



# Discoverer

June 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

**Tues Tai Chi Class on Summer Hiatus**

### WEDNESDAYS

Yoga Class 9 am

## June

- 6/1 Saturday
  - Apts A & B Reserved 6/1-5
- 6/4 Tuesday
  - **Game Night** 6 - 9 pm
- 6/5 Wednesday
  - Girl Scouts – Lounge 6pm
- 6/9 Sunday
  - Lounge Reserved
- 6/11 Tuesday
  - ACC Meeting
- 6/12 Wednesday
  - **NO Board Meeting Summer Hiatus**
- 6/16 Sunday - Father's Day
- 6/18 Tuesday
  - Girl Scouts – Lounge 6pm
- 6/19 Wednesday - Juneteenth
- 6/29 Saturday
  - Pavilion Reserved
  - Lake McClure Fireworks 

## July

- 7/1 Monday
  - Pavilion, Kitchen Reserved
  - Swim Lessons M-F 7/ 1-5 (general swim starts at noon)
- 7/3 Wednesday
  - Pavilion & Kitchen Reserved
  - Apt B Reserved
- 7/4 Thursday – Independence Day!
  - Apt A Reserved 7/4-6
- 7/6 Saturday
  - DP Lake Fireworks  9:30pm
- 7/9 Tuesday
  - ACC Meeting
- 7/10 Wednesday
  - Board Meeting, 6:30 pm at the Hacienda
- 7/12 Friday
  - CLOSE of Nominations for board candidates at 5 pm.
- 7/22 Monday
  - Swim Lessons M-F 7/ 22-26 (general swim starts at noon)

## August

- 8/3 Saturday
  - Lounge Reserved
- 8/8 Thursday
  - Apt A Reserved 8/8-9

## Pool Opens

# Saturday May 25th



to May 31<sup>st</sup> Hours: 10 am – 7 pm

In June Hours change to:

**10 am - 8 pm**

All Swimming ends 15 min. before closing.

See page 5 for pool rules & info on The July Swim Classes including a new additional Swim Class



Parent & Me for infants/toddlers

Online registration open now!

6 – 9 pm  
at the  
Hacienda

## Community Game Nights 1<sup>st</sup> Tuesday Each month

Bring your friends, your favorite games & play

NO June Board Meeting  
Board's Summer Hiatus  
Next Board Meeting scheduled for  
July 10, 2024 – 6:30 pm

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

EARLY NOTICE OF CANDIDATE  
NOMINATION DEADLINE<sup>1</sup>  
2024 BOARD OF DIRECTORS ELECTION

See page 3 for full notice, including deadline, and  
Candidate Nomination instructions.

The Association office will be CLOSED on  
Monday May 27<sup>th</sup> for Memorial Day

LAKE DON PEDRO OWNERS' ASSOCIATION  
MINUTES OF THE GENERAL BOARD MEETING  
WEDNESDAY, APRIL 10, 2024, at 6:30 pm

**Executive Session: 5:30 pm**

**General Meeting**

**I CALL TO ORDER & PLEDGE OF ALLEGIANCE:** by President Eva Banuelos at 6:41 pm. Present: Eva Banuelos, Chris Adams, Dennis Dias, Renee Anderson, Kim Cheatham. Absent: Phyllis Cotta & Chris Lowey

**II EXECUTIVE SESSIONS REPORTS:** by  
Eva Banuelos and Chris Adams

March 13, 2024 Executive Session: Compliance /Fine Review of 2 cases  
April 9, 2024 Executive Session: Fine Hearing/ 1 case

April 10, 2024 Executive Session: Discussion of finable issues and possible need for more clarity and/or new rules included.

**III APPROVAL OF MINUTES** for March 13, 2024 Board Meeting. Motion to approve by Chris Adams, 2<sup>nd</sup> by Dennis Dias. Passed, unanimous.

**IV TREASURER'S REPORT** by Renee Anderson, Treasurer.  
March 2024 Monthly Financials:  
Operating Account: \$111,563.89,  
Reserve Account: \$92,140.85 (plus CD's at 571,459.46)  
Motion to accept monthly financial reports by Dennis Dias, 2<sup>nd</sup> by Chris Adams. Passed, unanimous.

