



Discoverer

September 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 starts
Tues Sept. 10 at 10 am**

WEDNESDAYS

Yoga Class 9 am

September

Pool Hours Change – Close at 7 pm

- 9/1 Sunday
 - Apt B Reserved 9/1 – 9/2
- 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
 - Tai Chi Class starts 10 am
- 9/11 Wednesday
 - Board Meeting 6:30 pm
- 9/13 Friday
 - Apts A & B Reserved
- 9/14 Saturday
 - Pavilion, Lounge & Kitchen Reserved
- 9/18 Wednesday
 - Yoga Class 9 am
 - Girl Scouts - Lounge
- 9/19 Thursday
 - Apts A & B Reserved 9/19-21

Continued

- 9/19 Thursday
 - Apts A & B Reserved 9/19-21
- 9/21 Saturday
 - Posible Fall Yard Sale
- 9/28 Friday
 - Pavilion & Kitchen Reserved
- 9/30 Monday
 - Pool Closed for season.

October

- 10/2 Monday
 - Lounge Reserved
- 10/4 Friday
 - Apt A Reserved 10/4-5
- 10/5 Saturday
 - Pavilion, Lounge & Kitchen Reserved
 - Apt B Reserved
- 10/8 Tuesday
 - ACC Meeting
 - Game Night – Lounge
 - Girl Scouts – Pavilion
- 10/11 Friday
 - Apts A & B Reserved 10/11-12
- 10/12 Saturday
 - **LDPOA Annual Member's Meeting & Board Election
10 am at the Hacienda**
 - Pavilion, Lounge & Kitchen Reserved
- 10/18 Friday
 - Apts A & B Reserved 10/18-19
- 10/19 Saturday
 - Pavilion & Lounge Reserved
- 10/26 Saturday
 - Pavilion & Kitchen Reserved
 - Apts A & B Reserved

Pool's Open

September Hours: 10 am - 7 pm

All Swimming ends 15 min. before closing.

Fall/Winter Tai Chi Class starts Tues. Sept 10th at 10

**Meet the Candidates Night
Saturday, Sept. 7th, 6:30 pm at the Hacienda**

With an online broadcast at:

Google Meet Video call link:

<https://meet.google.com/shb-eubf-ued>

Pre-Submit Candidate Questions at:

info@LDPOA.com by Wed 9/4.

**The Lake Don Pedro Owners' Association
2024 Board of Director's Election Ballots
will be mailed out the 1st week in September**

The deadline to return ballots is 10:00 am Tuesday, Oct 8, 2024.
At that time, a quorum of 40% of members voting is legally required to have a ballot count.

All ballots to be returned to:

Inspector of Election, PO BOX 301905, Escondido, CA 92030-9887.

*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.

Be sure to return your ballot (even if you don't vote).

The ballot count and tabulation of the votes to be broadcast live via Zoom during the Annual Member's Meeting scheduled 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 Burritt, Shelley Cummings, Eddie Pedreira,
Andrea Walker, Walter (Alex) Weightman

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

As requested, we scheduled a Fall Yard Sale.

Sat. Sept. 21st from 9 am – 3pm

However, if there are not enough interest
(sign-ups received)

The event will be cancelled

Next Board Meeting is the
September Board Meeting on
Wednesday, September 11, 2024 – 6:30 pm

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

Executive Session: 5:30 pm

General Meeting

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 6:37 pm by Chris Adams, Acting President. Directors Present: Chris Adams, Dennis Dias, Renee Anderson, Kim Cheatham. Absent: Phyllis Cotta
- II EXECUTIVE SESSIONS REPORTS by Chris Adams, Acting President:
June 28, 2024 Executive Session: On June 23rd the Board received notices of resignation from Directors Chris Lowey and Eva Banuelos. We appreciate their service and wish them all the best. An executive Session was then scheduled for June 28th to start the procedures to fill the remaining terms of the two vacant Board seats.
1. Authorization was given to post notice for candidate applications for the two appointments.
 2. The Board also discussed the recent unwieldy Board Meeting format and decided to instead revert to the policies and procedures advised by legal counsel with the Statement of Meeting Procedures to be both published and read into the official minutes at this July 10, 2024 General Board Meeting.

