

Official publication of the Lake Don Pedro Owners' Association

Discoverer

September 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 applied Aug. 1st
On unpaid Dues

September

- 9/1 Monday – Labor Day Holiday
 - OFFICE CLOSED
 - Apt B Reserved 9/1 – 13
- 9/6 Saturday
 - ACC Meeting
 - Lounge Reserved
- 9/10 Wednesday
 - Board Meeting 6:30 pm
- 9/12 Friday
 - Apt A Reserved 9/12-13
- 9/25 Thursday
 - Apt A Reserved 9/25-27
- 9/29 Monday
 - Hacienda Pool CLOSED

September Board Meeting
Wed., Sep. 10th,
6:30 pm, at the Hacienda

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

Bring Friends, your favorite games & play

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
 - Lounge Reserved
- 10/31 Friday
 - Halloween

November

- 11/1 Saturday
 - ACC Meeting
- 11/2 Sunday
 - Daylight Savings Time ENDS
 - Apt A Reserved
- 11/4 Tuesday
 - Election Day
- 11/8-9 Saturday & Sunday
 - Holiday Craft Fair
- 11/12 Wednesday
 - Board Meeting scheduled
- 11/15 Saturday
 - Lounge Reserved
- 11/27 Thursday – Thanksgiving
 - OFFICE CLOSED
- 11/28 -29 Friday – Saturday
 - OFFICE CLOSED

The removal of the original asbestos flooring, and floor resurfacing are proceeding on schedule:
the Hacienda Exercise Room & Library are scheduled to re-open for use on Sept. 1st

The Hacienda Pool is Open!
September Hours 10 am – 7pm

The Assoc. Office will be CLOSED on Labor Day
Monday, September 1st.

ACC Committee Meetings Change to the
1st Saturday each month.
Be sure to have permit applications submitted by the Monday before the meeting.

2025 Director's Election Closed
No balloting Required – two candidates elected by acclamation
Official Report by the Inspector of Election
On page #2

CONGRATULATIONS
To our two elected Directors
Laura Diesman & Dave Myers
for the term of
October 2025 – October 2028

The Board & Staff wish to extend our thanks to
Kim Cheatham
for her two years of service on the Board of Directors.
Because recent exciting changes in her career have made her resignation necessary, we are excited for her opportunity, but we will miss her contributions to the Association and the Board of Directors.

**Inspector of Elections
Certification of Results
Lake Don Pedro Owners' Association
Election of two (2) Directors
for October 2025**

The 2025 Director Election – Two Directors' terms expire naturally this year in October.

Notification to the association members of the 2025 Director's Election for two (2) Director's seats, the candidate qualifications and the candidate nominations deadline of 5:00 pm Friday, June 27, 2025. was duly made on the following schedule and method:

March 21 – 28, 2025:

The Early Notice sent each account either by individual email or postcard. Also posted on the Assoc. website, FaceBook page and physically at the Hacienda and Don Pedro Market posting boards.

May 23, 2025:

A general notice of the Candidate Nomination Deadline published in the Discoverer newsletter and posted on website, FaceBook and the two physical locations.

June 18, 2025:

Final reminder of Nomination Deadline sent by mail or email.

June 27, 2025 at 5pm: Close of candidate nomination period.

At the close of the Nomination Period a total of two (2) qualified candidates had been nominated for the two director's seats that come open in October 2025.

They are:

Laura Diesman – incumbent candidate

Davi Myers - candidate

Election by Acclamation.

In accordance with (Civ. Code § 5103 and Civ. Code § 5103(a).) when the total number of candidates is equal to, or less than, the number of board seats up for election it thereby constitutes an uncontested election with no need for balloting.

Therefore, I certify that Laura Diesman and David Myers have been duly elected by acclamation to the two seats in 2025 Director's Election with terms to start in October at the Annual Members' Meeting, currently scheduled for October 11, 2025.



Adonis Castaneda,
Inspector of Election

08/13/2025
Date

**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.

At the close of nominations there were the same number of qualified candidates as there are board positions to be filled, that qualifies as an uncontested election, without the need for balloting, saving the Assoc. a considerable amount of money over a balloted election.