**V COMMITTEE REPORTS – Reports Only** (questions & comments are during Open Forum)

- Hacienda Facility Report** by Chris Adams: general duties with added storm cleanup and extra projects; prep for Easter Egg Hunt event, the chain link fence repaired by pool, 5 market umbrellas replaced, 48 new folding chairs put into use, mowed 6 acres, burned brush piles, prep for pool season started.
- ACC Report** by Dennis Dias – Permits: 6 approved, 1 denied. Compliance: Closed 7, 8 letters, 4 registered letters, 3 fines continued.
- Parks & Trails Reports** by Chris Adams Parks weed sprayed, mowed, EP fence in progress. Kim Cheatham: Trail activities continue. Volunteers continue road trash pickup. Firewise signups ongoing.
- Activities/Events Report** by Eva Banuelos: The Annual Easter Egg Hunt again a success 1,500 eggs filled plus 250 donated, prize baskets & E. Bunny in attendance. 2 Game Nights held. May Yard Sale.

Motion to approve committee reports by Dennis Dias, 2<sup>nd</sup> by Chris Adams. Passed, unanimous.

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

Some audience members discussed the adjusted agenda format and other suggestions, the new "Mommie & Me swim class added, and also discussion of possible sports at the Hacienda.

**VII CONTINUING BUSINESS – None**

**VIII NEW BUSINESS – 'Discussion'** refers to a Board Discussion

- Proposal:** Owners of T1069 requested that the Board issue a "no objections" letter as they wish to apply to the County to move the P&E easement to the other side of their lot. Motion by Dennis Dias to object/deny due to moving that section would break the connection to the rest of the trail. 2<sup>nd</sup> by Kim Cheatham. Passed, unanimous.

*Continued*

- Proposal:** Increase staff hours to have office open 6 days a week (open on Thursdays, closed only on Sundays). This was tabled by consensus in Executive Session.
- Proposal:** Mr. Phillip Law (Owner T0772) proposes using his goats to manage the parks and trails. Mr. Law did not attend the meeting as requested. Motion to table by Kim Cheatham, 2<sup>nd</sup> by Chris Adams. Passed, unanimous.
- Vote:** Approval of 2024 Director's Election Calendar and in the event a full balloted election is required, select CA Elections as vendor and Randy Rattray &/or assist. as Inspector of Election. Motion to approve by Kim Cheatham, 2<sup>nd</sup> by Dennis Dias. Approved, unanimous.
- Discussion:** Andrea Walker (Owner M583) discussed the El Prado Park projects and improving the ball field. After the meeting was turned over to Mrs. Walker and the audience this ended up as a long presentation (38 min.), with numerous audience members speaking on this and also many side subjects brought up. No Board action.
- Proposal:** Heather Weightman requests using the Lounge weekly for meetings of Girl Scout Troop 1441. Insurance. Deposits. Rent. (Assoc. policy is 2 free uses for approved Charitable or Community groups.) Motion to approve use for two meetings a month (with GS organization insurance), by Dennis Dias, 2<sup>nd</sup> by Eva Banuelos. Approved, unanimous. \*Note no reduction or waiver of deposits discussed or authorized.
- Reserve Replacement:** The exercise treadmill died (bought in 2014). Recommend purchase of Sole TT8 Commercial Treadmill at cost of approx. \$2,850. [Surveyed 5 rating sites, 6 brands, 12 commercial models, for ratings, warranties, durability & price]. Motion to approve purchase at that cost plus tax by Chris Adams, 2<sup>nd</sup> by Dennis Dias. Approved, unanimous.
- Proposal:** Include a letter with the annual dues statements with info about needed emails, ACC guidelines, etc. Cost approx. \$600. Motion to approve by Renee Anderson, 2<sup>nd</sup> by Kim Cheatham. Approved, unanimous.
- Proposal:** Board appoint committee to draft a resolution clarifying several ACC issues with specific, simple prohibitions or restrictions example: items, animals or vehicles placed on unimproved lots; camping on unimproved lots. And a second Resolution to amend the Assoc. fine policy to include specified items from the new rules that are to be included under finable offences within the Assoc. fine policy. Upon approval of the draft resolutions, they are to be publicized to the Assoc. membership for not less than 30 days, nor more than 60 days, prior to a Board vote on whether to ratify said Resolutions. Motion to approve by Renee Anderson, 2<sup>nd</sup> by Chris Adams. Approved, unanimous.
- Proposal:** Use the funds from the Craft Fair Fundraiser to pay the \$500 required for public access insurance for the 2 additional monthly activities (Game/Bingo Night & Karaoke Night). Motion to approve by Dennis Dias, 2<sup>nd</sup> by Kim Cheatham. Approved, unanimous.

