



Official publication of the Lake Don Pedro Owners' Association

Discoverer

May 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

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
- 5/11 Sunday
 - Mother's Day
- 5/13 Tuesday
 - ACC Committee
- 5/14 Wednesday
 - Board Meeting 6:30 pm
- 5/16 Friday
 - Apts A & B Reserved 5/16-17
- 5/17 Saturday
 - Pavilion, Lounge & Kitchen Reserved
- 5/23 Friday
 - Apts A & B Reserved 5/23-25
- 5/24 Saturday
 - Hacienda Pool Opens 10am
- 5/25 Sunday
 - Lounge & Kitchen Reserved
- 5/30 Friday
 - Apt A Reserved 5/30-31
- 5/31 Saturday
 - Pavilion, Lounge & Kitchen Reserved

Continued

June

- 6/3 Tuesday
 - Hacienda Game Night 6pm
- 6/6 Friday
 - Apt B Reserved
- 6/7 Saturday
 - Lounge Reserved
 - Pavilion Reserved
- 6/10 Tuesday
 - ACC Meeting
- 6/11 Wednesday
 - **NO Board Meeting scheduled**
- 6/15 Sunday
 - Father's Day
- 6/21 Saturday
 - **1ST Day of Summer!**

July

- 7/1 Tuesday
 - Annual Dues are Due
- 7/4 Friday
 - July 4th Fireworks DP 9:30 pm
- 7/8 Tuesday
 - ACC Meeting
- 7/9 Wednesday
 - Board Meeting scheduled
- 7/12 Saturday
 - Pavilion & Kitchen Reserved
 - Apt A & B Reserved
- 7/24 Thursday
 - Apt A Reserved 7/24-26

Next Board Meeting is on Wednesday, May 14th, 2025 6:30 pm at the Hacienda

The Hacienda Pool Opens

Saturday, May 24th

Open Swimming 10 am to 7 pm

(Lap & Therapy usage 8-10 am - with special access tag)

DON PEDRO ANNUAL COMMUNITY YARD SALE

At the HACIENDA

5182 Fuentes de Flores, La Grange, CA

**Saturday,
May 3, 2023
9AM – 3PM**

(Vendor Setup starts 7AM)

Vendor Spaces are FREE

(A Space = 1 parking space in the lot)

Table rents are \$5 ea.

To Reserve Spaces or tables:

Contact the LDPOA Office at 209 852-2312

or email: info@LDPOA.com

Hacienda Offices for Rent

5182 Fuentes de Flores, La Grange, CA 95329

Office #3 8x17 \$204 a month

Office #4 8.5 x 12.5 \$155 a month

1st & Last + Cleaning Deposit required

Contact LDPOA Office 209 852-2312

NOTICE –

Change in Hours for
Exercise Room / Library

With Access Tag
now available
4 am – 10 pm
7 days a week.

Without an access tag
available during office
hours.

from
6-9 pm

Community Game Night

On the 1st Tuesday
of each month
at the Hacienda

Bring Friends, your favorite games & play

Help Wanted Pool Monitor

Reliable, Competent & Polite

**Part-time Position for 18-24 Hours per week
(includes either Sat or Sun hours)**

\$16.50 per Hr.

Contact: LDPOA Office 852-2312

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

Executive Session 5:15 pm

- Discussion: Budget 2025/2026
- Personnel: Board Candidate interview
- Disciplinary: Fine Hearing,

