
July Recreation Roundup

* **Water Aerobics** is back! Miss Fit Fitness is teaching Water Aerobics at the MPCPOA Pool every Wednesday and Friday from 9 to 10 a.m. June 1 through Aug. 26 and every Tuesday evening from 5:30 to 6:30 p.m. June 21 through July 26. For pricing, please see the flyers in the lobby. Sign ups are being taken now in the Business Office.

* **Summer Camps** are ongoing this month! Tennis Camps are July 5-7 and July 19-21, Baseball Camp is July 11-14, Basketball Camp is July 25-28, Golf Camp is July 18-21 and Dance Camps are July 11-15, July 18-22 and July 25-29. For a full listing of Summer Camp details, pick up a pamphlet in the lobby or print a copy off the website (www.pinemountainclub.net) in "Recreation" under the "Summer Camps" menu.

* The **swimming pool** is open every day. For hours, please pick up a flyer in the lobby. All members and guests must sign a 2016 Pool Waiver (at the pool or in the Business Office) in order to use the pool.

* **Family Swim Night:** Every Wednesday 5-7 p.m. Hot Dogs, chips, sodas and candy are available for purchase. Enjoy music, fun and food with your family and friends!

* **Late Night Swims:** Fridays, July 8th and 22nd, 8-10 p.m., for 13 and up only

* **Movies on the Greens:** July Brings Ghost Busters!

July 14th -- "Ghostbusters Part One"

July 21st -- Ghostbusters Part Two"

Shows are on Thursdays starting at 8:30 p.m. Snacks are available for purchase. AGES 13 AND UNDER, ADULT SUPERVISION REQUIRED

* **Concert on the Greens featuring City Beat:** Saturday, July 9, 4:30-7 p.m. There will be BBQ available for purchase from the Bistro, and the Kids' Korner with fun games and crafts will keep the younger audience happy. Future Concerts feature Box Car 7 on Aug. 13 and the Jimi Nelson Band at the Hoe Down on Sept. 4.

the Condor

The official publication of the Pine Mountain Club Property Owners Association, Inc.

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www.pinemountainclub.net
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**Community Appreciation Day
and July Fourth festivities are
happening this month! See
details on pages 2-3!**



the Condor

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VOLUME 38 . NUMBER 7 . JULY 2016

Check out PMC's website at www.pinemountainclub.net

SWOT Survey Results Reflect Member Responses, Critiques

John Cantley, Planning Committee Chair

The following is the next installment of the analysis of the SWOT survey, a critique by the members of the results of the previous Strategic Plan.

ENFORCEMENT

2010 plan outcome: overall enforcement of the Governing Documents

The Association has improved the enforcement of the Governing Documents of PMCPOA by adopting a "plan of enforcement" in 2014 that includes a complete revision of all rules to make them more enforceable; a revised fine structure matching fine amounts to the severity and frequency of infractions; citation oversight that emphasizes education first and a step-by-step pro-

'SWOT' Continued on page 11

Reminder: No Fireworks of any kind are allowed in PMC

Revised Common Rules for All PMCPOA Committees

ARTICLE 19: COMMON RULES OF ALL COMMITTEES

The bylaws of Pine Mountain Club Property Owners Association provide for two types of committees, standing and ad hoc. (See bylaw sections 11.01 and 11.02.) Special provisions are contained in the bylaws that apply only to the Election Committee and the Environmental Control Committee. (See bylaw sections 11.06 and 11.07.) These provisions take precedence over any conflicting rules stated in this document.

19.01: Committees shall serve at the pleasure and direction of the Board.

19.02: Each standing committee shall have a charter approved

'COMMITTEES' Continued on page 12

Quorum Met, Election Results Announced At Annual Meeting

Ronni Wilde, Condor Editor

The PMCPOA Annual Meeting of Members took place on Saturday, June 18, 2016 at 1 p.m. With quorum met, the Board election went forward and the new directors were announced. The winners of the three, three-year seats are: Sandy Browne with 558 votes, William Gurtner with 549 votes and John Cantley with 385 votes. Anthony Ziegler with 356 votes, Keith Nette with 380 votes and Ross Canton with 268 votes were not elected. Additionally, the three bylaws up for vote were passed.

The total number of members in good standing who were eligible to vote for this election was 2,817 of the 2,946 total number of members. There were 129 members duly suspended. The Inspector of Elections determined that a quorum of 25 percent was 705, which was obtained as defined by the Bylaws. A total of 902 members were represented by properly submitted ballots, with 27 write-in votes.

Prior to adjournment for the vote count, the 2015 Annual Meeting of the Membership minutes were approved. After the vote count, the regular July Board meeting reconvened and the winners were announced. After the announcement, the new directors were asked to join the Board and take the oath of office. The 2016-2017 Board officers will be elected at the next Board meeting, which will take place on Saturday, July 16.

Keep it Neat and Tidy Please

E.C. Committee

We were all attracted to PMC for different reasons. We believe that we share the common feeling that PMC is a retreat from the city to a beautiful natural environment.

We all have an obligation to do our part to preserve this balance of nature by respecting its natural beauty, and our neighbors. The contribution we can make is to ensure that our property is neat and tidy and free of unnatural materials. This includes trash, piles of dead vegetation, abandoned cars, discarded and unused toys, appliances and old building materials.

It is the responsibility of the Environmental Control Officer, the Environmental Control Committee and ALL members to monitor these conditions. As you can imagine, it is a very difficult and sensitive job. Please help us in this endeavor as we all gain by keeping our community a place in which to be proud.

Time to Remember Summer Safety

Emergency Preparedness Committee

Summer is a great time for enjoying swimming, picnics, hiking and other fun outdoor activities. But it also brings some safety hazards along with it. Here are ideas that will help keep your family safe while having fun during these warm months.

