



Official publication of the Lake Don Pedro Owners' Association

Discoverer

April 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

April

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

Continued

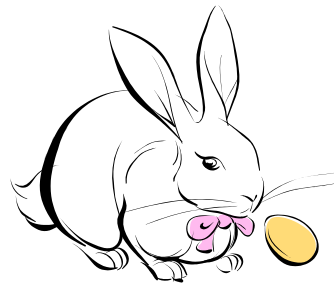
May

- 5/4 Saturday
 - **DP Community Yard Sale** 9am - 3 pm
 - Apt B Reserved
- 5/7 Tuesday
 - ACC Meeting
 - **Game Night** 6 - 9 pm
- 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**
- 5/28 Tuesday
 - Last Tai Chi class before summer break

June

- 6/1 Saturday
 - Apts A & B Reserved 6/1-5
- 6/4 Tuesday
 - **Game Night** 6 - 9 pm
- 6/16 Sunday
 - Father's Day
- 6/19 Wednesday
 - Juneteenth
- 6/29 Saturday
 - Pavilion Reserved

HACIENDA EGG HUNT



SATURDAY
March 30th
at 10 AM

Annual Spring Community Yard Sale

Sat. May 4th 9am - 3pm

At the Hacienda, 5182 Fuentes de Flores, La Grange, CA



Contact the LDPOA office at 852-2312 or info@LDPOA.com
For space & table reservations

FREE VENDOR SPACES!
Tables may be rented for \$5 each
Vendor setup starts at 7 am

Unfortunately....
Until we get an insurance matter settled
Game Nights are ASSOC. MEMBERS ONLY
(includes their household)

Game Nights
1st Tues
Each month

6 - 9 pm at the Hacienda

Bring your family, your favorite games & play



Tai Chi Class

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

Sponsored by Area 12 on Aging

Tuesdays 10 - 11 am
March 5th through May 28th

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

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329
(209) 852-2312, info@LDPOA.com

EARLY NOTICE OF CANDIDATE NOMINATION DEADLINE¹
2024 BOARD OF DIRECTORS ELECTION

See page 4 for full notice, including deadline, and Candidate Nomination instructions.

Executive Session: 5:30 pm

General Meeting

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:37 pm** by Eva Banuelos, President.
- II EXECUTIVE SESSIONS REPORTS** by Eva Banuelos, President
No January 24, 2024 Executive Session
Feb. 13, 2024 Executive Session / Fine Hearing
Feb. 14, 2024 Executive Session: contracts/agreements, painting, payroll, rental/use
- III MINUTES** of January 24, 2024 Board Meeting (including small correction requested by Renee Anderson) presented by Dennis Dias, Board Secretary. Motion to approve as corrected by Chris Lowey, 2nd by Renee Anderson. Approved unanimously.
- IV TREASURER'S REPORT** by Renee Anderson, Treasurer
January 2024 Monthly Financials: Operations Account \$236,462.28; Reserve Account \$116,560.59 + Reserve CDs. Motion to approve by Phyllis Cotta, 2nd by Chris Lowey. Approved unanimously.
- V COMMITTEE REPORTS –**
Reports Only (no questions or discussions - those are during Open Forum)
- Facility Report** by Chris Adams: Only current extra project is working at parks in between rains for fence project, annual week spraying, trim, mowed, etc.
 - ACC Report** by Dennis Dias: Permits, approved 7, denied 2, 1 pending more info. Compliance, Issued 7 case letters, 4 closed cases, 4 pending response, 4 invites to meet w/committee, 5 registered letters. Additional report by Shelley Cummings of Committee: New compliance officer for Mariposa County Bart Conner. Mariposa Co. is also enforcing removal of squatter on lot that Assoc contacted them about (hopefully by Tuesday).
 - Parks & Trails Reports** by Renee Anderson & Kim Cheatham: The Trailblazers had a hike with a good turnout, cleared a section of Violetta Loop & and also two roadways with 21 bags of garbage removed.
 - Activities/Events Report** by Eva Banuelos: Game Nights start March 5th (1st Tues each mo.) from 6 – 9pm, Eva Banuelos will be Assoc. representative for open/close.
Motion to accept committee reports by Dennis Dias, 2nd by Chris Adams. Approved, unanimously.
- VI CONTINUING BUSINESS -**
- Project/Vote:** 4 Bids for Hacienda exterior painting (Reserve) project reviewed in Executive Session. Motion to approve accepting the bid by local AAA Painters by Dennis Dias, 2nd by Kim Cheatham. Approved, unanimously.
 - Request:** Adriana & Victor Ramirez request to use the Hacienda Kitchen for commercial resale food preparation. Parties not in attendance – Motion to table to March meeting by Renee Anderson, 2nd by Phyllis Cotta. Tabled by unanimous vote.
 - Request:** Jacob Erickson requests to be able to use the Hacienda exercise room to work with clients. Parties not in attendance – Motion to table to March meeting by Renee Anderson, 2nd by Phyllis Cotta. Tabled by unanimous vote.
 - Vote:** Whether to add funds to Parks budget for dump fees reimbursements. Discussion. Motion to add \$200 to parks budget for dump fees reimbursement by Eva Banuelos, 2nd by Chris Lowey. Approved, unanimously.
 - Event Proposal** by Eva Banuelos: 1st Sunday spring & summer Evening Concerts on hill behind Hacienda. Eva Banuelos motioned to table this idea for more research, 2nd Phyllis Cotta. Approved, unanimously.

