



Discoverer

May 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

May

- 5/2 Thursday
 - Apt B Reserved 5/2-4
- 5/4 Saturday
 - **DP Community Yard Sale** 9am – 3 pm
- 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
 - POOL OPENS 
- 5/25 Saturday
 - Pavilion reserved
- 5/27 Monday - Memorial Day
 - OFFICE CLOSED
- 5/28 Tuesday
 - Last Tai Chi class before summer break

Continued

June

- 6/1 Saturday
 - Apts A & B Reserved 6/1-5
- 6/4 Tuesday
 - **Game Night** 6 - 9 pm
- 6/9 Sunday
 - Lounge Reserved
- 6/11 Tuesday
 - ACC Meeting
- 6/12 Wednesday
 - Possible Board Meeting
- 6/16 Sunday
 - Father's Day
- 6/19 Wednesday
 - Juneteenth
- 6/29 Saturday
 - Pavilion Reserved

July

- 7/1 Wednesday
 - Pavilion, Kitchen Reserved
 - Apt B Reserved
- 7/4 Thursday
 - Apt A Reserved 7/4-6
- 7/6 Saturday
 - DP Lake Fireworks 9:30pm
- 7/9 Tuesday
 - ACC Meeting
- 7/10 Wednesday
 - Possible Board Meeting

Spring Cleanout Time!

Annual Community Yard Sale

Sat. May 4th

At the Hacienda,
5182 Fuentes de Flores, La Grange, CA
9am – 3pm

FREE VENDOR SPACES!

(Each space is a parking space)
Tables can be rented for \$5 each
Vendor setup starts at 7 am



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



POOL OPENS - Fri May 24th 10am -7pm

See page 5 for more info & new swim class

6 – 9 pm
at the
Hacienda

Community Game Nights 1st Tuesday Each month

Bring your friends, 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.

LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF THE GENERAL BOARD MEETING
WEDNESDAY, MARCH 13, 2024, at 6:30 pm

General Meeting

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:34 pm.** by Eva Banuelos, President. Present: Eva Banuelos, VP Chris Adams, Treasurer Renee Anderson, Directors Phyllis Cotta, Kim Cheatham and Chris Lowey. Absent: Secretary Dennis Dias
- II EXECUTIVE SESSIONS REPORTS** by Eva Banuelos, President
Feb. 14, 2024 Executive Session: contracts/agreements
March 13, 2024 Executive Session: Compliance /Fine Review
- III MINUTES:** Motion to approve minutes of February 14, 2024 Board Meeting by Phyllis Cotta, 2nd by Eva Banuelos. Approved, unanimously.
- IV TREASURER'S REPORT** by Renee Anderson, Treasurer
February 2024 Monthly Financials: Operating account \$200,992.36; Reserves account \$119,510.48 (+ CDs of \$569,659.32). Motion to approve February Financials as stated by Phyllis Cotta, 2nd by Chris Lowey. Approved, unanimously.
- V COMMITTEE REPORTS**
1. Facility Report by Chris Adams: New fence at El Prado proceeding as weather allows, weed spraying done at 3 parks, prep for Hacienda painting started.
 2. ACC Report by Chris Lowey: 2 permits issued, 1 new violation, closed 4 violations, 4 cases at county level, 3 cases holding to deadline, 9 letters total sent.
 3. Parks & Trails Committee Reports by Renee Anderson & Kim Cheatham: Continued volunteer trash pickup along roads, Trail rides and hikes scheduled including 2 hosted by the Trailblazers Club with other clubs invited.
 4. Activities/Events Report by Eva Banuelos: 1st Game Night held 3/5 with good turnout, working on BINGO night with Karaoke Night to follow. Additional insurance needed if community non-members allowed so may have to delay for a month to resolve.
- Motion to approve Committee Reports by Renee Anderson, 2nd by Chris Adams. Approved, unanimously.
- VI CONTINUING BUSINESS**
6. Tabled from Feb. Meeting: Jacob Erickson requests to use the Hacienda exercise room to work with clients. Mr. Erickson was again not in attendance as required and notified. Item dismissed.
- VII NEW BUSINESS**
1. Audience Comments 17 minutes. The 2024 annual dues assessment. Motion to set 2024 annual assessment (dues) at \$144 as recommended by Assoc. bookkeeper by Eva Banuelos, 2nd by Chris Adams. Approved, unanimously.
 2. Audience Comments 2 minutes. The 2024/25 Fiscal Year Budget. Motion to approve the 2024/25 Annual Budget based on \$144 dues as proposed and presented, by Phyllis Cotta, 2nd by Kim Cheatham. Approved, unanimous.
 3. Explanation 1 minute. The 2024/25 annual Reserve Study update. Motion to approve the annual Reserve Study update as presented, by Phyllis Cotta, 2nd by Chris Adams. Approved, unanimously.