1. Sunburns are no fun and can cause skin cancer. Always buy sunscreen that is SPF 15 or higher and protects against both UVA and UVB rays. Apply 30 minutes before going outside and re-apply every two hours or right after swimming or strenuous exercise.

2. Prevent heatstroke -- Limit outdoor activities and move outdoor work to morning/evening hours. Drink lots of water or decaffeinated beverages. Wear lightweight clothing.

3. Pool Safety-- Our pool is open for the summer, but remember, we do not have lifeguards on duty. Always keep a close watch on your children whenever they are around water. **Never leave a young child unattended near water.** Avoid inflatable swimming aids such as "floaties." They are not a substitute for approved life vests. Have your children enroll in swimming lessons.

4. Insects--Summer brings out the wasps, bees and yellow jackets. We have had more precipitation this winter, which could mean an increase in insects. Wear light-colored clothing, preferably long sleeves and pants. Avoid wearing perfume, scented shampoos or lotions if you will be spending extended time outdoors. Cover all food and beverage containers when not consuming. Yellow jacket traps can reduce the number of yellow jackets in your yard.

5. Rattlesnakes become active in the warm summer months. If you see a snake, the most important thing is to **leave it alone**. Remain calm and stay at least 5 feet from the snake. Always watch where you step, and watch where you place your hands. Always keep your dog on a leash and watch where your animal is walking. If you encounter a snake on your property, you can call PMC Patrol and they will come and remove it.

6. Bears are very active this summer. Keep your home and yard clean to protect you, your property and the bear. Never leave pet food, bird food or garbage outside. Scrub your barbecue grills. Keep your car free of food and food odors. Do not use car air fresheners. For more information, contact Little Bit of Wildlife via PMC Patrol or the Los Padres Bear Aware group.

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The Condor is published monthly by PMCPOA, Inc. and is the official publication of the corporation. Opinions expressed do not necessarily reflect the views of the Condor Committee, the PMCPOA Board of Directors, or the management. The Condor is mailed to members in good standing. Please contact the PMCPOA office with change of address.

PMCPOA, Inc. does not endorse the products of advertisers in *The Condor*.

The PMCPOA Board of Directors meets on the third Saturday of every month at 10 am in the Condor Room of the Clubhouse. All members are invited to attend the open session. The executive session is a closed meeting for the discussion of and action on legal and personnel matters, third party contracts, and member-requested hearings.

Members may request copies of the open Board Meeting minutes. These requests should be made in writing to the Corporate Secretary. There is a charge per page for making copies of the minutes.

Community Appreciation Day!

Saturday July 9th

10 am -- Round Table Town Hall in Condor Room

1-3 pm -- FREE BBQ on Greens

Obstacle course and bounce houses for the kids

1-4 pm -- Live Music with The Ford Music Machine

4:30-7 pm -- Concert on Greens with CITY BEAT

**7-11 pm -- Live Music in the Condor Room with
Boys Nite Out**

Please note the following roadwork schedule:

ROADWORK
JULY 18 – JULY 21

WOODLAND DR
DOGWOOD WAY
MPH FRONTAGE (WOODLAND TO SAN MORITZ)

SEAL COATING JULY 18- 21
7:30 – 5:00

PLAN AHEAD AS THERE WILL BE DELAYS AND DETOURS IN PLACE.
*****EXPECT MATERIAL SET UP TIMES OF 6 HOURS*****

SCHEDULE OF WORK

WOODLAND DR – 1st coat -DOWNHILL SIDE MONDAY 7/18
1st coat - UPHILL SIDE TUESDAY 7/19
2nd coat – DOWNHILL SIDE WEDNESDAY 7/20
2nd coat - UPHILL SIDE THURSDAY 7/21

DOGWOOD WAY – 1st coat - MONDAY 7/18
2nd coat WEDNESDAY 7/20

MPH FRONTAGE (WOODLAND TO NESTHORN)
ONE COAT ONLY – THURSDAY 7/21

MPH FRONTAGE (NESTHORN – SAN MORITZ) NOTE: Includes intersection MPH – Frontage Rd and San Moritz.
1st coat - TUESDAY 7/19
2nd coat - WEDNESDAY 7/20

Town Hall
Friday, July 8
7 p.m.

Condor Room

Guests John Hood and Julian Wilson

A veteran of World War II, Hood was one of the trainers for the first 29 Navajo Code Talkers. He taught them the use of radio and became close friends with a few of them.

Julian Wilson is the filmmaker for the Veterans' experience during wartime. Eventually, his films will be donated to the Kern County Libraries and will be available for check out like a book.

Town Hall Moderated by A.J. and Frances Durocher

Annual Assessment Due This Month

The assessment for the Fiscal Year 2016/2017 is \$1,406 per lot. It is due and payable to Pine Mountain Club Property Owners Association, Inc. as of July 1. Payments should be made in the Business Office. The assessment shall become delinquent on Tuesday, Sept. 15, 2015 at the close of business at 5:00 p.m., pursuant to Bylaws Section 14.02.

MIL POTRERO MUTUAL WATER COMPANY NOTICE OF ANNUAL ELECTION

In accordance with the By-Laws of the Mil Potrero Mutual Water Company, Inc., the Annual Shareholder's Meeting is scheduled for July 9, 2016 at 10:00 a.m. at the Administrative Office of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Conference Room, Pine Mountain Club California.

Robert Lame, Secretary

Mil Potrero Mutual Water Company

Fourth of July Celebration!
BBQ and Bar 6-9pm on the Golf Course
Kids Activities
VIRTUAL FIREWORKS Display on Greens 9pm

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It's a Fun Summer on the Golf Course

The Pro Shop is bringing a variety of new and fun events this season. Here's what's coming up over the next few weeks:

- **Night Golf Extravaganza, July 2** – Play nine holes in daylight, have dinner on the range, then play nine holes in “pitch dark.” \$40 includes range balls, greens fees, dinner, night golf and accessories and use of the cosmic driving range. The fee for dinner only is \$20.

