



Discoverer

February 2025

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

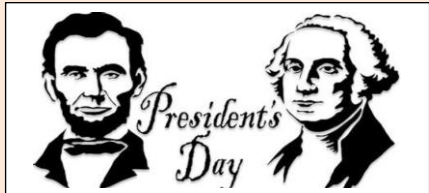
WEDNESDAYS
Yoga Class 9 am

February

- 2/1 Saturday
 - Pavilion Reserved
 - Lounge Reserved
- 2/2 Sunday
 - Apt A Reserved
- 2/4 Tuesday
 - Hacienda Game Night 6pm
 - Girl Scouts
- 2/8 Saturday
 - Pavilion Reserved
 - Lounge Reserved
- 2/11 Tuesday
 - ACC Meeting
- 2/12 Wednesday
 - Board Meeting 6:30 pm
- 2/14 Friday
 - Apt A & B Reserved 2/14-15
 - Lounge Reserved

Valentines Day!

- 2/17 Monday
 - OFFICE CLOSED



- 2/18 Tuesday
 - Girl Scouts
- 2/19 Wednesday
 - Town Hall Meeting 6 pm
- 2/23 Sunday
 - Lounge Reserved

March

- 3/8 Saturday
 - Lounge Reserved
- 3/9 Sunday
 - Apt B Reserved
 - ❖ Daylight Savings Time



**Spring Ahead
1 Hour!**

- 3/11 Tuesday
 - ACC Meeting
- 3/12 Wednesday
 - Board Meeting

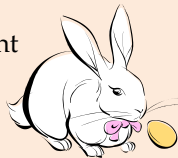
3/17 Monday -



St. Patrick's Day

April

- 4/8 Tuesday
 - ACC Meeting
- 4/9 Wednesday
 - Board Meeting 6:30 pm
- 4/11 Friday
 - Apts A & B Reserved 4/11-12
- 4/19 Saturday
 - Easter Egg Hunt
- 4/20 Sunday
 - Easter



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

**Community Game
Night**
1st Tues from 6-9 pm
at the Hacienda

**Next Board Meeting is on
Wednesday,
February 12, 2025
6:30 pm at the Hacienda**

Directors Shelley Cummings and Chris Lowey have each tendered a resignation from the Board of Directors. The Association wishes to extend our thanks to them for their desire to serve their fellow subdivision property owners.

Their willingness to serve in a volunteer, unpaid, and often unappreciated position is appreciated. Directors all have their own personal lives, and primary obligations of family, careers, and more, that must take precedence.

Managing the Owners' Assoc. is a job that is surprisingly time consuming and much more complicated than it appears. Directors work to satisfy expectations, balancing various issues and groups while dealing with many legal and fiscal constraints. It is challenging.

LDPOA Board & Staff

NEW LDPOA BOARD of DIRECTORS OPENINGS

Commencing with this announcement:
The Lake Don Pedro Owners' Association Board of Directors will be accepting applications from interested members to fill two (2) new vacant positions on the Board.

Bylaws of the association require that to be eligible for a Board position you must be an LDPOA member for at least one (1) year and a Member in Good Standing on the annual assessments for at least one year prior to appointment.

The remaining terms on the new Board vacancies are:
[1] Approximately 20 months terminating on October 10, 2026.
[2] Approximately 32 months terminating on October 9, 2027

Applications may be sent in by mail or email to:

ATTEN: Board of Directors Position
Lake Don Pedro Owners' Association
5182 Fuentes De Flores, La Grange, CA 95329
email: info@ldpoa.com

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

NOTICE - Trial Program

In answer to member's requests for expanded Exercise Room Hours the Board is doing a trial run of 24 Hr availability to see usage and possible increased costs, security issues, etc. This is scheduled to start on Feb 1st and run through March 31st.

LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF GENERAL MEETING
WEDNESDAY, NOVEMBER 13, 2024

Executive Session 5:30 pm

General Meeting

- I **CALL TO ORDER & PLEDGE OF ALLEGIANCE:** 6:32 pm by Shelly Cummings, President.
Directors Present: Shelley Cummings, Renee Burritt, Kim Cheatham, Andrea Walker
Reports Absent: Chriss Lowey & Chris Adams.
- II **EXECUTIVE SESSIONS REPORTS** Shelley Cummings, President
October 12, 2024: Personnel Discipline
October 22, 2024: Board Organization Topics, Staff & Legal Topics
October 23, 2024: Zoom Board Training with Association Attorney
October 29, 2024: Emergency Email, Check Signers
November 13, 2024: Code of Conduct, Office Lease, Fill Empty Board Seat
Motion to approve Executive meetings, Kim Cheatham, Andrea Walker to second, all approved.
- III **APPROVAL OF MINUTES** Renee Burritt, Secretary
October 12, 2024. Motioned was made by Kim Cheatham to approve the meeting notes From October 12, 2024, Renee Burritt second, all approve.
- IV **TREASURER'S REPORT** Kim Cheatham, Treasure
Operations Fund Checking: \$285,639.43
Reserve Savings: \$640,124.90
Kim Cheatham will meet with Monica, Bookkeeper for more training on 11-14-2024.
Motion by Shelley Cummings to approve the Treasure report and Andrea Walker second, all approve.
- V **COMMITTEE REPORTS**
 1. **Facility Report-** No Report, table to next meeting **Chris Adams, not present**
 2. **ACC Report** Shelley Cummings for Chris Lowey
Changed meeting time from 10:30 am to 8:30 am to accommodated work schedules. Chris Cox will now sit in the meeting, due to her knowledge of the Counties and nature of complaints. Issued 5 permits and 1 pending meeting, solar installations and grading of driveway. 6 violations, sent 6 letters and sent 1 letter. 3 RV complaints; 1 no show, 1 close and 1 attend. 2 fine hearing and 1 attended. We have 4 pending and 2 close. Mariposa County has 2 and Tuolumne County has 2 aggressive properties. Working with the respective Counties and Board Supervisors. Open for the Community to attend. Contact Chris Lowey or Shelley Cummings.
 3. **Parks - Andrea Walker** No vandalism has been reported, from monitoring of the cameras. Fall Festival was a complete success and make this a yearly event. It brought families from within the LDPOA and outskirts. Children and adults had a great time!

Continued

Continued

4. **Trails -Kim Cheatham** Trails have been quiet. Former Lake Don Pedro resident came to clean the trails. No events during the summer due to the heat. Bonds Flat area had a cleanup with 2 people, and took 2 hours to clean a half mile. Dump took 5 bags of trash at no charge.
5. **Activities/Events - Renee Burritt**
Craft Fair from November 9th and 10th at the Hacienda. We had 41 vendors, both rooms filled. Sales were soft this year over last year. Will ask for permission to host Craft Fair for 2025, November 8th & 9th 2025. Game Night is still happening and Sarah McKague has been doing the monthly events calendar. If you have an event and would like it on the calendar, contact Sarah. Thank you Sarah!
Two other events happen in the community. Number 1 is "Gnomes on the Roam" at the Fruit Stand, December 21st. Second is a Christmas Toy Drive at the Boat House. For More info contact Cerritos Goods or Eva Banuelos.

Motion by Kim Cheatham to approve committee reports and Andrea Walker second, all approve.

1. CONTINUED BUSINESS

1. **Director Vacancy-** Board motioned to move Chris Lowey from the one year seat to the two year seat.. Will post a 30 day notice for applications to fill the one year seat. Motion to move Chris Lowey from the one year seat to the two year seat and posting of 30 day notice for applicants to fill the one year seat made by Kim Cheatham, second by Shelley Cummings, all approved. Will have an Executive session to interview applicants and seat the selected applicant in the January 22, 2025 General meeting.
2. **There will be no General meeting in December.** Next meeting will be January 22, 2025.
3. **Table the Questions & Comments** from the dues billing survey. The Board wants to answer each question and post on the Website in January.