General Meeting 6:30 pm

- I CALL TO ORDER & PLEDGE OF ALLEGIANCE:
Kim Cheatham-Presiding Officer At 6:38 pm.
Directors present; Kim Cheatham, Andrea Walker, Chris Adams and Renee Burritt
- II EXECUTIVE SESSIONS REPORTS by Kim Cheatham-Presiding Officer
February 12, 2025-Executive Session-ACC appointment, CPA.
March 22, 2025-2025/2026, two fine hearings (both no show) and interview Board Candidate. Motion made by Kim Cheatham to approve March 22, 2025 and February 12, 2025 Executive Session Reports and Seconded by Renee Burritt Motion approved unanimously.
- III APPROVAL OF MINUTES by Renee Burritt, Secretary
Revised January 22, 2025 General Meeting Minutes
February 12, 2025 General Meeting Minutes.
Motion made by Kim Cheatham to approve January 22, 2025 and February 12, 2025 Meeting Minutes, Seconded by Andrea Walker Motion approved unanimously.
- IV TREASURER'S REPORT by Kim Cheatham, Treasure
Operations Fund Checking: February 2025 \$142,638.30
Reserve Checking Account: February 2025 \$654,473.84
Total Reserve Funds for 2025 February 2025 \$92,987.00
A motion was made by Andrea Walker to accept the Treasure Report, Seconded Chris Adams. Motion approved unanimously.
- VI Committee Reports
Facility Report - by Chris Adams
Floor in the gym needs to be replaced. The original floor is asbestos tiles and very worn. The cheapest legal option is to lay a new commercial flooring on top of the current floor and seal it. Contacted 7 companies. We have two bids for glue down, self healing commercial density vinyl plank flooring to be installed over existing VCT floor. Quality Floors at \$11,950.00 and High Sierra Hardwoods at \$14,563.50. [Reserve Fund]. The Reserve Fund has estimated \$16,000 budgeted for this project. Will also, contact the office to see if the companies will haul away removed old flooring. Apt.A replaced the dishwasher. Apt.B replaced water heater, washer/dryer.

ACC-Committe Report by Kim Cheatham
As of March 11, 2025. 2 fence permits approved, 1 letter for permit to Tuolumne County, 2 letter sent for Mariposa County, 1 letter sent in regards to leash laws, 6 closed, 3 pending, contacted County for 3 other offensives, 2 pending fine hearings, 2 extensions granted.

Parks by Andrea Walker
Received a message on February 12, 2025 in regards to exposed raw earth at Gregorious Pond, on Ranchito. Upon checking, took pictures and sent to the Office staff and forward those to maintenance. They Association office contacted Lake Don Pedro Community Water Board for information about repairs.
At this time, CSD has not contacted the Association office, will contact them again on Friday, March 14, 2025.

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At this time there is no flooding or danger occuring.
March 3, 2025 slide was completed and installed at El Prado Park by maintenance, also installed a framework to make it safe. It appears the kids love it. Check Carmalita and Gregorious Ponds on March 12, 2025, will pick up trash due to the pending storm. Will also look into the cost for trash cans, there are none there at this time. Trailblazers will work with trash disposal.

Trails by Kim Cheatham

.Trailblazers is separate from the LDPOA. Will help work with the parks, without the Parks, there are no trails. Have been working with Mariposa County for years, on accessing the funds on behalf of the TrailBlazers for the trails and was voted on March 11, 2025 at the Board session. The TrailBlazers will be granted \$37,240.00. Their group will decide and vote how the money will be spent. The Trail Blazers are a non-profit group's records are public.

Activities- by Renee Burritt

LDPOA Easter Egg Hunt will be on Saturday, April 20, 2025 at the Hacienda at 10:00am. This will be done by the Lake Don Pedro Disciples.

Budget Report February 2025 by Kim Cheatham

Budget committee consisted of Kim Cheatham, Dan Cheatham, Renee Burritt, Pam Halter and Erin Gates. The Budget was gone over thoroughly and is not that bad.

We have a deficit as of February 25,2025, Out of 3122 accounts 12% (373) are Delinquent in dues in the amount of \$53,712.00. That amount is up from June 1, 2024, which was 312 accounts, (10%) that had not paid in the amount of \$37,440.00. Reserve plan for 2025/2026 costs