- **Nine & Dine, Aug. 27, 5 p.m.** -- Dinner at the Pro-Shop followed by nine holes of golf. Cost is \$20 per person.

- **Chip & Sip, July 16, 5 p.m.** – For \$10 per person, have your choice of three glasses of wine or beer while enjoying a fun and relaxed evening of golf. Clubs are provided. Advanced Tickets are available at the Pro Shop. Tickets will be sold at the event subject to availability.

- **Friday Night Golf Scrambles, July**

8 and 22, Aug. 5 and 19, all at 5 p.m. -- \$5 entry and \$5 closest to the pin plus twilight green fees (\$5 members/\$7 guests, carts extra)

- **Summer Junior Golf Camp, July 18-21, 10-11 a.m.** – Camp for ages 7-17,

with maximum of eight campers. Cost is \$25 per camper and includes a sports bottle and backpack.

For more information or to sign up for any of these events, contact the Pro Shop at 242-3734.

Golf Shop Hours:

8 a.m. - 6 p.m.
Sunday-Thursday
7 a.m. - 7 p.m.
Friday-Saturday

Call 242-3734 for tee times.

Twilight hours/rates are available at 4 p.m. Contact the Pro Shop for details. Remember: For safety reasons, non-golfers may NOT be on the course during hours of daylight.

Join us for...
Sports Variety Night!

Every Tuesday
5 - 7 p.m.

Lampkin Park
Sports equipment provided, but feel free to bring your own also.
All Ages Welcome!

Meet

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Call Maureen
928-925-7097

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— “Measuring Broadband America” Report, 2013 & 2014

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BIRDS EYE VIEW

Please Slow Down to Save the Animals

PMC Patrol, Communications Committee, Little Bit Of Wildlife, Shelter on the Hill, Mt. Communities SPCA

SLOW DOWN. Animals are getting hit on the roads here far too often. A little 15-pound bear cub was struck on Mil Potrero Highway between San Moritz and Woodland at approximately 10:10 a.m. on June 4. A witness stated it was a Jeep that struck the cub, and the driver didn't stop to try to help. The baby's body was left in the middle of the roadway.

Members of Patrol and Little Bit of Wildlife removed the body and respectfully laid it to rest elsewhere.

In May, three does were run down on MPH. Two of them were ready to give birth, so in reality, five deer were killed.

Mil Potrero Highway from the 'Y' to PMC is only 6 miles. But wildlife is rampant through that corridor. Deer, coyotes,



rabbits, squirrels, quail, raccoons, bobcats and bears have come to life with the warm weather. Many are mating and, like a teenager in love, are not paying attention to anything but each other.

Between automobile hits, habitat destruction and drought, the number of animals in our forest has been reduced. When driving on PMC roads and Mil Potrero Highway, watch the road like you do when



driving through a "Children at play" area. Tell your friends and family who come to visit PMC to watch the road for wildlife.

If you do hit an animal, please try to move the body off the roadway to prevent more accidents with scavenger animals. If you can't move the body, call PMC Patrol to come do it.

PMC Specialists!

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A Message from the Board Chair

This will be my final report to the membership as the Board Chair for 2015-2016. By the time you read this in the Condor, three directors will have been elected by the membership to replace outgoing Board members Mike Glenn, Sandy Browne and myself. When you can, please give a pat on the back to Mike and Sandy. They earned it.

I do want to thank all of you who participated in this year's election, and hope that you who did not or were unable to participate will become engaged next year. It is important to be involved in your community and your investment. If you have some additional time, I recommend you join one of our committees, which restart for the year in July, or consider running for the Board of Directors. Member participation is vital to the strength of the PMCPOA.

I would like to take a moment to focus on the staff of our Association. As a member, I knew we had employees who go about their job and work for us. They are good people who would give me a wave

as I would pass by, and I probably did not wave back. There were times while I slept soundly at night in my warm house, while they were out there monitoring the roads or lowering a snow blade in less-than-desirable conditions. On weekends, staff set up chairs for meetings and put up dance floors.

I certainly never said "Thank You" enough for all of that. In my role as a director, I became more aware of the staff's duties and responsibilities, how their jobs changed from one day helping with golf course to another day cutting a tree or painting a deck rail, or even making a new bar top outside the bistro. At other times, they were trying to fix a leaky faucet or muck out a stable. Some even waited on me in the Bistro and Lounge, usually with a smile even when short-handed. I had an idea of what it costs to employ them, and I began to get an idea of what it takes for them to get here from off the mountain to fulfill their obligations. As Board Chair, I learned plenty. The depth of their knowledge in their

craft is good. The size of their hearts is remarkable when giving someone a break on a citation or in their willingness and patience in diligently serving members with unrealistic expectations or interesting questions. I was privileged to see them in action in the past year from a different perspective, and I thank them all for their work. By the way, the yellow film on the trees and floating through the air during early June was not fire-retardant or bark beetle spray. It was tree pollen my friends, and we will note that in the May Condor for next year to remind people of this annual occurrence. The office staff is still smiling about those calls.

In the past year, the Board has worked hard for the entire POA as a whole, and not just a chosen few. While we had our differences at times, we were a good team. Decisions ultimately were decided upon by looking at the bigger picture, which included even a couple of years down the road.

'CHAIR' Continued on page 11

PMC Board of Directors Meeting Highlights

Karin Shulman, Recording Secretary

These are highlights of the Board of Directors open meeting of June 18, 2016. Complete minutes are available at the Business Office or online at www.pinemountainclub.net after their approval at the next Board meeting.

