

Official publication of the Lake Don Pedro Owners' Association

Discoverer

February 2026

The Lake Don Pedro Owners' Association • 5182 Fuentes De Flores • La Grange CA 95329 FREE

LDPOA Calendar of Events

Mon - Line Dance Class
9:30 – 11 am

Tues - Tai Chi Class
10 – 11 am

Wed - Yoga Class
9:30 – 10:30 am

Thurs - Tai Chi Class
9:30 – 10:30 am

February

- 2/1 Sunday
 - Apt B Reserved 2/1 -7
- 2/7 Saturday
 - ACC Meeting
- 2/8 Sunday
 - Apt A Reserved
- 2/11 Wednesday
 - Board Meeting
- 2/14 Saturday
 - Valentines Day 
- 2/16 Monday – President's Day
 - OFFICE CLOSED 
- 2/21 Saturday
 - Lounge Reserved
 - Apts A & B Reserved
- 2/28 Saturday
 - Lounge Reserved
 - Pavilion Reserved

March

- 3/7 Saturday
 - ACC Meeting
- 3/8 Sunday – Start of Daylight Savings Time 
- 3/11 Wednesday
 - Board Meeting scheduled
- 3/17 Tuesday - St Patrick's Day 

April

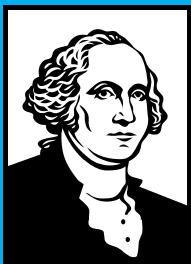
- 4/4 Saturday
 - Annual Easter Egg Hunt 
- 4/5 - Easter Sunday
- 4/7 Tuesday DATE CHANGE
 - ACC Meeting
- 4/8 Wednesday
 - Board Meeting
- 4/10 Friday
 - Apts A & B Reserved 4/10-11
- 4/11 Saturday
 - Pavilion, Lounge & Kitchen Reserved
- 4/18 Saturday
 - Pavilion, Lounge & Kitchen Reserved
- 4/24 Friday
 - Apts A & B Reserved 4/24 – 25
- 4/25 Saturday
 - Pavilion, Lounge & Kitchen Reserved

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

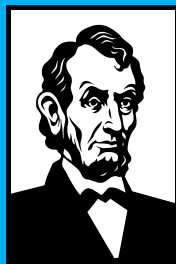
The LDPOA Board and staff wish to extend a sincere Thank You to Mike Guenther for all his many hours of work on behalf of the Assoc. during his service on the Board of Directors.

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

Feb Board Meeting DATE CHANGE
to Wednesday, February 18th
at 6:30 pm at the Hacienda



