



Discoverer

August 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 Starts back in Sept.

WEDNESDAYS

Yoga Class 9 am

July

- 7/26 Friday
 - Apt A Reserved 7/26 – 27
- 7/30 Tuesday
 - Apt B reserved
- 7/31 Wednesday
 - Apt A reserved 7/31 -8/1

August

- 8/1 Thursday
 - Apt A through 8/1
- 8/3 Saturday
 - Lounge Reserved
- 8/6 Tuesday
 - Gane Night - Lounge
 - Girl Scouts - Pavilion
- 8/8 Thursday
 - Apt A Reserved 8/8-11
- 8/10 Saturday
 - Lounge Reserved
- 8/13 Tuesday
 - ACC Meeting

continued

- 8/14 Wednesday
 - Board Meeting 6:30 pm
- 8/17 Saturday
 - Lounge Reserved
 - Apt B Reserved
- 8/21 Wednesday
 - Girl Scouts – Lounge
- 8/24 Saturday
 - Pavilion & Kitchen Reserved
 - Lounge Reserved
- 8/30 Friday
 - Apt A Reserved 8/30-31
- 8/31 Saturday
 - Lounge Reserved

September

Pool Hours Change – Close at 7 pm

- 9/2 Monday – OFFICE CLOSED
- 9/3 Tuesday
 - Game Night – Lounge
 - Girl Scouts – Pavilion
- 9/7 Saturday
 - LDPOA Candidate Night 6:30 pm at the Hacienda
- 9/10 Tuesday
 - ACC Meeting
- 9/11 Wednesday
 - Board Meeting 6:30 pm
- 9/13 Friday
 - Apts A & B Reserved
- 9/14 Saturday
 - Pavilion, Lounge & Kitchen Reserved

Pool's Open

August Hours: 10 am - 8 pm

All Swimming ends 15 min. before closing.

September time change - pool closes at 7pm

**6 – 9 pm
at the
Hacienda**

**Community
Game Nights
1st Tuesday
Each month**

Bring your friends, your favorite games & play

The Lake Don Pedro Owners' Association 2024 Board of Director's Election Pre-Ballot Notice

The ballot packages to be distributed in approximately 30 days.

**The deadline to return ballots is 10:00 a.m. on
Tuesday, October 8, 2024.**

At that time, a quorum of 40% of members voting is legally required to have a ballot count.

**All ballots must be returned to the Inspector of Election's office at:
PO BOX 301905, Escondido, CA 92030-9887 to be counted.**

*If the 40% quorum is not met on the above date, the deadline shall be automatically extended to: 10 a.m. Saturday, October 12, 2024, for the secondary 20% reduced quorum allowed by law.

**The ballot count and tabulation of the votes to be broadcast live via Zoom during the Annual Member's Meeting scheduled to for:
10 a.m. on Saturday, October 12, 2024 – at the Lake Don Pedro Hacienda, 5182 Fuentes de Flores, La Grange, CA.**

CANDIDATES FOR THE 2024 ELECTION OF THREE (3) DIRECTORS
(in alphabetical order)

Renee Anderson, Renee Burritt, Shelley Cummings, Jason Frye,
Chris Lowey, Eddie Pedreira, Manny Pinto, Andrea Walker,
Walter (Alex) Weightman

The LDPOA Election Rules are available at
<https://ldpoa.com/governing-documents/>

**2024 Assoc. Dues were due on July 1st.
Late fees applied Aug. 1st.**

Next Board Meeting scheduled for
August 14, 2024 – 6:30 pm
Board to appoint 2 Directors to fill the two
current part-term Board vacancies

LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF THE GENERAL BOARD MEETING
WEDNESDAY, MAY 8, 2024, at 6:30 pm

Executive Session: 5:30 pm

General Meeting

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:35 pm. – Chris Adams, Vice President

II EXECUTIVE SESSIONS REPORTS – Chris Adams, Vice President

April 10, 2024 Executive Session: Discussed forming El Prado Park Improvement Committee

April 17, 2024 Executive Session: Director stepped down from Board President & Activities Chair.