Chairman Dilibert called the meeting to order at 10:05 a.m. Eight Directors attended: Stephan Bates, Gary Biggerstaff, Sandy Browne, Susan Canaan, John Dilibert, Mike Glenn, Garry Kemmer and Tom McMullen. Doug Wilde was excused. Also present were General Manager Rory Worster and Recording Secretary Karin Shulman.

The Board approved the Consent Agenda of the Board of Directors' meeting of June 18, 2016, which included the Board of Directors Regular Open Meeting Minutes of May 21, 2016. There were no com-

mittee applications. The Board acknowledged receipt of "Committee-Approved Committee Minutes for Board Review." There were three (3) approved Environmental Control Committee Project Recommendations and one (1) Cottage Industry Permit.

Chairman Dilibert presented the Chair's report.

General Manager Worster presented the General Manager's report.

Director McMullen presented the Treasurer's report.

UNFINISHED BUSINESS:

None

BOARD ACTION ITEMS:

NEW BUSINESS:

APPROVED RESOLUTION #01-06-18-16, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors' approve repair of Reserve Study

item #1910, Gradall, not to exceed (NTE) \$7,663.31 from the Reserve Fund.

MOTION by Director McMullen, **SECOND** by Director Kemmer.

MOTION carried. Unanimously.

MOTION to ask Communication Committee to solicit needs/wants from administration and the committees regarding a new website. This information shall be provided to the Communication Liaison to bring to the Board at the September 2016 Board meeting.

MOTION by Director Browne, **SECOND** by Director Glenn.

MOTION carried. Unanimously.

The Board sent and received 29 items of correspondence this month.

The next Regular Open Board Meeting will take place on July 16, 2016, at 10:00 a.m. in the Condor Room.

The meeting adjourned at 3:47 p.m.

Treasurer's Report

Prepared by Todd Draa

Pine Mountain Club POA, Inc
Treasurer's Report and Y-T-D Financial Statement
Year to Date Through May 31, 2016

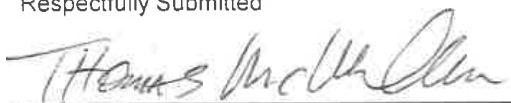
Operating Fund	Actual	Budget	Over (Under) Variance
Revenue			
Current Year Assessment Revenue	3,701,818	3,702,952	(1,134)
Operations/Maintenance	132,798	151,245	(18,447)
Social Activity	506,191	648,172	(141,981)
Interest Income (Operating)	1,884	5,500	(3,616)
Total Revenue	4,342,691	4,507,869	(165,178)
Operating Expenses			
Operations/Maintenance	2,722,101	2,856,430	(134,329)
Social Activity	1,087,126	1,207,478	(120,352)
Operating Projects	65,172	54,083	11,089
Designated Fund Projects	25,501	0	25,501
Worker's Comp Safety Incentive	0	0	0
Bad Debt Expense	68,550	55,050	13,500
Reserve Contribution	300,000	300,000	0
Total Operating Expenses	4,268,450	4,473,041	(204,591)
Net Operating Revenue Over Expense	74,241	34,828	39,413

	2015/2016 Assmt Billing	YTD Assessments Collected	YTD Assessments Receivable
Assessment Collection Update	4,039,584	3,924,584	115,000

Payroll Summary	Actual	Budget	Variance
Payroll Wages	1,567,725	1,610,517	(42,792)
Payroll Benefits	302,854	310,884	(8,030)
Taxes and Worker's Compensation	274,381	275,212	(831)
Total Payroll Expense	2,144,960	2,196,613	(51,653)

Reserve Fund Update	Beginning Balance July 1, 2015	Interest and Contributions	Less YTD Trnsfrs and Purchases	Ending Balance May 31, 2016
	2,354,709	317,368	219,748	2,452,329

Respectfully Submitted



Thomas McMullen
June 15, 2016

Operating Fund Cash Balance	1,644,671
Reserve Fund Cash Balance	2,452,329

-----General Manager's Update -----

Rory Worster

I would like to extend my sincere thanks and appreciation for the three outgoing Board members, Chair John Dilibert, Vice Chair Mike Glenn and Secretary Sandy Browne, and acknowledge the work they have accomplished while seated on the Board. Their service was a definite benefit for the membership at large. We are delighted that Director Browne has been elected to continue her service on the Board.

I would also like to take another moment to say thank you to our second-term Kern County Fourth District Supervisor, David Couch, and to all his staff for having one of the most involved and reachable supervisors' offices the Mountain Communities and PMCPOA have experienced in a very long time. Mark Salvaggio has been an instrumental part of the open and ongoing communications this community has enjoyed in the past four years. Mark, you will be missed but not forgotten. Enjoy your retirement.

Hazard Reduction/Safety

Just as with last year, we need to be hyper vigilant in our hazard reduction/brush clearance plans this year. The deadline was June 15, and we are in fire season right now, so the sooner you get your property in shape, the better off we all will be. Please remember: no open fires or fire pits; only barbecues are allowed outside. AND ABSOLUTELY NO FIREWORKS of any kind are allowed in PMC and the surrounding forest.

There will be one exception to the fireworks ban this year: The kind we show on a large screen with a sound system. Please join us on the Golf Course on July fourth for what I hope will be our second annual and ongoing Virtual Fireworks Extravaganza, presented by PMC's own Wes Rogers in cooperation with PMCPOA. With the improvements made over the past year and the huge success of the show last year, we expect to have some nice surprises for you. Flyers with details about the event

can be found in the lobby. We hope to see you all there.

The Fire Department has asked me to remind you about the importance of having address numbers for your property located in a visible place so the responding emergency teams can locate you should they be requested to do so.

