



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

## October

- 10/4 Saturday
- ACC Meeting
  - Pavilion, Lounge & Kitchen Reserved
  - Apts A & B Reserved
- 10/11 Saturday
- **Annual Member's Meeting & Board Meeting 10am.**
- 10/18 Saturday
- Lounge Reserved
- 10/24 Friday
- Lounge Reserved
- 10/31 Friday
- Halloween

**The Hacienda Pool**  
**CLOSED**  
**September 29**

**ACC Committee**  
**Meetings**  
**Schedule Change**  
**to the**  
**1<sup>st</sup> Saturday each**  
**month.**

Be sure to have permit applications submitted by the Monday before the meeting to ensure being included on their agenda.

## 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

## December

- 12/6 Saturday
- ACC Meeting
- 12/2 Saturday
- Pavilion & Kitchen Reserved
  - Lounge Reserved
- 12/23 Tuesday
- Apt B Reserved 12/23-30
- 12/24 Wednesday – Christmas Eve
- Lounge Reserved
  - OFFICE CLOSED
- 12/25 Thursday – CHRISTMAS
- OFFICE CLOSED
- 11/26 Friday
- OFFICE CLOSED
  - Apt A Reserved 12/26-27
- 11/27 Saturday
- OFFICE CLOSED
- 12/ 29 – 30 Monday & Tuesday
- OFFICE OPEN
- 12/31 Wednesday – New Year's Eve
- OFFICE CLOSED

**HAPPY 2026**

*the Hacienda Exercise Room  
& Library are OPEN for use again*



**The Annual Member's Meeting &  
October Board Meeting**  
**Sat., Oct. 11th,**  
**10:00 am, at the Hacienda**



### 2025 Director's Election Closed

Two seats up for election – Only two candidates  
 Laura Diesman (incumbent) & David Myers  
 No balloting is required – both elected by acclimation  
 Term starts October 2025 – ends October 2028  
 They will be seated as Directors at the Annual Member's  
 Meeting, 10 am Saturday, October 11, 2025

### CONGRATULATIONS

To our two new Directors Laura Diesman & David Myers

### 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

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

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 required by law.

#### LAKE DON PEDRO OWNERS ASSOCIATION

##### Balance Sheet

As of Aug 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	3,893.96		3,893.96
BAC - Operating	376,685.76		376,685.76
Reserve - BAC (savings)		71,963.77	71,963.77
Reserve - BAC (CDs)		601,381.42	601,381.42
Assessments Receivable, less Allowance for Doubtful Accounts (249,187.33-137,684.35)	111,502.98		111,502.98
Prepaid Insurance	24,201.64		24,201.64
Undeposited Funds (received but not deposited)	1,420.58		1,420.58
<b>Total Assets</b>	<b>\$517,704.92</b>	<b>\$673,345.19</b>	<b>\$1,191,050.11</b>
<b>LIABILITIES</b>			
Accounts Payable	8,184.03		8,184.03
Refundable Deposits	12,770.00		12,770.00
Workers Comp	6,005.61		6,005.61
Other Liabilities	947.00		947.00
<b>Total Liabilities</b>	<b>27,906.64</b>		<b>27,906.64</b>
<b>FUND BALANCE</b>	<b>489,798.28</b>	<b>673,345.19</b>	<b>1,163,143.47</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$517,704.92</b>	<b>\$673,345.19</b>	<b>\$1,191,050.11</b>

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

On Aug. 1<sup>st</sup> 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](mailto:info@LDPOA.com)

