

Official publication of the Lake Don Pedro Owners' Association

Discoverer

December 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
Tues 10 am

WEDNESDAYS

Yoga Class 9 am

December

- 12/3 Tuesday
 - Game Night - Lounge
- 12/7 Saturday
 - Pavilion & Kitchen Reserved
 - Lounge Reserved
 - Apt A Reserved
 - Apt B Reserved
- 12/10 Tuesday
 - ACC Meeting
- 12/11 Wednesday
 - NO Board Meeting
 - Holiday Hiatus
- 12/14 Saturday
 - Lounge Reserved
- 12/20 Thursday
 - Apt A Reserved 12/20-21
- 12/ 23- 26 Monday – Thursday
 - Office Closed for Christmas Holiday
- 12/24 Tuesday
 - Lounge Reserved
- 12/31 Tuesday
 - New Year's Eve
 - Office Closed



January 2025

- 1/1 Wednesday
 - New Year's Day
 - Office Closed
- 1/7 Tuesday
 - Hacienda Game Night 6pm
- 1/14 Tuesday
 - ACC Meeting
- 1/22 Wednesday
 - Jan Board Meeting 6:30 pm
 - (date change to 3rd wk)

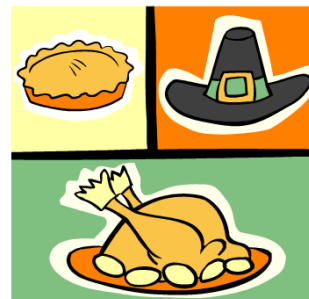
February

- 2/1 Saturday
 - Pavilion Reserved
- 2/2 Sunday
 - Apt A Reserved
- 2/4 Tuesday
 - Hacienda Game Night 6pm
- 2/8 Saturday
 - Pavilion Reserved
- 2/11 Tuesday
 - ACC Meeting
- 2/12 Wednesday
 - Board Meeting
- 2/17 Monday
 - OFFICE CLOSED - Holiday

6 -9 pm
At the
Hacienda

Community
Game Nights
1st Tuesday
Each month

Bring your friends, your favorite games & play



LDPOA Office
Thanksgiving
Holiday
Schedule

Office will be Closed
November 27th – 30th

LDPOA Office Holiday Closure Schedules

December 2024 - Happy Holidays!



Closed Mon - Thur, Dec 23rd & 26th
Open Fri & Sat, Dec 27th - 28th
& on Mon, Dec 30th
Closed Tues, Dec 31st

January 2025 - Happy New Year!



Closed Wed & Thur, Jan 1st & 2nd
Open Fri & Sat, Jan 3rd & 4th

Next Board Meeting is on Wednesday,
January 22, 2025
6:30 pm at the Hacienda

LAKE DON PEDRO OWNERS’ ASSOCIATION
MINUTES OF THE ANNUAL MEMBER’S MEETING,
BOARD ELECTION & GENERAL BOARD MEETING
SATURDAY, OCTOBER 12, 2024, at 10:30 am

Executive Session: 9am
Personnel;
Discipline items

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 10:05 am.**
– Chris Adams, President
Directors present: Chris Adams, Dennis Dias, Kim Cheatham, Chris Lowey.
Absent Renee Anderson & Phyllis Cotta.
- II WELCOME & ESTABLISH QUORUM of DIRECTORS**
– Chris Adams, President
Four Directors present – quorum established. Welcome to the members in attendance.
As of late last night, the Board received the resignation of Director Renee Anderson. We appreciate her years of service.
On Oct. 8, 2024 we did not achieve the Assoc’s initial ballot quorum requirement of 40%, and so adjourned to today’s meeting for the reduced secondary ballot quorum requirement of 20%, which has been achieved.
- III INTRODUCTIONS**
– Chris Adams, President
- a. Current Directors & Staff, including announcing the hiring of a new staff accountant Erin Gates who is being onboarded by Monica Fay before her retirement.
 - b. Members in attendance
 - c. Randy Rattray & Staff, Inspector of Elections (Remote Zoom Feed)
He introduced himself and staff. He will come back on after checking in last few ballots for final number received and count.