Wildlife is out and about and very active. Please remain bear aware and ensure that you are not the one in the neighborhood who attracts these creatures in for a food fest. Snake sightings are also up lately. Patrol is equipped to respond to snake calls and will endeavor to catch and then relocate them.

Swimming Pool

The pool has been operating very well so far. Please remember: You must have a current member or guest card to use the pool. You must show the card when asked to do so by staff. Failure to provide the requested card will result in you being asked to leave the pool. Please do not give the pool attendants a hard time for doing their jobs; any abusive language and/or threatening actions may result in citations being issued.

REMINDER there are no lifeguards on duty. This means all swimming will be at your own risk. For swimmers ages 12 and under, direct parental or guardian supervision while at the pool is required, and a family pool waiver must be signed. This means that for our younger users, there is no drop off and go. Lastly, please remember to rinse off prior to getting into the pool, and remember to conserve water by keeping showers short and turning the water off when you're done.

Project Updates

We are filling cracks in some of our roads for the next three weeks; please slow down when passing the crews working on your roadways.

Roadway sealing will start on July 18th. The roads impacted will be all of Woodland from Mil Potrero Highway up, all of Dogwood and the Frontage Road

from San Moritz to Woodland. They will be setting up detours where they can, but for the most part, they will need to shut down one lane at a time for a few hours on two different days. A schedule is available and is printed on page 3 of this Condor. Please do not attempt to drive on the roadway or cross over it until it is opened up by the Maintenance Crew.

The golf course is looking very nice right now, but once again, there is not a lot of water to keep it that way. For those of you who have been up here for awhile, you know how light this past winter was, and the small snow pack we had melted off two full months earlier than we wanted it to. We will need to have a great winter for the golf course to remain as phenomenally green as it is right now. Again, we are at below the end-of-season level for water, and we very badly need several rain storms. We will continue to hold the upper lake as our reserve for firefighting.

Parcourse stations are going up along the walking trails. The first one will be pull-ups and stretching, and will be located across from the General Store. A total of 10 stations will be installed on the existing loop.

The Bistro is working well under the guidance of James Lewis, our new Food and Beverage manager. Look for his awaited new menu unveiling.

Upcoming Events

July 9th will be Community Appreciation Day. The event features a round table from 10 a.m. to 12 Noon featuring Supervisor Couch as keynote speaker, along with Kern County Fire Chief Brian Mar-

'GM' Continued on page 9

The editorial and advertising deadline for the August 2016 Condor is Monday, July 11, 2016.

'GM' Continued from page 8

shall, California Highway Patrol Officer Adrian Garcia, Kern County Director of Parks and Recreation Bob Larude and Matt Constantine, director of Public & Environmental Health for Kern County. A few more invitations are still out, so there could well be a few more surprises. Ford Music Machine will be out on the driving range tee box from 1-4 p.m., with City Beat playing for Concert on the Greens from 4:30 to 7:30 p.m. Bounce houses will be available for the young and the young at heart.

There are many summer camps happening this month; reservations are being taken in the office.

Water aerobics with Miss Fit is also in full swing. Passes are available for purchase in the office.

PMC Patrol Recap – May 2016

During the month of May, Patrol responded to 119 calls for service.

Observations and calls included in the following:

- Enforcement -- 36
- Public Assist -- 65
- Suspicious Incident -- 8
- Wildlife -- 10

EC Office Recap – May 2016

Construction Projects: EC Committee Recommendation

SFR -- 2

Variance -- 1

Garage – 2

Total of 5 projects

EC Officer Approvals of Minor Projects (No KC Permit Needed) -- 39 each

EC enforcement Letters Written – 40, resulting in one citation

Sierra Club Meeting

Liz Buchroeder

The Sierra Club's Condor Group of PMC is featuring "Yellowstone National Park," with Vicky Kraft, presenter.

The meeting takes place on Friday, July 1, and will address the challenges in protecting Yellowstone (thermal features, grizzly bears, white bark pine, climate change, tourists) in the digital age of tourism. It will also look at what makes Yellowstone National Park so special!

The program will begin at 6:30 p.m. in the Pool Pavilion at the PMC Clubhouse. We are starting one-half-hour earlier! Social time begins at 6:00 p.m. This gathering is free and open to the public.

For more information, call 242-0619.

Emergency Prep Committee Offering First Aid/CPR Class

The PMCPOA Emergency Preparedness Committee is sponsoring a First Aid/CPR class on Saturday, July 30th at 10:00 a.m. in the PMC Clubhouse. The cost of the class is \$25.00. Class size is limited. Pre-registration is required. The deadline for registration is July 23rd. To register, please call Dayne Yancey at 661-242-1094.

New Member Meet and Greet
Saturday July 23rd
1 to 3 pm
Condor Room

Join us to meet fellow community members, learn about our clubs and committees, and enjoy appetizers!

Community Picnics in Park Continue

The Thursday "Picnics in the Park" at Lampkin Park continue through the summer until the weather turns cold. Picnics start at 5:00 p.m. Bring a meat to cook, dish to share and your own table service. Come out and enjoy the great food and visiting with your friends and neighbors.

PROFESSIONAL SERVICES

Real Estate Agents

Jennings Realty/Jeff Mowry
www.jenningsrealty.org
(661) 242-4242/204-1732

Greg and Monica Brackin
(661) 242-2685

Professional Services ads are \$5 per line per month, two line minimum, when paid by the year. Otherwise, \$6

Tree Service/Arborist

Lewis W. Larmon
Tree Service Contractor
(661) 242-2979 (Lic. #852182)

per line per month. No refunds. The fee includes the name of your business and phone number. PMCPOA does not guarantee the accuracy of the information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.

