowey. Absent: Director Phyllis Cotta. Audience attendance 32.

II EXECUTIVE SESSIONS REPORTS by Eva Banuelos, President
December 12, 2023 Executive Session – Directors orientation & review, Department responsibilities, ACC Compliance matters/ legal options
January 8, 2024 Executive Session – Disciplinary/ACC, Personnel, Legal

III APPROVAL OF MINUTES
November 13, 2023 Board Meeting and Ballot Count Minutes: Motion to approve by Renee Anderson, 2nd by Chris Adams. Motion passed – unanimous.
No December meeting.

IV TREASURER'S REPORT by Renee Anderson, Treasurer
November 2023 Monthly Financials: Account balances – Operating \$260,808.18, Reserve \$674,645.37
December 2023 Monthly Financials: Account balances – Operating \$254,756.90, Reserve \$679,437.29. Motion to accept by Dennis Dias, 2nd by Chris Lowey. Motion passed – unanimous.

V COMMITTEE REPORTS – Reports Only (no questions or discussions - those are during Open Forum)

1. Facility Report by Chris Adams: Seasonal storm projects, annual well testing, replaced the tagged Carmelita Park sign, repaired potty at El Prado, repairs to Hacienda sidewalks, new computerized septic monitoring system installed, state inspection of water system, minor repair well #1, completed rest room updates w/ new sinks, paint and lights, replaced office lights w/low amp fixtures, repaired and replaced machines in gym, installed timer light switches in gym, apt B heater repaired, bids obtained for roofing project and exterior painting.
2. ACC – Report by Dennis Dias: 8 Permits approved; Compliance: 7 open cases, 5 cases closed, 11 New Cases, 16 letters & Violation Notices sent, 5 fine cases.
3. Parks & Trails Committee Reports by Renee Anderson: Replaced vandalized sign at Carmelita Park, El Prado cleanup day by volunteers, new fence at El Prado going in, holding off on El Prado playset until we see if the new fence arrangement controls vandalism. Several activities by Traiblazers group.
4. Activities/Events Report by Eva Banuelos: Appreciation for Holiday Craft Fair fund raising, the 2024 dates of November 9 & 10.

VI CONTINUING BUSINESS - None

VII NEW BUSINESS – ‘Discussion’ refers to **Discussion by the Board only**. (Not a general discussion)

1. **Report:** Received a thank you from Lions Club for donation to the annual Don Pedro Christmas Baskets.
2. **Vote:** Annual renewal of all Assoc. insurance policies totaling \$76,929. Motion to approve by Dennis Dias, 2nd by Eva Banuelos. Motion passed – unanimous.
3. **Vote:** 2024 renewal of CPA Engagement agreement for annual Financial Review & Tax Returns. Motion to approve by Dennis Dias, 2nd by Chris Lowey. Motion passed – unanimous.

Minutes continued

1. Event Proposals – Eva Banuelos: (see info sheets on each)

- a. Monthly Game Day & BINGO Night on 1st Tuesday of the month.
 - i. Game Day on 1st Tues. each month (no budget) 2-6pm starting March 5th: Motion to approve Kimberly Cheatham, 2nd by Eva Banuelos. Motion passed – unanimous.
 - ii. BINGO Night: 1st Tuesday night each month, 6-9 pm, with startup/equipment budget of approx. \$755-\$800: Motion to approve by Renee Anderson, 2nd Eva Banuelos. Motion passed – unanimous.
- b. Karaoke Night in the Lounge on last Thursday each month starting March 28th, with startup budget of \$110. Motion to approve by Dennis Dias, 2nd Kimberly Cheatham. Motion passed – unanimous.
- c. 1st Sunday Evening Concerts (spring & summer) on hill behind Hacienda. Budget?: Motion to table to Feb. 14th Board Meeting by Dennis Dias, 2nd Eva Banuelos. Motion passed – unanimous.

2. Project/Vote: Bid for Hacienda flat-roof (Reserve) project. Discussion of two different materials/methods proposed on bids; both with 10 year warranty. Motion to accept bid of \$10,800 by S-J Company. By Dennis Dias, 2nd by Chris Adams. Motion passed – unanimous.

