



Official publication of the Lake Don Pedro Owners' Association

# Discoverer

August 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**  
10 – 11 am

**WEDNESDAYS**  
Yoga Class 9 am

**Late Fee applies Aug. 1<sup>st</sup>  
On unpaid Dues**

## August

- 8/1 Friday
  - Apt A Reserved 8/1 – 2
- 8/2 Saturday
  - **ACC Committee Meeting**
- 8/5 Tuesday
  - Game Night
- 8/8 Friday
  - Pavilion, Lounge, Kitchen Reserved
  - Apts A & B Reserved
- 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
- 8.23 Saturday
  - Apt B 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
- 9/6 Saturday
  - ACC Meeting
- 9/10 Wednesday
  - Board Meeting Scheduled
- 9/12 Friday
  - Apt A Reserved 9/12-13
- 9/29 Monday
  - Hacienda Pool CLOSED

## October

- 10/4 Saturday
  - ACC Meeting
  - Pavilion, Lounge & Kitchen Reserved
  - Apts A & B Reserved
- 10/11 Saturday
  - Annual Member's Meeting & Board Meeting Scheduled 10am.
- 10/18 Saturday
  - Lounge Reserved
- 10/24 Friday
  - Apts A & B Reserved 10/24-25
- 10/25 Saturday
  - Lounge & Kitchen Reserved

**August Board Meeting**  
Wed., Aug. 13th,  
6:30 pm, at the  
Hacienda

Due to the necessity of removing the original asbestos flooring, and then floor resurfacing:  
***the Hacienda Exercise Room & Library***  
***will be CLOSED from***  
**Mon. July 21<sup>st</sup> to Sun. Aug 31<sup>st</sup>**  
*The currently planned re-opening is Sept. 1st*

**The Hacienda Pool is Open!**  
**August Hours 10 am – 8pm**

**ACC Committee Meetings Change to the**  
**1<sup>st</sup> Saturday each month.**  
**Be sure to have permit applications submitted by**  
**the Monday before.**

**The 2025 Association Dues of \$154**  
**were due as of July 1<sup>st</sup>**

**All Statements were mailed out by June 1<sup>st</sup>.**

**If you did not receive yours –**  
**We do not control postal delivery**

**Contact our Office for a duplicate statement/invoice.**

**Remember:**

**On Aug. 1<sup>st</sup> 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**

**Mariposa County has both in person & online Tax Auctions in August –**  
**Information and listing of the lots up for tax auction on pages 5 & 6**

## LAKE DON PEDRO OWNERS' ASSOCIATION 2025 BOARD OF DIRECTORS ELECTION

As of the candidate nominations deadline of 5:00 pm on Friday, June 27, 2025 there were two qualified candidates for the two seats to be filled in the upcoming Assoc. election.

Since at the close of nominations there were the same number of qualified candidates as there are board positions to be filled, that can qualify as an uncontested election, saving the Assoc. a considerable amount of money over a balloted election.

In accordance with state statute the Inspector of Elections can determine and declare that the election is uncontested and thereby the two candidates Laura Diesman and David Myers are elected by acclimation without the need for balloting, and will be seated at the Annual Member's and Board Meeting held at the Hacienda on October 11, 2025, at 10 am.

LAKE DON PEDRO OWNERS ASSOCIATION Balance Sheet As of May 31, 2025 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	2,123.40		2,123.40
BAC - Operating	94,782.45		94,782.45
Reserve - BAC (savings)		66,937.50	66,937.50
Reserve - BAC (CDs)		596,916.84	596,916.84
Assessments Receivable, less Allowance for Doubtful Accounts (\$166,823.49-135,100.12)	31,723.37		31,723.37
Prepaid Insurance	38,721.10		38,721.10
Undeposited Funds (received but not deposited)	(394.60)		(394.60)
<b>Total Assets</b>	<b>\$166,955.72</b>	<b>\$663,854.34</b>	<b>\$830,810.06</b>
<b>LIABILITIES</b>			
Accounts Payable	7,398.28		7,398.28
Refundable Deposits	19,120.00		19,120.00
Workers Comp	4,775.96		4,775.96
Other Liabilities	947.00		947.00
<b>Total Liabilities</b>	<b>32,241.24</b>		<b>32,241.24</b>
<b>FUND BALANCE</b>	<b>134,714.48</b>	<b>663,854.34</b>	<b>798,568.82</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$166,955.72</b>	<b>\$663,854.34</b>	<b>\$830,810.06</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