2. NEW BUSINESS

1. **Code of Conduct-** Shelley Cummings, President will write up a Mission Statement about what the Board can and cannot do for the January 22, 2025 meeting.
2. **Amend the Election Rules-** Will need to update the Voting bylaws at a cost of \$750.00. Updating the E-balloting (Civ. Code§ 5105(h). Table until all Board Members are present.
3. **Office Lease-** Vote to approve Andrea Walker's lease to Suite 2. Andrea recused herself from the discussion and the vote. Kim Cheatham motion to approve the lease for Andrea Walker, Renee Burritt approved, all approved.

Continued

4. **Repair Sliding Door in Lounge-** The sliding door handle was broken from an event on October 12, 2024. It was approved to do the first choice. "Maintenance can design a permanent work around system of track locks to allow the doors to be used, but also locked when not in use. Approx. cost \$200 in materials plus several hours of work." Other choices were, replace the entire door at \$14,000, this would be an unplanned reserve expense. Next choice was to go to small claims court, the limit is \$5,000 and then have to try and collect it. Final was to hire an attorney and sue their insurance. They have claimed the door was already broken. Renee Burrit to motion to approve the cheaper repair of the sliding door and go with the \$200 repair, Kim Cheatham second, all approve.

5. **Streaming of General Meetings-** Kim Cheatham will look into a good option for streaming of General Meetings.

IX OPEN FORUM

It was mentioned to have the meetings notes in more detail for the Members, this was discussed in length. Members were made aware that some parts of topics have to stay confidential.

X ADJOURNMENT/NEXT MEETING

Next Board Meeting- Wednesday, January 22, 2025 at 6:30 pm. At the Hacienda.

Statements of Revenues, Expenses and Changes In Fund Balances
November 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	100.00		700.00		700.00	0.00
Apartment Rental	2,020.00		10,600.00		10,600.00	18,000.00
Hall Rental	1,430.00		3,329.00		3,329.00	3,000.00
Office Rental	928.33		3,831.33		3,831.33	6,000.00
Interest Income - Receivables	840.86		3,442.53		3,442.53	2,000.00
Interest Income - Bank		1,987.16		9,743.90	9,743.90	0.00
Other Income	243.70		6,152.19		6,152.19	5,000.00
Late Fees	0.00		10,180.80		10,180.80	5,500.00
Fines	400.00		1,050.00		1,050.00	0.00
Transfer Fees	1,350.00		6,750.00		6,750.00	15,000.00
Total Revenues	7,312.89	1,987.16	475,603.85	29,743.90	505,347.75	504,068.00
EXPENSES						
