



Official publication of the Lake Don Pedro Owners' Association

# Discoverer

October 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 10 am**

### WEDNESDAYS

Yoga Class 9 am

## October

- 10/2 Wednesday
  - 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

## November

- 11/2 Saturday
  - Lounge Reserved
- 11/3 Sunday
  - Apt B Reserved
- 11/5 Tuesday
  - Game Night - Lounge
- 11/9 Saturday
  - Holiday Craft Fair
- 11/10 Sunday
  - Holiday Craft Fair
- 11/12 Tuesday
  - ACC Meeting
- 11/13 Wednesday
  - Board Meeting 6:30 pm
- 11/16 Saturday
  - Don Pedro Baptist Community Thanksgiving Dinner
- 11/27 – 30 Wed – Sat
  - Office Closed for Thanksgiving
- 11/30 Saturday
  - Lounge Reserved
  - Apt A Reserved

## December

- 12/7 Saturday
  - Pavilion & Kitchen Reserved
  - Lounge Reserved
  - Apt A Reserved
  - Apt B Reserved
- 12/10 Tuesday
  - ACC Meeting

6 -9 pm  
At the  
Hacienda

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

**Bring your friends, your favorite games & play**

### 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.

### **The Lake Don Pedro Owners' Association Don't Forget to Return Your Ballots for the 2024 Board of Director's Election**

**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).**

**Please be sure to sign the outside of the envelope or your ballot cannot be counted towards the total.**

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/>

**Next Board Meeting is the  
Annual Member's Meeting & Board Election  
On Saturday,  
October 12, 2024 – 10 am**

LAKE DON PEDRO OWNERS' ASSOCIATION  
MINUTES OF THE GENERAL BOARD MEETING  
WEDNESDAY, AUGUST 14, 2024, at 6:30 pm

Executive Session: 5:30 pm  
Candidate interview discussions

**General Meeting**

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

Directors present: Chris Adams, Dennis Dias, Renee Anderson, Kim Cheatham. Absent: Phyllis Cotta.

**II EXECUTIVE SESSIONS REPORT** by Chris Adams, President:

- July 10, 2024 Executive Session – Meeting Protocols & Disciplinary procedures.
- July 16, 2024 Executive Session – Applicant interviews for open Board seats.
- Aug 13, 2024 Executive Session – Fine Hearing, 30 day compliance or start of monthly fines.
- Aug 14, 2024 Executive Session – Discussion of applicants for director vacancies

**III APPOINTMENT OF TWO DIRECTORS:** \*Note, audience member objected to current Director Renee Anderson having a vote as she is a candidate. Renee Anderson chose to recuse herself from balloting as the still leaves 3 voters.

- a. Ballot Vote of Directors. Chris Adams, Dennis Dias & Kim Cheatham balloted.
- b. Ballots tabulated by office manager Pam Hatler - Results:
  - i) Term ending October 2025: Chris Lowey 3 votes (unanimous)
  - ii) Term ending October 2026: Renee Anderson 2 votes, Shelley Cummings 1 vote; Renee Anderson winner.
  - iii) Motion to appoint & seat Chris Lowey & Renee Anderson to respective Board terms by Chris Adams, second Dennis Dias. Approved, unanimous, and seated as such.

**IV Board Meeting Minutes** for July 10, 2024 submitted by Dennis Dias, Board Secretary.

Motion to approve the July 10, 2024 meeting minutes by Dennis Dias, 2<sup>nd</sup> Renee Anderson. Approved, unanimously.

**V TREASURER'S REPORT** by Renee Anderson, Treasurer

Announced that our in-house accountant Monica Fay tendered her resignation as of November. Notices for the position will be posted in newspapers and online and Monica will aid in the search for a qualified replacement.

The June / Year-End Financials have been sent to the Assoc.'s CPA firm for their yearly Review.