- VI GENERAL BOARD MEETING – BOARD & COMMITTEE REPORTS / Approval**
Board Reports:
- 1. 2023/24 Association, Facility & President’s Comments by Chris Adams: The replacement arch is under construction, the new refrigerator in the Lounge. The pool has closed but warmer temps require increased chemicals until it cools to prevent algae. Facility usage is increasing.
 - 2. Executive Session Oct. 1, 2024 by Chris Adams: Eleven account liens authorized; Personnel
Executive Session Oct 12, 2024: Personnel; Disciplinary; Director resignation.
 - 3. General Board Meeting Minutes September 11, 2024 – by Board Secretary, Dennis Dias
 - 4. Monthly Financial Report for September 2024 – totals read by Kim Cheatham
Operating account balance \$313,685.10, Reserve account balance + CD’s \$636,540.63
Also noted that the Annual CPA Financial Review was out sent to all members by mail or email.
Motion to approve the presented board reports by Chris Lowey, 2nd Dennis Dias; unanimous, approved.

- Committee Reports:**
- 5. ACC by Dennis Dias: This year has seen new volunteers to join the ACC Committee and the passage of 24-1 Resolution in Sept. that clears up what is not allowed on undeveloped lots and authorizes violations of these rules to be pursued under our fine system if necessary to obtain compliance. Permits: 3 approved, none pending. Compliance: 3 new letters, 1 registered letter, 10 30-day notices (pending fines), 2 cases resolved/closed, 2 continuing fine cases. Dennis thanked the new Committee members for stepping up, the current and previous boards for all their hard work and the members for their support.

Continued

- 6. Parks & Trails Reports by Kim Cheatham: El Prado Park repair of play footbridge & also gate that had been rammed. Mention of Fall Festival being held on Sunday Oct. 13th at El Prado Park. Trails: Not a lot of activity during the hot summer but will increase as weather cools. The Trailblazers are looking into applying for some funding from the county land lease revenues to be used for equipment to help clear and maintain the trail easements.
- 7. Activities/Events Reports by Chris Lowey: The annual Holiday Craft Fair on Sat & Sun, Nov. 9th & 10th. See coordinator Renee Burritt for more information. The Community Thanksgiving Dinner hosted by the Don Pedro Baptist Church has been cancelled. Noted the Park event Sunday.
Motion to approve the committee reports by Kim Cheatham, 2nd Chris Adams. Unanimous, approved.

- V ANNUAL MEMBERS MEETING – DIRECTORS ELECTION**
– Randy Rattray, Inspector of Election & Staff
- o Did not receive the required 40% ballots by Oct. 8th. The ballot count adjourned to Oct. 12th.
 - o Automatic extension to Oct. 12, 2024 meeting for reduced 20% quorum requirement. Ballot count report ballot count for quorum of 20% (624 ballots) 811 received.
 - o Have ballot quorum. – Remote video ballot count by CA Elections staff.
He explained the ballot handling process and safeguards. They will open the yellow envelopes, then they’ll open the blue ballot envelopes, inspect and resolve any questionable ballots, then electronically tally votes from the ballots.

Continued General Board Meeting while ballot count process continues.

- VI GENERAL BOARD MEETING - UNFINISHED BUSINESS -**
none

- VII GENERAL BOARD MEETING - NEW BUSINESS**
- 1. Consideration of rental rate changes for rental offices.
Discussion. Motion to keep current rates by Chris Adams, 2nd Dennis Dias. Unanimous, approved.
 - 2. Decide whether to take the usual Holiday hiatus of no meeting in Dec. Motion to table until Nov. Board Meeting by Chris Adams, 2nd Chris Lowey. Unanimous, tabled to November 13th Board Meeting.
 - 3. Authorize new Bookkeeper Erin Gates for approved bank transaction and reports access. Motion to approve by Dennis Dias, 2nd Kim Cheatham. Unanimous, approved.
 - 4. Change back to local security company (HomeTech) for alarm monitoring. Discussion of reason, no extra charge and to keep local service. Motion to approve by Dennis Dias, 2nd Chris Adams. Unanimous, approved.

Chris Adams moved to adjourn for recess until vote tally process complete. 12:14 pm. Dennis Dias needed to leave for appointment 12:32.
Reconvene meeting at 12:39 for Election results.

- VIII ANNUAL MEMBERS MEETING - ELECTION RESULTS –**
Randy Rattray, Inspector of Election
- 1. 2024 Ballot Count & Election Results Report (full report attached)
Andrea Walker 568 *elected*
Shelley Cummings 560 *elected*
Renee Burritt 422 *elected*
Walter (Alex) Weightman 387
Eddie Pedreira 88
 - 2. The new 2024/25 Board of Directors came up and took their seats.