April 23, 2024 Executive Session: 4 Directors met with main staff for questions and answers, no actions taken.

May 8, 2024 Executive Session:

Discussed & Approved Adams-Stirling attorney retainer package for \$950 as of 7/1/24.

Discussed and Approved a Committee to review ACC rules and proposed addendums to the Fine Policy and make recommendations to the Board, Chair Shelley Cummings.

III RE-ORGANIZATION OF OFFICERS:

At the 4/17/24 Executive Session Director stepped away from the office of President and her designation as the Activities Chair. Blind ballot vote by the Board to select a new President. Vote tally by office manager: 7 votes for Chris Lowey, unanimous. Seated new President.

IV MINUTES of April 10, 2024 Board Meeting submitted. Motion to approve by Denis Dias, 2nd by Renee Anderson. Approved, unanimous.

V TREASURER'S REPORT of April 2024 Monthly Financials by Renee Anderson, Treasurer:
Operating Account \$168,043.06; Reserve Funds \$668,468.14 (includes CDs). Motion to approve by Phyllis Cotta, 2nd by Chris Adams. Approved, unanimous.

VI COMMITTEE REPORTS – *Reports Only (comments etc. are during Open Forum)*

- Facility Report** by Chris Adams: Referenced May 8th Monthly Facility Maintenance Report (attached) replacement treadmill on order, ordered new electronic door-bolt and handle assembly for gym as current one malfunctioning, Maintenance jury-rigged to work until new one can be installed. Installed 20 yards of crushed bark in pool play area fall zone to bring back up to code. Replaced old umbrellas. Prepping for pool opening on Sat 5/25, contacting pool monitors, scheduling, cleaning, testing etc. 2nd & 3rd mow of 12 acres at Hacienda for weed control. Picked up materials for manufacture of replacement arch project. Hacienda exterior painting project starts on Monday 5/13.
- ACC Report** by Dennis Dias: 5 permits & 1 partial approved. Compliance: 5 letters, 2 extensions granted, 2 cases pending, 2 drive checks, 1 ACC meeting set, 2 cases referred to County, 1 referred for a fine hearing, 7 cases closed.
- Parks & Trails Reports** by Renee Anderson: Several trail events since last meeting, hiking groups, dog walks, etc. Participants also continued ribbon marking the trails. Volunteers also weed wacked at Alfier Park.
- Activities/Events Report** by Chris Lowey: Our monthly Game Night was held on May 7th, as was a Girl Scout meeting. Current activities include weekly classes in Line Dancing, Tai Chi, Yoga and bi-weekly Girl Scout meetings. The annual spring yard sale was on May 4th but poor weather dampened the turn out and when the rain seriously started the vendors packed up and left by noon (they were offered interior space in the Pavilion but didn't accept).

Continued

VII PRESENTATION: Bookkeeper/Accountant Monica Fay addressed the Assoc. budget process, the required Reserve Study and funding, dues and related topics. Some brief questions followed and were answered by Ms. Fay. Copy of presentation outline attached.

VIII OPEN FORUM / GOOD OF THE ORDER: Member 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.

**Regarding non-agenda items: 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.*

Several further questions re finances for Monica Fay. Brief comments on proposed park expenses. Point of order comments. Comments on employee scheduling documentation and oversight by board.

IX OLD BUSINESS – *Member comments re agenda items to be presented during Open Forum.*

- Goats Proposal:** Mr. Law was not in attendance to discuss his proposal to use his goats to manage the parks and trails. As he has not attended either the April or May Board Meetings to do so, this item is now removed from the Old Business agenda per Board policy.
- Vote:** Form new parks sub-committee Chaired by Andrea Walker to research ideas to re-habilitate and improve El Prado Park, and find methods to fund proposed projects expenses through donations and/or volunteers. Board liaisons to be Directors Renee Anderson and Kim Cheatham. Motion to approve by Kim Cheatham, 2nd by Eva Banuelos. Approved, unanimous.

