

Official publication of the Lake Don Pedro Owners' Association

Discoverer

July 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
Class Hiatus until Sept.

WEDNESDAYS

Yoga Class 9 am

Swim Lessons Session 1
Mon – Fri June 30 – July 4

July

Assoc Dues are due

- 7/1 Tuesday
- Annual Dues are Due
 - Hacienda Game Night 6pm

- 7/3 Thursday
- Apt A Reserved 7/4-6

- 7/4 Friday INDEPENDENCE DAY
- OFFICE CLOSED
 - Don Pedro Lake Fireworks 9:30 pm



- 7/8 Tuesday
- ACC Meeting

- 7/9 Wednesday
- Board Meeting 6:30 pm

- 7/12 Saturday
- Pavilion & Kitchen Reserved
 - Apt A & B Reserved

- 7/13 Sunday
- Lounge Reserved

- 7/17 Thursday
- Lounge Reserved

- 7/18 Friday
- Apt B Reserved 7/18-19

- 7/19 Saturday
- Apt A Reserved

Swim Lessons Session 2
Mon – Fri July 21 - 25

- 7/24 Thursday
- Apt A Reserved 7/24-26

August

8/1 Late Fee on unpaid dues

- 8/1 Friday
- Apt A Reserved 8/1 – 2

- 8/5 Tuesday
- Game Night

- 8/8 Friday
- Pavilion, Lounge, Kitchen Reserved
 - Apts A & B Reserved

- 8/12 Tuesday
- ACC Committee Meeting

- 8/13 Wednesday
- Scheduled Board Meeting

- 8/15 Friday
- Apts A & B Reserved 8/15-16

- 8/16 Saturday
- Lounge & Kitchen Reserved

- 8/29 Friday
- Apt A Reserved 8/29-30

- 8/31 Sunday
- Lounge Reserved

September

- 9/1 Monday – Labor Day Holiday
- OFFICE CLOSED
 - Apt B Reserved 9/1 – 13

- 9/9 Tuesday
- ACC Meeting

- 9/10 Wednesday
- Board Meeting Scheduled



Absolutely NO FIREWORKS
allowed in Mariposa or Tuolumne Co.s

Hacienda Pool is Open!
June – Aug Hours 10 am – 8pm
Except 2 weeks of swim lessons

Weekdays during Swim Lesson weeks
General swim starts at NOON on
Mon - Fri 6/30 -7/4 & 7/21 -25

The 2025 Association Dues of \$154
are due as of July 1st

All Statements were mailed out by June 1st.

If you did 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.*

Avoid Late Fees and Interest Charges!
No Fee - Monthly Payment Plans are available!

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

July Board Meeting is on Wed., July 9th,
6:30 pm, at the Hacienda

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329
(209) 852-2312,
info@LDPOA.com

REMINDER NOTICE OF CANDIDATE NOMINATION
DEADLINE¹
2025 BOARD OF DIRECTORS ELECTION

There will be two seats to be filled in the upcoming October election of Directors, as two Directors' terms expire naturally this year.

The deadline for submitting candidate nominations is 5:00 pm on Friday, June 27, 2025.

To submit a candidate nomination, you must notify the Association in writing by:

- Mail or hand delivery to the following address: LAKE DON PEDRO OWNERS' ASSOCIATION, 5182 FUENTES DE FLORES, LA GRANGE, CA 95329
- Or by emailing your written notification to the Association at info@LDPOA.com

Candidates must have been property owners (named on the deed) in the Lake Don Pedro Subdivision for at least one (1) year and current on association assessments. Candidates may not be joint owners with any other board member.

If at the close of nominations at 5:00 pm on Friday, June 27, 2025, there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board of Directors, may, after voting to do so, seat the qualified candidates by acclamation without balloting.

The qualified Candidates as of this notice are:

Laura Diesman

¹This notice constitutes the "Reminder Notice of Nomination Deadline" per state ordinance.



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

Community Game Night 6-9 pm
On the 1st Tuesday of each month
at the Hacienda

Bring Friends, your favorite games & play

Hacienda Office for Rent

5182 Fuentes de Flores, La Grange, CA 95329

Office #3 8x17 \$204 a month

1st & Last month's rent +

Cleaning Deposit required

Contact LDPOA Office 209 852-2312

Due to the necessity of removing the original asbestos flooring, and then floor resurfacing:
the Gym / Library will be CLOSED from:
Mon. July 21st through Sun. August 31st.
The currently planned re-opening is Sept. 1st

SWIM
LESSONS


Sponsored by the Tuolumne County Recreation Dept.

Session & Class Calendar

Session I : M-F June 30th – July 4th

Class 1 for Levels I, II, III 9 am


Class 2 for Levels I – III, IV, V, VI 10 am

 Class 3 Mommie & Me (Tiny ones) 11 am

Session II : M-F July 21st – 25th

Class 1 for Levels I, II, III 9 am

Class 2 for Levels I – III, IV, V, VI 10 am

 Class 3 Mommie & Me (Tiny ones) 11 am

Fee: \$40 per child

Online Registration starts Mon 5/12 at 9am
on the Tuolumne County Recreation website

www.TcRecreation.com

(Online registration closes in mid June)

Unfilled classes will accept sign ups at 8:30 am on the opening day of each class

On class dates the pool opens for general use at Noon.

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

Hacienda Pool is Open, 10 am – 8 pm

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.

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.
- Next meeting on July 9, 2025
- At 6:30 at the Hacienda
- **The ACC** (Architectural Control & Compliance) Committee meets monthly to issue permits. **The Jly ACC Meeting is scheduled on Tuesday, July 8th.** Please send all submissions to the LDPOA Office by Friday, July 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.

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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.*

BOARD OF DIRECTORS

Kim CheathamPresident

Renee Burritt.....Board Secretary

Laura Diesman..... Treasurer

Chris Adams Director

Andrea Walker VP

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