

# Rules Regarding All Rentals

*By Bill Lewis II, PMCPPOA Board Chairman*

The association implemented rules pertaining to long-term and short-term rentals (STR's) over one year ago. Since then, we have responsible members operating rentals who have complied with the rules, and we have members who do not. We have owners who have failed to register their rentals. We are seeking compliance with the rules regarding all rentals.

The information now being published in this newsletter and distributed to all members serves as a notice to any owners operating or considering rentals to read and understand Article 22 of the Association Rules and also serves as both a request that members comply with these rules and a warning that citations will be issued for non-compliance. "I didn't know the rules" is no longer a valid excuse.

Here are the most frequently violated rules:

**Rule 22.02 - Owners are required to register their long-term or short-term rental(s) with PMCPPOA.**

**Rule 22.02 and Civil Code 4740(c) - Owners are required to submit to PMCPPOA in advance of occupancy the name of the person renting their STR, contact information of renter and dates of occupancy.**

**Rule 22.03 – Owners of STR's are required to pay an annual permit fee to PMCPPOA.**

**Rule 22.03 (c) - Owners of STR's are required to obtain from Kern County a Transient Occupancy Tax certificate and submit a copy to PMCPPOA.**

**QUESTION: Who do I contact if I have a neighbor that is renting his or her residence as a hotel or vacation home but I do not believe they are collecting and/or remitting the Transient Occupancy Tax?**

**ANSWER: Contact the Kern County Treasurer and Tax Collector via phone (661) 868-3490 or [kerntot@kerncounty.com](mailto:kerntot@kerncounty.com) and provide as much information as possible (i.e., address, owner's name and contact information).**

You may access Article 22 with the Association Rules on the PMCPPOA website at <https://pinemountainclub.net/web/pages/pmcpo-governing-documents>.

**the Condor**

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

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**Kern Fire Safe Council  
Want to help make PMC a  
fire-resilient community?  
Learn more on page 4!**



# the Condor

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

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Check out PMC's website at [www.pinemountainclub.net](http://www.pinemountainclub.net)

## Notice of Special Open Board Meeting Saturday, March 13, 10am Budget Discussion Via Zoom

Please see Draft Summary Budget, page 11

## Happy 50th Anniversary Pine Mountain Club!

As part of an ongoing celebration of Pine Mountain Club's 50th birthday this year, we will continue to recognize the people, places and events that make our community special with stories, history and other information in the Condor.

Most will agree that one of the best things about living in or visiting PMC is the beauty of the surrounding mountains. Pine Mountain Club is situated in the Los Padres National Forest within the San Emigdio Mountains, which are a part of the Transverse Ranges of Southern California. According to Wikipedia, "The San Emigdios link the Tehachapi Mountains and the Temblor Range, and form the southern wall of the San Joaquin Valley. The range is named after

*'ANNIVERSARY' Continued on page 8*

## Election Filing Deadline is 3/26

The filing deadline for potential PMCPOA Board of Director candidates is Friday, March 26 at 5 p.m. Please note that this is two weeks earlier than in previous years in order to conform to the voting process calendar of the California Civil Code. Members may nominate themselves by submitting a Letter of Intent at the PMCPOA business office. A member nominating another member must first obtain the written permission of the nominee. For a complete listing of requirements and procedures on running for a seat on the Board, please call the office, or visit the PMCPOA website "Governing Documents" page.

## Our World of Nature

### Mil Potrero Wetlands

By Lynn Stafford with Liz and Bill Buchroeder



Photo 1: Clematis on wild rose; arroyo willow in background

We have a very unique and special resident here in PMC. It has probably been here for thousands of years. And there is not another one like it for close to 100 miles from here.

This is not a person, not an animal or even a plant. This is an ecosystem -- the Mil Potrero Wetlands. Several of our green belts contain portions of this unique ecosystem. The easiest way to see it is to drive along Mil Potrero Highway between Woodland Drive and Nesthorn Way. This time of year, it does not look like much; in fact, it looks like a dirty mess of dried brown vegetation.