3. Project/Vote: Bids for Hacienda exterior painting (Reserve) project. Only 2 bids received. Motion to table to Feb. 14th Meeting to obtain more bids, by Eva Banuelos, 2nd by Dennis Dias. Motion passed – unanimous.

4. Discussion/Vote: Recommend revise apartment rental rates to one year-round daily rental rate of Apt A Members \$210, Non-Members \$300; Apt B \$150 Members & \$230 Non-Members. Motion to approve by Eva Banuelos, 2nd by Chris Lowey. Motion passed – unanimous.

5. Discussion/Vote: Revise the Transfer Fee charged when property transfers ownership to \$150. Motion to approve by Eva Banuelos, 2nd by Dennis Dias. Motion passed – unanimous.

6. Discussion/Vote: Revise the one-time Plan Review Fee for property development to \$100. Motion to approve by Eva Banuelos, 2nd by Chris Lowey. Motion passed – unanimous.

7. Vote/Maintenance: Replacement steel folding chairs for Pavilion (Reserve item) 48 at approximately \$1,520.00 (includes tax). Motion to approve by Eva Banuelos, 2nd by Renee Anderson. Motion passed – unanimous.

8. Request/Discussion/Vote: Adriana & Victor Ramirez request to use the Hacienda Kitchen for commercial resale food preparation. (See info sheet for details) Requirements? Stipulations? Fee? Motion to table to Feb. 14th Board Meeting for additional info by Renee Anderson, 2nd by Chris Adams. Motion passed – unanimous.

9. Request/Discussion/Vote: Jacob Erickson requests to be able to use the Hacienda exercise room to work with clients. (See info sheet for details) Requirements? Stipulations? Fee? Motion to table to Feb. 14th Board Meeting for additional info by Dennis Dias, 2nd by Renee Anderson. Motion passed – unanimous.

10. Discussion/Vote: Expense to have attorneys draft letter to non-compliant owner. Motion to approve by Chris Lowey, 2nd by Chris Adams. Motion passed – unanimous.

11. Proposal: Purchase push brooms for event halls. \$80. Motion to approve by Eva Banuelos, 2nd by Renee Anderson. Motion passed – unanimous.

12. Request: Custom 18x24 aluminum park signs for 5 parks @ est. \$210 each. (checking for cheaper vendor). Motion to table to Feb. 14th meeting for more bids by Renee Anderson, 2nd by Dennis Dias. Motion passed – unanimous.

13. Request: 5 standard signs “Please don’t leave your garbage”. 3 bids (2 bids for wood at \$50 each, 1 for aluminum at \$30 ea.) Motion to buy 6 aluminum signs with graphic by Eva Banuelos, 2nd by Dennis Dias. Motion passed – unanimous.

14. Proposal: Add fencing between pool deck and play area. **Vote:** Obtain estimate on cost. Motion to get in-house estimate for fence and access gate by Eva Banuelos, 2nd by Chris Lowey. Motion passed – unanimous.

15. **Request:** Custom 18x24 aluminum park signs for 5 parks @ est. \$210 each. (checking for cheaper vendor). Motion to table to Feb. 14th meeting for more bids by Renee Anderson, 2nd by Dennis Dias. Motion passed – unanimous.
16. **Request:** 5 standard signs “Please don’t leave your garbage”. 3 bids (2 bids for wood at \$50 each, 1 for aluminum at \$30 ea.) Motion to buy 6 aluminum signs with graphic by Eva Banuelos, 2nd by Dennis Dias. Motion passed – unanimous.
17. **Proposal:** Add fencing between pool deck and play area. **Vote:** Obtain estimate on cost. Motion to get in-house estimate for fence and access gate by Eva Banuelos, 2nd by Chris Lowey. Motion passed – unanimous.
18. **Request:** Renee Burritt & Donna Jean to again chair the Holiday Craft Fair on Nov. 9 & 10, 2024. Motion to approve by Eva Banuelos, 2nd by Dennis Dias. Motion passed – unanimous.
19. **Discussion/Vote:** Fund revisions to Assoc. website that require tech support. Motion to approve by Motion to approve by Dennis Dias, 2nd by Chris Adams. Motion passed – unanimous.
20. **Discussion/Vote:** Add funds to Parks budget for dump fees reimbursements. Motion to table to Feb. 14th Board Meeting by Renee Anderson, 2nd by Dennis Dias. Motion passed – unanimous.