In accordance with state statute the Inspector of Elections can declare that the election is uncontested and the two candidates Laura Diesman and David Myers are elected by acclamation, and will be seated at the Annual Member's and Board Meeting held at the Hacienda on October 11, 2025.

**Statements of Revenues, Expenses
and Changes In Fund Balances
July 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	460,788.00	20,000.00	460,788.00	20,000.00	480,788.00	480,788.00
Plan Check Income	200.00		200.00		200.00	0.00
Apartment Rental	4,120.00		4,120.00		4,120.00	18,000.00
Hall Rental	820.00		820.00		820.00	3,000.00
Office Rental	513.00		513.00		513.00	6,000.00
Interest Income - Receivables	503.87		503.87		503.87	2,000.00
Interest Income - Bank		1,464.83		1,464.83	1,464.83	0.00
Other Income	1,001.90		1,001.90		1,001.90	5,000.00
Late Fees	0.00		0.00		0.00	5,500.00
Fines	400.00		400.00		400.00	0.00
Transfer Fees	2,100.00		2,100.00		2,100.00	15,000.00
Total Revenues	470,446.77	21,464.83	470,446.77	21,464.83	491,911.60	535,288.00
EXPENSES						
Bad Debt Expense	2,000.00		2,000.00		2,000.00	24,000.00
Board Expenses	0.00		0.00		0.00	500.00
Office Supplies	502.66		502.66		502.66	6,000.00
Copier Costs	192.12		192.12		192.12	2,500.00
Office Salaries	8,156.50		8,156.50		8,156.50	89,050.00
Travel / Mileage	75.60		75.60		75.60	1,000.00
Legal	950.00		950.00		950.00	5,500.00
Accounting	402.50		402.50		402.50	6,250.00
Bank Charges	20.00		20.00		20.00	0.00
Publication Costs	0.00		0.00		0.00	8,400.00
Computer / Internet	908.58		908.58		908.58	10,500.00
Election	0.00		0.00		0.00	16,500.00
Collections	0.00		0.00		0.00	9,500.00
Public Relations	0.00		0.00		0.00	500.00
Postage & Delivery	378.29		378.29		378.29	2,368.00
Merchant Fees	2,551.49		2,551.49		2,551.49	8,500.00
Insurance	4,839.82		4,839.82		4,839.82	67,000.00
Taxes / License / Filing Fees	4,653.97		4,653.97		4,653.97	19,700.00
Workers Comp Insurance	579.36		579.36		579.36	3,500.00
LDPOA Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Salary	5,600.00		5,600.00		5,600.00	72,800.00
Pool Monitor Salary	973.50		973.50		973.50	11,620.00
Janitorial Salary	2,633.25		2,633.25		2,633.25	31,000.00
Payroll Tax Expense	0.00		0.00		0.00	16,000.00
Salary Expenses - Other	0.00		0.00		0.00	6,000.00
Electric (Hacienda)	4,186.15		4,186.15		4,186.15	34,000.00
Electric (Well)	1,229.81		1,229.81		1,229.81	8,500.00
Electric (El Prado Park)	66.44		66.44		66.44	1,000.00
Electric (Barn)	8.82		8.82		8.82	100.00
Water (El Prado Park)	388.44		388.44		388.44	3,000.00
Reserve Study	0.00		0.00		0.00	3,200.00
Propane	0.00		0.00		0.00	2,000.00
Trash Removal	499.74		499.74		499.74	6,100.00
Office Telephone	89.35		89.35		89.35	1,100.00
Hacienda Maintenance Supplies	520.66		520.66		520.66	8,000.00
Hacienda Maintenance Repairs	0.00		0.00		0.00	3,000.00
Reserve Project Expenses	1,086.54		1,086.54		1,086.54	0.00
Septic Maintenance	0.00		0.00		0.00	2,300.00
Well Water & Septic Testing	0.00		0.00		0.00	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		0.00		0.00	1,500.00
Pool Maintenance	958.28		958.28		958.28	5,000.00
Apartment Expenses	0.00		0.00		0.00	300.00
Pest & Weed Control	151.00		151.00		151.00	2,000.00
Janitorial Supplies	464.78		464.78		464.78	5,000.00
Park Expense	140.00		140.00		140.00	3,500.00
Payroll Expenses	1,407.81		1,407.81		1,407.81	3,500.00
Total Expenses	46,615.46	0.00	46,615.46	0.00	46,615.46	515,288.00
Excess (Deficiency) of Revenues Over Expenses	423,831.31	21,464.83	423,831.31	21,464.83	445,296.14	
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	18,333.03	(18,333.03)	0.00	
Timing Adjustment from 6/30/25						
Fund Balance (Deficit) Beginning of Fiscal Year					0.00	
Fund Balance (Deficit) Month End	\$ 422,164.34	\$ 23,131.80	\$ 442,164.34	\$ 3,131.80	\$ 445,296.14	

