



Discoverer

April 2025

The Lake Don Pedro Owners' Association • 5182 Fuentes De Flores • La Grange CA 95329 FREE

LDPOA Calendar of Events

MONDAYS

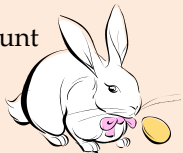
Line Dancing Lessons 9:30 am

Tues Tai Chi Class
Tues 10 am

WEDNESDAYS
Yoga Class 9 am

April

- 4/1 Tuesday
 - Hacienda Game Night 6pm
- 4/4 Friday
 - Apt B Reserved 4/4-5
- 4/8 Tuesday
 - ACC Meeting
 - Game Night – Hacienda 6pm
- 4/9 Wednesday
 - Board Meeting 6:30 pm
- 4/11 Friday
 - Apts A & B Reserved 4/11-12
- 4/12 Saturday
 - Pavilion & Kitchen Reserved
- 4/19 Saturday
 - Easter Egg Hunt
- 4/20 Sunday
 - Easter
- 4/26 Saturday
 - Lounge Reserved
 - Pavilion Reserved



May

- 5/2 Friday
 - Apt B Reserved 5/2-3
- 5/3 Saturday
 - DP Community Yard Sale at the Hacienda 9am – 3pm
- 5/6 Tuesday
 - Hacienda Game Night 6pm
- 5/13 Tuesday
 - ACC Committee
- 5/14 Wednesday
 - Board Meeting 6:30 pm

Continued

May

- 5/16 Friday
 - Apts A & B Reserved 5/16-17
- 5/17 Saturday
 - Pavilion, Lounge & Kitchen Reserved
- 5/23 Saturday
 - Apts A & B Reserved 5/23-25
- 5/25 Sunday
 - Lounge & Kitchen Reserved
- 5/30 Friday
 - Apt A Reserved 5/30-31
- 5/31 Saturday
 - Pavilion, Lounge & Kitchen Reserved

June

- 6/3 Tuesday
 - Hacienda Game Night 6pm
- 6/6 Friday
 - Apt B Reserved
- 6/10 Tuesday
 - ACC Meeting
- 6/11 Wednesday
 - NO Board Meeting scheduled

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.

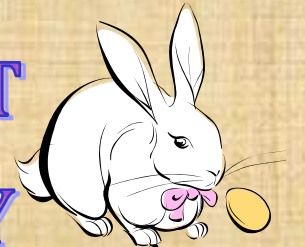
Next Board Meeting is on Wednesday, April 9th, 2025 6:30 pm at the Hacienda

Congratulations & Welcome
To our newly appointed Directors
Lara Diesman & Mike Guenther
terms ending October 2026 & 2027 respectively

LDPOA HACIENDA DP Community



EASTER EGG HUNT



SATURDAY
April 19th at 10 AM

DON PEDRO ANNUAL COMMUNITY YARD SALE

At the HACIENDA

5182 Fuentes de Flores, La Grange, CA

Saturday, May 13, 2023

9AM – 3PM (Setup 7AM)

Vendor Spaces are FREE – Table rents \$5 ea.

To Reserve Spaces: (A Space = a parking space in lot)

Contact the LDPOA Office at 209 852-2312

or email: info@LDPOA.com

Bring Friends, your favorite games & play

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

LAKE DON PEDRO OWNERS' ASSOCIATION
MINUTES OF GENERAL MEETING
WEDNESDAY, FEBRUARY 12, 2025

Executive Session 5:30 pm Discussion

Personnel: Appointing ACC Committee
Contracts: Independent CPA Contract

General Meeting 6:30 pm

CALL TO ORDER & PLEDGE OF ALLEGIANCE: Kim Cheatham-Presiding Officer at 6:30pm. Directors present; Kim Cheatham, Andrea Walker, Chris Adams and Renee Burritt

II EXECUTIVE SESSIONS REPORTS by Kim Cheatham-Presiding Officer

January 22, 2025- Executive Session- Interview Board Candidate, Office Holiday Hours. February 12, 2025-Executive Session-ACC appointment, CPA Motion made by Andrea Walker to approve January 22, 2025 Executive Report and February 12, 2025 Executive Session Report Chris Adams second. Motion approved unanimously.

III Reorganization of the Board-Election of a new President

Discussion among the Board of Directors, and it was decided to wait to elect a new President until there is a full Board, Kim Cheatham will continue to be Presiding Officer. Motion made by Kim Cheatham to wait until there is a full Board to elect a President, seconded by Andrea Walker. Motion approved unanimously.

IV APPROVAL OF MINUTES by Renee Burritt, Secretary

February 12, 2025 General Meeting Minutes were accidentally misprinted. Motion was made by Kim Cheatham to approve the February 12, 2025 General Meeting Minutes at the March 12, 2025 General Meeting seconded by Andrea Walker Motion approve unanimously.

