



Official publication of the Lake Don Pedro Owners' Association

Discoverer

December 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

Thurs. Tai Chi Class
9:30 – 10:30 am

December

12/5 Friday

➤ Lounge Reserved

12/6 Saturday

➤ ACC Meeting

No Board Meeting scheduled

12/13 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

January 2026

HAPPY NEW
YEAR

January Board Meeting
scheduled for Wed. Jan 28th

1/1 Thursday – New Years Day

➤ OFFICE CLOSED

1/3 Saturday

➤ ACC Meeting

1/10 Saturday

➤ Lounge Reserved

1/17 Saturday

➤ Pavilion Reserved
➤ Lounge Reserved

1/28 Wednesday

1/28 January Board Meeting

1/31 Saturday

➤ Lounge Reserved

February

2/7 Saturday

➤ ACC Meeting

2/11 Wednesday

➤ Board Meeting

2/16 Monday – President's Day

➤ OFFICE CLOSED

2/21 Saturday

➤ Lounge Reserved



LDPOA Office
Thanksgiving
Holiday
Schedule

Office will be Closed
November 26th – 30th

Holiday Hiatus: No Board Meeting scheduled in Dec.

NOTE: The January board meeting will be on
the LAST Wed of the month 1/28/26

LDPOA Office Holiday Closure Schedules

December 2025
Happy Holidays!



Office Closed Wed - Sun,
Dec 24th - 28th

Office Open Mon - Tue,
Dec 29th - 30th

Office Closed Tues, Dec. 31st

January 2026

Happy New Year!



Office Closed Thur, Jan. 1st

Office Open on Fri & Sat
Jan 2nd & 3rd

ACC Committee Meetings

1st Saturday each month.

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

Community Game Night 6-9 pm

On the 1st Tuesday of each month
at the Hacienda



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

LAKE DON PEDRO OWNERS ASSOCIATION Balance Sheet As of Oct 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	2,626.42		2,626.42
BAC - Operating	331,989.49		331,989.49
Reserve - BAC (savings)		130,074.51	130,074.51
Reserve - BAC (CDs)		549,487.64	549,487.64
Assessments Receivable, less Allowance for Doubtful Accounts (233,871.18-140,535.36)	93,335.82		93,335.82
Prepaid Insurance	14,522.00		14,522.00
Undeposited Funds (received but not deposited)	725.00		725.00
Total Assets	\$443,198.73	\$679,562.15	\$1,122,760.88
LIABILITIES			
Accounts Payable	5,462.20		5,462.20
Refundable Deposits	12,105.00		12,105.00
Workers Comp	6,261.73		6,261.73
Other Liabilities	947.00		947.00
Total Liabilities	24,775.93		24,775.93
FUND BALANCE	418,422.80	679,562.15	1,097,984.95
Total Liabilities and Fund Balance	\$443,198.73	\$679,562.15	\$1,122,760.88

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

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

Statements of Revenues, Expenses and Changes in Fund Balances Oct 2025

ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)

	Operations Fund Current Month	Replacement Fund Current Month	Operations Fund Year To Date	Replacement Fund Year To Date	Total Funds Year To Date	Annual Operating Budget
REVENUES						
Assessments	0.00		460,788.00	20,000.00	480,788.00	480,788.00
Plan Check Income	0.00		300.00		300.00	0.00
Apartment Rental	510.00		10,430.00		10,430.00	18,000.00
Hall Rental	0.00		972.00		972.00	3,000.00
Office Rental	351.00		1,890.00		1,890.00	6,000.00
Interest Income - Receivables	1,065.51		3,401.34		3,401.34	2,000.00
Interest Income - Bank		1,355.68		5,865.09	5,865.09	0.00
Other Income	1,140.60		16,744.10		16,744.10	5,000.00
Late Fees	0.00		10,833.29		10,833.29	5,500.00
Fines	0.00		100.00		100.00	0.00
Transfer Fees	450.00		4,950.00		4,950.00	15,000.00
Total Revenues	3,517.11	1,355.68	510,408.73	25,865.09	536,273.82	535,288.00
EXPENSES						
Bad Debt Expense	2,002.27		8,026.33		8,026.33	24,000.00
Board Expenses	0.00		0.00		0.00	500.00
Office Supplies	352.01		1,002.81		1,002.81	6,000.00
Copier Costs	189.50		862.51		862.51	2,500.00
Office Salaries	5,620.00		32,689.50		32,689.50	89,050.00
Travel / Mileage	0.00		75.60		75.60	1,000.00
Legal	256.00		3,065.50		3,065.50	5,500.00
Accounting	0.00		2,637.50		2,637.50	6,250.00
Bank Charges	0.00		30.00		30.00	0.00
Publication Costs	1,991.65		1,991.65		1,991.65	8,400.00
Computer / Internet	858.63		4,776.25		4,776.25	10,500.00
Election	0.00		150.00		150.00	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	119.69		1,832.71		1,832.71	2,368.00
Merchant Fees	420.07		5,742.68		5,742.68	8,500.00
Insurance	4,839.82		19,359.28		19,359.28	67,000.00
Taxes / License / Filing Fees	4,400.00		16,007.97		16,007.97	19,700.00
Workers Comp Insurance	499.72		2,594.92		2,594.92	3,500.00
LDPOA Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Salary	5,040.00		24,080.00		24,080.00	72,800.00
Pool Monitor Salary	420.75		4,603.50		4,603.50	11,620.00
Janitorial Salary	2,397.00		11,411.25		11,411.25	31,000.00
Payroll Tax Expense	1,151.49		6,096.68		6,096.68	16,000.00
Salary Expenses - Other	1,298.00		2,600.50		2,600.50	6,000.00
Electric (Hacienda)	1,810.66		13,098.15		13,098.15	34,000.00
Electric (Well)	732.84		4,307.08		4,307.08	8,500.00
Electric (El Prado Park)	65.42		265.41		265.41	1,000.00
Electric (Barn)	0.00		42.04		42.04	100.00
Water (El Prado Park)	388.44		1,553.76		1,553.76	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		1,998.96		1,998.96	6,100.00
Office Telephone	89.30		357.25		357.25	1,100.00
Hacienda Maintenance Supplies	727.04		2,651.51		2,651.51	8,000.00
Hacienda Maintenance Repairs	0.00		403.81		403.81	3,000.00
Reserve Project Expenses	0.00		22,046.20		22,046.20	0.00
Septic Maintenance	0.00		1,800.00		1,800.00	2,300.00
Well Water & Septic Testing	0.00		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	0.00		258.00		258.00	1,500.00
Pool Maintenance	0.00		2,033.99		2,033.99	5,000.00
Apartment Expenses	386.53		518.53		518.53	300.00
Pest & Weed Control	0.00		302.00		302.00	2,000.00
Janitorial Supplies	387.29		1,627.59		1,627.59	5,000.00
Park Expense	376.34		920.02		920.02	3,500.00
Payroll Expenses	0.00		810.00		810.00	3,500.00
Total Expenses	37,320.20	0.00	204,891.44	0.00	204,891.44	515,288.00
Excess (Deficiency) of Revenues Over Expenses	-33,803.09	1,355.68	305,517.29	25,865.09	331,382.38	
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	13,332.12	(13,332.12)	0.00	
Timing Adjustment from 6/30/25			47,569.39	-1.20		
Fund Balance (Deficit) Beginning of Fiscal Year			52,004.00	667,030.38	719,034.38	
Fund Balance (Deficit) Month End	\$ (35,470.06)	\$ 3,022.65	\$ 418,422.80	\$ 679,562.15	\$ 1,097,984.95	