### Statements of Revenues, Expenses and Changes in Fund Balances May 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
<b>REVENUES</b>						
Assessments	0.00		429,368.00	20,000.00	449,368.00	449,368.00
Plan Check Income	0.00		1,100.00		1,100.00	0.00
Apartment Rental	2,680.00		21,410.00		21,410.00	18,000.00
Hall Rental	370.00		4,212.00		4,212.00	3,000.00
Office Rental	513.00		6,913.33		6,913.33	6,000.00
Interest Income - Receivables	598.90		7,472.88		7,472.88	2,000.00
Interest Income - Bank		1,517.78		19,880.32	19,880.32	0.00
Other Income	859.70		9,255.36		9,255.36	5,000.00
Late Fees	0.00		10,195.20		10,195.20	5,500.00
Fines	900.00		4,550.00		4,550.00	0.00
Transfer Fees	2,550.00		15,300.00		15,300.00	15,000.00
<b>Total Revenues</b>	<b>8,471.60</b>	<b>1,517.78</b>	<b>509,976.77</b>	<b>39,880.32</b>	<b>549,857.09</b>	<b>504,068.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,166.67		12,840.72		12,840.72	14,000.00
Board Expenses	0.00		662.90		662.90	500.00
Office Supplies	296.47		5,170.67		5,170.67	6,000.00
Copier Costs	183.88		2,118.08		2,118.08	2,500.00
Office Salaries	6,323.25		79,112.25		79,112.25	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	2,146.44		9,322.13		9,322.13	8,400.00
Computer / Internet	929.96		9,759.40		9,759.40	10,500.00
Election	0.00		10,376.44		10,376.44	16,500.00
Collections	0.00		2,447.00		2,447.00	2,500.00
Public Relations	0.00		325.38		325.38	500.00
Postage & Delivery	269.17		2,317.07		2,317.07	2,368.00
Merchant Fees	470.11		7,633.94		7,633.94	8,500.00
Insurance	4,839.82		63,200.58		63,200.58	75,100.00
Taxes / License / Filing Fees	-3,992.00		14,734.00		14,734.00	13,000.00
Workers Comp Insurance	450.23		6,111.21		6,111.21	3,500.00
LDPOA Miscellaneous Expense	0.00		1,195.00		1,195.00	0.00
Hacienda Maintenance Salary	5,600.00		63,280.00		63,280.00	72,800.00
Pool Monitor Salary	0.00		9,424.00		9,424.00	11,000.00
Janitorial Salary	2,294.25		28,177.32		28,177.32	31,000.00
Payroll Tax Expense	1,132.13		16,240.93		16,240.93	16,000.00
Salary Expenses - Other	54.00		7,563.50		7,563.50	6,000.00
Electric (Hacienda)	1,802.35		27,882.80		27,882.80	33,000.00
Electric (Well)	747.70		7,098.04		7,098.04	8,500.00
Electric (El Prado Park)	66.43		744.01		744.01	1,000.00
Electric (Barn)	0.00		68.60		68.60	100.00
Water (El Prado Park)	388.44		3,045.43		3,045.43	3,000.00
Reserve Study	0.00		400.00		400.00	400.00
Propane	0.00		2,250.22		2,250.22	2,000.00
Trash Removal	489.74		5,458.31		5,458.31	5,700.00
Office Telephone	90.19		982.06		982.06	1,100.00
Hacienda Maintenance Supplies	715.27		7,816.92		7,816.92	6,000.00
Hacienda Maintenance Repairs	0.00		1,033.24		1,033.24	3,000.00
Reserve Project Expenses	135.88		7,368.66		7,368.66	0.00
Septic Maintenance	0.00		2,293.53		2,293.53	1,800.00
Well Water & Septic Testing	350.00		1,720.00		1,720.00	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	440.99		1,734.76		1,734.76	1,500.00
Pool Maintenance	461.17		2,803.68		2,803.68	5,000.00
Apartment Expenses	0.00		573.86		573.86	300.00
Pest & Weed Control	151.00		1,781.00		1,781.00	2,000.00
Janitorial Supplies	530.48		3,517.23		3,517.23	5,000.00
Park Expense	280.00		2,242.70		2,242.70	3,000.00
Payroll Expenses	0.00		2,875.00		2,875.00	3,500.00
<b>Total Expenses</b>	<b>28,824.02</b>	<b>0.00</b>	<b>439,782.07</b>	<b>0.00</b>	<b>439,782.07</b>	<b>484,068.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>-20,352.42</b>	<b>1,517.78</b>	<b>70,194.70</b>	<b>39,880.32</b>	<b>110,075.02</b>	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	<b>(1,666.97)</b>	<b>1,666.97</b>	<b>1,663.33</b>	<b>(1,663.33)</b>	<b>-</b>	
<b>Timing Adjustment from 6/30/24</b>			<b>30,580.45</b>	<b>(63.65)</b>	<b>30,516.80</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>\$ (22,019.39)</b>	<b>\$ 3,184.75</b>	<b>\$ 134,714.48</b>	<b>\$ 663,854.34</b>	<b>\$ 798,568.82</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

