

Discoverer

June 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

May

**Annual Member's Disclosures
Packets Mailed & Emailed.**

5/15 Friday
➤ Apt A & B Reserved 5/15-16

5/16 Saturday
➤ Lounge Reserved

5/20 Wednesday
*Starts Candidates Nomination
Period for Board of Directors*

5/23 Saturday
➤ Hacienda POOL OPENS 

5/25 Monday – *Memorial Day*
➤ OFFICE CLOSED

5/29 Friday
➤ Apts A & B Reserved 5/29-30

5/30 Saturday
➤ Pavilion, Lounge & Kitchen
Reserved

June

*NOTE: Changing Board schedule
to 2nd Thursdays*

6/6 Saturday
➤ ACC Meeting
➤ Lounge Reserved

6/11 THURSDAY *Day Change
➤ Board Meeting – 6:30 pm

June continued

6/12 Friday
➤ Apt A Reserved 6/12-13

6/13 Saturday
➤ Lounge Reserved
➤ Apt B Reserved

6/21 Sunday – *Father's Day*

6/25 Thursday
*5:00 pm - Deadline for Candidate
Nominations*

6/26 Friday
➤ Apt B Reserved 6/26-27

6/27 Saturday
➤ Lounge Reserved

6/29 – 7/3 M-F Swim Lessons

July

7/1 – The Annual Dues are due.
*To avoid late fees payment must be
made by 7/31/26.*

7/3 Friday
➤ Apt A Reserved 7/3-4
➤ Apt B Reserved 7/3-4

7/4 Saturday – *Independence Day*
➤ OFFICE CLOSED
➤ Lounge Reserved

7/9 Thursday
➤ Board Meeting 6:30 pm

7/11 Saturday
➤ Lounge Reserved
➤ Apts A & B Reserved

7/18 Saturday
➤ Lounge Reserved

7/20 – 7/24, M-F Swim Lessons

7/25 Saturday
➤ Lounge & Kitchen Reserved
➤ Pavilion Reserved
➤ Apts A & B Reserved

REMINDER NOTICE

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329
(209) 852-2312, info@LDPOA.com

NOTICE OF CANDIDATE NOMINATION DEADLINE! 2026 BOARD OF DIRECTORS ELECTION

There will be two seats to be filled in the upcoming October election of Directors, as two Directors' terms expire naturally this year.

The deadline for submitting candidate nominations is 5:00 pm on Thursday, June 25, 2026. To submit a candidate nomination, you must notify the Association in writing by:

- Mail or hand delivery to the following address:
**LAKE DON PEDRO OWNERS' ASSOCIATION,
5182 FUENTES DE FLORES, LA GRANGE, CA 95329**
- Or by emailing your written notification to the Association at info@LDPOA.com

Candidates must be property owners (named on the deed) in the Lake Don Pedro Subdivision for at least one (1) year and current on association assessments by close of nominations. Candidates may not be joint owners with any other board member.

If at the close of nominations at 5:00 pm on Thursday, June 25, 2026, there are the same number, or fewer, qualified candidates as there are board positions to be filled, then the Board of Directors, may, after voting to do so, seat the qualified candidates by acclamation and without balloting.

The 2026 Annual Disclosures Packet
(including the 2026 dues information)
was sent to members, either by email or mail.

If you accidentally deleted it or
did not receive your copy the entire packet is
available on our website
www.LDPOA.com

Reminder!