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 Fuentes de Flores, La Grange, CA 95329
General Board Meeting Minutes
September 10, 2025
Amended

Executive Session 5:30 pm

Discussion: Liens

Procedures: Policy

General Meeting 6:30 pm

I CALL TO ORDER & PLEDGE OF ALLEGIANCE :Andrea Walker-President
At 6:37 pm.

Present: President Andrea Walker, Vice President Mike
Guenther, Secretary Renee Burritt, Treasurer Laura Diesman,
Director Chris Adams

II EXECUTIVE SESSIONS REPORTS by Andrea Walker-President

July 9, 2025 Liens, Web Tech
August 13, 2025 Policy and Procedures
Motion made by Treasurer Diesman to approve July 9, 2025 and
August 13, 2025 executive session reports, seconded by
Director Adams, one abstention. Motion approved.

III APPROVAL OF MINUTES by Renee Burritt, Secretary

July 9, 2025 Monthly Board Meeting Minutes
August 13, 2025 Monthly Board Meeting Minutes
Motion made by Director Adams to approve July 9, 2025 meeting
minutes and August 13, 2025 meeting minutes, seconded by Treasurer
Diesman, one abstention. Motion approved.

IV TREASURER'S REPORT by Laura Diesman, Treasurer

Operations Fund Checking: August 31, 2025, \$376,685.76
Reserve Savings: August 31, 2025, \$673,345.10
Motion made by Vice President Guenther to approve August 31, 2025
Treasurer's report, seconded by Secretary Burritt. Motion approved.

V Committee Reports

1. Budget Committee by Laura Diesman, Treasurer

Treasurer Diesman is still learning the process, what the group
will consist of and asking community members to be part of the
committee.

2. ACC Committee by Mike Guenther, Vice President

I CURRENT ACC ACTION ITEMS:

2) APPROVED PERMIT REQUESTS (7)

- a) Roof Mounted Solar (3)
- b) Driveway (1)
- c) Wood Post Fence (1) *with 45 day time frame
- d) Garage/Barn/Shop (1)
- e) 24x24 Carport (1)

3) DENIED PERMITS (0)

4) CLOSED CASES (3)

- a) RV on lot, permits submitted for new home, reviewed/received
- b) Mobile home permit reviewed/received (vacant lot)
- c) Grading permit

5) PROPERTIES WITH COUNTY CODE COMPLIANCE ISSUES
MARIPOSA COUNTY (4)
TUOLUMNE COUNTY (2)

6) OPEN COMPLAINT FILES
RVs on vacant properties/junk & garbage complaints, PE
easement Issues; storage containers, etc.
MARIPOSA COUNTY -2 open complaints
TUOLUMNE COUNTY -7 open complaints

Continued

Continued

1) PROPERTIES IN CURRENT COUNTY LITIGATION
MARIPOSA COUNTY (2)
a) Villarreal Drive
b) Jamie Way
TUOLUMNE COUNTY (0)

1. ACTIONS/PROJECTS:

- 1. Committees to schedule a meeting with local realtors to work
hand-in-hand regarding CCR's and Resolutions so new buyers are
educated on rules and restrictions.
- 2. Committee is working on reviewing current CCR's and County codes
to establish updated guiding documents for both Mariposa and
Tuolumne Counties.
- 3. Committee is working to establish a dedicated email for ACC
intake and communication purposes.

3. Facility/Maintenance by Andrea Walker, President

Gym flooring was completed. The Maintenance Manager did an
inspection and moved all items back into the gym, rebuilt the equipment
and attached the shelves to the ceiling and floors. The Maintenance
Manager is catching up on regular maintenance items. We had a few
clogged pipes and they go through the courtyard from the apartment. At
this time Maintenance is doing the routine items as needed. Water tank
project will be a winter project, once the pool is closed down for the
season.

4. Parks & Trails by Andrea Walker, President

Since the weather has been cooler, there are more visitors to the parks.
Vice President Guenther saw a person riding an off road motorcycle
through El Prado Park and let the rider know the park was a private park.
He was going down the equestrian and pedestrian trail. Will be posting
signs with the rules, Kayaking and swimming is not allowed. Also, the
concern was the dry grass and motorcycles are a fire concern. If members
see any of these things happening, notify the LDPOA so this can be
addressed. Looking for members that would like to join the Parks & Trail
committees. There has been no more RV dumping in the porta-potties.