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COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPOA welcomes your input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on PMC's website at www.pinemountainclub.net.

Thank you for your submissions to the Compliments, Concerns and Compliments Box. It takes a village to run a village, and your care and concern help keep PMC the wonderful place we love.

Look for responses in the Condor. Please be sure to include your contact information. While your name will not be published or posted, we don't respond to anonymous submissions.

If you have a concern that involves maintenance, sanitation or safety issues, or is of a confidential nature, please contact the Business Office immediately at 661-242-3788. Thank you!

COMPLIMENTS

- Great blues band for the Concert on the Greens. Please have them back.

Response: Glad you had a great COG experience. We will endeavor to provide good quality entertainment for these great events.

- Down from the Bay Area and had dinner Friday night. The meal was outstanding. I had the prime rib special, and my wife had the meatloaf special.

Response: Thank you for the great compliment on the food that is coming out of the Bistro Kitchen. We are very happy to see the huge number of kudos for the food and beverage staff and manager. More improvements are coming, so stay tuned.

CONCERNS

- Please remember to post the "Conserve Water" signs at the pool showers. As

usual, the kids use the showers as a playground, while the parents stare at their phones. I guess the concept of conservation has not gotten this far north yet. If we had all the water children have wasted in the 40 years I've been here, we'd have a surplus, not a drought, and we'd be in the water sales business. The lifeguards just stare at their phones too, and are not helpful.

Response: Thank you for bringing your concerns to us regarding the pool area. We have signs posted and staff has been directed to monitor the area and its activity. The showers should last no more than two minutes.

- Isn't there some sort of time limit on keeping these big, ugly storage units on one's property? There is one that has been in a driveway about a third of the way up Woodland for at least the better part of a year. There is also a big red diesel truck in a driveway, always, just a bit farther on Woodland. Please enforce our CC&Rs. This is wrong.

Response: We have received numerous inquiries regarding PODS and other temporary storage units. We agree that they can pose a nuisance after a period of time. Permits issued by our E.C. office are required in order to have a temporary storage unit on a property for any length of time. Those who do not follow this procedure and fill out the form are in violation of the E.C. Code.

COMPLAINTS

- I filed a complaint last summer about the dead tree pile behind the eighth tee and got no response. You are in violation of the association rules that require owners to clean up waste and the Environmental Control Code in that dead trees must be removed and the lot be maintained. The Association mandates these requirements be met or a fine is imposed. Until you meet



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'CCCs' Cont. on page 11

'CHAIR' Continued from page 6

It was the greater good that played into the thought process. There were times when what looked like a simple solution on paper and in print or on social media was not able to be successful in the realm of the mountain due to staffing, equipment, roads, supplies and legal requirements. I believe as a POA we have been fortunate to have such a wealth of knowledge on the Board, and certainly with our staff, to reason through the process. I want to thank the entire Board of Directors for their efforts and sense of duty to the job they were elected to.

I have never lost a game coaching from the stands. When you are on the Board of Directors, you put your undefeated win-loss decision-making record at risk. Three years ago, the Election Committee asked me to serve, and I answered the call, as did the fine men and women who served with me these past three years. When you are in the dugout or sitting on the sidelines with the clipboard and headset, the game changes. There are rarely do-overs. I was fortunate to serve with some darned good people. I wish them all the best in their future endeavors and thank them for a job well-done.

'CCCs' Cont. from page 10

these requirements, you should be fined at the rates indicated in the fine/penalty schedule. The Association should be held to the same requirements as members of the Association.

Response: Thank you for the note. We are aware that we have both processed wood chips for use on Association property and a large amount of sectioned timber used by the Association on the golf course. We are in the process of preparing another area of the Association that is more suitable for the storing of these resources. We have a few large projects in the works; as soon as we can repurpose our staff, you will see better progress on this area.

- Have the inside band outside! It's much too loud! We can't function or talk!

Response: The decibel levels of bands performing inside are monitored; we apologize if the band was too loud on this occasion.

'SWOT' Continued from page 1

cess to ensure compliance; a fine collection process using the courts when necessary; a stepped-up enforcement schedule; and publicity to alert members to frequently violated rules.

2016 member SWOT issues: It was clear on the survey that members appreciate the plan of enforcement that is in place, but a substantial percentage do not think the plan is being followed nor is it effective.

Recommendation: The issue may be, at least in part, perception. Enforcement may be taking place, but members think it is not. Members do not fully understand the limitations on the Association when it enforces the Governing Documents. Members do not understand the length of time it takes to gain full compliance. That said, more can be done to educate members and inform them of progress in enforcement. A suggested course of action is a limited change in procedure and policy wherein infractions, citations and enforcement sanctions can be listed in a "police blotter" column in the Condor using lot and tract identifiers only. There is precedence for using lot and tract in identifying assessment delinquencies.

An additional approach that could be explored is to use a double-blind case num-

ber so that complainants could determine if progress is being made on the infraction they have reported. Another approach to educating members who register a complaint about an infraction would be to give them a written summary of the entire typical enforcement process including potential timelines. This may help to reduce the feeling that "nothing is being done" when immediate results are not forthcoming. More communication about improvements in the Association's enforcement practices and successes in gaining compliance could also be generated by a "state of the Association" presentation at the fiscal year. Where specific evidence points to actual slack enforcement, see the next entry.

2010 plan outcome: Environmental Control Code enforcement.

The Association has approved a new Environmental Control Code that improves its stewardship of the environment and the conservation of natural resources within the development. Specific provisions that address this issue include: lighting that is required to be designed to control glare, prevent light trespass onto adjacent areas and minimize direct upward light emission; a tree replacement requirement that each tree and shrub removed from any lot or Asso-

'SWOT' Continued on page 13

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'COMMITTEES' *Cont. from page 1*

by the Board. This charter shall set forth the committee's purpose, authority and responsibility. It may provide a limitation to the number of members on the committee if the Board deems that to be required for an efficient operation of the committee.