Continued

Minutes continued

Page 2

1. Explanation 1 minute. The annual Reserve Contribution amount. Motion to approve the annual Reserve Contribution for 2024/25 fiscal year be in the amount of \$20,000 by Kim Cheatham, 2nd by Renee Anderson. Approved, unanimously.
2. Explanation 1 minute. Reimburse the Operating account for paid Reserve Expenses. Motion to authorize reimbursing the Assoc. Operating account for \$30,313.83 in paid Reserve expenses to date by transfer of said amount from the Reserve account, by Chris Adams, 2nd by Phyllis Cotta. Approved, unanimously.
3. Raise the Association's collection fee to \$200 to cover the recording fees & auxiliary expenses for liens on seriously delinquent accounts. Motion to approve raising Assoc. collection fee to \$200 by Kim Cheatham, 2nd by Chris Adams. 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.

Most comments expressed during the New Business section of the meeting by multiple speakers concerning a second dues raise in two years and if more pre-vote comments would affect the necessity of it that. Including extended speech by former candidate who had to be repeatedly requested to conclude and re-take his seat. Chris Adams and Dan Cheatham acting as Sgt-at Arms.

IX ADJOURNMENT / NEXT SCHEDULED MEETING DATE:

Next Board Meeting Wednesday, April 10, 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 April 10, 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.

Candidates must either self-nominate or confirm your nomination acceptance with our office to appear on the ballot.

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 March 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	953.54		953.54
BAC - Operating	111,563.89		111,563.89
Reserve - BAC (savings)		92,140.85	92,140.85
Reserve - BAC (CDs)		571,459.46	571,459.46
Assessments Receivable, less Allowance for Doubtful Accounts (\$148,200.21-\$125,149.44)	23,050.57		23,050.57
Prepaid Insurance	62,665.79		62,665.79
Undeposited Funds (received but not deposited)	(564.00)		(564.00)
Total Assets	\$197,669.79	\$663,600.31	\$861,270.10
LIABILITIES			
Accounts Payable	5,109.38		5,109.38
Refundable Deposits	23,070.00		23,070.00
Workers Comp	4,687.06		4,687.06
Other Liabilities	942.00		942.00
Total Liabilities	33,808.44		33,808.44
FUND BALANCE	163,861.35	663,600.31	827,461.66
Total Liabilities and Fund Balance	\$197,669.79	\$663,600.31	\$861,270.10