**Community Game Night 6-9 pm**  
**On the 1<sup>st</sup> Tuesday of each month**  
**at the Hacienda**

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

LAKE DON PEDRO OWNERS’ ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, May 14, 2025

**Executive Session 5:30 pm Discussion: Liens Personnel: Hiring**

**General Meeting 6:30 pm**

**I CALL TO ORDER & PLEDGE OF ALLEGIANCE:**

**Kim Cheatham-President At 6:37 pm.**

Directors present; Kim Cheatham, Andrea Walker, Mike Guenther, Laura Diesman And Renee Burritt. Directors not present: Chris Adams

**II EXECUTIVE SESSIONS REPORTS by Kim Cheatham-President**

March 12, 2025 Fine Hearings

April 9, 2025 Vandalism interview, resolution to bylaws

Motion was made by Mike Guenther to approve March 12, 2025 and April 9, 2025 Executive Meeting Minutes. Seconded by Laura Diesman, Motion approved unanimously.

**III APPROVAL OF MINUTES by Renee Burritt, Secretary**

April 9, 2025 Monthly Board

Meeting Minutes

April 28, 2025 Special

Organization Meeting

Motion was made by Andrea Walker to approve April 9, 2025 General Meeting Minutes and April 28. 2025 Special Organization Meeting Seconded by Mike Guenther, Motion approved unanimously.

**V TREASURER'S REPORT by Laura Diesman, Treasure**

Operations Fund Checking: April 30, 2025 \$104,127.17

Reserve Savings: March 31, 2025 \$660,730.72

Motion made by Mike Guenther to approve April 30, 2025 Treasure Report, Seconded by Kim Cheatham, Motion approved unanimously.

**VI Committee Reports**

Kim Cheatham noted that Chris Adams was not in attendance for the Facility Report. Before we started on the Facility Report, Mike Guenther stated to entertain a motion to appoint Andrea Walker to that position, since it has been headed by the Vice President Kim Cheatham had spoken to the Maintenance Manager and he initiated the conversation to have Andrea Walker oversee the Facility. Kim Cheatham asked Andrea Walker if she felt comfortable with working with the Maintenance Manage and Stated yes, she was and that she had already been speaking with him about certain Operations. Mike Gunether asked if it was going to be a committee or a one person?