19.03: Each ad hoc committee shall be established by an enabling resolution adopted by the Board. This resolution shall (1) state the specific purpose or purposes for which it is established, (2) direct the committee to carry out specific duties or activities, (3) specify the length of time granted to it to accomplish its purpose and (4) appoint its members. The Board may, but need not, specify the maximum number of members on the committee and/or extend or reduce the time allowed to the committee to complete its tasks or terminate its existence.

19.04: The Board chair shall appoint a director to act as its liaison with each committee.

That director shall act as advisor and Board resource to the committee and shall be a conduit for communication between the committee and the Board. The liaison may facilitate committee discussion and decisions by a) calling attention to past Board actions when they are relevant to the current matter; b) be alert to proposed committee action that might be in conflict with the governing documents; c) urging consistency with Board policies and actions.

19.05: Every meeting of a committee shall be open to any member in good standing of the Association. Any member

attending a meeting shall be allowed to speak at that meeting provided that, at the chair's discretion, this can be done without preventing the committee from completing the work required of it at that meeting.

19.06: A member of a standing committee may be removed from the committee by a majority vote of the Board or at the request of the chair of the committee when the member has missed three unexcused meetings in one calendar year. A member of an ad hoc committee may be removed from that committee at the Board's discretion.

19.07: To become a member of a committee, a member shall submit an application stating that person's name, lot and tract numbers, the reason for desiring membership in the committee and whatever qualifications the applicant wishes to state. Each committee member desiring to be reappointed to the committee at the end of a fiscal year shall submit a new application each June. The Board approves all committee members.

19.08: Each committee shall choose its own chair and secretary and any other officer wished by the committee.

19.09: Each committee shall meet regularly at a designated date, time and place and keep the Association apprised of its schedule. If the committee regularly meets less often than once a month or goes dark for any extended period, it shall notify the Board of that fact in writing. The chair of a committee has the authority to cancel or reschedule any meeting provided that the majority of the members agree or a quorum more than 50% of its members cannot be obtained.

19.10: A committee shall not have any authority to act on its own. A committee can only make recommendations or reports to the Board or answer questions submitted to it by the Board or by another committee.

19.11: A committee shall keep minutes of each of its meetings and submit those minutes after approval to the Board for acceptance.

A. Minutes are intended to capture conclusions, decisions and direction (if any) of the meeting. Minutes shall contain a record of action with regard to items of business on the agenda, not what was said by the committee members and guests at the meeting. In most cases, one page of minutes should be adequate.

B. Minutes are to reflect the meeting and not the individual feelings or opinions of the elected, appointed or temporary secretary.

C. Minutes may be handwritten if typing is not available. To facilitate copying, 8 1/2 x 11 paper is preferred.

D. Minutes will include the following information:

1. Type or kind of meeting: Regular, special, emergency, etc.
2. Name of committee.
3. Date, time and place of the meeting.
4. Officers, committee liaison, members and guests present for the meeting including names of acting officers in the absence of elected officers.
5. Record of approval of previous meeting minutes including date of and any amendments or corrections to said minutes.
6. Each item of business will be presented in a separate paragraph.
7. All action items will reflect the disposition of the item of business, whether approved, amended, withdrawn, continued, etc.
8. Date, time and place of next meeting.
9. The last paragraph should note the hour of adjournment.

E. In order to ensure that the directors

'COMMITTEES' *Cont. on page 13*

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'COMMITTEES' from page 12

have sufficient time to review the minutes before a Board meeting, minutes need to be submitted by noon on the Wednesday before the Board of Directors meeting. (This usually falls on the third Wednesday of the month prior to the Board meeting, which takes place on the third Saturday of the month). An exception is made at this time to allow the Budget and Finance Committee to submit their minutes by noon on the Thursday before the Board of Directors meeting.

F. Minutes may be submitted in person at the Business Office to the receptionist or electronically to: minutes@pmcpoa.com.

19.12: No committee member shall speak or otherwise communicate to the members of the Association or the general public as a committee member unless that member has been given the authority to do so by a majority of the committee's members. Any committee member speaking or otherwise communicating to the members of the Association or the general public as an individual shall state this fact clearly.

19.13: Special meetings of a committee may be called by the chair or by two committee members. Not less than four days' notice of the time, place and reason for the meeting shall be given to all committee members and the Board liaison, and will be posted on the lobby bulletin board. An emergency meeting may be called only by the chair or, in the chair's unavailability, the vice chair upon the giving of not less than 24 hours' actual notice to members, the Board liaison and other involved persons.

19.14: Prior to each meeting, a written agenda shall be distributed to each committee member and the Board's liaison.

19.15: No recommendation or report shall be submitted by the committee to the Board, another committee or to a member of the Association unless a majority of committee members concur with it at a meeting or by some other method of communication prior to its submission.

19.16: The chair of a committee shall control its meetings in accordance with Robert's Rules of Order.

19.17: The general manager is authorized by the Board of Directors to support

the committee to the extent defined in the committee charter or enabling resolution. Committee members may not instruct staff to perform tasks without the consent of the general manager.

'SWOT' Continued from page 11

ciation property shall be replaced as determined by the Environmental Control Officer; a prohibition against any activity on Association property that injures, erodes or scars the area or the destruction or removal of any tree, shrub or other vegetation; protection of native species that requires vegetation on any lot to be planted and maintained in such a manner as to prevent or retard erosion and to encourage the growth of indigenous ground cover; and home design restrictions that encourage homes in which the structure blends in with the natural environment.