2026 Dues are due in July.
Bills mailed out the first week of June

****NEW DAY** June Board Meeting
THURSDAY, June 11th 6:30 pm at the Hacienda**

The Hacienda pool
 Opens for the season on
 Saturday, May 23rd
 10 am to 7 pm.
Memorial Day weekend

The Swim Lesson Class Schedule

NOTE: During the two Swim Lesson weeks General Swim Hours for pool use will start at 11 am

Session I Mon – Fri on the week of **June 29th – July 3rd**
 Levels I, II, III at 9 am
 Levels IV, V, VI at 10 am

Session II Mon – Fri on the week of **July 20th – 24th**
 Levels I, II, III at 9 am
 Levels IV, V, VI at 10 am

The fee for a one week Session is \$45
 Signup at the Tuolumne County Recreation Dept.
 Online at:
www.tuolumnecounty.ca.gov/448/Parks-and-Recreation

~ POOL USE RULES ~

**NO LIFEGUARD ON DUTY
 SWIM AT YOUR OWN RISK**

*Electronic Access Tag is needed for Pool Gate –
 Pool has 24 hour video surveillance*

**June – Aug Hours:
 Open 10:00 am - 8:00 pm**

In May & Sept the pool closes 7 pm

All swimming ends 15 minutes before closing

Pioneer Club (for Exercise, Lap Swim & rehab use only) hours are 8am -10 am
All am swim hours will be adjusted on M-F during the 2 weeks of County Swimming Lessons (schedule to be posted)

Violation of these pool use rules can result in loss of pool privileges
 <> *Violations of CA Health & Safety Codes can result in a pool closure.*

1. **KEEP GATE CLOSED AT ALL TIMES** – *Please Note: If you let someone into the Pool Gate **you are assuming responsibility** for their behavior.*
2. A member account in-good-standing may have up to 6 non-member guests.
3. **Absolutely NO GLASS CONTAINERS** of any kind, *anywhere*, in the pool enclosure <>
4. CHILDREN MUST BE UNDER ADULT SUPERVISION AT ALL TIMES.
NO CHILD UNDER 14 YEARS OF AGE WITHOUT A RESPONSIBLE ADULT AGE 18 OR OLDER.
5. NO SMOKING anywhere other than in the designated smoking area. <>
6. Suitable Attire: Swim Diapers required for infants – no exceptions. <>
 Hemmed shorts are ok but “cut offs” are not allowed in the pool.
7. **NOT ALLOWED**
 - **NO Animals** in the pool area <>, or in the attached recreation area.
 - NO Flotation toys / items (rafts, inner tubes, noodles, etc.) in the pool. Personal safety flotation devices, swim vests etc for babies & toddlers are Ok
 - **NO BALLS or SMALL TOYS ALLOWED IN POOL OR POOL AREA.**
 (Balls may be used, with courtesy, on the grass & asphalt court areas.)
 - **NO Skateboards, skates, scooters or other wheeled riding toys!** <>
 (Exceptions: wheelchairs, walkers and baby strollers are allowed.)

CONDUCT

NOTICE:

For the general enjoyment of all members, this is a “G” rated facility.
 Inappropriate conduct or language can result in suspension of use privileges.

- NO Running, pushing, excessive horseplay or splashing in the pool area.
- **Please pick up and dispose all of your trash.**
- Smokers - use ash cans.
- Please do not play in or run through the planters or fountain.



**The Lake Don
 Pedro
 Trailblazers**

Riding & Hiking

Come Join Us

**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
5182 Fuentes de Flores, La Grange, CA 95329
General Board Meeting Minutes
April 13, 2026
At the LDPOA Hacienda (address above)
- MINUTES -