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
March 2024
ACCURAL 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 Operating Budget
REVENUES						
Assessments	0.00		339,640.00	35,000.00	374,640.00	374,640.00
Plan Check Income	100.00		750.00		750.00	0.00
Apartment Rental	1,080.00		16,738.00		16,738.00	22,000.00
Hall Rental	31.00		3,119.00		3,119.00	500.00
Office Rental	842.00		6,021.00		6,021.00	6,000.00
Interest Income - Receivables	460.36		4,207.96		4,207.96	2,000.00
Interest Income - Bank	0.00	1,827.67	0.00	17,056.55	17,056.55	1,000.00
Other Income	97.20		6,022.17		6,022.17	5,000.00
Late Fees	0.00		8,172.00		8,172.00	5,500.00
Fines	-750.00		3,750.00		3,750.00	0.00
Transfer Fees	1,340.00		13,390.00		13,390.00	22,000.00
Total Revenues	3,200.56	1,827.67	401,810.13	52,056.55	453,866.68	438,640.00
EXPENSES						
Bad Debt Expense	1,000.00		9,028.96		9,028.96	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	201.17		1,875.32		1,875.32	2,500.00
Office Supplies	83.08		4,577.17		4,577.17	1,500.00
Office Salaries	8,337.50		61,960.75		61,960.75	81,500.00
Travel / Mileage	90.00		554.65		554.65	500.00
Legal	1,921.50		2,128.50		2,128.50	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	745.83		8,082.96		8,082.96	6,000.00
Election	0.00		16,901.54		16,901.54	100.00
Collections	321.00		1,848.00		1,848.00	2,500.00
Public Relations	358.35		852.16		852.16	500.00
Postage & Delivery	69.99		1,656.05		1,656.05	2,000.00
Merchant Fees	260.10		5,666.46		5,666.46	6,000.00
Insurance	6,266.58		64,500.06		64,500.06	75,100.00
Taxes / License / Filing Fees	0.00		12,705.75		12,705.75	7,500.00
Workers Comp Insurance	653.55		4,818.41		4,818.41	2,000.00
Hacienda Maintenance Salary	7,840.00		53,480.00		53,480.00	72,800.00
Pool Monitor Salary	0.00		9,140.00		9,140.00	9,900.00
Janitorial Salary	3,028.00		19,208.50		19,208.50	21,840.00
Payroll Tax Expense	1,746.10		12,847.39		12,847.39	13,000.00
Salary Expenses - Other	760.00		4,532.50		4,532.50	6,000.00
Electric (Hacienda)	1,670.62		23,217.01		23,217.01	20,000.00
Electric (Well)	532.09		6,196.93		6,196.93	3,500.00
Electric (El Prado Park)	26.64		564.50		564.50	1,000.00
Electric (Barn)	67.18		168.36		168.36	100.00
Water (El Prado Park)	254.85		2,193.63		2,193.63	1,700.00
Reserve Study	0.00		400.00		400.00	300.00
Propane	0.00		413.32		413.32	1,000.00
Trash Removal	474.33		4,109.44		4,109.44	4,000.00
Office Telephone	87.81		1,623.47		1,623.47	3,000.00
Hacienda Miscellaneous Expense	0.00		63.00		63.00	0.00
Hacienda Maintenance Supplies	515.80		5,845.30		5,845.30	4,000.00
Hacienda Maintenance Repairs	0.00		1,474.06		1,474.06	2,000.00
Reserve Project Expenses	0.00		0.00	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	110.00		2,047.70		2,047.70	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		1,010.99		1,010.99	1,500.00
Pool Maintenance	0.00		1,807.28		1,807.28	1,500.00
Apartment Expenses	339.96		378.78		378.78	300.00
Pest & Weed Control	151.00		1,605.00		1,605.00	1,000.00
Janitorial Supplies	461.92		4,248.08		4,248.08	1,000.00
Park Expense	257.36		1,897.81		1,897.81	2,000.00
Payroll Expenses	300.00		2,563.04		2,563.04	3,500.00
Total Expenses	38,932.31	0.00	366,363.81	30,313.83	396,677.64	403,640.00
Excess (Deficiency) of Revenues Over Expenses	-35,731.75	1,827.67	35,446.32	21,742.72	57,189.04	
Board-Approved Interfund Reclassifications and Transfers	(2,916.67)	2,916.67	8,749.97	(8,749.97)	-	
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	\$ (38,648.42)	\$ 4,744.34	\$ 163,861.35	\$ 663,600.31	\$ 827,461.66	

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

**Your Unwanted Items
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**

**~ POOL USE RULES ~
NO LIFEGUARD ON DUTY
SWIM AT YOUR OWN RISK**

*Electronic Access Tag is needed for Pool Gate
Pool has 24 hour video surveillance*

Hours: June – Aug. Open 10:00 am - 8:00 pm
(May & Sept closes 7 pm)

*** All swimming ends 15 minutes before closing**

Pioneer Club (Adult Only Exercise/Swim) hours are 8am-10 am.