figures also include 2,5% inflation.The reserve study for 2025, Paint the interior of the Hacienda at a cost of \$3,946, Kitchen \$8,200, Rental Offices \$4,200, Lower Apartment and lower Patio \$5,600, Inside Upper Apartment \$7,380, Two Bathrooms near the Lounge \$1,754, Bathrooms near the Office \$1,754. Inside the Pavillion \$27,300. Schedule to replace water heater for the pool restrooms and Lower apartment, \$2,716. Gym flooring \$8,842, appliances in the lower apartment Dishwasher, washer, dryer, refrigerator \$4,000, upper apartment dishwasher \$921, Gutter and downspouts \$8,000, Reseal asphalt in parking lot and access road, Typically has a 3 year lifespan of \$10,300. Lake and spillway cleaning \$6,000, Pump House ongoing repairs \$5,000, riding lawn mower \$3,400. The current Reserves Fund Total \$92,987. Each item is re-evaluated before replacement. These funds need to be set aside, in case of earlier breakdowns. We currently contribute \$20,000 yearly, and legally we need to have these funds available for repairs. Budget for 2025/2026 income from all of the 3122 members pay their \$144 dues, would be \$449,568. Apartment Rentals approx \$18,000, sometimes higher, sometimes lower. Rentals for the Pavilion and Lounge \$3,000, Office rentals \$6,000. \$2,000 interest receivables, \$5,000 in other income, \$5,500 late fees, transfer fees \$15,000 when properties are sold. Income should be \$535,288 and with the nonpayment of dues, Income is reduced to \$481,576.00. 78.6% funded for projects. Every three years we have an onsite visitor to go over the reserve and to make sure the repairs are being done. Also, to see if future projections are changed. The cost of the next onsite visit 2026 is \$2,800. This year the projection of bad debt to be \$24,000. Collections, when non-payment of dues is \$400, a lien is put on the property and hopefully when they sell, we get that money back. We are spending \$200 on each lien, in house. It is cheaper to do this in house rather than outsource.

Received Insurance decrease for the year, We did receive notice to expect an increase of 22% but the insurance is \$9,000 cheaper than last year, but still can get an increase. Maintenance expenses increase due to the pool chemicals not on their budget, increasing this to \$500. A weed eater that should have been replaced Last year broke down. Pool monitor wages have increased, \$11,000 for the year, an Increase of \$7,500 beyond the budget, due to increase of minimum wage. Because of a deficit from unpaid dues. Will be raising dues. Looked a a variety of ways not to do this, but still could not get the budget lower.

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The dues can legally raised at 20% would have been \$174.00, but we did a conservative increase of \$10.00 to make the dues \$154.00 for the 2025 year. Budget does not cover the water rate Increase that is coming. We have two meters, one at El Pradp Park and the other at the horse camp. The water is not used, but because there are meters there, we still have to pay a meter fee. One meter we pay is \$200.65 and the other is \$64.38 monthly on both. The Budget Committee does not want to raise dues, but we have no choice with the delinquent dues. Motion made by KIm Cheatham to approve the Committee Reports, Seconded by Andrea Walker. Motion approved unanimously.

VII Continued Business

4. Vote by Ballot

- a. Vote was 4-0 to appoint Laura Diesman to Board Director, term ending October 2025. Seated March 12, 2025. Unanimously appointed
- b. Vote was 4-1 to appoint Mike Guenther to Board Director, term ending October 2026. Seated March 12, 2025. Appointed
- c. Board Director seat, term ending October 2027 is still open

5. Discussion/Vote-

Reorganize Board Officers. Vote for President 5-1, Kim Cheatham, appointed President, Motion made by Mike Guenther to appoint Laura Diesman as Treasure, Seconded by Renee Burritt . Motion passed unanimously. Welcome aboard!

6. Discussion/Vote-

Bids for heavy duty commercial flooring in the gym. Only\$1600 budgeted in the Reserve fund. Quotes came in at \$11,950 and \$14,563.50. Send back for further Review. No vote.

7. Discussion/Vote

Cash out smaller CD at maturity and add liquid funds to the Reserve Account. Send back to the bookkeeper for a dollar amount of CD & interest. No vote.

VII New Business

1. Discussion/Vote

Annual Reserve Funds Contribution, \$20,000. Motion made by Laura Diesman to Approve the annual Funds Contributioof \$20,000 Seconded by Andrea Walker. Motion approved unanimously.