July 2024 Monthly Financials: Operating Acct. funds \$337,525,.72  
Reserve Accts. \$50,171.98 + CDs at \$595,094.38

Motion to approve July financial report by Chris Adams, 2<sup>nd</sup> Dennis Dias. Approved, unanimous.

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

- 3. **Facility Report by Chris Adams:** Interviewed & hired new pool monitor, repeated process after resignation. Daily pool cleaning & maintenance, landscaping seasonal trimming, lawn maintenance, new signage installed, serviced and repaired evaporative coolers & heat pumps. Installed new treadmill, repair & replaced water pump components, flushed ice maker after water outage, annual sealing coats on tile walkways & courtyard, continued re-manufacture of wrought iron Hacienda arch.

Continued

1. **ACC Report by Dennis Dias:** PERMITS – issued 4, denied 2, 1 conditional. COMPLIANCE – 3 letters sent, 7 pending, closed 4, 1 registered letter for hearing, Fine Hearings: 1 case fined, 1 pending 30 day compliance.
2. **Parks & Trails Committee Reports by Renee Anderson:** Vandalism checks and 2 garbage pickups, also removed scrap metal & pipes, installed new signage, scheduled and completed an irrigation test at El Prado Field with good results, started work for slide installation at El Prado play area. Noted that after several weeks of the new fence vandalism & household garbage are still significantly reduced. Trailblazer's activities are on summer hiatus.
4. **Activities/Events Report by Renee Anderson:** Monthly Game Nights on the 1<sup>st</sup> Tuesday evening at the Hacienda continue with 11 participants in Aug. Scheduled Activities include Meet the Board Candidate Night on Sat. Sept. 7<sup>th</sup> at 6:30 pm at the Hacienda. We hope to stream it for out of area members. Board Election Ballots to be mailed out 1<sup>st</sup> week of Sept. A Fall Community Yard Sale is scheduled for Sept. 21<sup>st</sup> if there is enough interest.

**VII OLD BUSINESS –**

1. **Security Camera for El Prado:**

- a. Motion to authorize a data storage service on the El Prado security camera at an annual cost of \$229. Vendor must work directly through the LDPOA office on the camera data storage contract and payment by Kim Cheatham, 2<sup>nd</sup> Dennis Dias. Approved, unanimously.
- b. Motion to sell the two current game cameras with proceeds to go to Parks budget by Renee Anderson, 2<sup>nd</sup> Kim Cheatham. Approved, unanimously.

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

1. **Park Expense:** Installation expense for El Prado Park slide modification, est. not more than \$200. Motion to approve funds not to exceed \$200 for slide installation by Kim Cheatham, 2<sup>nd</sup> Dennis Dias. Approved, unanimously.
2. **Vote to publish Proposed Resolution 24-1: Addition to Association Compliance Rules.** Motion to approve publishing to the membership for comment by Kim Cheatham, 2<sup>nd</sup> Dennis Dias. Approved, unanimously.
3. **Request:** Closing date for pool on Sun. Sept. 15<sup>nd</sup>. Discussion: Member's use of pool towards end of season, possible conflict with Fall Yard Sale, possible expense savings. Motion to postpone vote to Sept. 11<sup>th</sup> Board Meeting to see if continued hot weather by Chris Adams, 2<sup>nd</sup> Kim Cheatham. Approved to postpone vote, unanimous.

**IX OPEN FORUM / GOOD OF THE ORDER:** Member audience comments. (3 min. limit)

One audience member spoke on his views regarding current and past Board Meeting procedures. No documentation or request for research submitted.

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

Motion to adjourn by Dennis Dias, 2<sup>nd</sup> by Chris Adams. Approved, unanimously. Adjourned at 7:35  
Next Board Meeting Wednesday, Sept 11, 2024 – 6:30 pm at the Hacienda.

Respectfully submitted by Pam Hatler for Dennis Dias, Secretary.