5. Activities/Events by Renee Burritt, Secretary

Love Don Pedro-Inflatable Fun Run on September 20, 2025 8am-
12pm at Coulterville Park. Fundraiser, Vendors and prizes.
Love Don Pedro-Fall Fest on October 18, 2025 12pm-5pm at El Prado Park.
Fundraiser, Vendors, Fall Photo Book.
Craft Fair at the LDPOA Hacienda November 8th and 9th. Applications
available

6. AD Hoc Gregoris Dam by Andrea Walker, President

President Walker does not have her second bid from the second
contractor due to scheduling, will get this done within the week and then
we will be able to look at numbers and then work out the next step. There
are four raw earth zones that need to be repaired, they have slipped off
the dam. The natural spillway needs to be deepened to allow water to
spill out naturally. The committee will have a full report in October. We
need members to join the committees. Contact the Board.

No comments at this time from the members.

Motion was made by Treasurer Diesman to approve the Committee
reports, seconded by Vice President Guenther, Motion approved.

VII Unfinished Business

- 1. Discussion/Vote-Inspector of election read the authorized form to
appoint Laura Diesman and David Myers to the two seats for the
board. We did not authorize payment to the Inspector of Elections,
Mr. Castaneda in the August 13, 2025, General meeting.
Motion made by Secretary Burritt to pay Mr. Castaneda \$150.00, seconded
by President Walker. Motion approved.

Continued

- 2. Discussion/Vote-**Request by Ron San Miquel to use the Hacienda to teach T'ai Chi Ch'uan. There is no charge from LDPOA. Would like two classes, possibly have the days suggested by the members. Will need to check the office for scheduling that is available.
Motion made by President Walker to approve Ron San Miguel request pending that we can get him on the schedule within the next two weeks, seconded by Vice President Mike Guenther. Motion approved.
- 3. Discussion/Vote-**Vote to record liens on 27 multiple-year delinquent accounts. President Walker asked Secretary Burritt to fill out the form, with the names of the present Directors. They are as follows: President Walker, Vice President Guenther, Treasurer Diesman, Secretary Burritt and Director Adams. Absent: None President Walker signed the document and will turn it into the office.
- President Walker read the following statement for the motion.
President Walker made the motion "TO AUTHORIZE LDPOA STAFF TO RECORD NOTICES OF DELINQUENT ASSESSMENTS (Liens) AGAINST 27 LOTS IN THE SUBDIVISION", seconded by Secretary Burritt. The motion passed unanimously.
- The question was asked, is there a reason we wait this long? Vice President Guenther explained how the process works. The process is, if a lot is delinquent the first year and future years, interest and penalties will start to accrue. The office has a timeline for the process and we will be doing this again in October. The fines start the month after the dues are due. The owners have already received the lien notices and the process of the lien. The Board took over the lien process due to the cost of having it done by an outside company. Members were asked to join the Budget Committee.
- 4. Discussion/Vote-**Smaller CD from May's vote was not cashed out. This needs to be re-voted before the 9/25/25 maturity date.
Motion made by President Walker to re-vote to cash out the smaller CD before the 9/25/25 maturity date, seconded by Vice-President Guenther. Motion approved. These funds will go into the LDPOA operating fund.

VIII New Business

- 3. Discussion/Vote-**Usage of LDPOA facility as an emergency shelter location.
- We had a representative from the California Gold Country Region of the American Red Cross, Becky Mich. She is the Community Disaster Program Manager. It was asked if the LDPOA possibly had been zoned for emergency usage in the past. It was mentioned possibly in the early 2000's.
- Ms. Mich explained how the LDPOA is an ideal location if there were to be a disaster. The American Red Cross would be at the location within two hours. They supply their insurance, pay for any amenities they use and respect the facility.
- If there was an event happening at the Hacienda, do they or the event take priority? It was stated that the event would take priority and they then would have to go to a plan B possibly using the elementary school. Many people in disaster areas go to stay with family and friends. What is the evacuation radius? It is hard to determine the fire evacuation radius. They like to have one facility in the zone.
- The facility would not have to supply anything but the space, they provide, food, cots, water, etc. They would need someone to unlock the facility. If the power was out, the Hacienda does not have a generator and there is no power for water usage. They would bring in generators, water, porta potties, portable showers and emergency lights. They do all the cleanup when they leave.
- A concern was brought up about the apartments being used in a disaster. The revenue from the apartment goes back into our funds to fund our association and we are not for profit. You can always designate a specific area only for usage.

The American Red Cross will stay with the disaster families, until they have a solution to their situation. A space by law is required to have an area for pets, Animal Control also helps with this.

The American Red Cross can come in at any time for another presentation. Volunteers man the different trailers that are brought in. They are 90% funded by the American public. All trailers that are brought in, are pre-inventoried before they arrive. They can only put a specific number of cots in any one area.

If a commitment is made, they would come out and do an inspection of the facility before a final agreement. Mariposa and Tuolumne Counties world both be able to go to the same facility.

Does the American Red Cross regulate who can stay in the Disaster relief centers? They do routine questions to see if they are disaster related, if not they will have to go back to their place. Do they have concerns of homeless people coming to the relief centers? They will help them if they can.

Can LDPOA residents be prioritized for disaster services? No, they cannot be prioritized.

Does the Red Cross verify that the person/persons prove residency? No, they do not, some shelters do though.

President Walker asked that the topic be tabled until the next month's meeting. She Would like the decision from the membership. Ms Becky Mich was thanked for her presentation.