V TREASURER'S REPORT by Kim Cheatham, Treasurer

Operations Fund Checking: January 31, 2025 \$272,932.10 Reserve Savings: January 31, 2025 \$651,041.74 A motion was made by Kim Cheatham to accept the Treasurer's Report, seconded by Andrea Walker. Motion approved unanimously.

VI Committee Reports

Facility Report – by Chris Adams

Installed the new arch, which was made by the LDPOA Maintenance Department, plumbing backed up, maintenance was unable to fix this, plumbing company come out to repair. Temporarily repaired jammed lobby door lock. Pavilion heat pump repairs. Replace dishwasher in Apt B, including rewiring and installing. Started the New slide project at El Pardo Park. Removed old section, got materials to install with current equipment within the fall zone. Extra Storm cleanup and re-clean (especially before event usage)

ACC - Report is for February 2025 by Kim Cheatham

With the loss of the two Directors that headed the ACC, the Board is working with the Office Staff.

Parks-Trails by Andrea Walker

Slide is being installed, building a connecting platform and modifications are Needed to complete the installation. No vandalism has been reported.

Continued

Continued

Activities - by Renee Burritt

Vendor/Yard Sale at the Fruit Stand on March 1, 2025. Motion was made by Andrea Walker to approve all Committee Reports, second by Chris Adams. Motion approved unanimously.

VII Continued Business

Discussion/Vote - Appoint new Director

The Board announced that Laura Diesman would be appointed to the Board but neglected to vote for her appointment in the meeting. The oversight will be Corrected by a vote at the Board meeting on March 12, 2025.

Discussion/Vote - Annual Budget Committee

Motion made by Kim Cheatham to form the Annual Budget Committee with the Following: Kim Cheatham, Dan Cheatham, and Renee Burritt with be on the Committee February 28, 2025. Renee Burritt second. Motion approved unanimously.

VIII New Business

1. Discussion/Vote - Two vacant Director seats on the Board. If interested contact the office in writing Or by email.

Qualifications 1) Be a property owner in the Association for at Least one year 2) in-good-standing on dues for the past year.

2. Discussion/Vote - Annual D&D weed spaying at the Hacienda and Parks. Budget \$1,000 Estimated. Motion made by Kim Cheatham to approve expense seconded by Renee Burritt. Motion passed unanimously.

3. Discussion/Vote - 2025 Reserve Project Items

- A. Apt A replace dishwasher \$906
- B, Apt B replace hot water heater , refrigerator, washer and dryer \$4,313
- C. New flooring in the exercise room Project approved for bids with Options to be submitted to the Board for approval.

These items have reached their end of service life and beyond. Funds have already been allocated within the Reserve Budget. Motion made by Kim Cheatham to approve all of the above 2025 Reserve Project Items, seconded by Chriss Adams. Motion passed unanimously.

4. Discussion/Vote - Purchase office file cabinet for ACC use. Approx \$100 Motion made by Andrea Walker to approve purchase of a file cabinet for ACC use, second by Renee Burritt. Motion passed unanimously.

5. Discussion/Vote - Approve renewal contract with Levy, Erlanger CPA firm that does both the Annual Independent Financial Review and the Assoc. Taxes cost for Both are approximately \$2,240. Motion made by Chris Adams to approve the contract with Levy, Erlanger CPA firm that does the Annual Independent Financial Review and Assoc. taxes, Cost for both is approximately \$2,240, second by Kim Cheatham. Motion approved unanimously.

Continued

New Business Continued

- 6. Discussion/Vote** - Appoint Renee and Phil Anderson to the ACC Committee. Doug McLain and Dennis Dias have offered them help for the next few months. Motion made by Kim Cheatham, second by Chris Adams. Motion passed unanimously.
- 7. Discussion/Vote**-Replace broken lobby door lock with keyless code entry, office door. Approx \$200 work needs to be done by a Locksmith. Motion made Kim Cheatham, second by Chris Adams. Motion passed unanimously.

X Open Forum -

Membership asked what notes they were reading from, since info was not on the Agenda in full. The Board explained, that they had an info sheet with the full dollar amounts. Also, membership felt they should be able to comment while the Board was discussing agenda items. It was mentioned to use comment cards during the meeting.

ADJOURNMENT/NEXT MEETING

Next Board Meeting- Wednesday, March 12, 2025 at 6:30 pm. at the Hacienda.

Respectfully Submitted
Renee Burritt-Secretary

Board Approved Minutes on March 12, 2025.