- Maintenance:** 5 Custom 18x24 reflective, painted, aluminum, park signs for parks. [Reserve item] Motion to approve by Dennis Dias, 2nd Kim Cheatham. Approved, unanimously.

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

- Proposed Policy:** Non-Assoc. use of the Hacienda facility for classes by instructors or outside vendors must provide insurance for their activities/classes. Motion to approve policy as stated by Dennis Dias, 2nd by Chris Adams. Approved, unanimously.
- Request/Discussion/Vote:** Berit Brown requests to start a Tai Chi for arthritis and fall prevention class on Tuesday mornings at 10 am in the Lounge, college semesters schedule (Sep – Dec & Jan – May). Certified instructor with insurance. Motion to approve by Chris Lowey, 2nd Phyllis Cotta. Motion approved, unanimously.
- Vote:** Annual renewal of contract for payroll outsourcing. No change in fee. Motion to approve renewal of contract services by Phyllis Cotta, 2nd by Chris Adams. Approved, unanimously.
- Vote:** Replace 5 11ft market umbrellas at \$220 each for \$1,100 + tax. [Reserve item]. Motion to approve by Dennis Dias, 2nd by Eva Banuelos. Approved unanimously.
- Vote:** Purchase certified playground bark for Hacienda slides to bring fall area back to code, 40 yards @ \$48 per yd. + delivery fee for \$2,365. [Reserve item] Motion to approve by Dennis Dias, 2nd by Chris Lowey. Approved unanimously.
- Discussion/ Vote:** Should Board send a “comment letter” to Mariposa Co. on Deerwood’s proposed project? If yes, what comments or concerns? Motion to send letter of no objection to County with 2nd letter to Deerwood with questions regarding Association members usage benefits, by Renee Anderson, 2nd by Dennis Dias. Approved unanimously.

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.

IX MEETING ADJOURNED: at 7:24 pm

NEXT SCHEDULED MEETING DATE: Next Board Meeting
Wednesday, March 13, 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
March 13, 2024.

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

The LDPOA Office now has two phone numbers
209 852-2312 & 209 852-9361
for general info and either Pam or Chris
If you get either the answering machine or a Beep beep beep tone than you’ve caught both lines in use.

A Great Way Members Can Help the Assoc. Reduce Rising Expenses

Members may not realize that the Association is legally required to send out several annual reports and notices to each of our 3,125 owner's accounts. This is a very large expense each year. Every account that allows us to send these required reports and notices by email saves money that can be put towards other expenses.

Last year the Assoc. Spent over \$8,300 in printing and postage to comply with mailing documents and notices to the members that we don't have emails for. (And prices are again rising this year.)

We are still faced with only a limited number of accounts with emails and a legal requirement to send documents and notices to every account.

So, in our ongoing quest to reduce expenses, we are asking our members to please furnish the Assoc. office with an email address so that we can email out as many of these the legally required notices and information packets as possible rather than paying the high cost of commercial printing, envelopes, and especially postage.

Email the Assoc. office at info@LDPOA.com with permission to send documents & notices by email for your account.
*** Please include either your address or Lot/Account #** so we can match to the correct account(s) in our system. If you have multiple lots, we will send one notice out for all of them (unless you prefer one each).