#### Statements of Revenues, Expenses and Changes In Fund Balances Aug 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		460,788.00	20,000.00	480,788.00	480,788.00
Plan Check Income	0.00		200.00		200.00	0.00
Apartment Rental	3,300.00		7,420.00		7,420.00	18,000.00
Hall Rental	100.00		920.00		920.00	3,000.00
Office Rental	351.00		864.00		864.00	6,000.00
Interest Income - Receivables	757.98		1,261.85		1,261.85	2,000.00
Interest Income - Bank		1,515.64		2,981.47	2,981.47	0.00
Other Income	5,951.00		6,952.90		6,952.90	5,000.00
Late Fees	10,887.80		10,887.80		10,887.80	5,500.00
Fines	0.00		400.00		400.00	0.00
Transfer Fees	900.00		3,000.00		3,000.00	15,000.00
<b>Total Revenues</b>	<b>22,247.78</b>	<b>1,515.64</b>	<b>492,694.55</b>	<b>22,981.47</b>	<b>515,676.02</b>	<b>535,288.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	2,012.77		4,012.77		4,012.77	24,000.00
Board Expenses	0.00		0.00		0.00	500.00
Office Supplies	53.00		555.66		555.66	6,000.00
Copier Costs	269.98		462.10		462.10	2,500.00
Office Salaries	11,748.75		19,905.25		19,905.25	89,050.00
Travel / Mileage	0.00		75.60		75.60	1,000.00
Legal	0.00		1,846.00		1,846.00	5,500.00
Accounting	0.00		402.50		402.50	6,250.00
Bank Charges	10.00		30.00		30.00	0.00
Publication Costs	0.00		0.00		0.00	8,400.00
Computer / Internet	1,307.77		2,216.35		2,216.35	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	629.74		1,008.03		1,008.03	2,368.00
Merchant Fees	2,091.34		4,642.83		4,642.83	8,500.00
Insurance	4,839.82		9,679.64		9,679.64	67,000.00
Taxes / License / Filing Fees	0.00		4,653.97		4,653.97	19,700.00
Workers Comp Insurance	922.57		1,501.93		1,501.93	3,500.00
LDPOA Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Salary	8,120.00		13,720.00		13,720.00	72,800.00
Pool Monitor Salary	2,029.50		3,003.00		3,003.00	11,620.00
Janitorial Salary	3,804.75		6,438.00		6,438.00	31,000.00
Payroll Tax Expense	2,152.86		3,560.67		3,560.67	16,000.00
Salary Expenses - Other	572.50		572.50		572.50	6,000.00
Electric (Hacienda)	3,512.27		7,698.42		7,698.42	34,000.00
Electric (Well)	1,137.09		2,366.90		2,366.90	8,500.00
Electric (El Prado Park)	66.44		132.88		132.88	1,000.00
Electric (Barn)	16.44		25.26		25.26	100.00
Water (El Prado Park)	388.44		776.88		776.88	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		999.48		999.48	6,100.00
Office Telephone	89.30		178.65		178.65	1,100.00
Hacienda Maintenance Supplies	588.69		1,109.35		1,109.35	8,000.00
Hacienda Maintenance Repairs	403.81		403.81		403.81	3,000.00
Reserve Project Expenses	20,619.00		21,705.54		21,705.54	0.00
Septic Maintenance	1,800.00		1,800.00		1,800.00	2,300.00
Well Water & Septic Testing	260.00		260.00		260.00	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	129.00		129.00		129.00	1,500.00
Pool Maintenance	385.64		1,343.92		1,343.92	5,000.00
Apartment Expenses	0.00		0.00		0.00	300.00
Pest & Weed Control	0.00		151.00		151.00	2,000.00
Janitorial Supplies	325.06		1,065.55		1,065.55	5,000.00
Park Expense	263.68		403.68		403.68	3,500.00
Payroll Expenses	0.00		310.00		310.00	3,500.00
<b>Total Expenses</b>	<b>71,049.95</b>	<b>0.00</b>	<b>119,147.12</b>	<b>0.00</b>	<b>119,147.12</b>	<b>515,288.00</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>-48,802.17</b>	<b>1,515.64</b>	<b>373,547.43</b>	<b>22,981.47</b>	<b>396,528.90</b>	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	<b>(1,666.97)</b>	<b>1,666.97</b>	<b>16,666.06</b>	<b>(16,666.06)</b>	<b>0.00</b>	
<b>Timing Adjustment from 6/30/25</b>						
<b>Fund Balance (Deficit) Beginning of Fiscal Year</b>						<b>0.00</b>
<b>Fund Balance (Deficit) Month End</b>	<b>\$ (50,469.14)</b>	<b>\$ 3,182.61</b>	<b>\$ 390,213.49</b>	<b>\$ 6,315.41</b>	<b>\$ 396,528.90</b>	

LAKE DON PEDRO OWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
WEDNESDAY, August 13, 2025

Minutes Continued

Executive Session 5:30 P.M.