Andrea Walker stated that she would like to see it as a committee at some time if there is interest. Kim Cheatham recommended the motion to replace the Current Facility Person be brought up in the July general meeting. It was Mentioned the vote for this change was under New Business item #4.

**Facility Report by Chris Adams**

Report from Chris Adams was reported by Andrea Walker

**GYM Flooring Options**

**Option 1.** The complete removal of the floor, cost of \$7,350 Hazmat and all. To polish the floor after all the asbestos material has been removed, cost \$13,269. Note: The Pavillion floor was done in the same manner in 2002 and the cost was \$30,000, but the Pavilion flooring is much larger floor.

**Option 2.** To cover over the asbestos flooring that is currently in the gym of a cost of \$14,000.

**Water tank information**

The current water system was done 17 years ago. It was put in by Canepa and has never been touched since then, that we can recall.

**What is wrong?** There are two wells the deepest is 1000 feet down and feeds into the first tank and the first tank supplies the remaining tanks. The first tank has built up about a foot and a half to two feet of sediment in the bottom. We need to drain the tanks and wash them out and have them chlorinated and replumb including some alterations needed to prevent this in the future.

We are waiting for Canepa to come out and give an estimate to have this all done. We cannot have done at this time, due to the fact we will have to shut the whole facility down with the water shut off.

It should take at least a couple of days to do the whole thing. To my understanding this is on the Reserve Study. The problem with the well has been remedied for the time being by flushing out the first tank, both tanks are now full. Once the well Company comes out and gives recommendations, possible incorporate a flushing system. And modernize the system.

**Summer Projects**

Paint lower stucco walls. Hire two pool monitors, (in process of being done now). Getting the pool ready for opening and keeping it in order, until closure.

**Off Season Fall-Winter projects**

Cleaning and changes to the water tank system. Approved by the Board, Apartments A & B will have the appliance replaced. These are winter projects due to less traffic, As in less rental of the apartments. Apt A replace dishwasher and Apt B replace the hot water heater, refrigerator, washer and dryer.

**ACC- Report is for April 2025 by Mike Guenther**

Mike Guenther has agreed to be the Chair for the ACC. MIke chose to dispense with normal reporting, going forward he will have that info. Shelley Cummings stepped forward with improvements to make the process more streamline. MIke is in the Process of reorganizing the committee, possibly have Shelley Cummings be on the committee or at least give help. Mike has 6 items and will report at next meeting. We have a good staff to work with. Chris Cox from the office and does a great job. Renee and Phil Anderson stepped up to help. Looking to make this a community committee. Kim Cheatham also mentioned that the Trailblazers will Assist and let the ACC know about easement issues.

**Parks by Andrea Walker**

Andrea Walker was grateful Mike Guenther for opening and closing the gate at El Prado park by keeping our park safe from transients and vandalism. There has been no new vandalism. El Prado ballfield has been mowed twice and will see if it needs to be done a third time for fire danger and to make the park look nice. Update on Gregoris Park is on the Unfinished agenda. One bid proposal on work that needs to be done and another bid. Also checking with GEO Engineers and contractors. Parks have been pretty quite but appreciate the Trailblazers point of view.

**Trails- by Kim Cheatham**

Trying to catch who is dumping RV waste in the porta potty at Gregoris Park. Working on some legalities, will post a sign this area under surveillance. Kim Cheatham is personally donating a camera so we can catch who is doing this. Once they are caught, Kim Cheatham is raking back her camera. Trailblazers cleaned the old cemetery off Granite Springs. May 31, 2025 will be their first trail ride for the season. They will hike it first to make sure it will be safe to ride. May 24, 2025, they will cleanup the horse park brush hogs and weed Eaters. More trail work is coming.