The LDPOA Office
Will be **CLOSED**
on President's Day
Monday, Feb 16th



**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

<div>LAKE DON PEDRO OWNERS’ ASSOCIATION 5182 Fuentes de Flores, La Grange, CA 95329 General Board Meeting Minutes November 12, 2025 - MINUTES -</div> <div>Executive Session: 5:30 P.M. Personnel: Oversight, scheduling Legal: Complaint, Contracts, ACC Fiscal Budget: Review, proposals</div> <div>General Meeting 6:30 P.M.</div> <div>I CALL TO ORDER & PLEDGE OF ALLEGIANCE. - Andrea Walker, President Meeting called to order at 6:39 P.M. President Andrea Walker, Vice President Chris Lowey, Secretary Mike Guenther, Treasurer Laura Diesman, Director Renee Burritt and Director David Myers were present. A quorum was established.</div> <div>II EXECUTIVE SESSIONS REPORTS - Andrea Walker, President October 11, 2025 Legal Correspondence, Contracts, Staff, and Director orientation November 12, 2025, Personnel, Legal, Budget Motion by President Walker to approve the reports. Seconded by Vice President Lowey, motion carried unanimously.</div> <div>III APPROVAL OF MINUTES September 10, 2025, Monthly Board Meeting Minutes (amended) - Mike Guenther, Secretary October 11, 2025, Monthly Board Meeting Minutes (amended) Motion by President Walker to approve the minutes of September 10, 2025 and October 11, 2025 as amended. Seconded by Director Myers, motion carried unanimously.</div> <div>IV TREASURER'S REPORT - Laura Diesman, Treasurer October 2025 Monthly Financials - Discussion centered around deficit figures. Timing fluctuations in revenue vs. expenses and inconsistencies between the Treasurer’s packet and board copies. Report approval was tabled pending corrected documentation.</div> <div>V COMMITTEE REPORTS – 1. Budget Committee - Laura Diesman, Treasurer Budget cycle is beginning and all the preparation by staff and the board for a draft budget is in the works. The committee is projecting a draft by sometime in January. Committee scheduling to be coordinated with members, staff input and meetings. 2. ACC - Committee Report - Mike Guenther, Secretary Three (3) permits approved [Two (2) mounted solar, One (1) placement]. No denied permits. Six (6) open complaints. Seven (7) ongoing issues. Working on: Storage container paint standards. Realtor information packets. CC&R updates and revision, including possible fire-safety rules. Committee email setup for direct communication. 3. Facility/Maintenance Committee - Andrea Walker, President Maintenance was busy with winter projects. The courtyard brick and walkways were resealed. Apartment A floors were stripped and the non-occupancy provided the opportunity to repair doors, locks, plumbing, and lights. A major sewer repair was completed. Parking lot water leaks were overhauled and mended. A sump pump at the pool site was replaced preventing potential flooding of the Lounge. Our U.S. flag at the Hacienda was replaced, due to age and condition, with a new one and proper lighting. The old flag was retired properly by the local VFW. Thank you, President Walker for your respect and oversight in this process. A barbeque was replaced at El Prado using a repurposed unit from Gregoris. The El Prado unit was gone and the replacement will serve safer usage and provided an increased number at that location. Ongoing and upcoming projects include winterizing coolers and equipment and a water storage tank project, its planning and completion. More information is expected in January. 4. Parks & Trails Committee Reports - Andrea Walker, President Carmelita Pond had a seasonal algae bloom that was monitored, posted and has dissipated due to weather. No adverse effects were observed nor was wildlife impacted in the area. Preventive planning will continue in the future, if necessary, along with signage for pedestrian and pet safety. El Prado Park has been monitored lately for fence damage due to residents using a section as a short cut. Warnings have been issued and monitoring continues.</div> <td data-bbox="1049 86 2013 2596"><div>Continued</div><div>5. Activities/Events Reports - Renee Burritt, Director The Fall Fest was held at El Prado Park on October 19th. The event was well received. Good weather, families enjoying the festivities, raffles were held, and of course hotdogs. Thank you LOVE DON PEDRO. The Holiday Craft Fair was held on November 8th and 9th. Twenty-Seven vendors displayed a variety of merchandise. Public attendance was low, most likely due to the current economic climate but all who attended enjoyed the friendly atmosphere and company. * Member comments specific to reports are allowed following the final report. (3 min. limit) Member comments were suspended till all reports were given.</div><div>6. AD HOC a. Gregoris Dam Chair Andrea Walker, President A second bid for reconstruction and rehab was received; significantly lower than the initial bid. Work includes widening and deepening natural spillway. Dam has four erosion zones; repairs will likely be delayed until after the rainy season. b. Ball Field/Toddler Playground Chair Andrea Walker, President First priority: repair and re-weld fallen fence line. c. Tech Oversight, Maintenance, and Google Docs Chair, Laura Diesman, Treasurer An email alias system for board members and committee chairs is still in progress. There was discussion of a potential website overhaul due to outdated content and dead links. The board is considering Google-based solutions for committee communication and correspondence. Board members were encouraged to review current website and provide suggestions. d. Bylaws, CC&Rs Revision and Updates Chair, Mike Guenther, Secretary Major updates underway; last revision was in 2008. Many statutes outdated and revised or superseded in both the Bylaws and CC&Rs. Research is ongoing regarding legal review process and cost-efficient options. Draft is expected in early 2026. e. Staff Review and Oversight Chair, Andrea Walker, President All descriptions of work tasks and their performance were received. The board is reviewing for clarity and task/staff balance. * Member comments specific to reports are allowed following the final Ad Hoc report. (3 min. limit) A member commented that the AI discussion included some good ideas and would be a useful tool to engage and improve interaction with the membership. In addition, comments included support for review and updating of the CC&Rs and the Bylaws. Comments indicated they are dated and confusing. Director Burritt made a motion to approve all committee reports. It was seconded by Treasurer Diesman. The motion was carried unanimously.</div><div>VI UNFINISHED BUSINESS 1. Discussion/Vote- To approve the following as designated check signers, President Andrea Walker, Treasurer Laura Diesman, Secretary Mike Guenther and Director David Myers. The board previously held a discussion appointed these check signers but unfortunately a motion to approve was missed. It was returned to the agenda and the board can make a motion to approve the appointed check signers. President Walker made the motion to approve the following directors and officers for designation as check signers, President Andrea Walker, Treasurer Laura Diesman, Secretary Mike Guenther and Director David Myers. Treasurer Diesman seconded the motion. The motion was carried unanimously. 2. Discussion/Vote- Subscription to a livestream for board meetings. Discussion compared Microsoft Teams and Zoom Pro. Teams offered a 30- day free trial, 60 minutes of group calling and potentially useful moderation tools. Participant capacity, response time and moderator control were key considerations. It was decided to utilize the free trial options. President Walker made the motion to select and initiate a free trial (Microsoft Team or Zoom Pro) for the January General Meeting. Secretary Guenther seconded the motion. The motion was carried unanimously. 3. Discussion/Vote- Change of office days/hours of operation, new schedule. This item was tabled for more discussion and planning.</div><div>VII NEW BUSINESS - Any Member comments re agenda items to be presented during Open Forum. 1. Discussion/Vote- Schedule Change for Ron San Miguel to hold morning meetings on available day(s) at the Hacienda. Moved from Item 5 forward. Reasons for the requested change were the low attendance of evening classes and public desire for day scheduling. The board considered existing classes and their schedules, clean up and prep time between classes and space and time availability. Mr. San Miguel was in attendance and provided input.</div></td>	<div>Continued</div> <div>5. 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Continued