Acting President Chris Adams reads: The STATEMENT of MEETING PROCEDURES, Notes from attorney's Davis – Stirling website.
[Copy attached]

July 8, 2024 Executive Session: Fine Hearing: No show by owner
July 10, 2024 Executive Session: Discussion of items to be read at open meeting and procedures for appointments to vacated board seats.

- III RE-ORGANIZATION OF OFFICERS:
With the resignation of the Board president, the Vice President Chris Adams becomes the acting President with the consent of the remaining Directors. Unanimous consent to recognize.
- IV MAY 10, 2024 BOARD MEETING MINUTES: Motion to approve by Dennis Dias, 2nd by Renee Anderson. Approved, unanimous.
- V TREASURER'S REPORT by Renee Anderson, Treasurer:
May 2024 Monthly Financials: Operating Account balance \$57,081.49, Reserve Account balance \$98,01579, + CDs \$575,264,.25
The June / Year-End Financials are being prepared to be sent to the Assoc.'s CPA firm for their yearly Review.
- VI COMMITTEE REPORTS – *Reports Only (comments etc. during Open Forum)*
1. **Facility Report** by Chris Adams: *See attached copy*
 2. **ACC** – Report by Dennis Dias:
June – Plans: 2 approved, 2 denied, 2 conditional. Compliance: 4 letters on new issues, 5 closed/resolved issues, 2 pending, 1 referred for fine hearing, 1 cont. fine.
July – Plans: 5 approved, Compliance: 2 letters, 1 extension, 3 closed, 4 registered letters, 1 referral for fine hearing, 2 issue meeting no-shows.
 3. **Parks & Trails Reports** by Renee Anderson: EP Park Committee reported their June 1st cleanup day with 25 volunteers, weed wacked, trash pickup, tables and container painted. Also swings replaced by Hacienda Maintenance. Requests: Turn on water to test EP sprinkler system (scheduled), extended weed maintenance areas (needs eval.), removal of metal debris near container (scheduled). Agenda request (see agenda item #3). TRAILS Report: No rides scheduled for Jun-Aug. The final Hwy trash pickup on 6/24/24, the funding has ended.
Activities/Events Report by Board: Game Night continues 1st Tues each month.

Continued

Continued

VII OLD BUSINESS – None

VIII NEW BUSINESS – Any Member comments re agenda items to be presented during Open Forum.

Proposed: Place signs at Gregoris Park that Port-a-Potty is not to be used to dump RV tanks. Signs donated by Renee Anderson. Motion to approve by Dennis Dias, 2nd Renee Anderson. Approved, unanimous.

2. **Proposed:** Add sign to El Prado playpark area "Property of the Lake Don Pedro Owners' Assoc. – Members Only". Motion to approve by Dennis Dias, 2nd Chris Adams. Approved, unanimous.

3. **Request:** by Andrea Walker – that the Board authorize an annual expense of \$229 per year out of the Parks Budget for the data storage service for a security camera at El Prado Park. Camera to be donated by Andrea Walker. Discussion regarding available budget funds, offer to personally loan funds if needed by Chris Adams, suggestion to sell 2 current game cameras to fund the storage expense. Motion by multiple Directors to add to August agenda for vote. Approved.

IX 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.*

X ADJOURNMENT / NEXT SCHEDULED MEETING DATE:

Next Board Meeting Wednesday, August 14, 2024 – 6:30 pm at the Hacienda.

Respectfully submitted by Pam Hatler for Dennis Dias, Secretary.

Board Approved on : August 14, 2024.

[See attachment of Board Statement on page 3]

NOTE:

BOARD MEETING RULES:

No audio or video recording allowed by attendees. However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," **members may observe the meeting but do not have the right to participate in the Board's deliberations or votes**. Members may address issues during the Open Forum portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and/or fined.

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.

Online at Google Meet: <https://meet.google.com/shb-eubf-ued>

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.