- 1. Discussion/Vote-**October Fall Fest October 18th 12-5pm
October Fest is asking permission to use El Prado Park for the event. Discussed cleaning of the leaves and any other cleanup that needs to happen. The Park/Trails will do the normal maintenance. Porta Potty will be cleaned and garbage will be taken care of.
Motion made by Secretary Burritt that October Fall Fest has permission to use El Prado Park, October 18th 12-5pm, seconded by President Walker. Motion passed.
- 2. Discussion/Vote-**Country Christmas December 19th 5-8pm
Shelley Cummings stated the event would be the same as it was at the House Boat last year and would like to use the Hacienda this year. The member can come and put up a tree and they would be selling trees. Also, removal of the trees would be what the board approves. Setup on the trees would be December 6th. Santa and the Elves would be available for pictures. The concern is, if there is a December wedding, they may not like all the Christmas trees up. Shelley will check with the office on events coming up and tree placement. Vice President Guenther suggested this item will be tabled until the next meeting. President Walker will check the schedule of dates.

X Open Forum-

Ron San Miguel asked if he could announce his T'ai Chi Ch'uan and the schedule. President Walker said he could.

A member mentioned, that when she walked in she saw a discussion happening between two board members. She said she saw a childish and immature behavior that she witnessed was appalling. If that happened to her, she would have been very upset. Anything less of an apology for that person is unacceptable and said, "I hope this is not how the board communicates continuously." President Walker thanked the member and this will be discussed as a board.

ADJOURNMENT/NEXT MEETING

The meeting adjourned at 7:56 pm.

Next Board Meeting- Saturday October 11, 2025 at 10:00a.m. at the Hacienda.

Renee Burritt
Respectfully Submitted

November 12, 2025
Board Approved Minutes

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 Fuentes de Flores, La Grange CA 95329
(209) 852-2312 or info@LDPOA.com
ANNUAL MEMBERS MEETING, BOARD ELECTION
Saturday, October 11, 2025, at 10:00 A.M.
At the LDPOA Hacienda (address above)
- MINUTES -

ANNUAL MEMBERS MEETING & ELECTION

I CALL TO ORDER & PLEDGE OF ALLEGIANCE: 10:00 A.M.

-Andrea Walker, President

II WELCOME & ESTABLISH QUORUM of DIRECTORS

-Andrea Walker, President

President Walker, via phone-in connection and verification, established a quorum of four directors to proceed with the meeting.

III INTRODUCTIONS

a. Current Directors

Current directors present were introduced. President Andrea Walker, Vice President Mike Guenther, Secretary Renee Burritt (via phone) and Treasurer Laura Diesman. Each acknowledged themselves and greeted the members present. Director Chris Adams was not able to attend this meeting. This was his last meeting. So we thank him for his service to the board and bid him good luck.

b. Members in Attendance

Members in attendance were Chris Cox, Eva Banuelos, Shelley Cummings, Robert Patterson, Steve Alexander, and Kate Guenther.

c. *President Report on previous year’s activities, accomplishments, etc.

- Andrea Walker, President

President Walker acknowledged that she had been President for a short period of two months. She explained that the Budget was the current focus, and finding ways to balance accounts was a priority. President Walker expressed her regret that the dues had to be increased last year and stated that the board would be hyper-focused on maintaining the current amount. She is optimistic that with the establishment of the Budget Committee, every nook and cranny will be explored to this end. She mentioned the attention that has been given to park and trail maintenance. We’ve done a few things at El Prado Park. We’re currently working on several of the other parks as well.

The Board is updating Association forms and has created improved formats for smoother operations. The Board will be updating the bylaws to bring them up to a more modern standard because the original bylaws were written in the 1960s, and some of the language can get a little wishy-washy with the terminology, as that has been brought up before at previous meetings. That pretty much covers my president’s report. Hopefully, in next year’s president’s report, there will be more to share. Thank you.

IV ELECTION RESULTS & SEAT DIRECTORS FOR 3-YEAR TERM 2025-2026

a. *Explanation of “election by acclamation”

The election results and seating of directors were explained by President Walker. We did not have a balloted election. It was an election by acclamation. We had 2 seats open and only two applicants/candidates applied for those seats. We did not have a ballot election due to these circumstances. For the record, the election by acclamation process followed our bylaws and elections rules and regulations. Good news for the Association because ballot elections do cost a lot of money. We wound up being able to save that cost this year.

b. Welcome and seat re-elected incumbent Laura Diesman & new director

David Myers

We have two directors being seated, one new director and one incumbent. Welcome to a seat on the board, our incumbent director, Laura Diesman, and our new director, David Myers. Welcome to the chaos.

Continued

V ORGANIZATIONAL SESSION:

3. Discussion/Vote-Appointment of Chris Lowey to the LDPOA Board (moved from OCTOBER BOARD MEETING

XI NEW BUSINESS)

Chris Lowey is a member in good standing. He applied for this open position on the board with the recent resignation of Kimberly Cheatham. He has served on the board before and is a valuable asset to this board. Chris Lowey’s appointment to the LDPOA Board was moved up in the agenda, ahead of our Organizational Session to be included in the process. It was discussed and considered to invite him back for an appointment to the board. President Walker made the motion to appoint Chris Lowey to the Lake Don Pedro Owners Association Board of Directors. The motion was seconded by Vice President Guenther. Unanimously approved. Thank you for stepping forward and serving on the board. Welcome aboard.

1. Vote for Board Officers

The next order of business was the organizational session. Current President Walker started the process to elect our new board officers. The Board Officers consist of the President, Vice President, Secretary, and Treasurer. Current President Walker asked to continue as board president. She made the nomination for herself for president. Current Treasure Diesman asked if a second was necessary. Current Vice President Guenther replied that a second wasn’t necessary. There were no further nominations. Current President Walker called for the vote, Andrea Walker for LDPOA President. It was carried unanimously. Andrea Walker continues as the LDPOA Board President.