**IX ADJOURNMENT / NEXT SCHEDULED MEETING DATE:**

Meeting adjourned at 8:38 pm

Next Board Meeting Wednesday, May 8, 2024 – 6:30 pm at the Hacienda.

Respectfully submitted by Pam Hatler for Dennis Dias, Secretary.

Board Approved on : May 8, 2024

## 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](mailto: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](mailto:info@LDPOA.com)

### EARLY NOTICE OF CANDIDATE NOMINATION DEADLINE<sup>1</sup> 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](mailto: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.

<sup>1</sup>This notice constitutes the "Early Notice of Nomination Deadline" per state ordinance.



## The Lake Don Pedro Trailblazers

Riding & Hiking

Come Join Us

Meet 1<sup>st</sup> 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.

#### LAKE DON PEDRO OWNERS ASSOCIATION Balance Sheet As of April 30, 2024

ACCURAL 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	1,848.97		1,848.97
BAC - Operating	91,609.05		91,609.05
Reserve - BAC (savings)		95,078.31	95,078.31
Reserve - BAC (CDs)		573,389.83	573,389.83
Assessments Receivable, less Allowance for Doubtful Accounts (\$144,291.82-\$126,143.92)	18,147.90		18,147.90
Prepaid Insurance	56,399.21		56,399.21
Undeposited Funds (received but not deposited)	37.93		37.93
<b>Total Assets</b>	<b>\$168,043.06</b>	<b>\$668,468.14</b>	<b>\$836,511.20</b>
<b>LIABILITIES</b>			
Accounts Payable	10,695.89		10,695.89
Refundable Deposits	20,070.00		20,070.00
Workers Comp	4,391.72		4,391.72
Other Liabilities	952.00		952.00
<b>Total Liabilities</b>	<b>36,109.61</b>		<b>36,109.61</b>
<b>FUND BALANCE</b>	<b>131,933.45</b>	<b>668,468.14</b>	<b>800,401.59</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$168,043.06</b>	<b>\$668,468.14</b>	<b>\$836,511.20</b>