VIII OPEN FORUM / GOOD OF THE ORDER: Audience comments. (3 min. limit)

At this time, the members may comment on any item of interest within the jurisdiction of the Board. Though the Board generally will not respond, please understand that we are listening carefully.

However, in compliance with state statutes (the Ralph M. Brown Act), the Board is not permitted to take action on non-agenda items and therefore, Board policy restricts Board discussion of non-agenda items. If appropriate, consistent with Board policy, the Board may direct scheduling an item for discussion and/or action on a future Board agenda.

Audience comments regarding the ACC efforts to correct violation problems, gratified that the Board has voted to authorize funding an attorney’s letter and hope that plus community pressure on county agencies for county enforcement will result in compliance. Pleased comments about the planned activities. Some comments about various community matters and activities by volunteer groups not under Assoc. jurisdiction.

IX MEETING ADJOURNED at 8:35 pm

NEXT SCHEDULED MEETING DATE:

General Board Meeting Wednesday, February 14, 2024 – 6:30 pm at the Hacienda.

Respectfully Submitted by: Pam Hatler
on behalf of Dennis Dias, Board Secretary.

The foregoing minutes were approved by the Board of Directors on February 14, 2024.

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet

As of January 31, 2024

ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	435.53		435.53
BAC - Operating	127,845.33		127,845.33
Reserve - BAC (savings)		116,560.59	116,560.59
Reserve - BAC (CDs)		567,741.51	567,741.51
Assessments Receivable, less Allowance for Doubtful Accounts (\$156,215.44-\$123,177.97)	33,037.47		33,037.47
Prepaid Insurance	75,198.95		75,198.95
Undeposited Funds (received but not deposited)	(55.00)		(55.00)
Total Assets	\$236,462.28	\$684,302.10	\$920,764.38
LIABILITIES			
Accounts Payable	5,478.73		5,478.73
Refundable Deposits	19,620.00		19,620.00
Workers Comp	3,594.26		3,594.26
Other Liabilities	1,890.25		1,890.25
Total Liabilities	30,583.24		30,583.24
FUND BALANCE	205,879.04	684,302.10	890,181.14
Total Liabilities and Fund Balance	\$236,462.28	\$684,302.10	\$920,764.38



The Lake Don Pedro Trailblazers

Riding & Hiking

Come Join Us

Meet 1st Monday each month – 6 pm at LDP High School gym.
FaceBook: <https://www.facebook.com/LakeDonPedroTrailblazers> or <https://www.facebook.com/lake.trailblazers>

The Tuolumne and Mariposa County trail systems are a series of dedicated pedestrian and equestrian easements within the Lake Don Pedro Subdivision for use by community members, as well as the public. The mission of the Lake Don Pedro Trailblazers is to use, preserve, mark and maintain the pedestrian and equestrian trails.