X NEW BUSINESS – *Member comments re agenda items to be presented during Open Forum.*

- Reserve Expense:** Replace damaged tire swing, 2 swings w/coated chains & new seats at El Prado Park, approx. cost \$435 – 450 (includes estimated ship/tax). Motion to approve (with the stipulation of double check on price point for required commercial grade of equipment) by Kim Cheatham, 2nd by Dennis Dias. Approved, unanimous.
- Reserve Expense:** Replace the Lounge refrigerator (bought over 15 yrs. ago). \$650 – 700. Motion to approve by Dennis Dias, 2nd by Chris Adams. Approved, unanimous
- Proposal:** Repair approx. 100' of chain link fencing at El Prado Park. Est cost \$800-\$1000 (poles, framing, and concrete, re-use of the fence fabric) Item NOT in reserves. Motion to table until further plans on park rehab are approved by Dennis Dias, 2nd by Kim Cheatham. Tabled, unanimous.
- Request:** Girl Scout Troop 1441 requests that the standard Community/Non-profit free use privileges be extended to twice a month usage for their meetings (1st Wed & 3rd Tues) and authorize a reduction or waiver of the use deposit. (Insurance certificate has been provided) Motion for approved bi-weekly meetings and to waive the use deposits by Chris Lowey, 2nd by Dennis Dias. Approved, unanimous.

Continued

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 usually send one notice out for all of them (unless you prefer one each).

Thank you for your help,
 LDPOA Office.

5. **Proposal:** The Lake Don Pedro Baptist Church proposes to resume the annual Don Pedro Community Thanksgiving Dinner and requests that the Assoc. agree to again co-host it by providing the venue and insurance. The 2024 date being Sat. November 16th (with setup Friday). Motion to approve by Dennis Dias, 2nd by Chris Lowey. Approved, unanimous.
6. **Proposal:** Increase the scheduled servicing of the Porta Potties at the two parks to twice a month. This would change our expenditure from \$140 per mo. (2 units x \$70 ea.) to a cost of \$280 per mo. for bi-weekly servicing of 2 units. Or to only change the Gregoris unit to bi-weekly. Or change both units for a limited summer season only to save funding. NOTE: Service Co reports that Gregoris unit being used as an illegal dump station (filling unit each month.). Motion to table changing the monthly servicing until we explore ways to stop illegal dumping at Gregoris by Kim Cheatham, 2nd by Chris Lowey. Tabled, unanimous.
7. **Proposal:** Approve an LDPOA Candidates Night for the members to meet and speak with Board Candidates before the ballots are received. Tentative date offered of Sat, Aug 10th 6:30-8:30 pm. (Ballots to be mailed the last week in Aug.) Motion to approve a Candidate Night, date to be scheduled after the office canvasses the candidates for availability, Eva Banuelos, 2nd by Kim Cheatham. Approved, unanimous.

XI ADJOURNMENT / NEXT SCHEDULED MEETING DATE:
 Motion to adjourn meeting at 8:37 pm by Kim Cheatham, 2nd by Dennis Dias. Approved, unanimous.

Next Board Meeting Wednesday, June 12, 2024 – 6:30 pm at the Hacienda.

Respectfully submitted by Pam Hatler for Dennis Dias, Secretary.

Board Approved on : July 10, 2024 .



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.

LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of May 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	2,625.73		2,625.73
BAC - Operating	57,081.49		57,081.49
Reserve - BAC (savings)		98,015.79	98,015.79
Reserve - BAC (CDs)		575,264.25	575,264.25
Assessments Receivable, less Allowance for Doubtful Accounts (\$138,302.08-\$127,143.92)	11,158.16		11,158.16
Prepaid Insurance	50,132.63		50,132.63
Undeposited Funds (received but not deposited)	(555.00)		(555.00)
Total Assets	\$120,443.01	\$673,280.04	\$793,723.05
LIABILITIES			
Accounts Payable	12,845.30		12,845.30
Refundable Deposits	22,070.00		22,070.00
Workers Comp	4,855.66		4,855.66
Other Liabilities	957.00		957.00
Total Liabilities	40,727.96		40,727.96
FUND BALANCE	79,715.05	673,280.04	752,995.09
Total Liabilities and Fund Balance	\$120,443.01	\$673,280.04	\$793,723.05