Statements of Revenues, Expenses  
and Changes in Fund Balances  
April 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 Operating Budget
<b>REVENUES</b>						
Assessments	0.00		339,640.00	35,000.00	374,640.00	374,640.00
Plan Check Income	200.00		950.00		950.00	0.00
Apartment Rental	2,220.00		18,958.00		18,958.00	22,000.00
Hall Rental	1,100.00		4,219.00		4,219.00	500.00
Office Rental	532.00		6,553.00		6,553.00	6,000.00
Interest Income - Receivables	433.89		4,638.85		4,638.85	2,000.00
Interest Income - Bank	0.00	1,951.16	0.00	19,007.71	19,007.71	1,000.00
Other Income	322.30		6,344.47		6,344.47	5,000.00
Late Fees	0.00		8,172.00		8,172.00	5,500.00
Fines	250.00		4,000.00		4,000.00	0.00
Transfer Fees	2,400.00		15,790.00		15,790.00	22,000.00
<b>Total Revenues</b>	<b>7,458.19</b>	<b>1,951.16</b>	<b>409,265.32</b>	<b>54,007.71</b>	<b>463,273.03</b>	<b>438,640.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,000.73		10,029.69		10,029.69	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	173.36		2,048.68		2,048.68	2,500.00
Office Supplies	309.76		4,766.93		4,766.93	1,500.00
Office Salaries	6,168.75		68,129.50		68,129.50	81,500.00
Travel / Mileage	0.00		554.65		554.65	500.00
Legal	63.00		2,191.50		2,191.50	500.00
Accounting	0.00		2,090.00		2,090.00	5,000.00
Bank Charges	0.00		63.00		63.00	0.00
Publication Costs	0.00		3,306.98		3,306.98	17,200.00
Computer / Internet	785.01		8,867.97		8,867.97	6,000.00
Election	358.90		17,260.44		17,260.44	100.00
Collections	0.00		1,968.00		1,968.00	2,500.00
Public Relations	0.00		852.16		852.16	500.00
Postage & Delivery	392.35		2,048.40		2,048.40	2,000.00
Merchant Fees	401.72		6,068.18		6,068.18	6,000.00
Insurance	6,266.58		70,766.64		70,766.64	75,100.00
Taxes / License / Filing Fees	0.00		12,705.75		12,705.75	7,500.00
Workers Comp Insurance	450.26		5,268.67		5,268.67	2,000.00
Hacienda Maintenance Salary	5,040.00		58,520.00		58,520.00	72,000.00
Pool Monitor Salary	0.00		9,140.00		9,140.00	9,900.00
Janitorial Salary	2,228.00		21,436.50		21,436.50	21,840.00
Payroll Tax Expense	1,181.29		14,028.68		14,028.68	13,000.00
Salary Expenses - Other	704.00		5,236.50		5,236.50	6,000.00
Electric (Hacienda)	2,163.09		25,380.10		25,380.10	20,000.00
Electric (Well)	636.84		6,833.77		6,833.77	3,500.00
Electric (El Prado Park)	29.95		594.45		594.45	1,000.00
Electric (Barn)	0.00		168.36		168.36	100.00
Water (El Prado Park)	254.85		2,448.48		2,448.48	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		4,583.77		4,583.77	4,000.00
Office Telephone	88.08		1,711.55		1,711.55	3,000.00
Hacienda Maintenance Supplies	661.62		6,506.92		6,506.92	4,000.00
Hacienda Maintenance Repairs	0.00		1,474.06		1,474.06	2,000.00
Reserve Project Expenses	3,928.05	0.00	4,166.46	30,313.83	34,480.29	0.00
Septic Maintenance	504.41		2,304.41		2,304.41	1,800.00
Well Water & Septic Testing	110.00		2,417.70		2,417.70	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	121.68		1,132.67		1,132.67	1,500.00
Pool Maintenance	0.00		1,807.28		1,807.28	1,500.00
Apartment Expenses	0.00		378.78		378.78	300.00
Pest & Weed Control	0.00		1,605.00		1,605.00	1,000.00
Janitorial Supplies	211.16		4,459.24		4,459.24	1,000.00
Park Expense	1,498.65		3,158.05		3,158.05	2,000.00
Payroll Expenses	0.00		2,563.04		2,563.04	3,500.00
<b>Total Expenses</b>	<b>36,206.42</b>	<b>0.00</b>	<b>402,830.23</b>	<b>30,313.83</b>	<b>433,144.06</b>	<b>403,640.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>-28,748.23</b>	<b>1,951.16</b>	<b>6,435.09</b>	<b>23,693.88</b>	<b>30,128.97</b>	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	<b>(2,916.67)</b>	<b>2,916.67</b>	<b>5,833.30</b>	<b>(5,833.30)</b>	<b>-</b>	
<b>Timing Adjustment from 6/30/23</b>			<b>19,035.06</b>	<b>0.56</b>	<b>19,035.62</b>	
<b>Fund Balance (Deficit) Beginning of Fiscal Year</b>			<b>100,630.00</b>	<b>650,607.00</b>	<b>751,237.00</b>	
<b>Fund Balance (Deficit) Month End</b>	<b>\$ (31,664.90)</b>	<b>\$ 4,867.83</b>	<b>\$ 131,933.45</b>	<b>\$ 668,468.14</b>	<b>\$ 800,401.59</b>	

## The 2024/25 Annual Disclosures

As required by law, the Annual Disclosures Report packet will be sent out to all accounts.