Discussion: Communication Personnel: Policy and Procedures

General Meeting 6:30 P.M.

I CALL TO ORDER & PLEDGE OF ALLEGIANCE:

Kim Cheatham-President At 6:30 P.M.

Directors present; President Kim Cheatham, Vice President Andrea Walker, Treasurer Laura Diesman and Chris Adams. Secretary Renee Burritt arrived late.

II Taken from New Business, Item numbers 2 and 3.

2. Vote to appoint an Inspector of Election for the 2025

Directors Election Motion was made by Director Guenther to approve Mr. Adonis Castaneda as the Inspector of Elections, President Cheatham seconded. Motion passed.

3. Vote Inspector of Election Report on October 2025 Directors Election Open seats and candidates

Approve Election Report document signed by Mr. Adonis Castaneda. Motion was made by Director Guenther to approve the document signed by Mr. Adonis Castaneda, Treasurer Diesman seconded. Motion passed.

III EXECUTIVE SESSIONS REPORTS by Kim Cheatham-President

May 14, 2025 Liens  
July 9, 2025 Communication

Motion was made by Vice President Walker to approve the Executive Meeting minutes, seconded by Director Guenther. Motion passed.

IV APPROVAL OF MINUTES by Renee Burritt-Secretary

May 14, 2025 Monthly Board Meeting  
July 9, 2025 Monthly Board Meeting

Director Guenther requested corrections to the July 9, 2025 meeting minutes President Cheatham made corrections. Vice President Walker made a motion to approve meeting minutes from May 14, 2025 and the July 9, 2025 meeting minutes as corrected, President Cheatham second the motion. Motion passed.

\*NOTE\*

Meeting minutes have been corrected and will appear as corrected for the record.

V TREASURER'S REPORT by Laura Diesman-Treasurer

Operations Fund Checking: July 31, 2025 \$374,119.39  
Reserve Savings: May 31, 2025 \$670.161.88

Motion made by Vice President Walker to approve the August 13, 2025 Treasurer's Report, Treasurer Diesman seconded the motion. Motion passed.

VI Committee Reports

1. Budget Committee by Kim Cheatham, President

Establish committee members and participating Board members, and their availability for the meetings. Create a game plan for member recruitment, and to discuss and evaluate better financial decisions. There was no report at this time. Treasure Diesman mentioned that we have the time before the actual new Budget is created. Treasurer Diesman will be the new chairman by virtue of her position as Treasurer.

2. ACC-Committee by Mike Guenther, Director

Current ACC Actions

Minutes Continued

1) CLOSED CASES (Four)

1 (unpermitted work, permit application submitted)  
3 (No response from reporting party for more information/updates)

2) APPROVED PERMIT REQUESTS (Two)

a) Fencing-1  
b) Garage/Car Cover-1

2B) DENIED PERMITS (Two)

a) New Home-No county permits  
b) Grading/Driveways-No county permits

3) (M T) PROPERTIES WITH COUNTY CODE COMPLIANT ISSUES

MARIPOSA COUNTY- 8 properties  
TUOLUMNE COUNTY-3 properties  
(Working with County departments to find options, remediation, etc.)

4) (M T) OPEN COMPLAINT FILES

RV's on vacant properties/junk  
and garbage complaints,  
PE easement issues, etc.