Statements of Revenues, Expenses
and Changes In Fund Balances
May 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
REVENUES						
Assessments	0.00		339,640.00	35,000.00	374,640.00	374,640.00
Plan Check Income	200.00		1,150.00		1,150.00	0.00
Apartment Rental	840.00		19,798.00		19,798.00	22,000.00
Hall Rental	0.00		4,219.00		4,219.00	500.00
Office Rental	687.00		7,240.00		7,240.00	6,000.00
Interest Income - Receivables	425.30		5,061.41		5,061.41	2,000.00
Interest Income - Bank	0.00	1,895.23	0.00	20,902.94	20,902.94	1,000.00
Other Income	2,585.93		8,930.40		8,930.40	5,000.00
Late Fees	0.00		8,172.00		8,172.00	5,500.00
Fines	250.00		4,250.00		4,250.00	0.00
Transfer Fees	3,000.00		18,790.00		18,790.00	22,000.00
Total Revenues	7,988.23	1,895.23	417,250.81	55,902.94	473,153.75	438,640.00
EXPENSES						
Bad Debt Expense	1,000.00		11,029.69		11,029.69	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	171.45		2,220.13		2,220.13	2,500.00
Office Supplies	274.98		5,041.91		5,041.91	1,500.00
Office Salaries	7,428.00		75,557.50		75,557.50	81,500.00
Travel / Mileage	0.00		554.65		554.65	500.00
Legal	9.33		2,200.83		2,200.83	500.00
Accounting	3,887.69		5,977.69		5,977.69	5,000.00
Bank Charges	0.00		63.00		63.00	0.00
Publication Costs	4,999.26		8,306.24		8,306.24	17,200.00
Computer / Internet	781.02		9,648.99		9,648.99	6,000.00
Election	3,000.00		20,883.08		20,883.08	100.00
Collections	122.00		2,090.00		2,090.00	2,500.00
Public Relations	0.00		852.16		852.16	500.00
Postage & Delivery	119.99		2,188.38		2,188.38	2,000.00
Merchant Fees	353.10		6,421.28		6,421.28	6,000.00
Insurance	6,266.58		77,033.22		77,033.22	75,100.00
Taxes / License / Filing Fees	0.00		12,705.75		12,705.75	7,500.00
Workers Comp Insurance	463.94		5,732.61		5,732.61	2,000.00
Hacienda Maintenance Salary	5,600.00		64,120.00		64,120.00	72,800.00
Pool Monitor Salary	0.00		9,140.00		9,140.00	9,900.00
Janitorial Salary	2,268.00		23,704.50		23,704.50	21,840.00
Payroll Tax Expense	1,254.80		15,283.48		15,283.48	13,000.00
Salary Expenses - Other	220.00		5,456.50		5,456.50	6,000.00
Electric (Hacienda)	1,945.71		27,325.81		27,325.81	20,000.00
Electric (Well)	831.73		7,665.50		7,665.50	3,500.00
Electric (El Prado Park)	67.55		662.00		662.00	1,000.00
Electric (Barn)	0.00		168.36		168.36	100.00
Water (El Prado Park)	254.85		2,703.33		2,703.33	1,700.00
Reserve Study	0.00		400.00		400.00	300.00
Propane	0.00		598.20		598.20	1,000.00
Trash Removal	474.33		5,058.10		5,058.10	4,000.00
Office Telephone	87.93		1,799.48		1,799.48	3,000.00
Hacienda Maintenance Supplies	676.22		7,183.14		7,183.14	4,000.00
Hacienda Maintenance Repairs	0.00		1,474.06		1,474.06	2,000.00
Reserve Project Expenses	11,498.38	0.00	15,664.84	30,313.83	45,978.67	0.00
Septic Maintenance	0.00		2,304.41		2,304.41	1,800.00
Well Water & Septic Testing	360.00		2,777.70		2,777.70	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		1,132.67		1,132.67	1,500.00
Pool Maintenance	848.65		2,655.93		2,655.93	1,500.00
Apartment Expenses	0.00		534.06		534.06	300.00
Pest & Weed Control	151.00		1,756.00		1,756.00	1,000.00
Janitorial Supplies	97.94		4,557.18		4,557.18	1,000.00
Park Expense	280.00		3,438.05		3,438.05	2,000.00
Payroll Expenses	200.00		3,073.04		3,073.04	3,500.00
Total Expenses	55,994.43	0.00	460,117.45	30,313.83	490,431.28	403,640.00
Excess (Deficiency) of Revenues Over Expenses	-48,006.20	1,895.23	-42,866.64	25,589.11	-17,277.53	
Board-Approved Interfund Reclassifications and Transfers	(2,916.67)	2,916.67	2,916.63	(2,916.63)	-	
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	\$ (50,922.87)	\$ 4,811.90	\$ 79,715.05	\$ 673,280.04	\$ 752,995.09	