2. Discussion/Vote-

2025/2026 Association Budget. Motion made by Kim Cheatham to approve 2025/2026 Association Budget, Seconded by Renee Burritt. Motion approve unanimously.

3. Discussion/Vote-

2025 dues increase by \$10.00 to \$154.00 due to the delinquent of dues. Vote 4-2 Motioned made by Kim Cheatham to raise dues to \$154, Seconded by Laura Diesman Motion passed.

4. Discussion/Vote-

Easter Egg Hunt Activity, budget is \$300. Leftover funds go into the general fund. This is the yearly budget. Motion made by Laura Diesman to approve the Annual Easter Egg Hunt Activity Seconded by Kim Cheatham. Motion passed Unanimously.

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1. Discussion/Vote-

Election Calendar It would be a good idea to start the Election process early in the Year to give Candidates a better idea of the guideline. 3/21 Early notice of Nomination Deadline in Discover (for email notices) Sent to the printer for print/mail notices [mail before 3/28] 5/23 General Notice of Nomination Deadline in Discover and posted. 6/13 Reminder Of Nomination Deadline sent for printing/mailing to mail accounts. 6/18 Reminder Nomination Deadline In Discover for email notice accounts. 6/27 Nominations Deadline. 7/9 If balloting required (no election by acclamation)-Select Inspector of Elections at the Board Meeting. 7/15 Pre-Ballot Notice in Discovery & Posting. 8/11 Deadline for Voter list and Candidates Registration List Corrections. 8/15 Ballot mailing date and Election Rules availability. 9/20 40% voting deadline. 10/3 Notice of No-Quorum Extended Balloting deadline & Ballot Count Meeting date notice. 10/11 20% voting deadline & Ballot Count Annual Members Meeting. 10/22 Election Results Notification deadline. Discover and Posting. Motion made by Andrea Walker to approve the 2025 Election Calendar, Seconded by Kim Cheatham. Motion approved unanimously.

2. Discussion/Vote-

Reopen the gate at El Prado Park, pending no further vandalism. Andrea Walker lead the discussion, and states the camera has helped tremendously. When Andrea sees suspicious activity through the camera, she calls the Sheriff. There is a surveillance sign that states this area is being monitored with a camera. Andrea has alerts sent to her phone. If it's families or people walking their dogs, Andrea turns the alerts off. Camera is doing the job. Vote is 4-2 to open the gate. Motion made by Andrea Walker to open the El Prado Gate, Seconded by Mike Gunether. Motion approved.

3. Discussion/Vote-

Donation of an Elliptical machine for the gym. Is in good condition and quality. Motion made by Renee Burritt to accept the donation Elliptical, Seconded by Laura Diesman. Motion approved unanimously.

X Open Forum-

Update on the Villareal property. Shelley Cummings is working with Mariposa County. Trying to get the County to fill out the proper paperwork, contact the Owner to take legal actions. Code Compliance knows of the hazmat problems. Also the trailers on Merced Falls Road we removed due to technicality. Members should have a say on the dues. There was a short time frame for Budget approval.

ADJOURNMENT MEEETING

Meeting Adjourned at 7:49 pm
Next Board Meeting- Wednesday, April 9, 2025 at 6:30 pm. At the Hacienda.

Respectfully submitted

Renee Burritt
Renee Burritt-Secretary Board Approved Minutes on April 9, 2025

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

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 2025 Association Dues of \$154 will be due on July 1st

All Statements will be mailed out by June 1st.

If you do not receive yours – We do not control postal delivery
Contact the LDPOA Office and we will be happy to re-send
another statement/invoice.

Remember:

On Aug. 1st unpaid dues are deemed delinquent and
a 10% Late Fee of \$15.40 will be charged.

In addition - Monthly Interest is charged on delinquent
account balances each month and *adds up quickly*.

Save Money – Avoid Late Fees and Interest Charges!

No cost - Monthly Payment Plans are available!