Some folks worry this might start a wildfire. However, the truth is, this would be the last type of vegetation in our community to burn. Some of the dead material visible are stems of last year's virgin's bower (Clematis), a vine that grows over woody bushes (Photo 1). In this area next to Mil Potrero Highway, it has

*'NATURE Continued on page 3*

## Mountain Lions Live in PMC, Too

Patrice Stimpson, PMC Patrol Chief

One of our members was recently walking his small dog (off-leash!) at around 1 a.m. on Maplewood Way. The dog was only 8 feet behind it's owner when a mountain lion jumped on it in a split second, pinning it down. Instinctively the owner ran, yelling at the cat, which was enough to cause the cat to let go and run off. The dog was extremely lucky to get off with one claw puncture in it's back. The cat never had it in his mouth.

This large male cat has been around PMC for several years, and we think he has taken other pets in the past.

PLEASE keep your dogs leashed AT ALL TIMES if for no other reason than it's own safety. This is also an Association rule, and a Kern County ordinance. DO NOT let dogs outside unattended between dusk and dawn (or house cats) -- this is also an Association rule designed to keep your pets safe. Please don't make the mistake of thinking your pets are safe on a deck or big enough to fend off a wild predator -- they are not!

## Time to Spring Clean for Safety

*PMCPOA Emergency Preparedness Committee*

### **SPRING CLEANING**

Daylight Saving Time begins on Sunday, March 14, and it will once again be time to “spring forward.” This is also a good time to check your smoke alarms and carbon monoxide detectors. Test your alarms once a month by pushing the test button, and replace batteries once a year when you change your clocks.

Spring is a great time to clean out a lot of areas of your home, including your medication cabinet, your garage and your cleaning products.

### **SPRING CLEAN YOUR MEDICINE CABINET:**

- Check expiration dates on the prescription and over-the-counter medications. Do not throw them in the trash or flush them down the toilet. Put them in a bag and check with the local Sheriff’s Department (245-3440) on where to dispose of them. Or take them to a pharmacy with a medications collection box. Bring: products in their original prescription packaging, pills, tablets and capsules, creams, ointments, lotions and powders, inhalers and nebulizer solutions and liquid medication less than 4 oz. Do not bring: Controlled substances, sharps (razors, needles, knives, etc.) or liquid medicines over 4 oz.

- Check make-up and personal-care products. The shelf life of most products after opening is eight months or so.

### **SPRING CLEAN YOUR GARAGE AND CLEANING PRODUCTS:**

- Get rid of old and unwanted bug killers, paints, automotive supplies, lawn and garden pesticides, cleaners, degreasers and fluorescent and CFL light bulbs. Hazardous products that say CAUTION, WARNING, CORROSIVE, DANGER OR POISON on the label cannot go in the trash. Take these to a Hazardous Waste Collection Site.

**The next Household Hazardous Waste Day at the Lebec Transfer Station is Saturday, March 27, 9 a.m. to 1 p.m.**

Accepted Materials -- Batteries, motor oil, paints, light bulbs, sharps, pool chemicals, automotive products and more.

Rules to Follow:

- Label all containers.
- No leaking containers.
- Do not mix waste.
- Transport no more than 15 gallons or 125 pounds of waste per trip.

***Please help us to save trees and keep our costs down substantially by allowing us to email all of your member notices and your monthly Condor to your email address. Simply email me at gm@pmcpoa.com and we will add your email address to your member account.***

***Thank you, Karin Shulman, GM***

## the Condor

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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.

**'NATURE'** *Continued from page 1*

clambered over wild rose, choke cherry and willows (Photo 2). All of these bushes look dead now in the winter. They are very much alive, and their stems are green inside. Within a few months, this whole plot of well-watered vegetation will be vibrant with green and other colors.