- I MEETING CALL TO ORDER 6:36pm**
PLEDGE OF ALLEGIANCE: - Andrea Walker, President
Directors Present: Andrea Walker - President; Chris Lowey - Vice President; Shelley Cummings- Secretary; David Myers - Treasurer; Eva Banuelos - Director; Renee Burritt - Director; Director Laura Diesman - Absent
- II EXECUTIVE SESSION REPORT - Andrea Walker, President**
March 11, 2026 Executive Session Minutes - approved
- III APPROVAL OF MINUTES - Shelley Cummings, Secretary**
March 11, 2026 General Session Minutes
After review by all Directors present - Motion to accept Minutes tendered by Director Myers; seconded by Director Lowey; unanimous approval.
- IV TREASURER'S REPORT – David Myers, Treasurer**
Monthly Financial Report – March 2026
After review by all Directors present - Motion to accept Treasurer's Report tendered by Director Cummings; seconded by Director Burritt; unanimous approval.
- V COMMITTEE REPORTS**
1. Budget Committee – David Myers, Treasurer
Budget update
 2. ACC – Shelley Cummings, Chairperson
Meeting April 11th due to April 4th Easter Egg Hunt
Discussion re Villarreal & Las Palmas property issues
 3. Facility/Maintenance – Andrea Walker, President
El Prado Park mowed and debris burned
 4. Parks & Trails – Andrea Walker, President
Trailblazers update by member Darlene Ramsey
Violeta Park April 19th @10am - volunteer cleanup 10am Horse Camp Trail Ride April 25th -@10am Zarzamora Loop
 5. Activities/Events – Renee Burritt, Director
4/19 - Love Don Pedro Community Faire
5/2 - Car Meet/Yard Sale
 6. Community Outreach – Eva Banuelos, Director
April 5 Easter Egg Hunt was a huge success
Bunco Event upcoming
- AD HOC COMMITTEES:**
7. Gregoris Dam – Andrea Walker, President
Monitoring; not fiscally feasible at the time to work on dam
 8. Ball Field/Toddler Playground – Andrea Walker, President
Tot Lot - President Walker will spearhead project
 9. Tech Oversight/Maintenance – Laura Diesman, Chairperson
Treasurer Myers working on internet access/router extender Rental rates on website have error code
*WordPress web hosting options * next agenda item*
 10. Bylaws/CC&R Revisions/Update – Suspended until August 2026
 11. Staff Review/Oversight - Andrew Walker, President
Performance reviews to be set up late April
Office manager training Assistant Office Manager on cross-training
- After review of all Committee Reports by Directors - Motion to approve tendered by Director Lowey; seconded by Director Burritt; unanimous approval.

Continued

Continued

VI UNFINISHED BUSINESS

1. **SEPTIC LINE REPAIR UPDATE – Andrea Walker, President/Facilities Chair**
Discussion, review of project progress
Courtyard bathrooms are back up and running after hydrojet system; successful cleaning process and scheduled to come back out to monitor in 6 months. Ready for member use.
2. **STARLINK/ROUTER/MEETING VIDEO SERVICE – David Myers, Treasurer**
Further discussion and approval on system needs
Router now available; needs ethernet cable

VII NEW BUSINESS

1. **SECURITY ACCESS TAGS – COMPUTER REPLACEMENT**
Discussion and vote on new system needs
Cost \$1200
CGIT estimate – migrating old system to new system
Treasurer Myers to research system and cost – tabled to next agenda to allow for information on cost and potential secondary bids.
2. **OFFICE RENTAL APPLICATION**
Discussion and vote on application for Suite #3 – Lydia Slifert – Massage Therapy
Motion to approve by Director Cummings; seconded by Director Myers; unanimous approval. Office staff to notify Tenant.
**Director Walker recused herself from the vote due to the fact that she is also a tenant of a Hacienda suite and of the same industry.*
3. **LOT MERGER REQUEST**
Discussion and vote regarding member request to merge lots
Tabled – member request was injured and unable to attend
4. **2026/2027 BUDGET**
Discussion and vote to accept 2026/2027 Association Budget
Budget committee presented draft budget based on many factors: no dues need to be raised; follows Reserve Study
Motion to accept Budget as presented tendered by Director Walker; seconded by Director Lowey; unanimous approval.
5. **2026 DUES RATE**
Discussion and vote to accept Association dues for 2026
Dues to stay at \$154 annual; no raise in dues
Motion to accept 2026 Dues Rate tendered by Director Cummings; seconded by Director Myers; unanimous approval.
6. **2026 RESERVE STUDY**
Discussion and vote to accept 2026 Reserve Study presented by Browning Reserve Group
Motion to accept 2026 Reserve Study tendered by Director Lowey; seconded by Director Cummings; unanimous approval.
7. **2026 ELECTION CALENDAR**
Discussion and vote to accept 2026 Election Calendar tendered by Director Walker; seconded by Director Burritt; unanimous approval.
8. **CPA YEAR-END REVIEW & TAX PREP**
Discussion and vote to Authorize search and new hire of Association CPA

President Walker to authorize search for new CPA; the Board will search available firms, interview and eventually hire. The Board has not authorized a search previous to this meeting and declines to authorize a search at this meeting.