MARIPOSA COUNTY- 4 open complaints

TUOLUMNE COUNTY- 5 open complaints

Actions and Projects

Shelley Cummings and Chris Lowey are back on board. It was a smooth transition, as they bring their prior experience and personal insights to the table. Chris Cox continues to be a valuable asset and team player beyond her base duties as Secretary. Committee strength stands at four members.

The most recent ACC meeting was held implementing our new Saturday time at 9:00 A.M. schedule. It was a nice transition for committee members as it accommodates their busy weekly schedules. Concern that there would be a need for additional office staff help was put to rest as the meeting blended in nicely with on duty staff and their responsibilities.

There was continued discussion on review and revision of the current CC&R's. The next regular meeting will set a schedule for the first draft and ultimately final review and implementation.

Consideration and discussion of the new law capping penalties at \$100.00 returned to analysis of how enforcement and compliance will be handled effectively and to be incorporated in the current process.

The Committee's streamlined spreadsheet is making committee work more efficient and appears to work as expected. Google Docs is still a learning experience. There are still kinks to work out but it's a real tool that will improve ACC performance.

As was mentioned in the previous ACC report, establishment of an email for ACC inquiries, complaint submissions and one communication channel between the ACC and members (not using the general info@ email) is very much needed. The General Meeting agenda for August has an item that will provide an opportunity to address this extremely important matter. It is hopeful that recent issues with office communications, the Board and supporting committees will improve and this can open the door for other communication improvements.