Continued

IX. ORGANIZATIONAL SESSION:

1. Vote for board officers: Opted for voice nominations and vote.
 - a. President: Shelley Cummings nominated – unanimous approved
 - b. VP: Chris Lowey nominated – unanimous approved
 - c. Secretary: Renee Burritt volunteered – unanimous approved
 - d. Treasurer: Kim Cheatham volunteered – unanimous approved.
2. Choose Association check signers (3 or 4 of Directors)
By unanimous consent: Chris Lowey, Renee Burritt, Kim Cheatham, & Andrea Walker.
3. Signers filled out banking documents for submission to the bank.
4. Directors Confidentiality Agreement handed out.
5. By unanimous agreement Chris Lowey to chair ACC Committee with members as now serving
6. Board member assigned department liaisons, by unanimous approval:
 - Office operations – Shelly Cummings
 - Facilities – Chris Adams
 - ACC Committee – Chris Lowey
 - Parks & Trails – Andrea Walker
 - Activities/Events – Renee Burritt

X OPEN FORUM / GOOD OF THE ORDER: Audience comments. (3 min. limit)
Repeat mention of Sunday’s Fall Festival and reminder of the Holiday Craft Fair on November 9th & 10th.
No other comments.

XII ADJOURNMENT / NEXT SCHEDULED MEETING DATE:
Wednesday, November 13, 2024 – 6:30 pm at the Hacienda

Respectfully submitted by Pam Hatler for Renee Burritt, Secretary.
Renee Burritt

Board Approved on : November 13, 2024

Attachments to follow: Official Election Reports

2ND

** OFFICIAL **
OCTOBER 12, 2024

CUMULATIVE REPORT
LAKE DON PEDRO OWNERS' ASSOCIATION
ELECTION OF (3) DIRECTORS
OCTOBER 8, 2024

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	COUNT	PERCENT
PCTS IN - TOTAL	1	100.0%
REG VTR - TOTAL	0	
BALLOTS - TOTAL	811	

ELECTION OF (3) DIRECTORS:
(vote for 3)

ANDREA WALKER	568	28.0%
SHELLEY CUMMINGS	560	27.6%
RENEE BURRITT	422	20.8%
WALTER (ALEX) WEIGHTMAN	387	19.1%
EDDIE PEDREIRA	88	4.3%

I CERTIFY THAT THE ABOVE VOTE TOTALS ARE COMPLETE AND ACCURATE

Pam Hatler CEC CHAIRMAN
Jennifer Boes JUDGE
Paul Kottay JUDGE

California Elections Company
Certificate of Results
LAKE DON PEDRO OWNERS' ASSOCIATION
ELECTION OF THREE (3) DIRECTORS
OCTOBER 8, 2024

BALLOT CARD ACCOUNT AND OFFICIAL BALLOT STATEMENT

<u>Ballots Printed:</u>	<u>Total</u>	<u>Starting#</u>	<u>Ending#</u>
	3300	409,001	412,300

<u>Ballots:</u>	<u>Started</u>	<u>Mailed</u>	<u>Re-Mailed</u>	<u>Left-Over</u>
	3300	3121	21	188

130 Left over
28 Duplicates made

* 1 yellow env. (empty, nothing)
* 3 VOIDED yellow env. (No signature)
* 36 BAD ADDRESSES

ELECTION JUDGES: Pam Hatler CEC
DATE: OCT 12 2024 Paul Kottay
Jennifer Boes CEC

CALIFORNIA ELECTIONS COMPANY
PO BOX 302021 ESCONDIDO CA 92030
800-233-9953 FAX 760-751-9901

The 2023/24 Fiscal Year-end Financial Review
(through June 30, 2024)
by the independent CPA firm of Levy & Erlanger
was approved by the Board.

It is available on the Association’s website:
www.LDPOA.com

1st

** OFFICIAL **
OCTOBER 12, 2024

CUMULATIVE REPORT
LAKE DON PEDRO OWNERS' ASSOCIATION
ELECTION OF (3) DIRECTORS
OCTOBER 8, 2024

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	COUNT	PERCENT
PCTS IN - TOTAL	1	100.0%
REG VTR - TOTAL	0	
BALLOTS - TOTAL	811	

ELECTION OF (3) DIRECTORS:
(vote for 3)

ANDREA WALKER	568	28.0%
SHELLEY CUMMINGS	560	27.6%
RENEE BURRITT	422	20.8%
WALTER (ALEX) WEIGHTMAN	387	19.1%
EDDIE PEDREIRA	88	4.3%