Request for tax return extension. President Walker makes a motion to request an extension to October 15, 2026 if the 2025 tax return has not been filed. Treasurer Myers to reach out to bookkeeper and request all information that she has inquired of current CPA; dates on which she

Continued

spoke to him; who she spoke to and all information obtained. Bookkeeper to include President Walker and Treasurer Myers and then inform the Board of the findings. Motion tendered by Director Walker; seconded by Director Burritt; unanimous approval.

9. BOARD MEETING DATE CHANGE

Discussion and vote to move General Board meeting date from Wednesday to Thursday. Board to move monthly Board meeting to the 2nd Thursday at the month; 5:30pm (Executive Session) and 6:30pm (General Session) with a 60 day notice period. First Board meeting on Thursday will be June 11, 2026. Motion to change Board Meeting date tendered by Director Walker; seconded by Director Bannuelos; unanimous approval.

VIII OPEN FORUM / GOOD OF THE ORDER: Audience comments.

IX NEXT SCHEDULED MEETING DATE / ADJOURNMENT

8:01 PM

Next Board Meeting – May 13, 2026 – 6:30pm

Monthly Meeting Minutes and Financial Reports are published after being approved / accepted by the Board of Directors in an open meeting.

Construction Zone Ahead

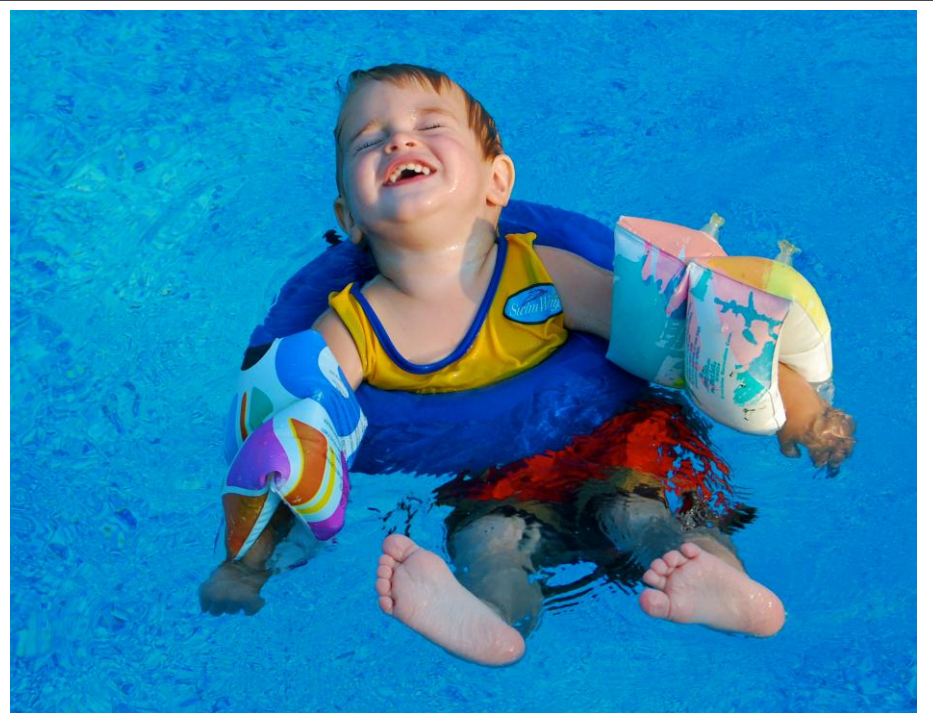
We apologize for any inconvenience the construction may cause. Infrastructure problems rarely occur on a predictable schedule, and we have to work within contractor's availability for major repairs. Thank you for your patience and understanding.