Dennis Dias

Board Approved on : September 11, 2024

**Statements of Revenues, Expenses  
and Changes in Fund Balances  
August 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		429,568.00	20,000.00	449,568.00	449,568.00
Plan Check Income	100.00		400.00		400.00	0.00
Apartment Rental	2,040.00		5,010.00		5,010.00	18,000.00
Hall Rental	531.00		937.00		937.00	3,000.00
Office Rental	687.00		1,374.00		1,374.00	6,000.00
Interest Income - Receivables	469.65		798.40		798.40	2,000.00
Interest Income - Bank		1,966.82		3,865.03	3,865.03	0.00
Other Income	2,816.90		3,182.44		3,182.44	5,000.00
Late Fees	10,108.80		10,108.80		10,108.80	5,500.00
Fines					0.00	0.00
Transfer Fees	1,950.00		3,000.00		3,000.00	15,000.00
<b>Total Revenues</b>	<b>18,703.35</b>	<b>1,966.82</b>	<b>454,378.64</b>	<b>23,865.03</b>	<b>478,243.67</b>	<b>504,068.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,166.67		2,333.34		2,333.34	14,000.00
Board Expenses					0.00	500.00
Copier Costs	194.15		365.60		365.60	2,500.00
Office Supplies	204.75		280.75		280.75	6,000.00
Office Salaries	10,572.75		18,310.50		18,310.50	81,500.00
Travel / Mileage					0.00	1,000.00
Legal			950.00		950.00	5,500.00
Accounting	2,165.00		2,165.00		2,165.00	6,000.00
Bank Charges			10.00		10.00	0.00
Publication Costs					0.00	8,400.00
Computer / Internet	814.19		1,595.21		1,595.21	10,500.00
Election			844.36		844.36	16,500.00
Collections					0.00	2,500.00
Public Relations					0.00	500.00
Postage & Delivery	269.99		800.33		800.33	2,368.00
Merchant Fees	1,395.56		3,272.54		3,272.54	8,500.00
Insurance	6,266.58		12,533.16		12,533.16	75,100.00
Taxes / License / Filing Fees	35.00		35.00		35.00	13,000.00
Workers Comp Insurance	931.26		1,465.58		1,465.58	3,500.00
LDPOA Miscellaneous Expense	1,095.00		1,095.00		1,095.00	0.00
Hacienda Maintenance Salary	8,120.00		13,440.00		13,440.00	72,800.00
Pool Monitor Salary	3,824.00		6,144.00		6,144.00	11,000.00
Janitorial Salary	3,980.00		5,483.00		5,483.00	31,000.00
Payroll Tax Expense	2,245.01		3,637.93		3,637.93	16,000.00
Salary Expenses - Other	1,150.00		1,430.00		1,430.00	6,000.00
Electric (Hacienda)	3,636.00		8,084.40		8,084.40	33,000.00
Electric (Well)	1,108.26		2,192.96		2,192.96	8,500.00
Electric (El Prado Park)	63.93		128.09		128.09	1,000.00
Electric (Barn)	17.84		30.03		30.03	100.00
Water (El Prado Park)	254.85		509.70		509.70	3,000.00
Reserve Study					0.00	400.00
Propane					0.00	2,000.00
Trash Removal	474.33		948.66		948.66	5,700.00
Office Telephone	88.07		176.00		176.00	1,100.00
Hacienda Maintenance Supplies	444.94		1,258.44		1,258.44	6,000.00
Hacienda Maintenance Repairs					0.00	3,000.00
Reserve Project Expenses	1,718.47		1,718.47		1,718.47	0.00
Septic Maintenance	1,800.00		1,800.00		1,800.00	1,800.00
Well Water & Septic Testing	260.00		260.00		260.00	2,500.00
Maintenance Equipment					0.00	500.00
Well Maintenance					0.00	500.00
Hacienda - Security			281.16		281.16	1,500.00
Pool Maintenance	605.48		1,724.88		1,724.88	5,000.00
Apartment Expenses					0.00	300.00
Pest & Weed Control	0.00		151.00		151.00	2,000.00
Janitorial Supplies	276.28		707.72		707.72	5,000.00
Park Expense	140.00		280.00		280.00	3,000.00
Payroll Expenses			310.00		310.00	3,500.00
<b>Total Expenses</b>	<b>55,318.36</b>	<b>0.00</b>	<b>96,752.81</b>	<b>0.00</b>	<b>96,752.81</b>	<b>484,068.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>-36,615.01</b>	<b>1,966.82</b>	<b>357,625.83</b>	<b>23,865.03</b>	<b>381,490.86</b>	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	<b>(1,666.97)</b>	<b>1,666.97</b>	<b>16,666.06</b>	<b>(16,666.06)</b>	<b>-</b>	
<b>Timing Adjustment from 6/30/24</b>			<b>30,514.42</b>	<b>(0.12)</b>	<b>30,514.30</b>	
<b>Fund Balance (Deficit) Beginning of Fiscal Year</b>			<b>32,276.00</b>	<b>625,701.00</b>	<b>657,977.00</b>	
<b>Fund Balance (Deficit) Month End</b>	<b>\$ (38,281.98)</b>	<b>\$ 3,633.79</b>	<b>\$ 437,082.31</b>	<b>\$ 632,899.85</b>	<b>\$ 1,069,982.16</b>	