Financials for June 2025 are the End-of-Year Financials. These are part of the Year End Financial Review that is performed by an independent CPA firm that specializes in mutual benefit association accounting and financials. After the board receives and accepts the report for the fiscal year ending June 30, 2025 it will be published and sent to our owners as the Year End Financial Report

LAKE DON PEDRO OWNERS ASSOCIATION

Balance Sheet

As of July 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	3,299.16		3,299.16
BAC - Operating	374,119.39		374,119.39
Reserve - BAC (savings)		70,288.52	70,288.52
Reserve - BAC (CDs)		599,873.36	599,873.36
Assessments Receivable, less Allowance for Doubtful Accounts (281,163.05-136,766.06)	144,396.99		144,396.99
Prepaid Insurance	29,041.46		29,041.46
Undeposited Funds (received but not deposited)	14,372.62		14,372.62
Total Assets	\$565,229.62	\$670,161.88	\$1,235,391.50
LIABILITIES			
Accounts Payable	9,994.66		9,994.66
Refundable Deposits	15,030.00		15,030.00
Workers Comp	5,083.04		5,083.04
Other Liabilities	(6,626.91)		(6,626.91)
Total Liabilities	23,480.79		23,480.79
FUND BALANCE	541,748.83	670,161.88	1,211,910.71
Total Liabilities and Fund Balance	\$565,229.62	\$670,161.88	\$1,235,391.50

LAKE DON PEDRO OWNERS' ASSOCIATION
BOARD MEETING MINUTES
WEDNESDAY, July 9, 2025

Executive Session 5:00 pm

Discussion: Communication
Personnel: Policy and Procedures
Fine Hearing: Property Violations

General Meeting 6:30 pm

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. Director not present: Chris Adams

5. EXECUTIVE SESSIONS REPORTS by Kim Cheatham-President
April 9, 2025 Amended Executive Meeting Minutes May 14, 2025
Leins, hiring pool monitor
July 9, 2025 Communication, Policy and Procedures, Property Violations Will approve these at the August 15, General Meeting due to not having the correct agenda.

6. APPROVAL OF MINUTES by Renee Burritt, Secretary
May 14, 2025 Monthly Board Meeting
July 9, 2025 Monthly Board Meeting
Motion was made by Mike Guenther to approve May 14, 2025 and July 9, 2025 General Meeting Minutes, seconded by Kim Cheatham. Passed unanimously.

7. TREASURER'S REPORT by Laura Diesman, Treasure
Operations Fund Checking: May 31, 2025 \$94,782.45
Reserve Savings: May 31, 2025 \$663,854.34
We do not have the current figures due to the end of the fiscal year. Will have the updated figures for August 13, 2025 meeting. Currently the Reserve is funded \$20,000 yearly for planned projects. Also, there will not be an election, due to the nominations did not go over the open seats, at a savings of \$16,000.
Motion was made by Mike Guenther to approve the Treasure Report for July 9, 2025, Renee Burritt seconded. Passed unanimously.

8. Committee Reports

- a. Facility Report by Andrea Walker
May-June-July 2025
May 23rd- Prepped pool area for opening day. New grills and signs.
May 28th- Repaired sewer pipe in laundry-broken fitting and plug replaced.
June 2nd- Begin mount installation for Starlink installation.
June 3rd- Final mowing of El Prado field for summer session and garbage run.
June 9th- Began work on upper gate at El Prado park-needed to be straightened out and new locking mechanism installed.
June 10- Swamp coolers above the lounge failed, cleaning of systems done, belts and pumps installed. (Needs to be done almost every summer season as they run frequently)
June 18th- Replaced sprinkler heads in front lawn due to malfunction. June 23rd- Thorough cleaning of the pool after bio-contamination, loaded With balancing chemicals.
June 25th- Repaired damage to wall of Apartment B from door slamming open from renters.
June 25th- Set up for pool swimming lessons.
July 1st- Begin build for temporary storage container behind the Gym for Equipment storage.
July 1st- Begin flooring project.