We love our Dogs – We also need to be good neighbors.

There are some common misconceptions when people move to a rural area that can unintentionally cause friction between neighbors, can endanger both animals and people and even possibly lead to legal issues.

- **Nuisance noise** (Consistent barking more than 30 minutes).
 - Dogs that are stressed, lonely or untrained can get into the habit of barking almost continuously during the day or even sometimes at night if their owner is gone.
 - In addition, the county ordinances against nuisance barking allow for legal nuisance charges for the owner and even allow animal control to impound the animal which would cause distress and further expense. Barking / Nuisance ordinances: Tuolumne County 6.04.365. Mariposa County 6.16.010 – 6.16.040.
- **“Free Roaming” Dogs**
 - Both Mariposa & Tuolumne County have “Leash Laws” that require dog owners restrict their loose dogs to stay within the owner’s property and when outside their property the dog must either be on a leash or under the “direct control” of the owner.
 - Loose dogs can be picked up by Animal Control and getting them back can be very costly. Repeated offenses can result in fines. If your dog does not have a collar and tags when picked up they are not kept very long before being disposed of.
 - Dogs running loose frequently get injured being hit by cars or with other animals.
 - Even friendly family dogs will pack together and cause trouble including harassing local livestock. It is legal for dogs caught chasing or harassing livestock to be shot by the owner of the livestock. They don’t want to kill dogs, but their livestock is their livelihood and they will protect them.

If you need to fence in an area for your dog to run freely a simple application to the Association for an animal fencing permit is easy and free. Contact the LDPOA office 852-2312 or info@ldpoa.com. We love our pets - let’s keep them safe.



*Yes!
The pool opens Sat.
May 23rd*



Lake Don Pedro Owners' Association

Pam Hatler, Office Manager

5182 Fuentes de Flores, La Grange, CA 95329

Rates for various services from Lake Don Pedro Owners' Association

Hall and apartment rentals

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

RENTS & DEPOSITS for HALLS & KITCHEN

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

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

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

APARTMENT RATES & DEPOSITS

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

Rates for: Members Non-Member

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

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

DEPOSIT: \$350 \$500

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

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

DEPOSIT: \$300 \$360

*includes queen sofa bed

ADDITIONAL RENTAL INFORMATION

All Reservations Subject to Availability

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

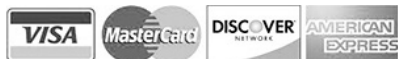
Available for use at no additional cost:
Banquet tables, chairs, Pavilion stage risers,
courtyard, front lawn, side lawn area, and large
event barbeque. (Subject to availability.)

NON-PROFIT ORGANIZATIONS:

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

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

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



Commercial Office Rentals

Office 1	9x12	Leased	\$162
Office 2	11x12	Leased	\$196
Office 3	8x17	Leased	\$204
Office 4	8.25x12.5	Leased	\$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 2026 Dues of \$154 will be due on July 1st

The annual billing statements will be 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 will change
in June to the 2nd Thursday

JUNE Meeting will still be on
Thursday, June 11, 2026
at 6:30 pm at the Hacienda

• **The ACC** (Architectural
Control & Compliance)
Committee meets monthly to
issue permits. **The June ACC
Meeting is on Saturday, June
6th. Permit applications must
be submitted to the LDPOA
Office by Friday, May 29th to
be assured inclusion on the
June 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

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LDPOA office ph.: 209-852-2312

LDPOA office 2nd ph: 209-852-9361

Email: info@LDPOA.com

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Change of Address

It is the responsibility of the Lake Don Pedro
property owners who have moved or will be
moving to send in a change of address in
order to keep receiving important Association
mailings and the Discoverer.

BOARD OF DIRECTORS

Andrea WalkerPresident

Chris Lowey VP

Shelley CummingsBoard Secretary

David Myers Treasurer

Renee Burritt..... Director

Laura Diesman..... Director

Eva Banuelos..... 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