President Walker made the motion to move Mr. San Miguel’s class to Thursday mornings, 9:30–10:30 AM. It was seconded by Director Burritt. Motion carried unanimously. A new contract is required and Mr. San Miguel was requested to do so.

2. Discussion/Vote- Treasurer Diesman to abdicate Treasurer position and board selection of a new Treasurer.

Resignation: Laura Diesman resigned as Treasurer. Secretary Guenther made the motion to appoint Director Myers to the position of Treasurer. The motion was seconded by Treasurer Diesman. Carried unanimously. David Myers is appointed Treasurer and in addition assumes the Chair of the Budget Committee. Director Diesman noted Treasurer Myers experience and her confidence in his ability to perform the duties of Treasurer.

3. Discussion/Vote- Change vendors from El Dorado Septic to Rent-a-Toilet (Modesto) considering cost and service provided.

The current vendor has been inconsistent, kept incomplete logs and was, upon review more, costly. The new vendor, Rent-A-Toilet had no call out fees, no binding term agreements and a flexible service schedule. Cost was less expensive. President Walker made the motion to approved the service of Rent-A-Toilet at \$45.00 per unit verses \$90.00 with no call-out fees. Director Diesman seconded the motion. Motion carried unanimously.

4. Discussion/Vote- Purchase of the additional Starlink router and a subscription to a virtual meeting service.

There is community interest in virtual access and possible alternative meeting presentations to provide greater community involvement. Secretary Guenther made the motion to purchase the Star Link Mini Router and set it up. The motion was seconded by President Walker. Motion carries unanimously. Board approved the purchase of the Starlink mini-router for reliable Wi-Fi, 30-day trial of Microsoft Teams or Zoom. First livestream test is planned for the January General Meeting.

5. Discussion/Vote- Explore Executive meeting time and day, possible alternatives to current schedule and the pros and cons.