These wetlands consist of four basic types of habitat. There are running small streams (Photo 3), wet meadows dominated by rushes (Photos 4 & 5), thickets of Arroyo willow, wild rose and other bushes (Photo 6) and a few patches of riparian woodlands including red willow and Fremont cottonwood (Photo 7). Before the development of PMC starting in the early 1970s, cattle grazing occurred in the meadows. Ernest Twisselmann, author of the *Flora of Kern County, 1967*, wrote "... prolonged heavy grazing has greatly accelerated natural erosion processes and the meadows are being rapidly cut through with ditches that are draining the subsurface moisture and changing the wet ciene-gas to dry meadows [and leading to] a deep dry canyon bottom."

The building of PMC had two profound effects on the wetlands. A small portion of the wetlands was drained and filled to build the golf course and the Clubhouse. Grazing in the wetlands was halted. So, a small portion of the wetlands was converted to other uses, and the majority was, and is, being allowed to recover and flourish. In California, approximately 95% of the State's wetlands have been degraded

**'NATURE'** *Continued on page 14*



**Photo 2: Clematis over wild rose, choke cherry and willows**

**Photos by Bill Buchroeder, Charlie Hall, Liz Buchroeder, Lynn Stafford and Randy Cushman**



**Photo 6: Dense Arroyo willow forest**



**Photo 3: Stream within wetlands**



**Photo 4: Wetland landscape with goldenrod in foreground**



**Photo 7: Fremont cottonwood**



**Photo 5: Wetland landscape**



**Photo 8 (right): Jim Whitener Tree**



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# You Can Help Make PMC a Fire-Resilient Community

*Kern Fire Safe Council*

Hello Pine Mountain Club! You can make PMC a fire-resilient community by reducing our risk of the impact of wildfire. The Kern Fire Safe Council was created in 2020, (at least something good came out of 2020!) by combining the efforts of the Kern River Valley, Tehachapi and our own Mt. Pinos communities to work with county, state and federal agencies to promote fire safety.

Fire Safe councils are grassroots

nonprofit organizations whose goal is to educate the public on fire-safety practices. Wildfire is inevitable, but it needn't be catastrophic if we work together to harden our homes, create defensible space and take measures to protect ourselves and our neighbors in advance of fire.

Living in the forest is a choice we made. Keeping it green and full of life is our responsibility. Working together as a community makes it easier.

Check out our webpage at kernfiresafe.org. Like us on Facebook at kernfiresafe.org. We're on Instagram @kernfiresafe. Then sign on to be part of the Mt. Pinos Chapter or the Kern Fire Safe Council. You have what we need to succeed.

## Defensible Space Webinar

*KFSC & KCFD with SCE*

**March 23, 2021, 5 -6 pm**

**Facebook Live: kernfiresafe**

**Call 661.246.3955 or Email to info@kernfiresafecouncil.org**

**Or catch the rebroadcast at kernfiresafe.org**

Remember, when it comes to wildfires, we are never out of the woods. We live in the forest!

## Members: Please Take the Strategic Plan Survey

The Planning Committee has put together a new 49-question survey for use in developing the Five-Year Strategic Plan. The survey is for members only, and is used to assess what the needs are here in PMC. The multiple-choice questions range across a multitude of topics affecting the community and the PMCPOA.

Your answers to these questions will help provide the foundational data that will be used to write the next Five-Year PMCPOA Strategic Plan. This plan will inform how PMCPOA addresses the various issues facing the community. It is critically important, and it starts with your answers on this survey.

Please visit the PMCPOA website (Members' side) at pinemountainclub.net/group/pages/legal-notice to take the survey, or visit the Survey Monkey website directly at surveymonkey.com/r/9GSSSN3. The survey should take 15-20 minutes to complete.

If you prefer a hard copy of the survey, please call the Business office at 661-242-3788 to request that it be sent to you, then return it to the business office when completed.