**Park/Trails \*\*NOTE\*\***

**The Trailblazers are separate and not affiliated with the Lake Don Pedro Homeowners Association, but they do report things seen to the LDPOA.**

**Activities- by Renee Burritt**

**Love Don Pedro** will be doing an Inflatable Costume Fun Run on June 28, 2025 8am to 12pm. Place to be determined. It will be announced on the Don Pedro Talk The Fruit Stand will have their monthly Community and Vendor Yard Sale

June 7, 2025. Hours are 8am-3pm. Set up is 7am-8am.

LDPOA Hacienda pool opens on Memorial Weekend, Mat 24, 2025.

Community yard sale was May 3, 2025.

Mike Guenther wanted to dispense with comment cards tonight and asked if any Had any comments on any of the reports. No questions or concerned were noted.



Motion was made by Mike Guenther to approve a Committee Reports, Seconded By Andrea Walker, Motion approved unanimously.

VII Continued Business

Discussion/Vote-Gym flooring update. [Reserve Item]

To remove the floor will cost \$7,350 and Install new flooring cost \$13,269. For a total of \$20,619. The cost comes in much lower than in 2002.

The following companies that we have bids from:

James Mitchell Contractor for Polished Concrete/Exercise Room \$13,269

Riverbank Interiors for Removal/Dispose Asbesto Floor \$7,350

Quality Floors & Interiors for install plank flooring over existing floor

\$11,950 High Sierra Hardwoods for install over current flooring

\$14,563.50

Mario Castro for install over current flooring \$13,675

If the work goes over the budgeted reserve, the rest of the money would come from other reserve items.

Motion was made by Kim Cheatham to use James Mitchell Contractor for \$13,269 and Riverbank Interiors for \$7,359, Seconded by Andrea Walker, Motion passed Unanimously. Questions: Why are we doing the floor? Parts of the current flooring is coming up. Why didn't we get more bids, yes we did, the 3 others were just going to cover the existing floor. Is Riverbanks Interiors certified to remove asbestos? Yes they are.

Discussion/Vote-Extra expense incurred on the 24 hour gym access. Tabled, no info at this time.

Discussion/Vote-Internet issues at the Hacienda. Equipment upgrade [Reserve] Conifer- Recommend upload rate of 20 mbps (Bronze) is \$75 a month. Router not Provided, cost \$224 with potential additional costs for replacement/upgrade of 'Nodes and switches' Service calls \$125.Searched and found 11 reported outages 2024 to present.

Starlink-Standard kit promotion is \$0 cost with a 12 month commitment. Monthly Rate is \$120 for unlimited data and variable mbps (at the time of writing, residential Upload speed is 25 mbps). Additional router is \$120. Unclear how equipment is Serviced if necessary, but Starlink app provides basic troubleshooting options. Searched and found 3 reported outages from 2023 to present. We will be saving \$85 a month for AT&T that we no longer have. Motion was made by Kim Cheatham to upgrade to Starlink, Seconded Laura Diesman, Motion passed unanimously.

Discussion/Vote-Gregoris Dam damage update. Course of action of liability for repair. Is the large pond off Ranchito. Was brought to Andrea Walker's attention of four different erosions along the dam, due to the pond being overfilled. There Is a lot of brush that has not been maintained. Andrea Walker and Mike Guenther met with a contractor, Randy Gillgo an operator at CSD and Dave Savage.

Some restorative work needs to be done. Will try to obtain more bids for the cost of repairs. The major concern is, if we get a strong wet winter the dam could fail. Need to repair the overflow spillway and the manual spillway, which used to irrigate the golf course. CSD had a contract, which ended in 2020 and they have Not maintaining the pond or their equipment. CSD has no interest in the pond. Will try to restore and keep the pond. Course of action for liability of repairs and CSD has no interest in the pond. And they are no longer legally bound by any Contract. There is no record of any updated contract, interest or financial responsibility. Question: What happens if the pond is not repaired? It could Possibly ruin other empty lots. If not fixed, the pond will need to be drained, it will Be turned into a natural creek. The pond was made by CSD and there is a pipe that runs from Lake McClure. That water would go to the golf course. A lot of Members go there to fish. It is also a Habitat. No vote at this time. Tabled for additional info as it comes in.