I CERTIFY THAT THE ABOVE VOTE TOTALS ARE COMPLETE AND ACCURATE

Pam Hatler CEC CHAIRMAN
Jennifer Boes JUDGE
Paul Kottay JUDGE

Statements of Revenues, Expenses
and Changes In Fund Balances
October 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		429,568.00	20,000.00	449,568.00	449,568.00
Plan Check Income	200.00		600.00		600.00	0.00
Apartment Rental	1,350.00		8,580.00		8,580.00	18,000.00
Hall Rental	341.00		1,899.00		1,899.00	3,000.00
Office Rental	842.00		2,903.00		2,903.00	6,000.00
Interest Income - Receivables	882.96		2,601.67		2,601.67	2,000.00
Interest Income - Bank		1,917.60		7,756.74	7,756.74	0.00
Other Income	478.40		5,908.49		5,908.49	5,000.00
Late Fees	0.00		10,180.80		10,180.80	5,500.00
Fines	400.00		650.00		650.00	0.00
Transfer Fees	1,350.00		5,400.00		5,400.00	15,000.00
Total Revenues	5,844.36	1,917.60	468,290.96	27,756.74	496,047.70	504,068.00
EXPENSES						
Bad Debt Expense	1,166.67		4,667.17		4,667.17	14,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	171.45		765.12		765.12	2,500.00
Office Supplies	250.21		1,259.25		1,259.25	6,000.00
Office Salaries	7,407.00		32,310.25		32,310.25	81,500.00
Travel / Mileage	252.00		252.00		252.00	1,000.00
Legal	0.00		950.00		950.00	5,500.00
Accounting	0.00		2,165.00		2,165.00	6,000.00
Bank Charges	0.00		10.00		10.00	0.00
Publication Costs	0.00		3,943.56		3,943.56	8,400.00
Computer / Internet	791.02		3,908.61		3,908.61	10,500.00
Election	9,532.08		10,376.44		10,376.44	16,500.00
Collections	210.00		1,362.00		1,362.00	2,500.00
Public Relations	0.00		0.00		0.00	500.00
Postage & Delivery	291.54		1,111.86		1,111.86	2,368.00
Merchant Fees	419.97		4,321.91		4,321.91	8,500.00
Insurance	6,266.58		25,066.32		25,066.32	75,100.00
Taxes / License / Filing Fees	0.00		7,330.00		7,330.00	13,000.00
Workers Comp Insurance	513.68		2,557.06		2,557.06	3,500.00
LDPOA Miscellaneous Expense	0.00		1,195.00		1,195.00	0.00
Hacienda Maintenance Salary	5,600.00		23,800.00		23,800.00	72,800.00
Pool Monitor Salary	816.00		9,424.00		9,424.00	11,000.00
Janitorial Salary	2,445.00		10,127.00		10,127.00	31,000.00
Payroll Tax Expense	1,309.27		6,339.78		6,339.78	16,000.00
Salary Expenses - Other	398.00		2,957.00		2,957.00	6,000.00
Electric (Hacienda)	2,395.97		13,869.71		13,869.71	33,000.00
Electric (Well)	748.62		4,011.11		4,011.11	8,500.00
Electric (El Prado Park)	65.41		262.38		262.38	1,000.00
Electric (Barn)	0.00		46.84		46.84	100.00
Water (El Prado Park)	254.85		1,019.40		1,019.40	3,000.00
Reserve Study	0.00		0.00		0.00	400.00
Propane	403.90		403.90		403.90	2,000.00
Trash Removal	474.33		1,897.32		1,897.32	5,700.00
Office Telephone	88.07		352.14		352.14	1,100.00
Hacienda Maintenance Supplies	763.04		3,100.30		3,100.30	6,000.00
Hacienda Maintenance Repairs	0.00		0.00		0.00	3,000.00
Reserve Project Expenses	1,153.68		3,640.71		3,640.71	0.00
Septic Maintenance	0.00		2,293.53		2,293.53	1,800.00
Well Water & Septic Testing	0.00		260.00		260.00	2,500.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	0.00		0.00		0.00	500.00
Hacienda - Security	420.99		823.83		823.83	1,500.00
Pool Maintenance	118.53		2,117.18		2,117.18	5,000.00
Apartment Expenses	0.00		234.34		234.34	300.00
Pest & Weed Control	0.00		302.00		302.00	2,000.00
Janitorial Supplies	353.83		1,061.55		1,061.55	5,000.00
Park Expense	420.16		840.16		840.16	3,000.00
Payroll Expenses	0.00		810.00		810.00	3,500.00
Total Expenses	45,501.85	0.00	193,545.73	0.00	193,545.73	484,068.00
Excess (Deficiency) of Revenues Over Expenses	-39,657.49	1,917.60	274,745.23	27,756.74	302,501.97	
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	13,332.12	(13,332.12)	-	
Timing Adjustment from 6/30/24			30,514.72	(0.72)	30,514.00	
Fund Balance (Deficit) Beginning of Fiscal Year			32,276.00	625,701.00	657,977.00	
Fund Balance (Deficit) Month End	\$ (41,324.46)	\$ 3,584.57	\$ 350,868.07	\$ 640,124.90	\$ 990,992.97	