Thank you for your help,
 LDPOA Office.

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329
(209) 852-2312,
info@LDPOA.com

EARLY NOTICE OF CANDIDATE NOMINATION DEADLINE¹ 2024 BOARD OF DIRECTORS ELECTION

There will be three seats to be filled in the upcoming October election of Directors, as three Directors' terms expire naturally this year.

The deadline for submitting candidate nominations is 5:00 pm on Friday, July 12, 2024.

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

If at the close of nominations at 5:00 pm on Friday, July 12, 2024, 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.

¹This notice constitutes the "Early Notice of Nomination Deadline" per state ordinance.

LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of February 29, 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	1,001.65		1,001.65
BAC - Operating	102,874.41		102,874.41
Reserve - BAC (savings)		119,510.48	119,510.48
Reserve - BAC (CDs)		569,659.32	569,659.32
Assessments Receivable, less Allowance for Doubtful Accounts (\$151,972.98-\$124,177.97)	27,795.01		27,795.01
Prepaid Insurance	68,932.37		68,932.37
Undeposited Funds (received but not deposited)	388.92		388.92
Total Assets	\$200,992.36	\$689,169.80	\$890,162.16
LIABILITIES			
Accounts Payable	7,218.00		7,218.00
Refundable Deposits	21,920.00		21,920.00
Workers Comp	4,033.51		4,033.51
Direct Deposit Liabilities	(5,302.09)		(5,302.09)
Other Liabilities	927.00		927.00
Total Liabilities	28,796.42		28,796.42
FUND BALANCE	172,195.94	689,169.80	861,365.74
Total Liabilities and Fund Balance	\$200,992.36	\$689,169.80	\$890,162.16



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
February 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	250.00		650.00		650.00	0.00
Apartment Rental	1,050.00		15,658.00		15,658.00	22,000.00
Hall Rental	50.00		3,088.00		3,088.00	500.00
Office Rental	687.00		5,179.00		5,179.00	6,000.00
Interest Income - Receivables	484.70		3,747.60		3,747.60	2,000.00
Interest Income - Bank	0.00	1,951.03	0.00	15,228.88	15,228.88	1,000.00
Other Income	111.00		5,924.97		5,924.97	5,000.00
Late Fees	0.00		8,172.00		8,172.00	5,500.00
Fines	250.00		4,500.00		4,500.00	0.00
Transfer Fees	850.00		12,050.00		12,050.00	22,000.00
Total Revenues	3,732.70	1,951.03	398,609.57	50,228.88	448,838.45	438,640.00
EXPENSES						
Bad Debt Expense	1,000.00		8,028.96		8,028.96	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	171.45		1,674.15		1,674.15	2,500.00
Office Supplies	46.00		4,494.09		4,494.09	1,500.00
Office Salaries	6,839.50		53,623.25		53,623.25	81,500.00
Travel / Mileage	0.00		464.65		464.65	500.00
Legal	207.00		207.00		207.00	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	845.82		7,337.13		7,337.13	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	69.99		1,586.06		1,586.06	2,000.00
Merchant Fees	298.94		5,406.36		5,406.36	6,000.00
Insurance	6,269.08		58,233.48		58,233.48	75,100.00
Taxes / License / Filing Fees	0.00		12,705.75		12,705.75	7,500.00
Workers Comp Insurance	439.25		4,164.86		4,164.86	2,000.00
Hacienda Maintenance Salary	5,320.00		45,640.00		45,640.00	72,800.00
Pool Monitor Salary	0.00		9,140.00		9,140.00	9,900.00
Janitorial Salary	2,067.00		16,180.50		16,180.50	21,840.00
Payroll Tax Expense	1,391.75		11,101.29		11,101.29	13,000.00
Salary Expenses - Other	316.00		3,772.50		3,772.50	6,000.00
Electric (Hacienda)	2,176.48		21,546.39		21,546.39	20,000.00
Electric (Well)	431.69		5,664.84		5,664.84	3,500.00
Electric (El Prado Park)	76.89		537.86		537.86	1,000.00
Electric (Barn)	15.95		101.18		101.18	100.00
Water (El Prado Park)	254.85		1,938.78		1,938.78	1,700.00
Reserve Study	400.00		400.00		400.00	300.00
Propane	0.00		413.32		413.32	1,000.00
Trash Removal	474.33		3,635.11		3,635.11	4,000.00
Office Telephone	87.81		1,535.66		1,535.66	3,000.00
Hacienda Miscellaneous Expense	33.00		63.00		63.00	0.00
Hacienda Maintenance Supplies	443.73		5,329.50		5,329.50	4,000.00
Hacienda Maintenance Repairs	0.00		1,474.06		1,474.06	2,000.00
Reserve Project Expenses	2,622.10		30,313.83		30,313.83	0.00
Septic Maintenance	0.00		1,800.00		1,800.00	1,800.00
Well Water & Septic Testing	100.00		1,937.70		1,937.70	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	63.25		1,010.99		1,010.99	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	850.00		1,454.00		1,454.00	1,000.00
Janitorial Supplies	0.00		3,786.16		3,786.16	1,000.00
Park Expense	692.27		1,640.45		1,640.45	2,000.00
Payroll Expenses	200.00		2,263.04		2,263.04	3,500.00
Total Expenses	34,204.13	0.00	357,745.33	0.00	357,745.33	403,640.00
Excess (Deficiency) of Revenues Over Expenses	-30,471.43	1,951.03	40,864.24	50,228.88	91,093.12	
Board-Approved Intfund Reclassifications and Transfers	(2,916.67)	2,916.67	11,666.64	(11,666.64)	-	
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	\$ (33,388.10)	\$ 4,867.70	\$ 172,195.94	\$ 689,169.80	\$ 861,365.74	