Discussion/Vote-Approve Executive Session Report from April 9, 2025, item was Skipped. Motion made by Mike Guenther to approve April 9, 2025 Executive Session Report, Seconded by Kim Cheatham, Motion passed unanimously.

VIII New Business

1. Discussion/Vote-Vote to open the upper gate at dawn and close at dusk in lieu of the lower gate at El Prado Park. There are people parking at the bottom of the gate. Recommend to lock the other access to the park. Will need another lock. We have had people attempt/stay the night in the park and have had to call Tuolumne Sheriff to have them removed. The park is for the families to enjoy and to go on walks. Andrea has already contacted the Maintenance Manager for the keys for the locked padlock and if he can't find the key, he has extra locks. Was mentioned why do we not have solar or an electrical gate, there is no power there and if solar was put in, it would be gone. Mike Guenther and his wife have been opening and closing the gate for the last month and a half. Motion was made by Mike Guenther to open the upper gate at dawn and close at dusk in lieu of the lower gate at El Prado Park, Seconded by Andrea Walker, Motion approved unanimously.

2. Discussion/Vote-Vote Board approval to continue to suspend /withhold all members privileges on delinquent accounts (not on a current pay plan) and to extend this order to any that become delinquent as of August 1, 2025. Motion was made by Mike Guenther to continue to suspend/withhold a members privileges on delinquent accounts, Seconded by Laura Diesman, Motion passed unanimously.

3. Discussion/Vote-Vice President is designated as the Committee Chair for Facilities and Maintenance. Motion was made to designate Vice President, Andrea Walker as the Committee Chair for Facilities and Maintenance, Seconded by Laura Dieman, Motion passed unanimously.

4. Discussion/Vote-LDPOA web page maintenance, postings, content and responsibility. Laura Diesman will explore further with the office staff. Having current info on the website, timeline for projects, calendars, etc. Item is Tabled until we get more info.

X Open Forum-

Fire hydrants have been painted on the basis of flow and capacity.

CSD will Have the information on the colors of the fire hydrants.

ADJOURNMENT/NEXT MEETING

Meeting adjourned at 7:51 pm.

Next Board Meeting- Wednesday, July 9, 2025 at 6:30 pm. at the Hacienda.

Respectfully Submitted

Renee Burritt

Renee Burritt-Secretary

Board Approved Minutes on July 9, 2025

Hacienda Office for Rent  
5182 Fuentes de Flores, La Grange, CA 95329  
Office #3 8x17 \$204 a month  
1st & Last month's rent, plus  
Cleaning Deposit required  
Contact LDPOA Office 209 852-2312

**Mariposa County is having two Property Tax Sales this Aug.  
A Public Auction (in person) on Thursday, August 7, 2025  
and an Online Tax Sale Auction on Friday, August 22, 2025.**

We are providing a courtesy listing of the Lake Don Pedro Subdivision lots scheduled to be in these auctions of tax delinquent properties in case any of our members are interested in them. *\*Please note: The information supplied is accurate as far as we know at the time of compilation, but is not "official" and items can change right up until auction.*

That said - ***Caveat Emptor*** - **Buyer Beware.** All auction sales are final.

It is the responsibility of the bidder to know what is being purchased before a bid is placed. You should consider personally, inspecting the property and search the title to prevent unwelcome surprises.

For more information about these sales, their rules and procedures go to the Mariposa County website

[www.mariposacounty.org](http://www.mariposacounty.org) click "Departments" then "Treasurer/Tax Collector" and then "Tax Sale Info" on the left hand menu.