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 February 28, 2025

ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund	Replacement Fund	Total Funds
ASSETS			
Checking & Savings			
Petty Cash	868.38		868.38
BAC - Operating	142,638.30		142,638.30
Reserve - BAC (savings)		61,913.10	61,913.10
Reserve - BAC (CDs)		592,560.74	592,560.74
Assessments Receivable, less Allowance for Doubtful Accounts (\$185,932.05-130,696.21)	48,714.96		48,714.96
Prepaid Insurance	53,240.56		53,240.56
Undeposited Funds (received but not deposited)	(554.60)		(554.60)
Total Assets	\$244,907.60	\$654,473.84	\$899,381.44
LIABILITIES			
Accounts Payable	6,163.01		6,163.01
Refundable Deposits	18,890.00		18,890.00
Workers Comp	4,255.74		4,255.74
Other Liabilities	937.00		937.00
Total Liabilities	30,245.75		30,245.75
FUND BALANCE	214,661.85	654,473.84	869,135.69
Total Liabilities and Fund Balance	\$244,907.60	\$654,473.84	\$899,381.44

Statements of Revenues, Expenses and Changes in Fund Balances
February 2025
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		1,000.00		1,000.00	0.00
Apartment Rental	1,350.00		14,590.00		14,590.00	18,000.00
Hall Rental	45.00		3,742.00		3,742.00	3,000.00
Office Rental	513.00		5,374.33		5,374.33	6,000.00
Interest Income - Receivables	656.52		5,610.15		5,610.15	2,000.00
Interest Income - Bank		1,765.43		15,439.00	15,439.00	0.00
Other Income	142.88		7,913.06		7,913.06	5,000.00
Late Fees	0.00		10,195.20		10,195.20	5,500.00
Fines	650.00		2,750.00		2,750.00	0.00
Transfer Fees	900.00		10,200.00		10,200.00	15,000.00
Total Revenues	4,457.40	1,765.43	490,942.74	35,439.00	526,381.74	504,068.00
EXPENSES						
Bad Debt Expense	1,171.75		9,340.61		9,340.61	14,000.00
Board Expenses	0.00		662.90		662.90	500.00
Office Supplies	49.00		4,546.46		4,546.46	6,000.00
Copier Costs	185.82		1,582.08		1,582.08	2,500.00
Office Salaries	6,436.00		60,623.00		60,623.00	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		3,057.50		3,057.50	6,000.00
Bank Charges	0.00		20.00		20.00	0.00
Publication Costs	0.00		3,943.56		3,943.56	8,400.00
Computer / Internet	845.08		7,200.74		7,200.74	10,500.00
Election	0.00		10,376.44		10,376.44	16,500.00
Collections	0.00		2,004.00		2,004.00	2,500.00
Public Relations	0.00		0.00		0.00	500.00
Postage & Delivery	364.54		1,907.92		1,907.92	2,368.00
Merchant Fees	461.45		6,273.15		6,273.15	8,500.00
Insurance	4,839.82		48,705.88		48,705.88	75,100.00
Taxes / License / Filing Fees	10.00		18,672.00		18,672.00	13,000.00
Workers Comp Insurance	573.37		4,748.12		4,748.12	3,500.00
LDPOA Miscellaneous Expense	0.00		1,195.00		1,195.00	0.00
Hacienda Maintenance Salary	5,320.00		47,040.00		47,040.00	72,800.00
Pool Monitor Salary	0.00		9,424.00		9,424.00	11,000.00
Janitorial Salary	2,319.00		21,220.32		21,220.32	31,000.00
Payroll Tax Expense	1,316.28		12,659.10		12,659.10	16,000.00
Salary Expenses - Other	329.50		6,271.50		6,271.50	6,000.00
Electric (Hacienda)	2,290.72		22,541.47		22,541.47	33,000.00
Electric (Well)	285.18		5,818.51		5,818.51	8,500.00
Electric (El Prado Park)	80.76		540.10		540.10	1,000.00
Electric (Barn)	0.00		54.11		54.11	100.00
Water (El Prado Park)	0.00		2,064.28		2,064.28	3,000.00
Reserve Study	400.00		400.00		400.00	400.00
Propane	0.00		403.90		403.90	2,000.00
Trash Removal	517.83		3,959.09		3,959.09	5,700.00
Office Telephone	90.17		711.53		711.53	1,100.00
Hacienda Maintenance Supplies	563.18		5,453.76		5,453.76	6,000.00
Hacienda Maintenance Repairs	230.75		1,033.24		1,033.24	3,000.00
Reserve Project Expenses	0.00		6,406.08		6,406.08	0.00
Septic Maintenance	0.00		2,293.53		2,293.53	1,800.00
Well Water & Septic Testing	300.00		940.00		940.00	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	0.00		970.77		970.77	1,500.00
Pool Maintenance	0.00		2,117.18		2,117.18	5,000.00
Apartment Expenses	0.00		573.86		573.86	300.00
Pest & Weed Control	0.00		604.00		604.00	2,000.00
Janitorial Supplies	280.06		2,330.46		2,330.46	5,000.00
Park Expense	422.54		1,682.70		1,682.70	3,000.00
Payroll Expenses	0.00		2,165.00		2,165.00	3,500.00
Total Expenses	29,682.80	0.00	345,739.85	0.00	345,739.85	484,068.00