The next officer seat was the LDPOA Vice President. Current Vice President Guenther nominated Director Chris Lowey for Vice President. Director Lowey nominated current Vice President Mike Guenther. President Walker called for further nominations for Vice President. There were none. The vote was called for Director Lowey. Current Vice President Guenther asked Current Secretary Burritt to repeat her vote. She repeated her aye. It was unanimous. Per protocol, the vote was called for the current Vice President, Mike Guenther. No votes received. Director Lowey is the new LDPOA Vice President.

Current Treasurer Diesman proceeded to nominate Current Secretary Renee Burritt to the next Officer Board seat of Secretary. Current Secretary Burritt responded with a “no”, declining the nomination. President Walker nominated Director Guenther for Secretary and asked for further nominations. There were none. The vote was called, and Director Guenther was elected unanimously as the LDPOA Secretary.

The final officer’s seat was for Treasurer. President Walker nominated current Treasurer Laura Diesman to continue as Treasurer. There were no other nominations. The vote was called for current Treasurer Laura Diesman to continue as Treasurer. The vote was unanimous. That concluded all selections of officers. Congratulations and good luck to our new Board of Directors Officers.

2. Choose check signers (3-4 directors)

The call went forward for the directors to volunteer as check signers. President Walker reluctantly volunteered to continue as one of the check signers. Treasure Diesman was fine with continuing. Secretary Guenther asked to continue as a check signer as well. President Walker requested one more check signer. Director Myers consented to being the fourth check signer. Forms will be provided at the next Executive Session.

3. Choose Committee Chair for ACC (and continue members now serving)

The next item is the selection of the ACC committee chair. The current chair for the ACC is Shelley Cummings. President Walker expressed a desire to keep Ms. Cummings as chairperson if she was comfortable continuing in that position. As there was no objection from Ms. Cummings, President Walker made the nomination for Ms. Cummings to continue as Chairperson for the ACC committee. There were no other nominations. The vote was called and resulted in a unanimous consensus. Welcome to Shelley Cummings as our ACC Chairperson.

4. Specify Board liaison assignments (Office Operations, Facilities, ACC Committee, Parks & Trails, Activities-Events)

President Walker moved to Item 4, starting with Office Operations. President Walker moved to nominate herself for Office Operations and Office Communications. There was a call for any other nominations.

Continued

Continued

None were received. The vote was called for President Andrea Walker. Secretary Guenther called for further discussion. Secretary Guenther commented that Office Operations falls to the President according to the bylaws. So, there doesn't have to be a nomination; as President, you are the designated liaison. President Walker suspended the vote.

Next, the Facilities liaison was opened. President Walker indicated that this position wasn't defined in the LDPOA bylaws. She would like to stay on as Facilities liaison and Facility Committee Chair. President Walker felt that she had developed a pretty good relationship and rapport with the maintenance manager and the subordinate employees, the housekeepers, etc. President Walker feels like Facilities/Maintenance has been making good headway and would like to continue that momentum under her supervision. With that said President Walker nominated herself. No other nominations. The vote was called. It was a unanimous consensus.

Next up is the liaison for the ACC committee. Secretary Guenther stated that currently, two directors are already sitting on that board. It's recommended that we continue with Vice President Lowey and Secretary Guenther to that committee. Both would be happy to continue. President Walker would list both as a liaison on the ACC committee.

Parks and Trails liaison is currently President Walker. She indicated that she would like to continue in that role.

Liaison for Activities and Events currently is Director Burritt. The consensus is that Director Burritt is doing a good job and that she should continue as Activities and Events liaison. President Walker nominated Director Burritt. The vote was called. The result was a unanimous consensus. With that vote, the Organizational Session of the LDPOA Board was concluded, and the new board moved into the October General Board Meeting portion.

OCTOBER GENERAL BOARD MEETING
Saturday, October 11, 2025

- MINUTES -

VI EXECUTIVE SESSION REPORT -Andrea Walker, President
September 10, 2025 Liens and Policy
Motion by President Walker to table the report to the next meeting.
Seconded by Secretary Guenther, motion carried.

VII GENERAL MEETING MINUTES -Renee Burritt, Director
September 10, 2025 General Meeting Minutes
Motion by President Walker to table minutes to the next meeting. Seconded by Secretary Guenther, motion carried. At this point, Director Renee Burritt left the meeting.

VIII TREASURER'S REPORT -Laura Diesman, Treasurer
2024-2025 Year-End Financial Review from the CPA Treasurer's report, as of September 30th our ending balance for the operating checking account was \$356,456.39, our ending balance for the reserve savings account was \$676,539.18

For a little bit of context, that grows by \$1,666.67 per month. During September, we earned about \$1,527.94 in interest, and the current estimated operating fund balance is \$454,141.09.

The Association recently got the year-end financials. Our accounting firm went over the last fiscal year's financials, and once the board accepts that report, it will be sent out to the members. This will provide membership with the opportunity to review the fine details. They found no material issues with our budget as of June 30th our reserve fund total was \$667,031.00.

The estimated liability for major repairs and replacements as of this date totaled approximately \$681,000.00. \$20,000.00 from the 2026 assessments will go to bringing us up currently but according to the reserve report, if I calculated all this correctly, we have about \$67,000.00 of repairs or placements that are going to be coming due n the next year, so we're well placed for that, and of course, all of these will be reviewed to see if they are necessary before that cost, so, all in all, things are pretty good.

The Association made, according to my notes here, last year we made \$37,000 in income from the apartments, which is up a bit from the year prior. Our expenses were up a little bit. Where do things slow down? Things are pretty on par with what they were last year. So we're at least stable. Those are the highlights.

