

Official publication of the Lake Don Pedro Owners' Association

# Discoverer

January 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

## 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 3<sup>rd</sup> 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 6:30 pm

*Continued*

*Continued*

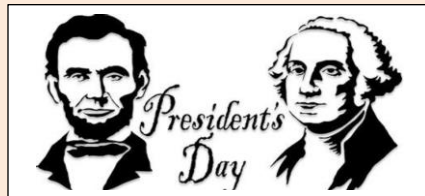
## February

2/14 Friday



2/17 Monday

➤ OFFICE CLOSED



## March

3/9 Sunday  
❖ Daylight Savings Time



Spring Ahead  
1 Hour!

3/11 Tuesday  
➤ ACC Meeting

3/12 Wednesday  
➤ Board Meeting

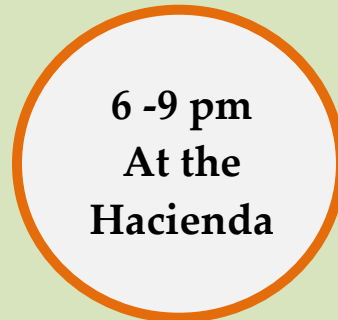
3/17 Monday -



St. Patrick's Day

3/20 Thursday

1<sup>st</sup> Day  
Of  
Spring!



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

Bring your friends, your favorite games & play



January 2025

**Closed** Tues, 12/31,  
Wed & Thurs, Jan 1<sup>st</sup> & 2<sup>nd</sup>  
**Open** Fri & Sat, Jan 3<sup>rd</sup> & 4<sup>th</sup>

The Association's call for members interested in serving for the remaining months of the open seat on the Board of Directors was up on December 15<sup>th</sup>. Interviews will be held in early January. The Board will deliberate on their options at the Jan. 22<sup>nd</sup> Board Meeting.

*Wishing All Our Owners  
& their Families  
A Happy, Healthy New Year!*

# 2025



Next Board Meeting is on Wednesday,  
**January 22, 2025**  
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
<b>REVENUES</b>						
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
<b>Total Revenues</b>	<b>7,312.89</b>	<b>1,987.16</b>	<b>475,603.85</b>	<b>29,743.90</b>	<b>505,347.75</b>	<b>504,068.00</b>
<b>EXPENSES</b>						
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
<b>Total Expenses</b>	<b>33,824.18</b>	<b>0.00</b>	<b>227,369.91</b>	<b>0.00</b>	<b>227,369.91</b>	<b>484,068.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>-26,511.29</b>	<b>1,987.16</b>	<b>248,233.94</b>	<b>29,743.90</b>	<b>277,977.84</b>	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	<b>(1,666.97)</b>	<b>1,666.97</b>	<b>11,665.15</b>	<b>(11,665.15)</b>	<b>-</b>	
<b>Timing Adjustment from 6/30/24</b>			<b>30,514.72</b>	<b>(0.72)</b>	<b>30,514.00</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>\$ (28,178.26)</b>	<b>\$ 3,654.13</b>	<b>\$ 322,689.81</b>	<b>\$ 643,779.03</b>	<b>\$ 966,468.84</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

**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 November 30, 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		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
<b>Total Assets</b>	<b>\$351,434.64</b>	<b>\$643,778.73</b>	<b>\$995,213.37</b>
<b>LIABILITIES</b>			
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
<b>Total Liabilities</b>	<b>28,744.23</b>		<b>28,744.23</b>
<b>FUND BALANCE</b>	<b>322,690.41</b>	<b>643,778.73</b>	<b>966,469.14</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$351,434.64</b>	<b>\$643,778.73</b>	<b>\$995,213.37</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.





**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 Cummings** .....President  
**Chris Lowey** ..... 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](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 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](mailto:info@LDPOA.com)

**Board & ACC Meeting Info**

- The **General Board Meeting** will be held on the 4<sup>th</sup> Wednesday of this month, January 22<sup>nd</sup> at 6:30 pm, at the Hacienda. The change is due to the timing to renew our annual insurance policy
- The **ACC (Architectural Control & Compliance) Committee** meets monthly to issue permits. **The Jan. ACC Meeting is scheduled for Tuesday, Jan. 14th.** Please send all submissions to the LDPOA Office by Friday, Jan 10th 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](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**                      **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 2<sup>nd</sup> ph:** 209-852-9361  
**Email:** [info@LDPOA.com](mailto: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.