2. ACC- Committee Report June/July 2025 by Mike Guenther
Closed cases- One
Approved Permit Request- Four
Denied Permits-Two
Properties with Code Compliant Issues
Mariposa County- 7 properties
Tuolumne County- 3 properties
Open Complaint Files
Mariposa County- 6 open complaints
Tuolumne County- 3 open complaints

Actions and Projects
We have two members to the committee, Shelley Cummings and Chris Lowey. (They will be voted on in the Unfinished Business) The ACC meeting has been changed to Saturdays at 9:00 A.M. and will facilitate member attendance and coordination with Board General and Executive meeting schedules.

Preparations of reports for the Board will be ready to post with the agenda so members have it available to review and ask questions at the regular meeting.

Currently the ACC Committee is reviewing the current CC&R's for review and future revision. This has been long overdue with periodic resolutions as revisions necessary to satisfy changes in county code, state law and any other requirements pertinent to proper administration. Recently a new law was introduced capping penalties at \$100.00 and requiring discontinuing our current fine rates and prompting analysis of how enforcement and compliance will be handled effectively in the future.

The Committee is working on a streamline spread sheet to provide new and ongoing investigations and violations. This should pinpoint troubling cases for a more aggressive approach to the resolution.

Another future goal is to se-as needed meetings with the County staff on any priority issue and create a stream-lined communication between HOA and Counties.

ACC would like to establish an email for ACC inquires, companies, communication between the ACC and members and not use info@email.

Member communication and the distribution of information. Key topics, updated information, current resolutions, etc., would be posted on the LDPOA website and Facebook and respectful of the Davis-Stiring and Board approval and within the discretionary guidelines.

ACC will be exploring and efficient, cost-effective way to communicate with the attorney for legal guidance, thus saving the HOA time and money. (Getting ahead of issues before they get out of hand). This is definitely an issue to explore and possibly consider local legal counsel for immediate and familiar experience.

We look forward to Board comments and suggestion as well strive to accomplish our goals and improve ACC and Association members interaction.

3. Parks by Andrea Walker
El Prado did the mowing of the field for fire reasons, Did a garbage run in May. Repaired lower gate and the upper gate is being locked. Director Guenther has been opening and closing the gate daily and has been noticing people there at closing, possibly for vandalism, camping, etc.,and this has been working pretty well and continues to lock both gates.

Will be changing signs and posting signs at the front gate, “Park Closed at Dusk to dawn”. Grigoris update, Brought to Andrea Walker’s attention in February, that there were four erosions One bid has been received and waiting for another bid. CSD had a 15 year contract that is now expired as of 2020. The past Board dropped the ball and now CSD has no responsibility. Currently there is no danger to anyone. We are not closing the park which was posted on Facebook Don Pedro Talk. The park is being evaluated for longevity and protected. The Gregoris ADHOC Committee is working on it. In contact with California State Water Resource Board, Merced Irrigation District, Community Service District and anyone that they can talk with. Checked on the other parks are good and will need to get trash cans. Parks are quiet.

Trails- by Kim Cheatham

We don’t have eyes on the trail at this time. Will update future projects on the trails. The trails are a high fire risk at this time. Trailblazers are looking to get equipment. Until the fire danger is gone, no work will be done on the trails at this time. Trail cleaning will be started in the fall. Trailblazers cleared Alfieri Park and the Trailblazers horse park.

Trails **NOTE**

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

4. Activities- by Renee Burritt

Fruitstand August 2, 2025 Yard Sale and Vendors

5. Budget Committee by Kim Cheatham

Kim and Laura will work on this together. Kim was on vacation, so there is no update at this time. They will meet and see about appointing members that are qualified to the committee. If members are interested, please contact the Board. This committee will make sure that we stay within the budget, cut cost, etc.