**Statements of Revenues, Expenses
and Changes In Fund Balances
January 2024**
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
REVENUES						
Assessments	0.00		339,640.00	35,000.00	374,640.00	374,640.00
Plan Check Income	150.00		400.00		400.00	0.00
Apartment Rental	810.00		14,608.00		14,608.00	22,000.00
Hall Rental	100.00		3,038.00		3,038.00	500.00
Office Rental	532.00		4,492.00		4,492.00	6,000.00
Interest Income - Receivables	495.09		3,262.90		3,262.90	2,000.00
Interest Income - Bank	0.00	1,948.14	0.00	13,277.85	13,277.85	1,000.00
Other Income	103.70		5,813.97		5,813.97	5,000.00
Late Fees	0.00		8,172.00		8,172.00	5,500.00
Fines	750.00		4,000.00		4,000.00	0.00
Transfer Fees	560.00		11,200.00		11,200.00	22,000.00
Total Revenues	3,500.79	1,948.14	394,626.87	48,277.85	442,904.72	438,640.00
EXPENSES						
Bad Debt Expense	1,000.00		7,028.96		7,028.96	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	192.83		1,502.70		1,502.70	2,500.00
Office Supplies	212.43		4,448.09		4,448.09	1,500.00
Office Salaries	6,278.00		46,783.75		46,783.75	81,500.00
Travel / Mileage	0.00		464.65		464.65	500.00
Legal	0.00		0.00		0.00	500.00
Accounting	0.00		2,090.00		2,090.00	5,000.00
Publication Costs	0.00		3,306.98		3,306.98	17,200.00
Computer / Internet	853.66		6,491.31		6,491.31	6,000.00
Election	0.00		16,901.54		16,901.54	100.00
Collections	0.00		1,527.00		1,527.00	2,500.00
Public Relations	0.00		493.81		493.81	500.00
Postage & Delivery	286.29		1,516.07		1,516.07	2,000.00
Merchant Fees	299.13		5,107.42		5,107.42	6,000.00
Insurance	8,101.14		51,964.40		51,964.40	75,100.00
Taxes / License / Filing Fees	2,035.75		12,705.75		12,705.75	7,500.00
Workers Comp Insurance	435.23		3,725.61		3,725.61	2,000.00
Hacienda Maintenance Salary	5,040.00		40,320.00		40,320.00	72,800.00
Pool Monitor Salary	0.00		9,140.00		9,140.00	9,900.00
Janitorial Salary	1,817.00		14,113.50		14,113.50	21,840.00
Payroll Tax Expense	1,768.42		9,709.54		9,709.54	13,000.00
Salary Expenses - Other	1,166.00		3,456.50		3,456.50	6,000.00
Electric (Hacienda)	2,233.63		19,369.91		19,369.91	20,000.00
Electric (Well)	438.09		5,233.15		5,233.15	3,500.00
Electric (El Prado Park)	71.51		460.97		460.97	1,000.00
Electric (Barn)	16.35		85.23		85.23	100.00
Water (El Prado Park)	254.85		1,683.93		1,683.93	1,700.00
Reserve Study	0.00		0.00		0.00	300.00
Propane	0.00		413.32		413.32	1,000.00
Trash Removal	451.54		3,160.78		3,160.78	4,000.00
Office Telephone	87.80		1,447.85		1,447.85	3,000.00
Hacienda Miscellaneous Expense	0.00		30.00		30.00	0.00
Hacienda Maintenance Supplies	763.30		5,052.07		5,052.07	4,000.00
Hacienda Maintenance Repairs	339.00		1,307.76		1,307.76	2,000.00
Reserve Project Expenses	13,388.93		27,691.73		27,691.73	0.00
Septic Maintenance	0.00		1,800.00		1,800.00	1,800.00
Well Water & Septic Testing	50.00		1,837.70		1,837.70	3,000.00
Maintenance Equipment	0.00		249.00		249.00	500.00
Well Maintenance	0.00		725.00		725.00	500.00
Hacienda - Security	0.00		947.74		947.74	1,500.00
Pool Maintenance	0.00		1,807.28		1,807.28	1,500.00
Apartment Expenses	0.00		38.82		38.82	300.00
Pest & Weed Control	151.00		604.00		604.00	1,000.00
Janitorial Supplies	341.10		3,786.16		3,786.16	1,000.00
Park Expense	140.00		948.18		948.18	2,000.00
Payroll Expenses	0.00		1,518.04		1,518.04	3,500.00
Total Expenses	48,212.98	0.00	322,996.20	0.00	322,996.20	403,640.00
Excess (Deficiency) of Revenues Over Expenses	-44,712.19	1,948.14	71,630.67	48,277.85	119,908.52	
Board-Approved Interfund Reclassifications and Transfers	(2,916.67)	2,916.67	14,583.31	(14,583.31)	-	
Timing Adjustment from 6/30/23			19,035.06	0.56	19,035.62	
Fund Balance (Deficit) Beginning of Fiscal Year			100,630.00	650,607.00	751,237.00	
Fund Balance (Deficit) Month End	\$ (47,628.86)	\$ 4,864.81	\$ 205,879.04	\$ 684,302.10	\$ 890,181.14	

Lake Don Pedro Subdivision Lots up for tax sale in 2024

The Lake Don Pedro Owners Association has become aware of some properties in the subdivision that are scheduled to be up for auction by Tuolumne County this year due to unpaid property taxes. We want to make our owners aware of these proposed sales in case there is any interest in bidding for them.