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 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

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 October 31, 2024			
ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)			
	Operations Fund	Replacement Fund	Total Funds
<hr/>			
ASSETS			
Checking & Savings			
Petty Cash	988.19		988.19
BAC - Operating	285,639.43		285,639.43
Reserve - BAC (savings)		55,205.69	55,205.69
Reserve - BAC (CDs)		584,919.21	584,919.21
Assessments Receivable, less Allowance for Doubtful Accounts (\$205,497.23-127,196.20)	78,301.03		78,301.03
Prepaid Insurance	18,799.73		18,799.73
Undeposited Funds (received but not deposited)	21.40		21.40
<hr/>			
Total Assets	\$383,749.78	\$640,124.90	\$1,023,874.68
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LIABILITIES			
Accounts Payable	7,365.33		7,365.33
Refundable Deposits	21,170.00		21,170.00
Workers Comp	3,374.08		3,374.08
Other Liabilities	972.00		972.00
Total Liabilities	32,881.41		32,881.41
FUND BALANCE	350,868.37	640,124.90	990,993.27
Total Liabilities and Fund Balance	\$383,749.78	\$640,124.90	\$1,023,874.68

LDPOA BOARD of DIRECTORS VACANCY - Applications to fill Vacancy Being Accepted

Commencing with this announcement:

In accordance with Association Rules and California statutes, the Board of Directors is accepting applications by interested members*, they will conduct interviews and then appoint a new director to complete the remaining term of approximately 9 months, which terminates on October 11, 2025.

Legal requirements to be eligible for appointment to the Board:

Applicant must be an LDPOA owner* for at least one (1) year and their assessments are paid current at the time of application.

** Note: Member/Owner defined as owner of record as recorded on the deed.*

Deadline for submissions is Sunday, December 15, 2024 at 4:30pm.

Applications may be submitted by mail, email, or delivered to the office or drop Box at: email: info@LDPOA.com OR
ATTEN: Board of Directors Vacancy Lake Don Pedro Owners' Association, 5182 Fuentes De Flores, La Grange, CA 95329

For further information call the LDPOA office at (209) 852-2312

Disqualifications for serving on the Board: 1) Delinquent dues (unless current on an approved payment plan). 2) Owner for less than one year at time of nomination. 3) Joint Ownership with a serving member of the Board. 4) A past criminal conviction that would prevent or terminate the Association's fidelity bond insurance coverage.

Replacement Arch Project



The Assoc. is so fortunate...

In addition to all his other skills our Maintenance Manager Jeff is also a master fabricator who has his own tools and equipment to do fabrication work. So, in addition to all his regular duties, he's able to work in the manufacturing project to replicate and replace the damaged wrought iron Hacienda Arch, saving the Assoc. thousands of dollars.

The arch was severely damaged (again) by an anonymous panel truck while the Hacienda was closed. "Anonymous" because the license plates were deliberately obscured.

Since this is the third time a large vehicle damaged the arch and the old support columns cannot be extended higher without being totally rebuilt – the Board decided to move the arch to foot of the front lawn area where the view of it framing the Hacienda will still be similar, but vehicles no longer need to drive under it to enter their parking lot. Jeff is now working on the two new support columns.



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

*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

Shelley CummingsPresident
Chris Lowey VP
Renee BurrittBoard Secretary
Kim Cheatham Treasurer
Chris Adams Director
Andrea Walker 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

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 were 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

Board & ACC Meeting Info

- The General Board Meeting is on the 2nd Wednesday of each month. This month its Wednesday, November 13, 2024 at 6:30 pm, at the Hacienda.
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. The Nov. ACC Meeting is scheduled on Tuesday, Nov. 8th. Please send all submissions to the LDPOA Office by Friday, Oct 4th 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
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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.