Motion was made by Andrea Walker to approve the Committee Reports, Laura Diesman seconded the motion. Motion passed.

Community Comments

- Pool Monitor hours are 3-8p.m.
- Property on Villareal has gone to the County, with a lawsuit against the owner. Another property was sent to the County. Renee stated, they gave the County permission to remove the trailer through their driveway. Have the proper agencies for environment, heath, etc have been contacted. They are aware of this issue.
- Has Fish and Game been notified about Grigoris Park? The water was sent to the golf course and they have no say in this matter. There are different species at the park, If Fish and Game takes over, all will have to have a license to fish.
- Cal Fire used the water from the pond for the recent fire. Should they be charged to use the water? Maybe charge them for use, \$50,000? Andrea reached out to the Fire Chief for a letter of support to the community for the use of water from Alfier and Grigouris Parks. Fire could have been a lot worse without these resources. It was mentioned that there are two lakes available to pull water from. if they had not used these two parks, the fire could have been a lot worse.
- Was mentioned, that the empty lots that are unkept for weed clearance. It is stated in the CC&R’s that the Association is responsible for those lots. There have been updates to this, items to concerned about is the legal issue on going to someone’s property without permission. Right now they are looking at properties with issues and a drive around with Supervisor Poe was done. It is hard for the Association to enforce, when we have opened natural parks. Also if the CC&R’s are not

enforced, they can be sued and insurance will not cover you. Also, put a letter in the owners file that they were notified of this, it’s hard to control others. It does not state that we are responsible but to care for the lots. It was referring to rubbish, shed, trailers, etc. and it was stated, that is not how they understate the rule. The ACC committee it looking to update the verbiage in the CC&R’s. There has to be a “Request for Investigation” before the committee can go out to investigate the complaint. A phone call on a complaint will not work, the proper form needs to be filled out. There are only two people that go out to verify complaints.

-Spoke with Cal Fire after the fire and their suggestion was if you have an issue have issues with the vacated, you can get permission and go 12 feet onto their lot to clear weeds.

-If there is any way to have a Seniors day swimming? There are two pool monitors 3-8 p.m. daily. If there are too many people in the pool speak to the pool monitor. This was brought up last year and we cannot do age only for the pool. It was mentioned that people were opening the door for people coming from the lake. The pool is empty early on Saturday mornings.

VI Unfinished Business

Discussion/Vote- Vote to appoint Shelley Cummings and Chris Lowey to the ACC Committee. Discuss Committee structure and Bylaws compliance.

Mike Guenther motioned to approve Shelley Cummings and Chris Lowey to the ACC Committee, seconded by Andrea Walker. Motion approved.

Discussion-Committee structure chair should be a Board member. When we did not have one, an office staff member was temporarily appointed to chair. Mike Gunether will appoint one of the committee members to the chair.

Discussion/Vote- Internet update at the Hacienda. The outside is connected but the inside building has not been set up, due to the dues payment process. Will check and get back as to when Starlink is connected.

Discussion/Vote- El Prado Gate Control (Opening and Closing responsibilities) Mike Gunether asked that someone else will take over. He will turn in the key to the office was requested to rotate with the other Board. Was mentioned having a responsible member from the membership possibly opening and closing.

Both gates are locked to keep people from getting in after dark. Andrea Walker will take over for a week and then do it again.

VII New Business

- 1. Discussion-**Library history and current status. Marlene keeps the library neat and organized. There used to me DVD’s, but currently there a paperback books. The area needs to be improved. Maintenance has mentioned there is a fair amount of foot traffic. The library will continue. Spread the word of the library on social media. It was also mentioned that after the flooring is done in the gym, have a couple of computers available to use (they would be locked down to the table). Donations will be accepted.
- 2. Discussion/Vote-**Establish the following AD Hoc Committee
 1. Ball Field/Toddler Playground
 2. Google Docs Use and Oversight
 3. Bylaws, CC&R’s Revision and Updates
 4. Staff Review and Oversight
 5. Website Oversight and Maintenance

Committees would be members of the community to get these areas covered. Kim Cheatham motioned to establish the following temporary AD Hoc Committees and reestablish as needed, Seconded by Andrea Walker. Motion passed.