Attachment to Board Meeting Minutes

July 10, 2024

STATEMENT:

The Board has voted to go back to the attorney recommended original format for running board meetings. There will be no audience comment allowed until the Open Comments portion of the meeting when the speaker will get 3 minutes to present their topic.

If anyone has any concern with an employee, they should raise that concern by a letter to the President. It will then be appropriately dealt with by the Board. Any comments about employees in open board meetings could result in possible litigation.

Therefore, the board will not allow any audience comments about any LDPOA employee in an open Board Meeting. If anyone makes such a comment, they will be asked to stop. If they don't stop, the President will stop the meeting until the person(s) leave the meeting.

STATEMENT of BOARD MEETING PROCEDURES

Notes from The Assoc's attorney's Davis – Stirling website:

OPEN FORUM:

By statute, members can **observe** the board conduct business. In addition, they can address the board during the open forum portion of the meeting.

Boards can, however, place reasonable restrictions on some topics. **For example, personnel issues should be addressed privately with the board or in writing to the board, not publicly.** For example, topics should not:

- involve matters outside the board's authority,
- be defamatory, indecent, abusive, or involve personal attacks or threats, legal or otherwise,
- involve personnel issues,
- involve the disclosure of confidential information,
- maintenance issues can be raised during open forums but are often better addressed in writing through the office "Attention to the Board".

MEETING RULES:

No audio or video recording allowed by attendees. However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," **members may observe the meeting but do not have the right to participate in the Board's deliberations or votes.** Members may address issues during the Open Forum portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and/or fined.

LAKE DON PEDRO OWNERS ASSOCIATION Balance Sheet As of July 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	1,411.28		1,411.28
BAC - Operating	337,525.72		337,525.72
Reserve - BAC (savings)		50,171.98	50,171.98
Reserve - BAC (CDs)		579,094.38	579,094.38
Assessments Receivable, less Allowance for Doubtful Accounts (\$250,053.48-\$126,919.40)	123,134.08		123,134.08
Prepaid Insurance	37,599.47		37,599.47
Undeposited Funds (received but not deposited)	11,406.40		11,406.40
Total Assets	\$511,076.95	\$629,266.36	\$1,140,343.31
LIABILITIES			
Accounts Payable	10,390.12		10,390.12
Refundable Deposits	22,170.00		22,170.00
Workers Comp	2,096.94		2,096.94
Other Liabilities	972.00		972.00
Total Liabilities	35,629.06		35,629.06
FUND BALANCE	475,447.89	629,266.36	1,104,714.25
Total Liabilities and Fund Balance	\$511,076.95	\$629,266.36	\$1,140,343.31