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

Got Junk?

Could be someone else's treasure....

Don Pedro Community Yard Sale

Sat. May 4th at the Hacienda

9am – 3pm FREE Spaces

call 209 852-2312 or email info@LDPOA.com



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

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.

RENTS & DEPOSITS for HALLS & KITCHEN

RATES:	Member	Non-Member
Pavilion (3,440 sq ft)	\$300	\$ 900
Lounge (1,595 sq ft)	\$ 75	\$ 400
Kitchen	\$100	\$ 200

REFUNDABLE DEPOSITS FOR EVENTS:
 (Deposits refunded if: rental rules are followed, no damages & cleanup is completed)

Deposits:	Member	Non-Member
Pavilion	\$500	\$1,000
Lounge	\$400	\$1,000
Kitchen	\$100	\$1,000

APARTMENT RATES & DEPOSITS

* 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)

Rates for: Members Non-Member

Apartment "A" (Upstairs, sleeps 8: 3Q, 2T)	Members	Non-Member
Daily Rate	\$210	\$300
Weekly Rate	\$1,260	\$1,800

DEPOSIT: \$350 \$500

Apartment "B" (Downstairs, sleeps up to *6)

Daily Rate	\$150	\$230
Weekly Rate	\$900	\$1,380

DEPOSIT: \$300 \$360

*includes queen sofa bed

ADDITIONAL RENTAL INFORMATION

All Reservations Subject to Availability
Deposits & insurance required for events.
Event curfew is 10:30 pm
with cleanup by Midnight.

Available for use at no additional cost:
 Banquet tables, chairs, Pavilion stage risers, courtyard, front lawn, side lawn area, 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 are 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

Important Information

2024 Dues are \$144 due on July 1st

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

The annual billing statements will be mailed out by May 30th

If for some reason, you did not receive your bill, your dues are still due and payable.
 (We do not have any control of the Post Office or mail delivery)

On Aug. 1st unpaid 2024 Dues receive a \$14.40 Late Fee.
 On Sept. 1st, additional 1% monthly interest charges start on all accounts over 30 days past due.

Accounts on free payment plans can avoid the late charges & any monthly interest charges as long as payments are kept current.

We will work with you.

209 852-2312 info@LDPOA.com

Board & ACC Meeting Info

- The **General Board Meeting** schedule for April is on the **2nd Wednesday** of the month, **April 10th at 6:30 pm.**
- **The ACC (Architectural Control & Compliance)** Committee meets monthly to issue permits. **The April ACC Meeting is scheduled on Tuesday, April 9th.** Please send all submissions to the LDPOA Office by Friday, April. 5th to assure being included on the ACC agenda.
- **Attention:** Any individual or group with a special request for an activity, project or improvement etc. must submit their proposal to be listed as an agenda item for approval at a Board Meeting and be present at the meeting in order for it to be considered for 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 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