For those owners who are on our email list the packet will be emailed directly after this issue of the Discoverer.

*This helps keep our significant costs down, saving money, which helps us keep dues down.*

The remaining accounts will have the printed Annual Disclosures packet mailed out to them by May 30<sup>th</sup>.

They will also be available on the Assoc. website of [www.LDPOA.com](http://www.LDPOA.com) by May 30<sup>th</sup>.

### Busy Times at the Hacienda

Wow – so much going on all at once!

Besides the usual uptick in maintenance activities for this time of year – increased watering, repeated mowing of the Hacienda's 12 acre lot (3 times so far), all the various chores getting the pool and area ready to open, etc...we also have the added projects of getting the Hacienda exterior painted and re-roofing of the flat areas of the roof!

Fortunately, we have a great painting crew from AAA Painting who are so careful, precise, and neat. But maintenance still needs to remove the 53 exterior light fixtures, all the signs etc. to facilitate the speed of the job (saving expense). Also, while those are removed, taking them apart to be cleaned and inspected for possible repairs or conversion to better bulb options, and then they're re-assembled and re-installed. All to be scheduled in a short time period available between event reservations.

So, when you come by the Hacienda excuse the mess but appreciate how fresh a clean the building is looking!



After Board approval the General Board Meeting Minutes and Monthly Financial reports are available in PDF form on the Associations' website:

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

under Governance > Financial

The 2024 Association Dues of \$144

Come due on July 1<sup>st</sup>, 2024

If unpaid by Aug. 1<sup>st</sup> late fees and monthly interest charges apply.

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.

**~ 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 1<sup>st</sup> – July 5<sup>th</sup>**

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 22<sup>nd</sup> – 26<sup>th</sup>**

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](http://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 1<sup>st</sup> in  
Calaveras, San Joaquin, Stanislaus and Tuolumne Counties**



**WOW!**  
Recently caught at  
Carmelita Park





**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.

**BOARD OF DIRECTORS**

- Chris Lowey .....President
- Chris Adams .....Assoc. VP
- Dennis Dias .....Board Secretary
- Renee Anderson ..... Treasurer
- Phyllis Cotta ..... Director
- Kim Cheatham ..... Director
- Eva Banuelos ..... 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](mailto:info@LDPOA.com)  
 Web: [www.LDPOA.com](http://www.LDPOA.com)  
 Facebook: [www.facebook.com/ldpoa](http://www.facebook.com/ldpoa)

**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](mailto:info@ldpoa.com) Web: [www.ldpoa.com](http://www.ldpoa.com)**

**Important Information**

**The 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. 1<sup>st</sup> unpaid 2024 Dues receive a \$14.40 Late Fee.  
 On Sept. 1<sup>st</sup>, 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](mailto:info@LDPOA.com)

**Board & ACC Meeting Info**

- The **General Board Meetings** are scheduled monthly on the **2<sup>nd</sup> Wed.** Due to a Summer Hiatus in June, the **next Board Meeting is scheduled for July 10<sup>th</sup> at 6:30 pm.**
- The **ACC (Architectural Control & Compliance) Committee** meets monthly to issue permits. **The June ACC Meeting is scheduled on Tuesday, June 9<sup>th</sup>.** Please send all submissions to the LDPOA Office by Friday, April. 5<sup>th</sup> to be 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](mailto:info@LDPOA.com),  
 Or our website at [www.ldpoa.com](http://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.



Discoverer is available free to all members of the Lake Don Pedro Owners' Association.

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**Publisher:** Lake Don Pedro Owners' Assoc.  
**LDPOA office ph.:** 209-852-2312  
**LDPOA office 2<sup>nd</sup> ph:** 209-852-9361  
**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.*