Bad Debt Expense	1,168.25		5,835.42		5,835.42	14,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	246.84		1,011.96		1,011.96	2,500.00
Office Supplies	207.78		1,467.03		1,467.03	6,000.00
Office Salaries	7,615.25		39,925.50		39,925.50	81,500.00
Travel / Mileage	0.00		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		4,699.63		4,699.63	10,500.00
Election	0.00		10,376.44		10,376.44	16,500.00
Collections	214.00		1,576.00		1,576.00	2,500.00
Public Relations	0.00		0.00		0.00	500.00
Postage & Delivery	119.99		1,231.85		1,231.85	2,368.00
Merchant Fees	512.80		4,834.71		4,834.71	8,500.00
Insurance	6,266.58		31,332.90		31,332.90	75,100.00
Taxes / License / Filing Fees	5.00		7,335.00		7,335.00	13,000.00
Workers Comp Insurance	474.44		3,031.50		3,031.50	3,500.00
LDPOA Miscellaneous Expense	0.00		1,195.00		1,195.00	0.00
Hacienda Maintenance Salary	5,600.00		29,400.00		29,400.00	72,800.00
Pool Monitor Salary	0.00		9,424.00		9,424.00	11,000.00
Janitorial Salary	2,536.00		12,663.00		12,663.00	31,000.00
Payroll Tax Expense	1,246.73		7,586.51		7,586.51	16,000.00
Salary Expenses - Other	160.00		3,117.00		3,117.00	6,000.00
Electric (Hacienda)	1,810.04		15,679.75		15,679.75	33,000.00
Electric (Well)	569.79		4,580.90		4,580.90	8,500.00
Electric (El Prado Park)	65.55		327.93		327.93	1,000.00
Electric (Barn)	0.00		46.84		46.84	100.00
Water (El Prado Park)	254.85		1,274.25		1,274.25	3,000.00
Reserve Study	0.00		0.00		0.00	400.00
Propane	0.00		403.90		403.90	2,000.00
Trash Removal	595.28		2,492.60		2,492.60	5,700.00
Office Telephone	89.74		441.88		441.88	1,100.00
Hacienda Maintenance Supplies	1,052.85		4,153.15		4,153.15	6,000.00
Hacienda Maintenance Repairs	125.00		125.00		125.00	3,000.00
Reserve Project Expenses	799.13		4,439.84		4,439.84	0.00
Septic Maintenance	0.00		2,293.53		2,293.53	1,800.00
Well Water & Septic Testing	380.00		640.00		640.00	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	-40.56		783.27		783.27	1,500.00
Pool Maintenance	0.00		2,117.18		2,117.18	5,000.00
Apartment Expenses	0.00		234.34		234.34	300.00
Pest & Weed Control	151.00		453.00		453.00	2,000.00
Janitorial Supplies	356.83		1,418.38		1,418.38	5,000.00
Park Expense	140.00		980.16		980.16	3,000.00
Payroll Expenses	310.00		1,120.00		1,120.00	3,500.00
Total Expenses	33,824.18	0.00	227,369.91	0.00	227,369.91	484,068.00
Excess (Deficiency) of Revenues Over Expenses	-26,511.29	1,987.16	248,233.94	29,743.90	277,977.84	
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	11,665.15	(11,665.15)	-	
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	\$ (28,178.26)	\$ 3,654.13	\$ 322,689.81	\$ 643,779.03	\$ 966,468.84	