Contact the LDPOA Office for details
209 852-2312 or 209 852-9361
info@LDPOA.com

Statements of Revenues, Expenses
and Changes in Fund Balances
March 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	100.00		1,100.00		1,100.00	0.00
Apartment Rental	2,100.00		16,690.00		16,690.00	18,000.00
Hall Rental	0.00		3,742.00		3,742.00	3,000.00
Office Rental	513.00		5,887.33		5,887.33	6,000.00
Interest Income - Receivables	662.11		6,265.70		6,265.70	2,000.00
Interest Income - Bank		1,386.18		16,825.18	16,825.18	0.00
Other Income	270.30		8,183.36		8,183.36	5,000.00
Late Fees	0.00		10,195.20		10,195.20	5,500.00
Fines	0.00		2,750.00		2,750.00	0.00
Transfer Fees	1,800.00		11,850.00		11,850.00	15,000.00
Total Revenues	5,445.41	1,386.18	496,231.59	36,825.18	533,056.77	504,068.00
EXPENSES						
Bad Debt Expense	1,166.77		10,507.38		10,507.38	14,000.00
Board Expenses	0.00		662.90		662.90	500.00
Office Supplies	54.00		4,600.46		4,600.46	6,000.00
Copier Costs	176.06		1,758.14		1,758.14	2,500.00
Office Salaries	6,482.50		67,105.50		67,105.50	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		3,057.50		3,057.50	6,000.00
Bank Charges	0.00		20.00		20.00	0.00
Publication Costs	562.30		4,505.86		4,505.86	8,400.00
Computer / Internet	870.13		8,070.87		8,070.87	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	69.99		1,977.91		1,977.91	2,368.00
Merchant Fees	420.24		6,693.39		6,693.39	8,500.00
Insurance	4,815.06		53,520.94		53,520.94	75,100.00
Taxes / License / Filing Fees	0.00		18,672.00		18,672.00	13,000.00
Workers Comp Insurance	455.63		5,203.75		5,203.75	3,500.00
LDPOA Miscellaneous Expense	0.00		1,195.00		1,195.00	0.00
Hacienda Maintenance Salary	5,600.00		52,640.00		52,640.00	72,800.00
Pool Monitor Salary	0.00		9,424.00		9,424.00	11,000.00
Janitorial Salary	2,427.00		23,647.32		23,647.32	31,000.00
Payroll Tax Expense	1,282.18		13,941.28		13,941.28	16,000.00
Salary Expenses - Other	192.00		6,463.50		6,463.50	6,000.00
Electric (Hacienda)	1,954.06		24,495.53		24,495.53	33,000.00
Electric (Well)	282.59		6,101.10		6,101.10	8,500.00
Electric (El Prado Park)	71.04		611.14		611.14	1,000.00
Electric (Barn)	14.49		68.60		68.60	100.00
Water (El Prado Park)	265.03		2,329.31		2,329.31	3,000.00
Reserve Study	0.00		400.00		400.00	400.00
Propane	403.90		403.90		403.90	2,000.00
Trash Removal	499.74		4,458.83		4,458.83	5,700.00
Office Telephone	90.17		801.70		801.70	1,100.00
Hacienda Maintenance Supplies	778.53		6,232.29		6,232.29	6,000.00
Hacienda Maintenance Repairs	0.00		1,033.24		1,033.24	3,000.00
Reserve Project Expenses	272.72		6,678.80		6,678.80	0.00
Septic Maintenance	0.00		2,293.53		2,293.53	1,800.00
Well Water & Septic Testing	230.00		1,170.00		1,170.00	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		1,093.77		1,093.77	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	1,026.00		1,630.00		1,630.00	2,000.00
Janitorial Supplies	606.48		2,936.94		2,936.94	5,000.00
Park Expense	140.00		1,822.70		1,822.70	3,000.00
Payroll Expenses	0.00		2,365.00		2,365.00	3,500.00
Total Expenses	30,927.71	0.00	376,867.56	0.00	376,867.56	484,068.00