Or go directly to: <http://www.mariposacounty.org/index.aspx?NID=317>

**Mariposa County Public (in person) Tax Sale Auction  
Thursday, August 7, 2025**

**At: The Board of Supervisors' Board Room, 5100 Bullion Street, Mariposa, CA 95338**

**Starts: 10:00 am** (Registration begins at 9:00 am – recommended to pre-prepare registration form).

**Auction Info and Pre-auction Registration form at:** <http://www.mariposacounty.org/index.aspx?NID=317>

**Be sure to read the 2025 Tax Sale Info Packet:** <https://www.mariposacounty.org/DocumentCenter/View/100433/Tax-Sale-Information-Packet-2025>

**3 Properties for Auction:**

LDPOA LOT # M0187 – corner Grillo & Violetta, Coulterville; 1.0 acres, unimproved lot, APN 019-050-018-0, Tax Def ID #190-000-020, Minimum Bid \$15,735.17

LDPOA LOT # M1556 – 9176 Banderilla Dr, La Grange; 0.2 acres, improved lot, on sewer, APN 020-280-001-0, Tax Def ID #190-000-002, Minimum Bid \$11,081.07

LDPOA LOT # M1567 – 9103 Capullo Cir, La Grange; 0.2 acres, unimproved lot, on sewer, APN 021-250-024-0, Tax Def ID #190-000-003, Minimum Bid \$3,296.40

**Mariposa County Online Tax Sale Auction**

**Friday, August 22, 2025**

**8:00 am – 5:00 pm at: ON-LINE@[www.govease.com](http://www.govease.com)**

**Pre-Register early at:** [www.govease.com](http://www.govease.com) There are two separate steps.

1. Set up a GovEase account/profile

2. After creating a GovEase account, you must then register for the specific auction you want to participate in.

Do this by going to My Account, click on Register/Add auctions, find the county you want, and be sure to complete the county-specific registration documents that they require.

Note: There is no fee to create a GovEase account. However, some counties may require a non-refundable registration fee, which will be payable from that county's registration page. Other than that, there are no additional fees for registering or bidding on the Govease platform.

**19 Properties for Auction**

**See Next page for property listings**

**Friday, August 22, 2025**

**Mariposa County Online Tax Sale Auction: 8:00 am – 5:00 pm at: ON-LINE@www.govease.com**

LDPOA LOT # M1330 – 9784 Torito Way, La Grange; 1.8 acres, unimproved lot, APN 021-030-038-0, Tax Def ID #190-000-005, Minimum Bid \$4,485.09

LDPOA LOT # M1733 – 9682 Fachada Way, La Grange; 0.2 acres, unimproved lot, lot is on sewer, APN 021-230-009-0, Tax Def ID #130-000-009, Minimum Bid \$14,251.81

LDPOA LOT # M1735 – 9676 Fachada Way, La Grange; 0.310 acres, unimproved lot, lot is on sewer, APN 021-230-019-0, Tax Def ID #140-000-004, Minimum Bid \$14,714.83

LDPOA LOT # M1716 – 9640 Fachada Way, La Grange; 0.3 acres, unimproved lot, lot is on sewer, APN 021-240-008-0, Tax Def ID #170-000-006, Minimum Bid \$9,923.82

LDPOA LOT # M1719 – 9652 Fachada Way, La Grange; 0.3 acres, unimproved lot, lot is on sewer, APN 021-240-011-0, Tax Def ID #090-000-004, Minimum Bid \$19,168.76

LDPOA LOT # M1739 – 9669 Fachada Way, La Grange; 0.3 acres, unimproved lot, lot is on sewer, APN 021-240-017-0, Tax Def ID #090-000-003, Minimum Bid \$19,172.07

LDPOA LOT # M1743 – 9657 Fachada Way, La Grange; 0.3 acres, unimproved lot, lot is on sewer, APN 021-240-021-0, Tax Def ID #150-000-002, Minimum Bid \$11,468.94