# 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

# 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

### LAKE DON PEDRO OWNERS ASSOCIATION Balance Sheet

As of August 31, 2024  
ACCRUAL 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	2,737.78		2,737.78
BAC - Operating	338,489.79		338,489.79
Reserve - BAC (savings)		51,849.30	51,849.30
Reserve - BAC (CDs)		581,050.55	581,050.55
Assessments Receivable, less Allowance for Doubtful Accounts (\$226,454.158-\$127,921.50)	98,532.65		98,532.65
Prepaid Insurance	31,332.89		31,332.89
Undeposited Funds (received but not deposited)	3,024.74		3,024.74
<b>Total Assets</b>	<b>\$474,117.85</b>	<b>\$632,899.85</b>	<b>\$1,107,017.70</b>
<b>LIABILITIES</b>			
Accounts Payable	9,315.34		9,315.34
Refundable Deposits	23,720.00		23,720.00
Workers Comp	3,028.20		3,028.20
Other Liabilities	972.00		972.00
<b>Total Liabilities</b>	<b>37,035.54</b>		<b>37,035.54</b>
<b>FUND BALANCE</b>	<b>437,082.31</b>	<b>632,899.85</b>	<b>1,069,982.16</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$474,117.85</b>	<b>\$632,899.85</b>	<b>\$1,107,017.70</b>

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



Following the required member review period, **Resolution 24 – 1 was duly approved and passed at the September 11, 2024 open Board Meeting by a majority vote of a quorum of Directors present.** Resolution 24-1 specifies and clarifies the rules and guidelines for Architectural Control & Compliance under the association’s Covenants, Conditions & Restrictions (CC&Rs). Passed by a Board of Directors vote of 4 yes of 4 Directors present, it is now in force.

**Lake Don Pedro Owners’ Association**  
5182 Fuentes de Flores, La Grange, CA 95329

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 September 11, 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:**

2. 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 development.
3. 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 4

NO 0

ABSTAIN 0

ABSENT 2

Passed by the Board of Directors on September 11, 2024

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



**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.) 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 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:

**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 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 started 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](mailto:info@LDPOA.com)

**Board & ACC Meeting Info**

- The **General Board Meeting** this month is the **Annual Members Meeting & Board Election** held the **2nd Sat. in Oct.** That **Board Meeting is scheduled for Oct 12th at 10 am.**
- **The ACC (Architectural Control & Compliance) Committee** meets monthly to issue permits. **The Oct. ACC Meeting is scheduled on Tuesday, Oct. 8th.** Please send all submissions to the LDPOA Office by Friday, Oct 4th to be included on the ACC
- **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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**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.*