### **Please Pick Up After Your Pet**

*Please be considerate and pick up after your dog. The association office has been getting lots of complaints about dogs doing their business in other people's yards, on the street, on walking paths, etc. Please take along a bag when you are out walking your dog. Thank you.*

**Golf Course and Pro Shop Open  
9am to 5pm  
Every Day  
661-242-3734**

**The editorial and advertising deadline for the April 2021 Condor is Monday, March 15.**

**Lilianna West**  
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The Native Plant Garden in January

## Native Plant Garden Donation Information

Susan Amon

While the Native Plant Garden is dormant, we hope to sprout new donations to finish the split-rail fencing around the garden. We're taking donations of used split-rail fencing, as well as monetary donations, to purchase new rails and posts. If you have fencing you'd like to donate, please email us at [lockhartgarden@frazmtn.com](mailto:lockhartgarden@frazmtn.com) and we'll arrange to pick it up. To make a monetary donation, please donate at <https://gofund.me/c95a3c9a>.

**Ellie Melili**  
DRE# 01301719  
Real Estate/Property Management/Vacation Rental Specialist  
**818-983-9689**

Dear Homeowners,

My name is Ellie Melili with Direct Listing Services. I have an extensive background in real estate and property management. (20 years in real estate and 12 years in property management).

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[elliemelili@gmail.com](mailto:elliemelili@gmail.com)

## Condor Cafe Hours

Indoor Dining

Still Closed

Take-out/Curbside  
Pickup Available

Breakfast and Lunch

8 am to 2 pm

Wednesday thru Sunday  
Dinner

Thursday (Special)

4 to 7:30 pm

Fridays and Saturdays  
4 to 8 pm

**Please place your food order at 661-242-2233 and then call us again when you are in the parking lot and your food will be brought out to your car.**

Home delivery is offered for \$2 when weather permits. Once it gets icy and/or snows, the delivery option stops. Delivery is only available for dinners, starting at 4pm Thursday – Saturday.

**661-242-2233**

## Save the Date

The next blood drive for Houchin Blood Bank will be on Thursday, May 13 from 10am-2pm in the PMC Clubhouse parking lot. Details coming soon.

# A Message from the Chairman

Bill Lewis II  
pmcboard@pmcpoa.com

The Planning Committee has completed the member survey, and it is now available to take online or you can contact the office for a hard copy. We



encourage all members to take the survey and fully participate with input. The purpose of the survey is to assist us in preparing the next 5-year Strategic Plan on schedule to be presented this coming July.

The age ranges on the survey help us determine the demographic makeup of our community to address current and potential services and amenities.

The survey also includes questions about options for limitations and restrictions on rentals. We are required by a new law to make a decision on how we will

proceed and amend our governing documents to comply with the law or be subject to violation. The board believes it is an important issue and requests input from members before reaching a final decision.

Two committees – Recreation and Equestrian – were temporarily suspended for four months and their meetings postponed. Staff has been conducting much of the work that is chartered to these committees. This action was not intended to stop member participation. Equestrian is looking to reorganize and consider becoming a club. Recreation has been inactive since COVID and recreation-related activities and events have not been held and are not anticipated to resume until pandemic restrictions are lifted.

The local newspaper recently pub-

lished an article based on rumors rather than facts regarding the application process for the new general manager position. A simple fact-checking phone call to the current general manager could have dispelled the rumor that I applied to be the new general manager. The rumor is not true. Unfortunately, the failure to fact-check allowed the author to then supplement the rumors with what some members are calling false, disparaging speculations about the process, clearly attempting to undermine the credibility of the board and its chairman. Whatever happened to journalistic integrity and fact-based reporting?