Minutes Continued

<div>Minutes Continued</div> <div><p>We are still exploring membership inclusion in Board and committee activities. As previously mentioned, key topics, updated information, current resolutions, etc., would be posted on the Website and LDPOA Facebook respectful of Davis-Stirling and Board approval and within the discretionary guidelines, Coordination and scheduling are still being explored with current information outlets and even the possibility of new venues.</p><p>As the prospect of improving enforcement continues, the ACC will continue to explore the establishment of an efficient, cost-effective way to communicate with the Attorney for legal guidance, thus saving the HOA time and money. To reiterate, let's get ahead of issues before they get out of hand. Considering local legal representation and more accessible resources can only improve our position.</p><p>As always, we look forward to Board, staff and most importantly member comments and suggestions. We will continue to strive to accomplish our goals and improve ACC and Association membership interaction.</p><p><b>3. Facility/Maintenance by Andrea Walker, Vice President</b> There was a sewer issue affecting the kitchen courtyard bathrooms and Apartment B. The system is old and the Maintenance Manager called Roto-Rooter to snake the drains. The gym floor is cleared out, the asbestos tiles removed and the Health Inspector has given approval. The project appears to be on schedule. Once the new work is completed the Maintenance Manager will start moving equipment back into the gym. Looks like the target open date is August 31, 2025. The rest of the work at the Hacienda continues with normal routine projects.</p><p><b>4a. Parks by Andrea Walker, Vice President</b> August 4, 2025 the Maintenance Manager used the tractor to grade the gravel at El Prado Park. It appears vehicles have been doing donuts (spin outs) at the park. The gravel was spread back and also filled the ruts from the spin outs. The</p><p>The Committee did some park cleanup at El Prado Park recently. Trimming low hanging branches, thick weeds and general garbage clean up. A section of original fencing had no purpose and was removed; this was a gate section that served no purpose art this time.</p><p>Signs were evaluated at the parks and which ones we may need to have posted. Some are sun bleached and you can no longer read them. We need to post "No Kayaking" which is not allowed. Director Guenther stated, Vice President Walker is still trying to get the baseball field back to a usable condition.</p><p><b>4b. Trails by Kim Cheatham, President</b> Nothing happening at this time due to the heat. Once we get the first rain, the Trailblazers will be able to start again on the trails cleanup.</p><p><b>5. Activities/Events by Renee Burritt, Secretary</b> "National Night Out" had a great turn out. A lot of the community showed up. The "I Love Don Pedro" Group will sponsor an "Inflatable Fun Run" at Coulterville Park on September 20, 2025 from 8:00 A.M. to 12:00 P.M. You can purchase your inflatable gear through Amazon. The "Fall Fest" is scheduled for October 18, 2025, 12:00 P.M. to 5:00 P.M. at El Prado Park.</p><div>MinutesContinued</div></div>	<div>Minutes Continued</div> <div><p><b>VI AD Hoc Gregoris Dam by Andrea Walker, Vice President</b> No updates at this time. Still waiting for the formalities on Gregoris Dam, as it is no longer an irrigation lake/pond and will be classified as a recreation pond.</p><p>The Water Resources Board will charge the Association for the title change. Looking at ways to do this with the least cost to the Association. Looking for a grant or help from Fish and Game on helping with repairs. With the Water Resources Board there is a yearly fee. CSD had to pay a fee when they were using the lake/pond and since they no longer use it. responsibility and maintenance have fallen through the cracks. CSD has no intentions of using the lake/pond currently or in the future.</p><p>Motion was made by Vice President Walker to approve the Committee Reports, seconded by Treasurer Diesman. Motion passed.</p><p><b>Community Comments</b> There were no public comments on Committee Reports at this time.</p><p><b>VII Unfinished Business</b></p><p><b>1. Discussion/Vote- Website review and improvements</b> The Association has used the same Webmaster for several years. Due to future circumstances the Board will be seeking a replacement. This item is tabled at this time.</p><p><b>2. Discussion/Vote-Internet status and review</b> There was no feedback from the Office. Treasurer Diesman was able to connect to the internet. It's too early to evaluate its performance.</p><p><b>3. Discussion/Vote-El Prado gate control-opening/closing responsibilities</b> are still being facilitated by Vice President Walker and Director Guenther on a weekly rotating schedule. Vice President Walker is looking into an automatic solar power gate arm. The Maintenance Manager is familiar with the set-up of a set up of a solar gate system. Tables at this time until we received updated info. Vice President Walker will keep us informed.</p><p>Recently the lower gate lock was forced open by persons unknown. The lock was left on the chain and undamaged. The vandals could not open the second gate and caused no further damage and left.</p><p>A pot belly pig was seen at the park, and has piglets, They belonged to the home near the park. The fence will be inspected for holes.</p><p><b>4. Discussion/Vote-Fire Safety</b> Looking for an interested party to Chair the Firewise program in the community. Tabled at this time.</p><p><b>5. Discussion/Vote-Establish the following AD Hoc Committees</b></p><p><b>Further discussion and appointments:</b></p><ol style="list-style-type: none"><li>1. Ball Field/Toddler Playground...Chair, Vice President Walker</li><li>2. Google Docs Use and Oversight...Chair, Treasure Diesman</li><li>3. Bylaws, CC&amp;R's Revision and Update...Chair, Director Guenther</li></ol><div>MinutesContinued</div></div>
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- 4. Staff Review and Oversight...Chair, Vice President Walker, temporarily
- 5. Website Oversight and Maintenance...Chair, Treasure Diesman
- 6. Further Consideration Nothing at this time

Director Guenther asked for help from the community with the established, and these Ad Hoc Committees.

Please contact the Board members if interested.

Motion was made by Treasure Diesman to approve the above AD Hoc Committee Chairs, seconded by Vice President Walker. Motion approved.

6. Discussion/Vote-Dedicated Board Email Account Protocol for messaging and exchanging information Tabled at this time.

VIII New Business

- 1. Discussion/Vote-Request from Ron San Miguel to use Hacienda facilities for teaching T'ai Chi Ch'uan classes Tabled at this time.

2. Discussion/Vote- Vote to appoint Inspector Report for the 2025 Directors Election

Mr. Adonis Castaneda had an appointment and was advanced to the head of the meeting agenda. Action taken at that time.

- 3. Discussion/Vote-Inspector of Election Report on October 2025 Directors Election open seats and candidate

Mr. Adonis Castaneda had an appointment and was advanced to the head of the meeting agenda. Action taken at that time.