Continued

IX COMMITTEE REPORTS – Reports Only (comments, etc., are during Open Forum)

1. Budget Committee Report -Laura Diesman, Treasurer
No updates to report at this time.

2. ACC – Committee Report -Mike Guenther, Secretary
CURRENT ACC ACTION ITEMS

- 1) APPROVED PERMIT REQUESTS (4)**
a) Roof Mounted Solar
b) Septic/Porta Potty
c) New modular/Septic
d) Storage container on improved property with *60-day timeline

2) DENIED PERMITS (0)

- 3) CLOSED CASES (3)**
a) Mobile home - owner submitted all required permits
b) Shed/easement - owner removed the shed, and the easement is not blocked
c) Grading with no permit resolved

4) PROPERTIES WITH COUNTY CODE COMPLIANCE ISSUES
MARIPOSA COUNTY (4 open complaints)
TUOLUMNE COUNTY (5 open complaints)

5) PROPERTIES IN CURRENT COUNTY LITIGATION
MARIPOSA COUNTY (2)
a) Villarreal Drive
b) Jaime Way
TUOLUMNE COUNTY (0)

- II. ACTIONS/PROJECTS:**
- The committee is working on an approved paint scheme portfolio of 8 approved colors for owners to utilize when painting a storage container. With the CC&Rs revision, these colors will be integrated into the container requirements. So, when these containers are placed on property, they will have eight colors to choose from that will kind of blend in with the community and property structures.
 - The committee will schedule a meeting with local realtors to work hand-in-hand regarding CCRs and Resolutions so new buyers are educated on rules and restrictions. A member suggested including Title Companies. Completed revisions to CC&Rs will guide scheduling. The committee hopes that a positive relationship between the principals will develop.
 - The committee is working on reviewing current CCRs and County codes to establish updated guiding documents for both Mariposa and Tuolumne Counties. Hopefully, this can be up for review by the end of the year.
 - The Committee is working to establish a dedicated email for ACC intake and communication purposes; expect completion by the end of the year. Treasurer Diesman is the lead on this project, which will actually encompass the board, other committees, and staff.

3. Facility/Maintenance Committee Report -Andrea Walker, President
The Facility pool's last open day was on September 29th. Seasonal pool monitors (two) expressed their satisfaction with the job and working with the Association this season. The Committee would like to see their return next season. The Facility Maintenance Manager cleaned up the pool area nicely. So, a clean slate is ready for our offseason projects.

Our Facility Maintenance Manager cleans all of the bricks in the courtyard area, pressure washes, and applies a coating, all of which he does seasonally. A lot of events and whatnot were held at the end of the summer. Routine and scheduled maintenance were still accomplished, and projects were completed.

The Facility Maintenance Manager is currently stripping the floor in apartment A, upstairs. Sections have new flooring, but the pre-existing floor is worn, and it's like a night-and-day difference. He indicated huge degrees of grime and whatnot on the kitchen floor and the hallway floor. Heavy traffic from renters and such has warranted this repair. Apartment A's scheduled use provided maintenance with the opportunity to engage in the project.

Continued

Continued

Currently, facility and maintenance work is moderate. Scheduled winter season projects will begin shortly. President Walker will have more of an update on what to expect in November and the beginning of the winter projects.

4. Parks & Trails Committee Reports -Andrea Walker, President

The Parks and Trails Committee is working on all of the signage that is dated, missing, and necessary in all areas. Sign language to educate the community and instruct in park usage and restrictions is being created. Secretary Guenther is working on this project. President Walker restated some of the language necessary. No Swimming at El Prado, no kayaking at Alfier and Gregoris, and no late-night occupation at open parks. All have been observed.

Carmelita Pond has suffered an algae bloom. Very bright green algae cover a large surface area of Carmelita Pond. President Walker expressed concern that it could be a cyanobacteria, which is blue-green algae. It is toxic. Efforts are being made to contact the proper authorities. Suggestions have been made; aeration, skimming, chemical treatments, and natural methods. Some were in the thousands of dollars to affect, or were restricted in their environmental impact. Director Myers continued with clean-up questions and appreciated the information.

Secretary Guenther is in the process of contacting the individuals who could provide possible solutions and testing. The Board recommends caution; community members, please restrict yourself and your animals from engagement with the pond until this issue can be resolved.

Action and costs involved in solving the problem will be explored. It should be noted that there are restrictions and limits on what the Association can do. This was restated by President Walker, as well as some insights she shared concerning her experience and knowledge of the situation. Natural preventive solutions are a possibility; she cited as well. President Walker expressed her concern for the wildlife and pets that could be affected. She also repeated that Carmelita Pond would be closed to all if determined to be dangerous and reopened when safe.

Secretary Guenther will post signs at Carmelita and appreciated the information letter that President Walker had posted in reply to inquiries. It will be reposted. Secretary Guenther is sure we'll know more when we get testing done. There might be a possibility of testing all the ponds at that time, it just depends on the results. President Walker said going forward, once we do the testing, we'll probably have a better idea of proper maintenance.

A cleanup was announced at El Prado Park before the Love Don Pedro event. Director Myers asked about community volunteers and offered his help. Discussion followed about past efforts and the recent renewed interest in the park and ball field. Also, the park's history and the current work being conducted continued the conversation. President Walker and Secretary Guenther's park labors were recognized.

5. Activities/Events Reports Renee Burritt, Director

President Walker noted that normally Director Burritt would present the report, but Director Burritt's departure relegated the job to her. The Love Don Pedro Fall Fest, discussed previously, will be held on Sunday, October 19, 2025, from 12:00 P.M. to 4:00 P.M. Member Shelley Cummings provided additional information on vendors, games, and activities.

The Craft Fair will be held on November 8th and 9th 2025. Saturday 10:00 A.M. to 4:00 P.M. and Sunday 10:00 A.M. to 3:00 P.M.

6. AD Hoc Gregoris Dam Andrea Walker, President

President Walker updated the status on the dam restoration. A second bid was acquired by a local contractor. It was considerably lower. Immediate practical considerations were to, at the very least, repair the raw earth zone and carve out and widen the natural spillway. The restoration would be completed in two phases. Each phase was described, and once an invoice is presented, discussed with membership, and funding is approved; work will begin.