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet

As of March 31, 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	994.68		994.68
BAC - Operating	126,644.55		126,644.55
Reserve - BAC (savings)		63,587.86	63,587.86
Reserve - BAC (CDs)		593,938.83	593,938.83
Assessments Receivable, less Allowance for Doubtful Accounts (\$175,473.93-133,029.551)	42,444.38		42,444.38
Prepaid Insurance	48,400.74		48,400.74
Undeposited Funds (received but not deposited)	(429.74)		(429.74)
Total Assets	\$218,054.61	\$657,526.69	\$875,581.30
LIABILITIES			
Accounts Payable	4,659.92		4,659.92
Refundable Deposits	20,590.00		20,590.00
Workers Comp	4,711.37		4,711.37
Other Liabilities	937.00		937.00
Total Liabilities	30,898.29		30,898.29
FUND BALANCE	187,156.32	657,526.69	844,683.01
Total Liabilities and Fund Balance	\$218,054.61	\$657,526.69	\$875,581.30



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

Lake Don Pedro Owners' Association

5182 Fuentes de Flores, La Grange, CA 95329 • Ph: (209) 852-2312 • Ph: (209) 852-9381 • info@ldpoa.com • www.LDPOA.com

~ POOL USE RULES ~

NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK

Electronic Access Tag is needed for Pool Gate – Pool has 24 hour video surveillance

Hours: **June – Aug. Open 10:00 am - 8:00 pm** (May & Sept closes 7 pm)

* All swimming ends 15 minutes before closing

Pioneer Club (Adult Only Exercise/Lap & rehab) hours are 8am -10 am.

All morning swim hours are adjusted M-F during the 2 weeks of Swimming Lessons, see posted dates.

Violation of these pool use rules can result in loss of pool privileges

⇨ *Violations of CA Health & Safety Codes that can result in closure of the pool.*

1. KEEP GATE CLOSED AT ALL TIMES – Please Note:

If you let someone into the Pool Gate you are assuming responsibility for their behavior.

2. A member account in-good-standing may have up to 6 non-member guests.

3. **Absolutely NO GLASS CONTAINERS** of any kind in the pool enclosure ⇨

4. CHILDREN MUST BE UNDER ADULT SUPERVISION AT ALL TIMES.

NO CHILD UNDER 14 YEARS OF AGE WITHOUT A RESPONSIBLE ADULT AGE 18 OR OLDER.

5. NO SMOKING anywhere other than in the designated smoking area. ⇨

6. Suitable Attire: Swim Diapers required for infants – no exceptions. ⇨

Hemmed shorts are ok but “cut offs” are not allowed in the pool.

7. NOT ALLOWED

- **NO Animals** in the pool area ⇨, or in the attached recreation area.
- NO Flotation toys / items (rafts, inner tubes, noodles, etc.) in the pool.
(Personal safety flotation devices, swim vests etc. for babies & toddlers are Ok)
- NO BALLS or SMALL TOYS ALLOWED IN POOL OR POOL AREA.
(Balls may be used, with courtesy, on the grass & asphalt court areas.)
- NO Skateboards, skates, scooters or other wheeled riding toys! ⇨
(Exceptions: wheelchairs, walkers and baby strollers are allowed.)

CONDUCT

NOTICE: For the general enjoyment of all members - This is a “G” rated facility.

Inappropriate conduct or language can result in suspension of use privileges.

- NO Running, pushing, excessive horseplay or splashing in the pool area.
- **Please pick up and dispose all of your trash.** Smokers - use ash cans.
- Please do not play in or run through the planters or fountain.

Rev 5/24



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	Available	\$204
Office 4	8.25x12.5	Available	\$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 CheathamPresident
Renee BurrittBoard Secretary
Laura DiesmanTreasurer
Chris AdamsDirector
Andrea WalkerVP
Mike GuentherDirector
.....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.
In addition, 1% monthly interest is charged 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, May 14, 2025** at the Hacienda.
- **The ACC** (Architectural Control & Compliance) Committee meets monthly to issue permits. **The May ACC Meeting is scheduled on Tuesday, May 13th.** Please send all submissions to the LDPOA Office by Friday, May 9th 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.

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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.