- 4. Discussion/Vote-Install donated solar motion light for added security at El Prado Park

Currently, there is no street light at El Prado Park. Director Walker contacted Tuolumne County Supervisor Steve Griefer and see if Tuolumne can install a criminal deterrent street light. Deciding where to place the light. A solar light was donated for park use. Motion was made by Secretary Burritt to install donated solar light at El Prado Park, seconded by Treasure Diesman. Motion passed. Decision pending on where to place the light. Director Guenther mentioned the possibility of installing a solar motion light at Gregoris Pond.

5. Discussion/Vote-President Kim Cheatham resignation letter.

President Cheatham is resigning due to an opportunity to go back to school and further her education. We all wish President Cheatham all the best and she will be missed. She will continue to be involved with Firewise and Lake Don Pedro Trailblazers.

- 6. Discussion/Vote-Vote to appoint Vice President Walker to acting President until October 2025.

Motion was made by President Cheatham to appoint Vice President Walker to acting President until October 2025, seconded by Secretary Burritt. Motion passed.

- 7. Discussion/Vote-Vote to approve and allow President Walker to continue the Facility Chairman position.

Motion was made by Director Cheatham to approve President Walker to continue the Facility Chairman position, seconded by Director Guenther. Motion passed.

- 8. Discussion/Vote-Vote to leave the Vice President position open until October 2025

President Walker was not comfortable leaving the position open until October 2025. After some discussion it was decided to vote in a Vice President. Motion was made by Director Guenther to fill the Vice President position, seconded by Director Cheatham. Motion passed.

President Walker requested we vote for a Vice President tonight. President Walker made the nomination for Director Guenther. No other nominations were put forward. Director Guenther accepted the nomination. Motion was made by President Walker to appoint Director Guenther as Vice President, seconded by Director Cheatham, motion passed with voice vote 3 ayes, 1 nay 1 abstention.

IX Open Forum-

Members asked who had won the election. There are two opened seats and only two members applied. One is returning, Treasurer Laura Diesman and joining the board in October a new member David Meyers. With resignations, two Board seats remain open (1) one year term and a two (2) year term.

The correct spelling of T'ai Chi Ch'uan was mentioned by Ron San Miguel. It was noted and corrected.

Comment cards have been suspended.

Kim Cheatham will still be involved with Firewise and Lake Don Pedro Trailblazers. The board was shown a device that works well for Zoom meetings.

ADJOURNMENT/NEXT MEETING

Meeting adjourned at 7:45 P.M.

Next Board Meeting- Wednesday, September 10, 2025 at 6:30 P.M. at the Hacienda.

Respectfully Submitted Renee Burritt  
Renee Burritt-Secretary

Board Approved Minutes September 10, 2025



The Lake Don  
Pedro  
Trailblazers

Come Join Us

Riding & Hiking

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



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
Weekley Rate	\$1,260	\$1,800

**DEPOSIT: \$350 \$500**

**Apartment "B"** (Downstairs, sleeps up to \*6)

Daily Rate	\$150	\$230
Weekley 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

Andrea Walker	.....President
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](mailto:info@LDPOA.com)  
Web: [www.LDPOA.com](http://www.LDPOA.com)  
FaceBook: [www.facebook.com/ldpoa](http://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](mailto:info@ldpoa.com) Web: [www.ldpoa.com](http://www.ldpoa.com)

Important Information

The 2025 Dues of \$154 were due on July 1st

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

The annual billing statements were mailed 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. 1<sup>st</sup> 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](mailto:info@LDPOA.com)

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

Board & ACC Meeting Info

- **The Annual Member's & Board Meeting** is on the 2<sup>nd</sup> Saturday of October each year.
- That will be on **Saturday**, Oct 11<sup>th</sup>, 2025 at 10 am at the Hacienda
- **The ACC** (Architectural Control & Compliance) Committee meets monthly to issue permits. **The next ACC Meeting is on Saturday, Oct. 4th. Permit application must be submitted to the LDPOA Office by Monday, Sep 29th to be included on the Oct. 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:**

*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.

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.*