Continued

Continued

Discussion continued about the seasonal changes, water levels, community usage, and caution concerning the poison oak. President Walker related a story about her children finding immense snail shells and their enjoyment of the pond.

This concluded the committee reports.

Members' comments on committee reports were invited at this point. Comments included the contributor and contribution sources for projects discussed, rehabbing water distribution pipes to realtors and title companies and their involvement in the better distribution of information concerning property purchases in the HOA.

Possible solutions to algae control, county authorities and restrictions, and other park issues were topics. Memories and descriptions of the ball field and possibilities to fund the installation of playground equipment currently in storage and funding events for other projects.

Communication improvements and increased efforts to reach out to the community in different modes and their costs and practicality were considered and debated.

Motion was made to approve the committee reports by President Walker and seconded by Secretary Guenther. Unanimously approved.

X UNFINISHED BUSINESS –

1. Discussion/Vote -Ad Hoc Committees Update

These committees have already been established, and the directors who were appointed remain the same as they continue as directors on the newly established board.

a. Ball Field/Toddler Playground Chair Andrea Walker, President History, project economics, and the general plans and construction for action were discussed. Funding possibilities and community support were highlighted. Its location and its beneficial site for community inclusive use were noted. All these items were seriously considered by all Board members present, President Walker is taking the lead. Secretary Guenther again noted that while suggestions and comments are appreciated by the board, these committees need hands-on members and community volunteers.

b. Google Docs Use and Oversight Chair, Laura Diesman, Treasurer A comprehensive overview was presented by Treasurer Diesman. She asked to combine Item e. Website Oversight and Maintenance (below) with this item, as she is chairing both. Website conversations were held with the current LDPOA Webmaster. Improvements to the Website maintenance, exploring its capabilities, its finer points, in addition to improving content, were the topic of conversation. Email routing is being reconsidered, and what past and current venues are available, and where they go when active.

Concerns continued on signal strength for remote participation and the necessary hardware to boost the signal. \$40.00 for a router would be a one-time cost. Microsoft Teams is being examined and its cost. Zoom subscription cost is about \$160.00 per year per user. Google Workspace was discussed at over \$300.00 a year. Microsoft Teams was an option, and elements included would aid in transcription and report creation. Treasurer Diesman purchased a camera and speaker that will be used. Director Myers commented on outside operators and the zero-equipment cost. At this point, concerns were raised about security and information protection. Voiced by an attending member as well. President Walker, along with Treasurer Diesman, expressed the ongoing challenges connected to these goals but remained optimistic. Future agendas will be more focused on options and approving costs to improve communications, distribution of information, and member participation.

c. Bylaws, CC&Rs Revision and Updates Chair, Mike Guenther, Secretary Secretary Guenther set a projected schedule for completing drafts of revised and updated Bylaws and CC&Rs of January 2026 and possibly by December 31st. Legal costs were considered. Their importance and greater relevance connected to the improvements the current board is working on are even more crucial at this time and require action. A Member Information Packet will contain these documents. Secretary Guenther invited the board and the membership to review the current documents and share their thoughts and suggestions. Current committees have started this process, and improvements are being made.

Continued

Continued

- d. Staff Review and Oversight Chair, Andrea Walker, President
President Walker reported that staff review and oversight presently consists of a watchful look around at some changes and just taking notice. President Walker indicated that there was a current understanding of how things had been run before, so she didn't have anything new or current to add. Right now, observing, asking questions, and making inquiries about procedures are the standard, so that I can better begin to facilitate a review of all staff and respond to things that may need to be adjusted.
- e. Website Oversight and Maintenance Chair, Laura Diesman, Treasurer
Included and discussed in Item b.

2. Discussion/Vote -Vote to record liens on 43 multiple-year delinquent accounts

After an explanation of the process and noting that the certified letters were sent per legal requirements, (Section 5673 of the Civil Code) President Walker made the motion to authorize the Lake Don Pedro Owners Association staff to record notices of Delinquent Assessment or liens against forty-three (43) lots in the subdivision that are delinquent. The motion was seconded by Director Myers. Approved unanimously.

3. Discussion/Vote -Country Christmas at the Hacienda December 19, 2025 5:00 P.M.-8:00 P.M.

This event was canceled due to logistics and scheduling. Maybe next year.

XI NEW BUSINESS – Any Member comments re agenda items to be presented during Open Forum.

1. Discussion/Vote-Facility Use Agreement for all business or classes using the facilities

A new Facility Use Agreement, authored by President Walker, was introduced. Recently, it was discovered that many of the current facility users had no agreements on file. The board felt this was a serious issue. The creation of this new form and its use will identify users, their responsibilities, and insurance, and allow the Association to continue to help provide these member-friendly amenities. Content issues of liability, user responsibilities, damage, and clean up were discussed. Also, the nature of the users, i.e., non-profit, donation, or class charges were considered. This Facility Use Agreement is not to be confused with the form for rentals, events, and member entitlement use. This new agreement was streamlined for clear understanding and separation from the current form mentioned previously. The liability discussion produced a member's question about swim lessons and contracts. The Board had no current information pertinent to the question and would work on providing an answer in the future. After board deliberation, the motion to approve and start utilizing this facility use application in the office and bring in all of the hosts of these classes to then sign this application so we have it on file was made by President Walker. It was seconded by Vice President Lowey. It was unanimously approved.

2. Discussion/Vote-Subscription to a livestream for board meetings

This item was tabled. More information needs to be gathered, compared, and analyzed.