The budget process for the next fiscal year continues with an open budget meeting for the board and members to be held

**'MESSAGE'** *Cont. on page 15*

## PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of February 20, 2021. Complete minutes are available at the business office or online at [www.pinemountainclub.net](http://www.pinemountainclub.net) after their approval at the next board meeting. In the regular open meeting, Chairman Bill Lewis II called the meeting to order at 10:00 a.m. Nine directors attended: Cam Acosta, Richard Ballard, Steve Burkett, Philip Gabriel, Tony Harmon, Peggy Hoyt-Voelker, Chairman Lewis II, Ellen McClellan and Phyllis Throckmorton. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

The board acknowledged receipt of the committee minutes. There were zero (0) committee applications for approval. There was one (1) Environmental Control Committee project recommended and zero (0) cottage industry permits.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Throckmorton that the agenda for the Board of Directors Meeting of Feb. 20, 2021 be adopted. **MOTION carried.**

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director McClellan to approve the draft minutes of the Board of Directors

Regular Board Meeting of Jan. 16, 2021. **MOTION carried.**

Chair Bill Lewis II presented the Chairman's report. General Manager Karin Shulman presented the GM's report. Director Cam Acosta presented the Treasurer's report.

**MOTION** by Director Acosta, **SECOND** by Director Burkett to ratify the Association's Jan. 2021 financials in accordance with Civil Code §5500 and §5501. **MOTION carried.**

### BOARD ACTION ITEMS:

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**WITHDRAWN - MOTION** to approve **RESOLUTION #01-02-20-2021**, suspension of the Communications Committee, pending re-evaluation of the committee in the 2021-2022 fiscal year.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve **RESOLUTION #02-02-20-2021**, suspension of the Equestrian Committee pending re-evaluation of the committee in the 2021-2022 fiscal year. **MOTION carried.**

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Burkett to approve **RESOLUTION #03-02-20-2021**, suspension of the Recreation Committee pending re-evaluation of the committee in the 2021-2022 fiscal

year. **MOTION carried.**

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Acosta to approve Business Policy D-16 (Contracting). **MOTION carried.**

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve Business Policy E-11 (Association Expenditures Over \$10,000). **MOTION carried.**

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gabriel to delete Business Policy E-16 (Multi-Department Costs). **MOTION carried.**

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director McClellan to approve Business Policy E-25 (Capital Reserve). **MOTION carried.**

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director McClellan to approve Business Policy H-13 (Disclosure of Interest). **MOTION carried.**

The board sent and received 17 items of correspondence.

The next Special Open Board Meeting, the Budget Meeting, will take place on March 13, 2021 at 10am via Zoom. The next Regular Open Board Meeting will take place on March 20, 2021 at 10 a.m. via Zoom.

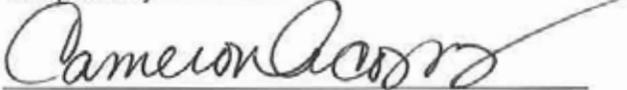
Meeting adjourned at 11:10 a.m.