Save the Date!

LDPOA Candidate Night

On Sat. Sept 7th at 6:30 pm

At the Hacienda

5182 Fuentes de Flores, La Grange, CA

Come and meet the candidates for the three seats in our 2024 Board Election.
A chance for your questions and discussions about priorities or

Busy Times at the Hacienda

Summer's here with a vengeance! Hot, hot, and more hot. Good thing we have a nice pool. Despite a couple of challenges, including part of the pump assembly on our well dying, power outages, and a few staffing hiccups, we've had record usage so far this summer. And even added an extra swim class for the littlest ones.

While it's great that we've been able to have the pool available for our members to enjoy the sheer amount of use creates its own set of challenges. As many of you may know the hotter the weather the faster chlorine is used up in the pool – and it's been HOT! In addition, it breaks down even faster the more people splashing around enjoying the water. So Maintenance has been monitoring and adjusting like crazy to keep that water as clear and beautiful as possible. I have to say we were all proud when County Heath did their annual inspection and not only did we pass with flying colors but he even commented that it was very impressive that we had one of the best he'd inspected when we (unlike all the other public/community pools) are dealing with raw water from a well and not starting with pre-treated water like the rest. The ph and chemical balancing act are totally different and harder to maintain. So, we're fortunate to have someone on staff to not only clean the pool daily but also understand and manage our 55+ year old pool so well.



Summer Fun

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 2024 Association Dues were due on July 1st, 2024
Unpaid Dues: On Aug. 1st a 10% late fee is applied.
Sept. 1 monthly interest charges start on the account balance.

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.

Attention!

The Ballots for the 2024 Board Election of three Directors Will be mailed out the end of August!

The plan is to Zoom the Sept. 7th Candidate Night Event (6:30 pm at the Hacienda)

Link to be published on the Assoc. website www.LDPOA.com , FaceBook page <https://www.facebook.com/ldpoa/>

Remember to save thousands of dollars
We need our members to return their ballots to make a quorum, so that we don't have to further extend & re-ballot. Which is very expensive.

(Even blank ones count, as long as, the outer-return envelope is signed)

By Member Request....

We're planning a **Fall Community Yard Sale** (if there is enough interest)

on Sat. Sept. 28th
9 am – 3 pm
(weather permitting)

Free parking lot spaces
Table rents \$5 ea.

To sign up for spaces contact the LDPOA office
209 852-2312 or 209 852-9361
Email: info@LDPOA.com

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



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)		
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
	<i>*includes queen sofa bed</i>	

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

The 2024 Dues are \$144 – were 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 got 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 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 Meetings** are scheduled monthly on the **2nd Wed.** The **next Board Meeting is scheduled for August 14th at 6:30 pm.**
- The **ACC (Architectural Control & Compliance) Committee** meets monthly to issue permits. **The Aug ACC Meeting is scheduled on Tuesday, Aug 12th.** Please send all submissions to the LDPOA Office by Friday, Aug. 9th 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,
 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.

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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

- Chris Adams**President
 Director
Dennis DiasBoard Secretary
Renee Anderson Treasurer
Phyllis Cotta Director
Kim Cheatham Director
 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