LDPOA LOT # M1576 – 9120 Capullo Cir, La Grange; 0.3 acres, unimproved lot, lot is on sewer, APN 021-250-022-0, Tax Def ID #130-000-008, Minimum Bid \$14,119.84

LDPOA LOT # M1563 – corner Banderilla & Capullo, La Grange; 0.2 acres, unimproved lot, lot is on sewer, APN 021-250-016-0, Tax Def ID #140-000-003, Minimum Bid \$12,079.54

LDPOA LOT # M1564 – corner Banderilla & Capullo, La Grange; 0.3 acres, unimproved lot, lot is on sewer, APN 021-250-017-0, Tax Def ID #070-000-003, Minimum Bid \$2,538.68

LDPOA LOT # M1569 – 9109 Capillo Cir, La Grange; 0.2 acres, unimproved lot, lot is on sewer, APN 021-230-019-0, Tax Def ID #140-000-002, Minimum Bid \$12,534.50

LDPOA LOT # M1557 – 9158 Banderilla Dr, La Grange; 0.2 acres, unimproved lot, lot is on sewer, APN 021-260-006-0, Tax Def ID #130-000-007, Minimum Bid \$14,017.03

LDPOA LOT # M1535 – 9169 Banderilla Dr, La Grange; 0.5 acres, unimproved lot, lot is on sewer, APN 021-270-001-0, Tax Def ID #100-000-057, Minimum Bid \$17,741.90

LDPOA LOT # M1799 – 2270 Golfito Way, La Grange; 0.2 acres, unimproved lot, lot is on sewer, APN 021-290-020-0, Tax Def ID #170-000-002, Minimum Bid \$18,999.77

LDPOA LOT # M1674 – 9763 Caracol Cir, La Grange; 0.3 acres, unimproved lot, lot is on sewer, APN 021-310-011-0, Tax Def ID #190-000-002, Minimum Bid \$14,548.94

LDPOA LOT # M1676 – 9757 Caracol Cir, La Grange; 0.5 acres, unimproved lot, lot is on sewer, APN 021-310-014-0, Tax Def ID #160-000-001, Minimum Bid \$6,950.33

LDPOA LOT # M1680 – 9766 Caracol Cir, La Grange; 0.4 acres, unimproved lot, lot is on sewer, APN 021-310-017-0, Tax Def ID #110-000-033, Minimum Bid \$15,315.10

LDPOA LOT # M1685 – 9788 Caracol Cir, La Grange; 0.3 acres, unimproved lot, lot is on sewer, APN 021-310-022-0, Tax Def ID #140-000-001, Minimum Bid \$12,612.99

LDPOA LOT # M1687 – 9794 Caracol Cir, La Grange; 0.4 acres, unimproved lot, lot is on sewer, APN 021-310-024-0, Tax Def ID #180-000-001, Minimum Bid \$8,132.51



# 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](mailto:info@ldpoa.com) • [www.LDPOA.com](http://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](mailto:info@ldpoa.com) **Web:** [www.ldpoa.com](http://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. 1<sup>st</sup> 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](mailto: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 2<sup>nd</sup> Wednesday of each month.
- Next meeting on Aug 13<sup>th</sup>, 2025
- At 6:30 at the Hacienda
- **The ACC** (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC Meeting is on Saturday, Aug. 2nd. Permit application must be submitted to the LDPOA Office by Monday, July 28th to be included on the Aug. 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:**

<b>*Owner's Name</b>	<b>Account or Lot #</b>
<b>*Old Address</b>	<b>Multiple Lots?</b>
<b>*New Address</b>	<b>Phone and/or **Email</b>

**\* 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.*

### BOARD OF DIRECTORS

**Kim Cheatham** .....President

**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](mailto:info@LDPOA.com)

**Web:** [www.LDPOA.com](http://www.LDPOA.com)

**FaceBook:** [www.facebook.com/ldpoa](http://www.facebook.com/ldpoa)