3. Discussion/Vote-Appointment of Chris Lowey to the LDPOA Board

The item was moved to the agenda of the Annual Members Meeting under **V Organizational Session**

4. Discussion/Vote-Repurchase of SIM card for camera data at El Prado Park \$229/year

President Walker explained what this SIM card is used for. It collects and captures data from the surveillance camera at El Prado Park. She also explained that the absence of Wi-Fi and electricity made this a practical solution. The cost is \$229.00 a year. President Walker explained that vandalism and vagrancy have been reduced. Along with gate closures and regular visits, this tool is invaluable in protecting the park and visitors. It should be noted that President Walker also pays out of her own pocket for supplemental services. After further board discussion, President Walker made the motion to repurchase the SIM card for camera data at El Prado Park, and it was seconded by Treasurer Diesman. Unanimously approved.

*Continued**Continued*

5. Discussion/Vote-Purchase of solar gate and scheduled timer for El Prado Park cost \$680.00

Currently, President Walker and Secretary Guenther alternate in closing the gates at El Prado Park. No other volunteers have been available to help. While it has been a deterrent to vandalism, vagrancy, it has become a burden to the closers. Alternatives were explored. An automatic solar gate opener seems to be the answer. Costs were as high as \$2,000.00 to \$3,000.00. Recommendations were made by Maintenance. After discussion on possible damage from outside sources or plain old mischief, a lower-cost opener was proposed to see how it would hold up. \$680.00 was the cost, and installation would be done by our Facility Maintenance Manager. Further discussion considered people locked in, gate ramming, and fob possibilities. The protection and security of the park outweighed the negatives, and President Walker made the motion to purchase the Solar Gate Opener for \$680.00 for the gate at El Prado. Director Myers seconded the motion. Unanimously approved.

6. Discussion/Vote-Change of office days/hours of operation

The office is currently closed on Thursday and Sunday. The change would be Thursday being open. The office would be open from Tuesday to Saturday. Closed Sunday and Monday. This item was tabled and referred to the Executive Session Staff Discussion.

XII OPEN FORUM / GOOD OF THE ORDER: *Member audience Comments*

A member remarked that everything discussed sounded remarkably good and that they supported Item Six 100%. President Walker and other board members expressed their appreciation to the attending members for their patience and participation. The Board sincerely noted that the meeting was lengthy and that future meetings would move more efficiently, and participation and comments would be encouraged and more fully realized.

CLOSED EXECUTIVE SESSION: Immediately after General Meeting

Discussion: Staff, Legal

XIII ADJOURNMENT / NEXT SCHEDULED MEETING DATE:

The meeting was adjourned at 11:45 A.M.

Next Board Meeting – At the Hacienda on Wednesday, November 12, 2025, 6:30 P.M.

Mike Guenther

Mike Guenther-LDPOA SECRETARY

BOARD APPROVED MINUTES DATE: November 12, 2025





Lake Don Pedro Owners' Association

Pam Hatler, Office Manager

5182 Fuentes de Flores, La Grange, CA 95329

Rates for various services from Lake Don Pedro Owners' Association

Hall and apartment rentals

Extra Member Benefits: Rent Free personal use of the Lounge once (1) per year & of the Pavilion once (1) every three (3) years. (Subject to availability.) Additional member bookings charged as shown.

RENTS & DEPOSITS for HALLS & KITCHEN

RATES:	Member	Non-Member
Pavilion (3,440 sq ft)	\$300	\$ 900
Lounge (1,595 sq ft)	\$ 75	\$ 400
Kitchen	\$100	\$ 200

REFUNDABLE DEPOSITS FOR EVENTS:

(Deposits refunded if: rental rules are followed, no damages & cleanup is completed)

Deposits:	Member	Non-Member
Pavilion	\$500	\$1,000
Lounge	\$400	\$1,000
Kitchen	\$100	\$1,000

APARTMENT RATES & DEPOSITS

* Check in is 1 – 4pm Check out is 10:30 am
Refundable Deposits Required for Reservations
(Deposits are refunded if there are no losses or damages and rental rules are followed)

Rates for: Members Non-Member

Apartment "A" (Upstairs, sleeps 8: 3Q, 2T)

Daily Rate	\$210	\$300
Weekly Rate	\$1,260	\$1,800

DEPOSIT: \$350 \$500

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

Daily Rate	\$150	\$230
Weekly Rate	\$900	\$1,380

DEPOSIT: \$300 \$360

*includes queen sofa bed

ADDITIONAL RENTAL INFORMATION

All Reservations Subject to Availability

Deposits & insurance required for events.

Event curfew is 10:30 pm
with cleanup by Midnight.

Available for use at no additional cost:
Banquet tables, chairs, Pavilion stage risers,
courtyard, front lawn, side lawn area, and large
event barbeque. (Subject to availability.)

NON-PROFIT ORGANIZATIONS:

Board approved entities are allowed rent free use
of the Pavilion and Lounge twice per year.
(Subject to availability.)

Additional uses are charged at member rates.
Kitchen use fee is \$100.

Deposits, completed Use Agreement forms &
insurance certificates are required each time.



Commercial Office Rentals

Office 1	9x12	Leased	\$162
Office 2	11x12	Leased	\$198
Office 3	8x17	Available	\$204
Office 4	8.25x12.5	Available	\$155

Office Services

Scan & Email	.10 cents per page
Copies	.10 cents per 8.5 x11 page (1 side) .20 cents per 11x17 sheet (1 side)

The office is happy to make copies or to scan &
email documents for you.

BOARD OF DIRECTORS

Andrea WalkerPresident

Chris Lowey VP

Mike GuentherBoard Secretary

Laura Diesman..... Treasurer

Renee Burritt..... Director

David Myer 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

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 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. 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 next Board Meeting will be on the 4th Wednesday in JANUARY12, 2026
- That will be on Wednesday, Jan 28th, 2026 at 6:30 pm at the Hacienda
- The ACC (Architectural Control & Compliance) Committee meets monthly to issue permits. The next ACC Meeting is on Saturday, Dec. 6th. Permit application must be submitted to the LDPOA Office by Monday, Dec 1st to be included on the Dec. 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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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.