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

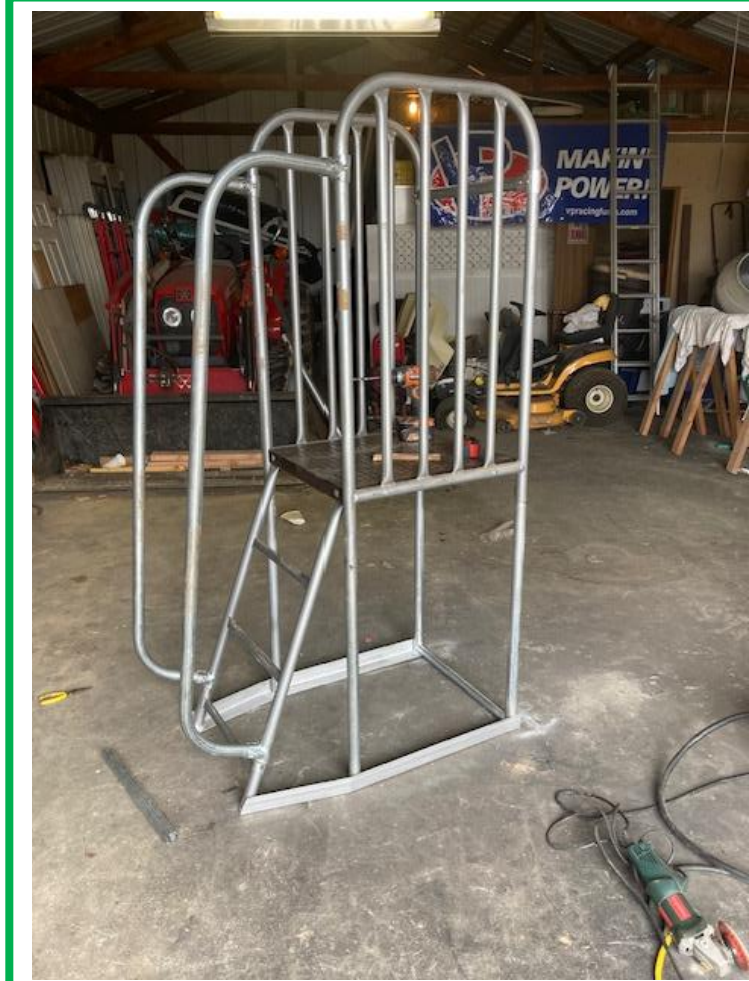
Added Slide Project at El Prado Play Area



Our Maintenance Manager and master fabricator Jeff has done it again.

When we attempted to order a slide to add to the play structure at El Prado we found that because it was an older model there was not an option to get one that would attach to the existing structure. To erect a free standing one would require a new fall zone to be constructed and possibly re-vamping the existing one as well due to “new construction”.

So, in order to attach a new slide and include it the within the existing fall zone he needed to not only modify part of the existing play unit but also design and fabricate a new platform that would allow him to mount the slide and attach it to the play structure. All in compliance with safety standards for children’s play units.



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 was applied. Sept. 1 monthly interest charges started 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)	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

- Kim Cheatham**President
- Renee Burritt**.....Board Secretary
- Laura Diesman**..... Treasurer
- Chris Adams** Director
- Andrea Walker** Director
- Mike Guenther** 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 2025 Dues are \$154 and are due on July 1st

Please make sure that our office has your correct mailing address!

The annual billing statements are 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 dues will get a \$15.40 late fee.
On Sept. 1st, an added 1% monthly interest charge start on all accounts over 30 days past due.

Avoid late charges & monthly interest fees* with a *free* Payment Plan.

Contact our office - We will work with you.

209 852-2312 info@LDPOA.com

**Fees held in abeyance as long as payments are kept current.*

Board & ACC Meeting Info

- **The General Board Meeting** is on the 2nd Wednesday of each month. This month it's at **6:30 pm, Wednesday, April 9, 2025** at the Hacienda.
- **The ACC** (Architectural Control & Compliance) Committee meets monthly to issue permits. **The March ACC Meeting is scheduled on Tuesday, April 8th.** Please send all submissions to the LDPOA Office by Friday, April 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**
- *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.

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

©2023 Discoverer All contents of this newsletter are copyrighted, and may not be used without express permission of the publisher.

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.