Current Executive Sessions are conducted prior to the Gennral Meeting and begin at 5:30 P.M. Depending on The Executive Session agenda size at times continues to be a challenge to complete business and transition into the General Meeting on time. Director’s day to day obligations and responsibilities and time restraints were discussed. “Virtual” Executive Sessions within legal guidelines and holding mock sessions to test technology were explored. Even moving General Meeting start times later. No decision was made and tabled for further discussion in the future.

6. Discussion/Vote- Suspend December General Board Meeting, resume 2026 Schedule in January.

General Meeting discussion was opened to suspension. Due to Director schedules, personal commitments and other factors due to the holidays the December General Meeting was cancelled. The motion was made by President Walker and seconded by Vice President Lowey. Motion carries unanimously. Next meeting scheduled for January 14, 2026.

VIII OPEN FORUM / GOOD OF THE ORDER:

Member audience comments. (3 min. limit)

At this time, the members may comment on any item of interest within the jurisdiction of the Board.

Though the Board generally will not respond, please understand that we are listening carefully. *Regarding non-agenda items: In compliance with state statutes (the Ralph M. Brown Act), the Board is not permitted to take action on non-agenda items, and therefore, Board policy restricts Board discussion of non-agenda items. If appropriate, consistent with Board policy, the Board may direct scheduling an item for discussion and/or action on a future Board agenda.

No comments were made at this time.

IX ADJOURNMENT / NEXT SCHEDULED MEETING DATE:

Next Board Meeting – 6:30 P.M. at the Hacienda TBA

MEETING RULES:

No [audio or video recording](#) allowed by attendees. However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the Open Forum portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and/or fined.

from The Assoc’s attorney’s Davis – Stirling website:

Respectfully Submitted

Mike Guenther-LDPOA Secretary

Minutes approved b Board vote on: January 28, 26

**ACC COMMITTEE REPORT
NOVEMBER/DECEMBER 2025**

Committee Members:

Mike Guenther	Board Director/ Committee Member
Shelley Cummings	Committee Chair
Chris Lowey	Committee Member
Chris Cox	Committee Secretary/Staff

The Architectural Control Committee (ACC) Committee meets the first Saturday of each month, 9:00 A.M. at the LDPOA office. All complaints must be sent to the LDPOA office with a completed Request for Investigation form to office2@ldpoa.com; regular mail to LDPOA, 5182 Fuentes de Flores, La Grange CA 95329.

No property complaints can be acted upon without an RFI on file.

I. CURRENT ACC ACTION ITEMS: The Committee did not meet in December 2025 and January 2026 due to holiday schedule. Monthly meeting will resume on February 7, 2026.

1) APPROVED PERMIT REQUESTS (3)

- a) New Manufactured Home with all necessary permits (1)
- b) Removing dead trees off vacant lot

2) PENDING PERMITS REQUESTS (8)

* ACC meets Saturday, February 7, 2026 and will review all pending permit requests.

3) CLOSED CASES (0)

4) OPEN COMPLAINTS (12)

MARIPOSA COUNTY (7 open complaints)
TUOLUMNE COUNTY (5 open complaints)

5) PROPERTIES WITH COUNTY CODE COMPLIANCE ISSUES/COUNTY INVOLVEMENT

MARIPOSA COUNTY (4 open complaints)
TUOLUMNE COUNTY (2 open complaints)

II. ACTIONS/PROJECTS:

- 1. Committee is working on an approved paint scheme portfolio of 8 approved colors for owners to utilize when painting a storage container. Finalization February 2026.
- 2. Committee to schedule a meeting with local realtors to work hand-in-hand regarding CCRs and Resolutions so new buyers are educated on rules and restrictions. – Q1-2
- 3. Committee is working on reviewing current CCRs and County codes to establish updated guiding documents for both Mariposa and Tuolumne Counties. – Q1-2
- 4. Committee is working to establish a dedicated email for ACC intake and communication purposes with Board approval.