LAKE DON PEDRO OWNERS ASSOCIATION
Balance Sheet
As of November 30, 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	1,064.46		1,064.46
BAC - Operating	265,574.93		265,574.93
Reserve - BAC (savings)		56,883.66	56,883.66
Reserve - BAC (CDs)		586,895.07	586,895.07
Assessments Receivable, less Allowance for Doubtful Accounts (\$200,414.29-128,362.87)	72,051.42		72,051.42
Prepaid Insurance	12,533.15		12,533.15
Undeposited Funds (received but not deposited)	210.68		210.68
Total Assets	\$351,434.64	\$643,778.73	\$995,213.37
LIABILITIES			
Accounts Payable	5,353.71		5,353.71
Refundable Deposits	18,570.00		18,570.00
Workers Comp	3,848.52		3,848.52
Other Liabilities	972.00		972.00
Total Liabilities	28,744.23		28,744.23
FUND BALANCE	322,690.41	643,778.73	966,469.14
Total Liabilities and Fund Balance	\$351,434.64	\$643,778.73	\$995,213.37

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

Statements of Revenues, Expenses
and Changes In Fund Balances
December 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	100.00		800.00		800.00	0.00
Apartment Rental	1,470.00		12,070.00		12,070.00	18,000.00
Hall Rental	368.00		3,697.00		3,697.00	3,000.00
Office Rental	515.00		4,346.33		4,346.33	6,000.00
Interest Income - Receivables	798.36		4,240.89		4,240.89	2,000.00
Interest Income - Bank		1,930.43		11,674.33	11,674.33	0.00
Other Income	1,367.08		7,519.27		7,519.27	5,000.00
Late Fees	14.40		10,195.20		10,195.20	5,500.00
Fines	400.00		1,450.00		1,450.00	0.00
Transfer Fees	1,950.00		8,700.00		8,700.00	15,000.00
Total Revenues	6,982.84	1,930.43	482,586.69	31,674.33	514,261.02	504,068.00
EXPENSES						
Bad Debt Expense	1,166.77		7,002.19		7,002.19	14,000.00
Board Expenses	662.90		662.90		662.90	500.00
Copier Costs	180.35		1,192.31		1,192.31	2,500.00
Office Supplies	2,480.36		3,947.39		3,947.39	6,000.00
Office Salaries	6,182.50		46,108.00		46,108.00	81,500.00
Travel / Mileage	0.00		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	10.00		20.00		20.00	0.00
Publication Costs	0.00		3,943.56		3,943.56	8,400.00
Computer / Internet	791.02		5,490.65		5,490.65	10,500.00
Election	0.00		10,376.44		10,376.44	16,500.00
Collections	107.00		1,683.00		1,683.00	2,500.00
Public Relations	0.00		0.00		0.00	500.00
Postage & Delivery	241.54		1,473.39		1,473.39	2,368.00
Merchant Fees	555.55		5,390.26		5,390.26	8,500.00
Insurance	6,266.58		37,599.48		37,599.48	75,100.00
Taxes / License / Filing Fees	6,395.00		13,730.00		13,730.00	13,000.00
Workers Comp Insurance	466.06		3,497.56		3,497.56	3,500.00
LDPOA Miscellaneous Expense	0.00		1,195.00		1,195.00	0.00
Hacienda Maintenance Salary	4,760.00		34,160.00		34,160.00	72,800.00
Pool Monitor Salary	0.00		9,424.00		9,424.00	11,000.00
Janitorial Salary	2,512.00		15,175.00		15,175.00	31,000.00
Payroll Tax Expense	1,147.61		8,734.12		8,734.12	16,000.00
Salary Expenses - Other	1,204.00		4,321.00		4,321.00	6,000.00
Electric (Hacienda)	2,186.17		17,865.92		17,865.92	33,000.00
Electric (Well)	401.18		4,982.08		4,982.08	8,500.00
Electric (El Prado Park)	65.56		393.49		393.49	1,000.00
Electric (Barn)	0.00		46.84		46.84	100.00
Water (El Prado Park)	254.85		1,529.10		1,529.10	3,000.00
Reserve Study	0.00		0.00		0.00	400.00
Propane	0.00		403.90		403.90	2,000.00
Trash Removal	474.33		2,966.93		2,966.93	5,700.00
Office Telephone	89.74		531.62		531.62	1,100.00
Hacienda Maintenance Supplies	1,030.74		5,183.89		5,183.89	6,000.00
Hacienda Maintenance Repairs	0.00		125.00		125.00	3,000.00
Reserve Project Expenses	1,396.63		5,836.47		5,836.47	0.00
Septic Maintenance	0.00		2,293.53		2,293.53	1,800.00
Well Water & Septic Testing	0.00		640.00		640.00	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	123.00		906.27		906.27	1,500.00
Pool Maintenance	0.00		2,117.18		2,117.18	5,000.00
Apartment Expenses	146.53		380.87		380.87	300.00
Pest & Weed Control	0.00		453.00		453.00	2,000.00
Janitorial Supplies	0.00		1,418.38		1,418.38	5,000.00
Park Expense	140.00		1,120.16		1,120.16	3,000.00
Payroll Expenses	0.00		1,320.00		1,320.00	3,500.00
Total Expenses	41,437.97	0.00	269,007.88	0.00	269,007.88	484,068.00
Excess (Deficiency) of Revenues Over Expenses	-34,455.13	1,930.43	213,578.81	31,674.33	245,253.14	
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	9,998.18	(9,998.18)	-	
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	\$ (36,122.10)	\$ 3,597.40	\$ 286,367.71	\$ 647,376.43	\$ 933,744.14	