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
July 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	429,568.00	20,000.00	429,568.00	20,000.00	449,568.00	449,568.00
Plan Check Income	300.00		300.00		300.00	0.00
Apartment Rental	2,970.00		2,970.00		2,970.00	18,000.00
Hall Rental	406.00		406.00		406.00	3,000.00
Office Rental	687.00		687.00		687.00	6,000.00
Interest Income - Receivables	328.75		328.75		328.75	2,000.00
Interest Income - Bank		1,898.21		1,898.21	1,898.21	0.00
Other Income	365.54		365.54		365.54	5,000.00
Late Fees					0.00	5,500.00
Fines					0.00	0.00
Transfer Fees	1,050.00		1,050.00		1,050.00	15,000.00
Total Revenues	435,675.29	21,898.21	435,675.29	21,898.21	457,573.50	504,068.00
EXPENSES						
Bad Debt Expense	1,166.67		1,166.67		1,166.67	14,000.00
Board Expenses					0.00	500.00
Copier Costs	171.45		171.45		171.45	2,500.00
Office Supplies	76.00		76.00		76.00	6,000.00
Office Salaries	7,737.75		7,737.75		7,737.75	81,500.00
Travel / Mileage					0.00	1,000.00
Legal	950.00		950.00		950.00	5,500.00
Accounting					0.00	6,000.00
Bank Charges	10.00		10.00		10.00	0.00
Publication Costs					0.00	8,400.00
Computer / Internet	804.19		804.19		804.19	10,500.00
Election	844.36		844.36		844.36	16,500.00
Collections					0.00	2,500.00
Public Relations					0.00	500.00
Postage & Delivery	530.34		530.34		530.34	2,368.00
Merchant Fees	1,876.98		1,876.98		1,876.98	8,500.00
Insurance	6,266.58		6,266.58		6,266.58	75,100.00
Taxes / License / Filing Fees					0.00	13,000.00
Workers Comp Insurance	534.32		534.32		534.32	3,500.00
Hacienda Maintenance Salary	5,320.00		5,320.00		5,320.00	72,800.00
Pool Monitor Salary	2,320.00		2,320.00		2,320.00	11,000.00
Janitorial Salary	1,503.00		1,503.00		1,503.00	31,000.00
Payroll Tax Expense	1,392.92		1,392.92		1,392.92	16,000.00
Salary Expenses - Other	280.00		280.00		280.00	6,000.00
Electric (Hacienda)	4,448.40		4,448.40		4,448.40	33,000.00
Electric (Well)	1,084.70		1,084.70		1,084.70	8,500.00
Electric (El Prado Park)	64.16		64.16		64.16	1,000.00
Electric (Barn)	12.19		12.19		12.19	100.00
Water (El Prado Park)	254.85		254.85		254.85	3,000.00
Reserve Study					0.00	400.00
Propane					0.00	2,000.00
Trash Removal	474.33		474.33		474.33	5,700.00
Office Telephone	87.93		87.93		87.93	1,100.00
Hacienda Maintenance Supplies	813.39		813.39		813.39	6,000.00
Hacienda Maintenance Repairs					0.00	3,000.00
Reserve Project Expenses					0.00	0.00
Septic Maintenance					0.00	1,800.00
Well Water & Septic Testing					0.00	2,500.00
Maintenance Equipment					0.00	500.00
Well Maintenance					0.00	500.00
Hacienda - Security	281.16		281.16		281.16	1,500.00
Pool Maintenance	1,022.44		1,022.44		1,022.44	5,000.00
Apartment Expenses					0.00	300.00
Pest & Weed Control	151.00		151.00		151.00	2,000.00
Janitorial Supplies	431.44		431.44		431.44	5,000.00
Park Expense	140.00		140.00		140.00	3,000.00
Payroll Expenses	310.00		310.00		310.00	3,500.00
Total Expenses	41,360.55	0.00	41,360.55	0.00	41,360.55	484,068.00
Excess (Deficiency) of Revenues Over Expenses	394,314.74	21,898.21	394,314.74	21,898.21	416,212.95	
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	18,333.03	(18,333.03)	-	
Timing Adjustment from 6/30/24					-	
Fund Balance (Deficit) Beginning of Fiscal Year					-	
Fund Balance (Deficit) Month End	\$ 392,647.77	\$ 23,565.18	\$ 412,647.77	\$ 3,565.18	\$ 416,212.95	

Save the Date!

LDPOA Candidate Night

On Sat. Sept 7th at 6:30 pm

At the Hacienda

5182 Fuentes de Flores, La Grange, CA

Meet the candidates for the three seats in our 2024 Board Election.

Watch on Google Meet at:
<https://meet.google.com/shb-eubf-ued>

Pre-Submit Candidate Questions at:
info@LDPOA.com by Wed 9/4 with
"Candidate Qs" in the email subject line.

6 – 9 pm

At the Hacienda

Community

Game Nights

1st Tuesday

Each month

Bring your friends, your favorite games & play

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

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.

The following is a re-printed text of the Proposed Resolution 24 – 1, that was first published to the membership on August 14, 2024, at the required sites, by email and plus the Assoc. FaceBook page and on the Assoc. website . Following the required member review period the Resolution will appear on the September 11, 2024 Board Agenda. Members may submit their comments to the Board regarding the proposed resolution via email at info@LDPOA.com with "Resolution" in the subject line or by mail to: LDPOA Board 5182 Fuentes de Flores, La Grange, CA 95329

Lake Don Pedro Owners' Association

Proposed Board Resolution

No. 24-1

RESOLUTION

The following action was taken at the duly noticed and held meeting of the Board of Directors (the "Board") of the Lake Don Pedro Owners' Association (the "Association") on _____, 2024 at which at least a quorum of the Directors were present. Notice of this proposed action was provided to all Association members as of August 14, 2024.