Respectfully submitted,

Shelley Cummings

Shelley Cummings
ACC Chairperson



Happy
Valentine’s Day



December 2025 Financials

LAKE DON PEDRO OWNERS ASSOCIATION			
Balance Sheet			
As of Dec 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	1,761.10		1,761.10
BAC - Operating	297,196.77		297,196.77
Reserve - BAC (savings)		133,452.15	133,452.15
Reserve - BAC (CDs)		552,209.24	552,209.24
Assessments Receivable, less Allowance for Doubtful Accounts (216,947.10-144,535.36)	72,411.74		72,411.74
Prepaid Insurance	4,842.36		4,842.36
Undeposited Funds (received but not deposited)	446.99		446.99
Total Assets	\$376,658.96	\$685,661.39	\$1,062,320.35
LIABILITIES			
Accounts Payable	9,418.11		9,418.11
Refundable Deposits	14,255.00		14,255.00
Workers Comp	7,173.81		7,173.81
Other Liabilities	(3,494.08)		(3,494.08)
Total Liabilities	27,352.84		27,352.84
FUND BALANCE	349,306.12	685,661.39	1,034,967.51
Total Liabilities and Fund Balance	\$376,658.96	\$685,661.39	\$1,062,320.35

Statements of Revenues, Expenses and Changes In Fund Balances						
Dec 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	100.00		500.00		500.00	0.00
Apartment Rental	1,530.00		13,040.00		13,040.00	18,000.00
Hall Rental	130.00		1,102.00		1,102.00	3,000.00
Office Rental	317.00		2,558.00		2,558.00	6,000.00
Interest Income - Receivables	1,689.55		6,039.58		6,039.58	2,000.00
Interest Income - Bank		1,364.31		8,630.99	8,630.99	0.00
Other Income	1,781.56		17,571.66		17,571.66	5,000.00
Late Fees	0.00		10,802.49		10,802.49	5,500.00
Fines	0.00		100.00		100.00	0.00
Transfer Fees	1,350.00		7,350.00		7,350.00	15,000.00
Total Revenues	6,898.11	1,364.31	519,851.73	28,630.99	548,482.72	535,288.00
EXPENSES						
Bad Debt Expense	2,001.26		12,027.84		12,027.84	24,000.00
Board Expenses	0.00		0.00		0.00	500.00
Office Supplies	2,582.26		3,643.07		3,643.07	6,000.00
Copier Costs	181.39		1,225.29		1,225.29	2,500.00
Office Salaries	3,007.50		40,124.50		40,124.50	89,050.00
Travel / Mileage	0.00		75.60		75.60	1,000.00
Legal	0.00		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		40.00		40.00	0.00
Publication Costs	0.00		3,602.26		3,602.26	8,400.00
Computer / Internet	968.62		6,603.50		6,603.50	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	257.74		2,111.44		2,111.44	2,368.00
Merchant Fees	354.44		6,598.69		6,598.69	8,500.00
Insurance	4,839.82		29,038.92		29,038.92	67,000.00
Taxes / License / Filing Fees	6,743.00		31,628.97		31,628.97	19,700.00
Workers Comp Insurance	465.77		3,507.00		3,507.00	3,500.00
LDPOA Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Salary	5,040.00		34,440.00		34,440.00	72,800.00
Pool Monitor Salary	0.00		4,603.50		4,603.50	11,620.00
Janitorial Salary	2,121.75		15,771.00		15,771.00	31,000.00
Payroll Tax Expense	887.48		7,939.44		7,939.44	16,000.00
Salary Expenses - Other	1,431.75		4,534.25		4,534.25	6,000.00
Electric (Hacienda)	2,623.97		17,360.77		17,360.77	34,000.00
Electric (Well)	363.13		5,231.33		5,231.33	8,500.00
Electric (El Prado Park)	65.43		396.25		396.25	1,000.00
Electric (Barn)	0.00		42.04		42.04	100.00
Water (El Prado Park)	388.44		2,330.64		2,330.64	3,000.00
Reserve Study	0.00		0.00		0.00	3,200.00