Caveat Emptor - Buyer Beware. All sales are final. All parcels offered at public auction are sold "AS IS". No warranty is expressed or implied in any manner regarding property sold at the public auction, including, but not limited to, the following example: no claims are made to guarantee access to, or building permits for, any of the parcels involved in the sale. The County assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded. Lack of adequate research may result in the purchase of unusable property with no entitlement to a refund.

It is the responsibility of the bidder to adequately research properties prior to bidding to know exactly what is being purchased. It is recommended that you should personally inspect the property and search the title to prevent unwelcome surprises.

Tuolumne County Tax Sale: May 10th – 13th 2024 (Online Auction)

Tuolumne County uses an online auction service called Bid4Assets.com to auction their properties over a four day period. You may get there through the Tuolumne County website on the Tax Collectors page direct link or go to www.bid4assets.com and go to their County Tax Sales section.

The website is very helpful with a lot of information.

At this time, we are aware of 4 properties in the subdivision that are scheduled for sale.

Note: A property can be withdrawn prior to the auction if the owner makes arrangements to pay the delinquent taxes.

The lots are:

Note: Minimum bid amounts are as of February 17, 2024 and can change slightly each month.

LDPOA LOT # T0448 – Navarro St.; 1.8 acres, unimproved lot, APN 075-100-014-000, Minimum Bid \$8,840.00

LDPOA LOT # T0480 – 1735 Alazan Way.; 1.1 acres, improved lot, APN 075-190-019-000, Min. Bid \$20,491.00

LDPOA LOT # T0707 – 2776 Pepito Ct.; 1.4 acres, unimproved lot, APN 075-050-025-000 Minimum Bid \$2,569.00

LDPOA LOT # T0806 – 3650 Castillo Way; 13.6 acres, improved lot, APN 076-240-028-000 Minimum Bid \$29,452.00

LDPOA LOT # T0819 – Hwy 132/Castillo Way; 1.5 acres, unimproved lot, APN 076-210-031 Minimum Bid \$4,600.00

LDPOA LOT # T0979 – Hoyito Cir; 1.9 acres, unimproved lot, APN 076-150-013 Minimum Bid \$715,417.00

LDPOA LOT # T0980 – 13588 Hoyito Cir; 1.8 acres, unimproved lot, APN 076-150-014 Minimum Bid \$2,774.00

LDPOA LOT # T1206 – Enramada Dr; 5.3 acres, unimproved lot, APN 076-040-024 Minimum Bid \$2,762.00

Don't Forget!
"Spring Ahead" Time Change
Sunday March 10th
Set your clocks ahead on Sat night when you go to bed!



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

Scan & Email .10 cents per page
 Copies .10 cents per 8.5 x11 page (1 side)
 .20 cents per 11x17 sheet (1 side)
 The office is happy to make copies or to scan & email documents for you.

Office Hours: Mon – Wed, Fri & Sat 9am - 4:30pm
Closed: Sun, Thurs & Major Holidays
Ph: 209 852-2312 or 209 852-9361
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 Meeting schedule for March is on the 2nd Wednesday of the month at 6:30 pm on **Wednesday, March 13th**.
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. **The March ACC Meeting has been changed to Saturday, March 9th. Please send all submissions to the LDPOA Office by Wednesday, March 6th 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
LDPOA office 2nd ph: 209-852-9361
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

- Eva Banuelos**Assoc. President
- Chris Adams**Assoc. VP
- Dennis Dias**Board Secretary
- Renee Anderson** Treasurer
- Phyllis Cotta** Director
- Kim Cheatham** Director
- Chris Lowey** 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 or 209-852-9361
 Email: info@LDPOA.com
 Web: www.LDPOA.com
 FaceBook: www.facebook.com/ldpoa

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.