3. **Discussion/Vote**-LDPOA Board Email Account, messaging and exchange info. This will enable the community to reach out to the Board members. Laura Diesman will help to create this email. Motion was made by Mike Guenther to create a LDPOA email account, Seconded by Andrea Walker. Motion passed.

Note Andrea Walker mentioned the when this is established, Board members will not be allowed to answer without other Board members knowledge. A usage statement will be made, so future Board members follow the said guidelines.

. **Discussion/Vote**-Procedures for Board Actions, Staff actions, and interaction with the membership and community.

Each Director who is the chairman of a committee are in charge of their area and address concerns. It was recommended that each Director have the knowledge of any infractions. Motion made by Kim Cheatham to approve the procedure for chain of command for within the Association and Directors and Committee Chairs. Seconded by Laura Diesman. Motion passed, 5-1.

4. **Discussion/Vote**-Public comment structure, procedures and reevaluation of Board membership interaction. Possibly dispense with comment cards as long as the community is respectful. Strike the "Comment slip" from the "Open Forum/Good of the Order" and the chair calls for public discussion and limits. Motion made by Kim Cheatham to approve strike the comment slip from the open forum/good of the order and that the chair has the discretion. Seconded by Laura Diesman. Motion passed.

5. **Discussion/Vote**-Being Firewise ready
Firewise started in 2024. Participation is done on a regular basis and members need to keep track of the hours, expenses, etc., on their own. Also, this needs to be turned in on a regular basis. This is not a one man show. Kim needs to have community help, or Kim will no longer be able to do this program on her own. It is important to be fire ready but one person cannot do it alone. Pine Lake area is Firewise and they have a complete set of rules in their bylaws. Firewise can be adopted into the bylaws, but there needs to be a committee. The Board is fully aware of the fire issue, but still needs the community's help. Chris mentioned that the members in the community that have tractors get together to clear the weeds on the empty lots. Before this can be done, the lot owners need to be contracted, but if a fire is started the operator would be responsible. More discussion to follow.

VIII Open Forum-

One member mentioned that he wished he could help with the Tuolumne Firewise program. June would be the latest to weed cut. Adult swimming come an hour before pool openings. Pioneer Club swimming, pay \$10.00 more for a special key fob to come in an hour earlier of pool opening. Andrea Walker will look into this. Shelley Cummings announce the "I Love Don Pedro" with have National Night Out, August 5, 2025, 6-8:30pm, place to be announced later. Firewise Coordinator in Mariposa County stated the the HOA cannot be included in the Firewise community, since it is a business and not a community. The community has met the hours needed. It takes the community as a whole to make this program work. Possibly start a newsletter for the community. Tuolumne has a fire preparation guideline.

ADJOURNMENT/NEXT MEETING

Meeting adjourned at 8:25 pm.
Next Board Meeting- Wednesday, August 13, 2025 at 6:30 pm. at the Hacienda.

Respectfully Submitted

Renee Burritt

Renee Burritt-Secretary

Board Approved Minutes on August 13, 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

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 2025 Association Dues (\$154) were due as of July 1st

**On Aug. 1st unpaid dues were delinquent
and a 10% Late Fee of \$15.40 was charged.**

In Addition -
**Delinquent account balances are charged
monthly interest,
and *this adds up quickly*.**

Avoid further Interest Charges!
No Fee - Monthly Payment Plans are available.

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



The Lake Don Pedro Trailblazers

Come Join Us

Riding & Hiking

**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

Hacienda Pool is Open, 10 am – 7 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

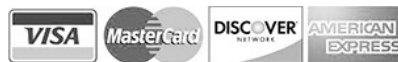
Deposits & insurance required for events.
Event curfew is 10:30 pm
with cleanup by Midnight.

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 were 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)

Aug. 1st unpaid dues were charged 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 Sep 10th, 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, Sep. 6nd. Permit application must be submitted to the LDPOA Office by Monday, Aug 31st 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,

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
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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

Andrea WalkerPresident

Renee Burritt.....Board Secretary

Laura Diesman..... Treasurer

Chris Adams Director

Mike Guenther VP

..... 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