The "Association" being the owners association formed to manage the Lake Don Pedro Subdivision, a planned residential development located within both Mariposa County and Tuolumne County, California (the "Development"); and

The Association has the power to enforce the provisions of the various Declarations of Restrictions that incumber the Development and the other governing documents of the Association (the "Governing Documents"); and

The Board previously adopted Resolution 14-2 on May 10, 2014, creating a process to receive complaints of violations of the Governing Documents and conduct enforcement actions and is hereby incorporated; and

The Board previously adopted Resolution 19-1 on May 9, 2019, setting forth a definitive process of receiving and investigating complaints, conduct of fine hearings, corrective action (if any) and collection of fines for continuing violations.

WHEREAS it is the Board's duty to protect the value and quality of life within the Development and effectively support enforcement of the restrictions and regulations each owner accepts and agrees to abide by when purchasing property in the Development. And

WHEREAS the use of undeveloped lots for storage of vehicles or other materials, besides being unsightly, has been shown to encourage not only vandalism, but also thefts and break ins for surrounding properties, or used as an illegal residence, and

WHEREAS having animals placed on undeveloped property without any one in residence and on site to supervise and care for said animals is dangerous and unhealthy for the animals and allows them to present a nuisance to other properties within the subdivision due to noise, smells, or containment issues. And

WHEREAS it is acknowledged that some of the regulations within the Association's Covenants, Conditions and Restrictions (CC&Rs) are somewhat open to misinterpretation, and in order to clarify policies and aid the Association in their enforcement obligations the Board hereby stipulates the following property use rules:

IT IS THEREFORE RESOLVED:

1. No recreational vehicle, camp trailer or vehicle of any such kind may be placed for use or storage on an undeveloped lot. With the following exceptions:
 - a) If the owner has received a Temporary Use Permit from the Association for use of a recreational vehicle during construction of a residence. Said permit can only be issued after the Association and the County have issued building permits for a residence and a septic/sewer system has been completed, passed inspection by the County Building Department and documentation of such submitted to the Association.
 - b) An owner (or their designated representative) may use a recreational vehicle at an undeveloped lot for up to 4 days at a time, (not to exceed a total of 12 days per calendar year) while working to clean the lot of debris, refuse, dead vegetation, trimming back vegetation to lower fire risks or clearing for future
2. Undeveloped lots may not be used to for storage of any kind, including recreational items, supplies, containers, structures, or for the pasturing of animals, with the following exception:
 - a) If the undeveloped lot is contiguous with a lot with an occupied residence that is owned by the same owner as the undeveloped lot, then the undeveloped lot may be used for extended pasture, for as long as the residence is continuously occupied full-time.

WHEREAS the Association can enforce use restrictions set forth it's Governing Documents including those passed or amended by either Board or member vote,

IT IS FURTHERMORE RESOLVED and hereby stipulated that:

3. When rising to the level of nuisance, affecting the health, safety and well-being of residents or animals, or the quiet enjoyment of property; infractions of the foregoing shall also constitute finable offenses as determined by the Complaint processes approved in Resolutions 14-2 and 19-1 (Fine Policy).

Published to the membership on August 14, 2024

Board of Directors vote September 11, 2024

YES

NO

ABSTAIN

Passed by the Board of Directors on

_____, 2024



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

The 2024 Dues are \$144 and 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 Sept 11th at 6:30 pm.**
- **The ACC (Architectural Control & Compliance) Committee** meets monthly to issue permits. **The Sept ACC Meeting is scheduled on Tuesday, Sept 10th. Please send all submissions to the LDPOA Office by Friday, Sept 6th 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
- *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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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
- Chris Lowey** Director
- Dennis Dias**Board Secretary
- Renee Anderson** Treasurer
- Phyllis Cotta** Director
- Kim Cheatham** Director
- Director

Correspondence to the Board or Association Office should be sent to:

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Email: info@LDPOA.com
Web: www.LDPOA.com
FaceBook: www.facebook.com/ldpoa