For the 2 weeks of Swim Lessons general swim hours are adjusted to start at Noon on M-F.
See posted dates for Swim Lessons.

Violation of these pool use rules can result in loss of pool privileges

◇ *Violations of CA Health & Safety Codes that can result in closure of the pool.*

1. KEEP GATE CLOSED AT ALL TIMES – Please Note:

If you let someone into the Pool Gate

you are assuming responsibility for their behavior.

2. A member account in-good-standing may have up to 6 non-member guests.

3. Absolutely NO GLASS CONTAINERS of any kind in the pool enclosure ◇

4. CHILDREN MUST BE UNDER ADULT SUPERVISION AT ALL TIMES.

NO CHILD UNDER 14 YEARS OF AGE WITHOUT A RESPONSIBLE ADULT AGE 18 OR OLDER.

5. NO SMOKING anywhere other than in the designated smoking area. ◇

6. Suitable Attire: Swim Diapers required for infants – no exceptions. ◇

Hemmed shorts are ok but “cut offs” are not allowed in the pool.

7. NOT ALLOWED

- **NO Animals** in the pool area◇, or in the attached recreation area.
- **NO Flotation toys / items** (rafts, inner tubes, noodles, etc.) in the pool. (Personal safety flotation devices, swim vests etc. for babies & toddlers are Ok)
- **NO BALLS or SMALL TOYS ALLOWED IN POOL OR POOL AREA.** (Balls may be used, with courtesy, on the grass & asphalt court areas.)
- **NO Skateboards, skates, scooters or other wheeled riding toys!** ◇ (Exceptions: wheelchairs, walkers and baby strollers are allowed.)

CONDUCT

NOTICE: For the general enjoyment of all members - This is a “G” rated facility.

Inappropriate conduct or language can result in suspension of use privileges.

- **NO Running, pushing,** excessive horseplay or splashing in the pool area.
- **Please pick up and dispose all of your trash.** Smokers - use ash cans.
- **Please do not play in or run through the planters or fountain.**



Sponsored by the Tuolumne County Recreation Dept.

Session & Class Calendar

Session I : M-F July 1st – July 5th

Class 1 for Levels I, II, III 9 am

Class 2 for Levels I – III, IV, V, VI 10 am

★ Class 3 Mommie & Me (Tiny ones) 11 am

Session II : M-F July 22nd – 26th

Class 1 for Levels I, II, III 9 am

Class 2 for Levels I – III, IV, V, VI 10 am

★ Class 3 Mommie & Me (Tiny ones) 11 am

★ *New Class* Fee: \$37.50 per child

Online Registration starts Mon 4/29 at 9am
on the Tuolumne County Recreation website

www.TcRecreation.com

(Online registration closes on 6/12 at 5pm)

Unfilled classes will accept sign ups at 8:30 am on the opening day of each class

**On class dates the pool opens
For general use at noon.**

CAL FIRE NEWS RELEASE

California Department of Forestry and Fire Protection

Tuolumne - Calaveras Unit



CONTACT: Emily Kilgore
Fire Prevention Specialist II
(209) 754-3831

RELEASE DATE: April 23, 2024

**CAL FIRE Burn Permits Required May 1st in
Calaveras, San Joaquin, Stanislaus and Tuolumne Counties**



WOW!
Recently caught at
Carmelita Park

Discoverer

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)		
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

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 May is on the **2nd Wednesday** of the month, **May 8th at 6:30 pm.**
- **The ACC** (Architectural Control & Compliance) Committee meets monthly to issue permits. **The May ACC Meeting is scheduled on Tuesday, May 7th.** 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.**

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
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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 BanuelosDirector
Chris AdamsAssoc. VP
Dennis DiasBoard 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	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.