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December 2025 Continued

Propane	0.00		0.00		0.00	2,000.00
Trash Removal	499.74		2,998.44		2,998.44	6,100.00
Office Telephone	89.49		536.23		536.23	1,100.00
Hacienda Maintenance Supplies	1,052.14		4,487.15		4,487.15	8,000.00
Hacienda Maintenance Repairs	230.75		634.56		634.56	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	485.00		745.00		745.00	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	446.98		999.98		999.98	1,500.00
Pool Maintenance	0.00		2,033.99		2,033.99	5,000.00
Apartment Expenses	0.00		518.53		518.53	300.00
Pest & Weed Control	0.00		453.00		453.00	2,000.00
Janitorial Supplies	0.00		1,801.88		1,801.88	5,000.00
Park Expense	93.50		1,013.52		1,013.52	3,500.00
Payroll Expenses	0.00		1,320.00		1,320.00	3,500.00
Total Expenses	37,221.35	0.00	280,117.78	0.00	280,117.78	515,288.00
Excess (Deficiency) of Revenues Over Expenses	-30,323.24	1,364.31	239,733.95	28,630.99	268,364.94	
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	9,998.18	(9,998.18)	0.00	
Timing Adjustment from 6/30/25			47,569.99	-1.80		
Fund Balance (Deficit) Beginning of Fiscal Year			52,004.00	667,030.38	719,034.38	
Fund Balance (Deficit) Month End	\$ (31,990.21)	\$ 3,031.28	\$ 349,306.12	\$ 685,661.39	\$ 1,034,967.51	

November 2025 Financials

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Balance Sheet			
As of Nov 30, 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	3,315.10		3,315.10
BAC - Operating	325,887.61		325,887.61
Reserve - BAC (savings)		131,761.37	131,761.37
Reserve - BAC (CDs)		550,869.04	550,869.04
Assessments Receivable, less Allowance for Doubtful Accounts (220,920.74-142,535.36)	78,385.38		78,385.38
Prepaid Insurance	9,682.18		9,682.18
Undeposited Funds (received but not deposited)	242.80		242.80
Total Assets	\$417,513.07	\$682,630.41	\$1,100,143.48
LIABILITIES			
Accounts Payable	13,424.18		13,424.18
Refundable Deposits	14,905.00		14,905.00
Workers Comp	6,708.04		6,708.04
Other Liabilities	947.00		947.00
Total Liabilities	35,984.22		35,984.22
FUND BALANCE	381,528.85	682,630.41	1,064,159.26
Total Liabilities and Fund Balance	\$417,513.07	\$682,630.41	\$1,100,143.48

Statements of Revenues, Expenses and Changes In Fund Balances						
Nov 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	100.00		400.00		400.00	0.00
Apartment Rental	1,080.00		11,510.00		11,510.00	18,000.00
Hall Rental	0.00		972.00		972.00	3,000.00
Office Rental	351.00		2,241.00		2,241.00	6,000.00
Interest Income - Receivables	974.91		4,367.45		4,367.45	2,000.00
Interest Income - Bank		1,401.59		7,266.68	7,266.68	0.00
Other Income	-314.00		15,790.10		15,790.10	5,000.00
Late Fees	-15.40		10,817.89		10,817.89	5,500.00
Fines	0.00		100.00		100.00	0.00
Transfer Fees	900.00		6,000.00		6,000.00	15,000.00
Total Revenues	3,076.51	1,401.59	512,986.44	27,266.68	540,253.12	535,288.00