2016 member SWOT issues: While 65 percent of respondents consider the new code to be a strength, a considerable minority were split three ways in responses between a threat, an opportunity, and a weakness. The comments from respondents reflect the same criticisms made to the plan outcome on rule enforcement. Members stated that the rules on lighting and other sections of the code need to be communicated more thoroughly and more often, and that little to no enforcement is being done. Many felt the tree replacement policy conflicts with a good fire prevention practice of having defensible space. Instead of requiring tree replacement, some asked about allowing replacement with drought-tolerant ground cover.

Recommendation: The Association should re-start the previous proactive "selective enforcement" policy in which one section of the code is in focus for a period of time and staff is directed to look for and cite those infractions until compliance is evident. In the case of lighting, staff should be directed to work for a period of time at night. Do not ignore lighting violations by the water company and other commercial entities. At the same time, increased education on the new code needs to be emphasized. The Association may need to re-evaluate the tree replacement

provision contained in the code in light of the drought and the high number of dead trees in the development. It may be useful to reach out to members with surveys on specific issues in the code.

2010 plan outcome: rules enforcement, noxious activities and noise.

To maintain a peaceful environment, loud music and noisy activities on members' properties are controlled by enforcing the established rule against noxious activities contained in the revised Environmental Control Code.

2016 member SWOT issues: A significant majority of respondents indicated they felt strongly that the rule is a strength. In written comments, the common theme is similar to the responses from the first outcome on overall enforcement. Even though there are rules, enforcement is not taking place. Several members have had to deal with noisy and loud neighbors or hear loud noise coming from the Commercial Center. There is a continuing issue with barking dogs in which the owners are doing nothing and allowing them to continually bark. There is the impression that calling Patrol does not help the situation. Respondents feel that there needs to be a strong education process for renters and new home owners on the rules. Finally, there is concern about retreats and party houses, situations in which the attendees do not follow the Associations rules.

Recommendation: Continue the new quarterly orientation sessions for new members and renters in an effort to educate all residents about rules. Coordinate with the CPOA and the merchants in an outreach to both short- and long-term renters. Provide pamphlets to real estate agents. Enforce the Environmental Code and rules on noxious activities to eliminate retreats and party houses. Explore other legal recourses in an effort to eliminate party houses.



Fitness Schedule

Tai Chi • 9:30-10:30 am
Monday . Wednesday .
Friday

Gentle Stretch •
9:30-10:15 am . Tuesday .
Thursday

PMC Yoga & Pilates •
10:15-11:00 am . Tuesday .
Thursday

**Classes in PMC
Clubhouse**
Check the office for fees.

Recreation Room Hours:

11 am - 6 pm
Every Day
Through Summer
Break

Arts & Crafts
Wednesdays
3-5 p.m.

Entertainment Line-Up:

Saturday Nights
7 to 11 p.m.
(unless otherwise
noted)

July 2 -- Primal Force
(Classic Rock &
Country)

July 9 -- Boys Nite Out
(Classic Oldies, Rock,
Blues)

July 16 -- Jim Moon
(Wide Range of
60's-80's Styles of
Music)

July 23 -- Tsunami
Surfers (Mix of Rock,
Oldies and Country)

July 30 -- Rich Herman
Band (Mix of Rock &
Motown Soul)

Sunday Jams:

July 3 & 17
2-5 p.m.

Menu available from Bistro

Celtic Jam: 6-9 p.m.
Every Tuesday night

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music and have fun.

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Bridge . Condor Room

Tuesdays

10 am . WOW . Pool
Pavilion

6-9 pm . Celtic Jam .
Condor Room

Wednesdays

12:45-4:00 pm . Bridge
. Condor Room

Thursdays

11:30 am . Skins Golf
7 pm . Garden Club
Pool Pavilion (2nd
Thursday)

Fridays

6 pm . Amateur Radio
Club . Pool Pavilion .
(3rd Friday)

Saturdays

7 pm . Music . Lounge

Sundays

2-5 pm . Sunday
Jams (2x per month) .
Lounge

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COMMITTEE MEETINGS

**All committee meetings are open to
PMCPOA members in good standing.**

Friday, July 1 (First Friday)

8:30 am **Greens and Ground** Golf Shop
2:00 pm **Environmental Control** Condor Room

Saturday, July 2 (First Saturday)

9:00 am **Governing Documents** Pool Pavilion
1:00 pm **Planning** Pool Pavilion

Thursday, July 7 (First Thursday)

10:30 am **Recreation Committee** Lounge

Saturday, July 9 (Second Saturday)

DARK Equestrian Committee Pool Pavilion
DARK Emergency Preparedness Condor Room
10:00 am **Communications** Pool Pavilion
DARK CERT Condor Room

Wednesday, July 13 (Wednesday Before Board Mtg)

5:00 pm **Finance & Budget** Pool Pavilion

Saturday, July 16 (Third Saturday)

10:00 am **PMCPOA Board of Directors Mtg.** Condor Rm

Transfer Site Hours:

8:30 a.m. - 5 p.m.
Every Day
Open Until 7 p.m.
Thursdays

Bistro Hours

Monday-Sunday
8 a.m. - 2 p.m.
Friday-Saturday
Dinner 5-9 p.m.
Sunday
Dinner 5-8 p.m.
Bistro -- 242-2233

GUILD ACTIVITIES

Every Monday

9-3 . Lace Guild . Pool
Pav

Second/Fourth/Fifth Wednesdays

9-3 . Quilt Comfort Zone .
Pool Pavilion

First Thursday

6:30 pm . Quilt Guild
Business Meeting . Pool
Pavilion

Every Friday

9-3 . Quilt & Chat & More
Pool Pav (9-1:30/3rd Fri)

First/Third Saturdays

1-4 . Knitting Guild .
Condor Room