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 December 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		554.54	554.54
BAC - Operating	244,181.24		244,181.24
Reserve - BAC (savings)		58,562.18	58,562.18
Reserve - BAC (CDs)		588,813.65	588,813.65
Assessments Receivable, less Allowance for Doubtful Accounts (\$192,634.72-129,529.54)	63,105.18		63,105.18
Prepaid Insurance	6,266.57		6,266.57
Undeposited Funds (received but not deposited)	(48.40)		(48.40)
Total Assets	\$314,059.13	\$647,375.83	\$961,434.96
LIABILITIES			
Accounts Payable	2,145.79		2,145.79
Refundable Deposits	17,520.00		17,520.00
Workers Comp	4,314.58		4,314.58
Other Liabilities	972.00		972.00
Total Liabilities	24,952.37		24,952.37
FUND BALANCE	289,106.76	647,375.83	936,482.59
Total Liabilities and Fund Balance	\$314,059.13	\$647,375.83	\$961,434.96

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

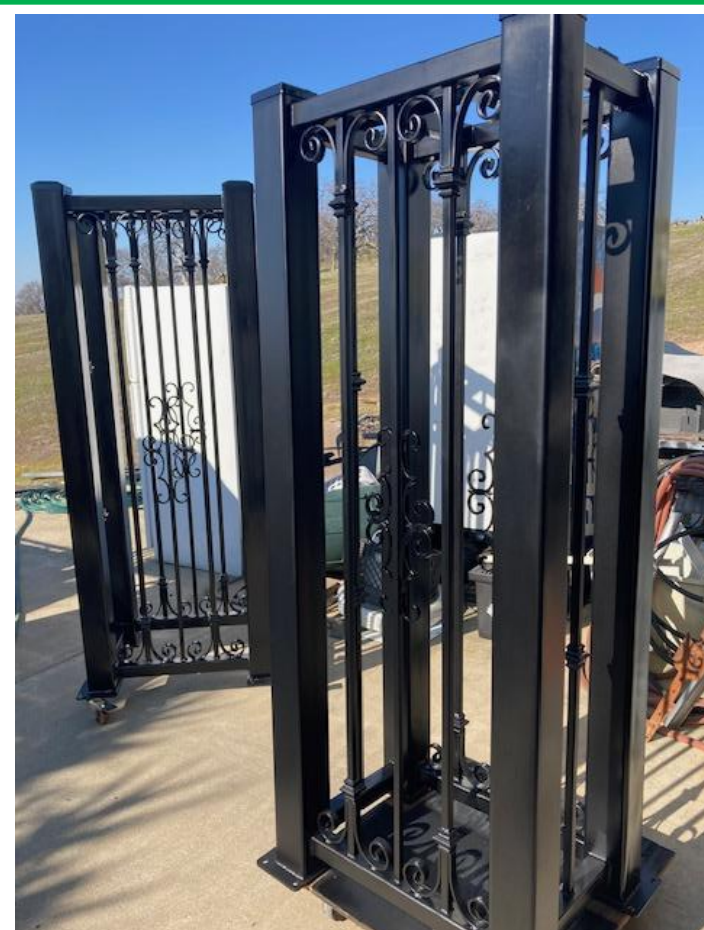
The 2024 Association Dues were due on July 1st, 2024
Unpaid Dues: On Aug. 1st a 10% late fee is applied.
Sept. 1 monthly interest charges start on the account balance.

Replacement Arch Project

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

The arch was severely damaged (again) by an anonymous panel truck while the Hacienda was closed. We mention "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 has now completed the two new support columns and installed them so visible as you come in the main entrance gate.



The project is almost
Finished.

The support are pillars
complete and in place
And within the next
week or so the arch itself
gets mounted.

The Assoc. is so fortunate
to have a Maintenance
Manager with these kind
of skills





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

.....President
 VP
Renee Burritt.....Board 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, February 12, 2025 at 6:30 pm, at the Hacienda.
- **The ACC** (Architectural Control & Compliance) Committee meets monthly to issue permits. **The Feb. ACC Meeting is scheduled on Tuesday, FEB. 11th.** 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 Lake Don Pedro Owners' Association.

The Discoverer is produced and distributed by the Lake Don Pedro Owners' Association

Publisher: Lake Don Pedro Owners' Assoc.
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.