Continued next column

November 2025 Income/Expenses Statement continued

EXPENSES					
Bad Debt Expense	2,000.25	10,026.58	10,026.58	24,000.00	
Board Expenses	0.00	0.00	0.00	500.00	
Office Supplies	58.00	1,060.81	1,060.81	6,000.00	
Copier Costs	181.39	1,043.90	1,043.90	2,500.00	
Office Salaries	4,427.50	37,117.00	37,117.00	89,050.00	
Travel / Mileage	0.00	75.60	75.60	1,000.00	
Legal	0.00	3,065.50	3,065.50	5,500.00	
Accounting	0.00	2,637.50	2,637.50	6,250.00	
Bank Charges	10.00	40.00	40.00	0.00	
Publication Costs	1,610.61	3,602.26	3,602.26	8,400.00	
Computer / Internet	858.63	5,634.88	5,634.88	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	20.99	1,853.70	1,853.70	2,368.00	
Merchant Fees	501.57	6,244.25	6,244.25	8,500.00	
Insurance	4,839.82	24,199.10	24,199.10	67,000.00	
Taxes / License / Filing Fees	8,878.00	24,885.97	24,885.97	19,700.00	
Workers Comp Insurance	446.31	3,041.23	3,041.23	3,500.00	
LDPOA Miscellaneous Expense	0.00	0.00	0.00	0.00	
Hacienda Maintenance Salary	5,320.00	29,400.00	29,400.00	72,800.00	
Pool Monitor Salary	0.00	4,603.50	4,603.50	11,620.00	
Janitorial Salary	2,238.00	13,649.25	13,649.25	31,000.00	
Payroll Tax Expense	955.28	7,051.96	7,051.96	16,000.00	
Salary Expenses - Other	502.00	3,102.50	3,102.50	6,000.00	
Electric (Hacienda)	1,638.65	14,736.80	14,736.80	34,000.00	
Electric (Well)	561.12	4,868.20	4,868.20	8,500.00	
Electric (El Prado Park)	65.41	330.82	330.82	1,000.00	
Electric (Barn)	0.00	42.04	42.04	100.00	
Water (El Prado Park)	388.44	1,942.20	1,942.20	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	2,498.70	2,498.70	6,100.00	
Office Telephone	89.49	446.74	446.74	1,100.00	
Hacienda Maintenance Supplies	783.50	3,435.01	3,435.01	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	295.00	553.00	553.00	1,500.00	
Pool Maintenance	0.00	2,033.99	2,033.99	5,000.00	
Apartment Expenses	0.00	518.53	518.53	300.00	
Pest & Weed Control	151.00	453.00	453.00	2,000.00	
Janitorial Supplies	174.29	1,801.88	1,801.88	5,000.00	
Park Expense	0.00	920.02	920.02	3,500.00	
Payroll Expenses	0.00	1,120.00	1,120.00	3,500.00	
Total Expenses	37,494.99	0.00	242,696.43	0.00	242,696.43
Excess (Deficiency) of Revenues Over Expenses	-34,418.48	1,401.59	270,290.01	27,266.68	297,556.69
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	11,665.15	(11,665.15)	0.00
Timing Adjustment from 6/30/25			47,569.69	-1.50	
Fund Balance (Deficit) Beginning of Fiscal Year			52,004.00	667,030.38	719,034.38
Fund Balance (Deficit) Month End	\$ (36,085.45)	\$ 3,068.56	\$ 381,528.85	\$ 682,630.41	\$ 1,064,159.26

October 2025 Financials continued

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	258.00		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	295.00		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	

October Financials

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

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

Note:
Association Monthly Financial Reports are published after the Board has approved them in an open



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	\$196
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 were due on July 1st

The annual billing statements were mailed by May 30th

**PLEASE MAKE SURE THAT OUR OFFICE
HAS YOUR CORRECT MAILING ADDRESS!**

**If for some reason, you did not receive your bill,
your dues were still due and payable.**

(We do not have any control of the Post Office or mail delivery)

Aug. 1st unpaid dues were charged the \$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

• Board Meetings are on Wed each month

- Next will be on **Wednesday,
FEBRUARY 18, 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, Feb.
7th. Permit applications must
be submitted to the LDPOA
Office by Friday, Jan 30th to be
assured inclusion on the FEB.
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
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 2nd ph: 209-852-9361

Email: info@LDPOA.com

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publisher.

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

Chris Lowey VP

.....Board Secretary

David Myers Treasurer

Renee Burritt..... Director

Laura Diesman..... 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