# Treasurer's Report

Pine Mountain Club POA, Inc.  
Treasurer's Report  
As of December 31, 2020

	Actual	Budget	Over (Under) Variance	
<b>Revenue</b>				
Current Year Assessment Revenue	2,316,634	2,313,366	3,268	
Operations/Maintenance	151,279	91,310	59,969	
Social Activity	256,354	363,825	(107,471)	
Interest Income (Operating)	10,254	18,600	(8,346)	
<b>Total Revenue</b>	<b>2,734,521</b>	<b>2,787,101</b>	<b>(52,580)</b>	
<b>Operating Expenses</b>				
Operations/Maintenance	1,962,517	2,163,161	(200,644)	
Social Activity	423,598	591,258	(167,660)	
Operating Projects	7,812	51,417	(43,605)	
Designated Fund Projects	268,632	291,729	(23,097)	
Reserve Contribution	228,000	228,000	0	
<b>Total Operating Expenses</b>	<b>2,890,559</b>	<b>3,325,565</b>	<b>(435,006)</b>	
<b>Other Operating Transactions</b>				
Additional transfers to Reserve fund	(121,895)	(121,895)	0	
Assets purchased	(9,719)	0	(9,719)	
Foreclosed Lots transferred to Property	(800)	0	(800)	
<b>Total Other Transactions</b>	<b>(132,413)</b>	<b>(121,895)</b>	<b>(10,518)</b>	
<b>Total Change in Operating Fund</b>	<b>(288,452)</b>	<b>(660,359)</b>	<b>371,907</b>	
<b>Payroll Summary</b>				
Payroll Wages	1,005,373	1,134,664	(129,291)	
Payroll Benefits	162,271	194,163	(31,892)	
Taxes and Worker's Compensation	132,322	153,492	(21,170)	
<b>Total Payroll Expense</b>	<b>1,299,967</b>	<b>1,482,319</b>	<b>(182,352)</b>	
	<b>Assessment Billed</b>	<b>Assessment Collected</b>	<b>Assessment Receivable</b>	<b>Assessment Receivable %</b>
18/19 Assessment Collection Update	4,231,452	4,230,582	870	0.02%
19/20 Assessment Collection Update	4,631,550	4,610,721	20,829	0.45%
20/21 Assessment Collection Update	4,628,342	4,530,280	98,062	2.12%
<b>Reserve Fund Update</b>				
	Beginning Balance July 1, 2020	Plus: YTD Interest and Contributions	Less: YTD Purchases	Ending Balance Current Period
	3,268,288	376,398	(463,380)	3,181,306
Operating Fund Cash Balance	2,619,309			
Reserve Fund Cash Balance	3,413,658			

Respectfully Submitted



Cameron Acosta / Treasurer  
January 16, 2021

**'ANNIVERSARY' Cont. from pg. 1**

'Emygdios,' an early Christian martyr, and is within Kern County. The highest point is San Emigdio Mountain at 7,492 feet. As with most of the Transverse Ranges, the mountains generally lie in an east-west direction." According to the U.S. Forest Service, the San Emigdios were formed as a result of movement, shifting and compression brought on by the San Andreas Fault, which runs through our area and is one of the world's largest vertical faults.

Because of the beauty of our mountain communities and its forests, it's no surprise that there have been many camps and campgrounds located in the region. As most know, we have our own campground right in PMC, and there are several campgrounds west of our community heading out toward Maricopa and Taft on Hudson Ranch Road and down into Quatal Canyon.

Janis Grimont, a PMCPOA member, shared a fun story about fond memories she has of visiting this area many years ago. "When my husband and I first visited PMC circa 1990, there was a feeling of 'deja vous' for me. It dawned on me that I remember attending a camp near here in the mid-1950s, and think it was called 'Piney' Mountain. Before you reach PMC, in the first valley you see prior to entering PMC, there are a few remnants of that camp. It may have been under the auspices of the YMCA in those days." She continues, "There was a scattering of small cabins, a main meeting/dining room, a corral with horses and an old swimming pool. It was a fun experience for 10 days, and a relatively short drive for the Santa Barbara kids that summer. Great memories! Little did I know I would be revisiting the area again after all those years."

Do you have a story or memory about the early days of Pine Mountain Club? Or is there an event or experience you've had here that you'd like to share in honor of this momentous year? We'd like to hear about it! Please email your stories to us for publication in the Condor over the next year. Email details or stories to [rwilde@pmcpoa.com](mailto:rwilde@pmcpoa.com). Thank you! We will look forward to your submissions.

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

*Karin Shulman*

Thank you to those who have been attending the Board meetings via Zoom. I have hope that sometime this year we will be able to have everyone attend in person. I look forward to opening the clubhouse, Condor Café for inside dining and hosting the Concerts on the Greens. I, like everyone else, am starved for socialization.

We are in full swing with preparing the budget. The first DRAFT of the budget is in this Condor. Remember, it is only a draft, and will be changed several times as we work on it. March 13th at 10 am, via Zoom, will be the Board of Directors' open budget meeting. A power point presentation will be given by the accounting manager as to how we came up with the numbers. I hope everyone will attend. The regular open board meeting will be held the following Saturday,

March 20th at 10 am. At the April meeting, the budget will hopefully be voted on and approved.

We are also in election mode. We have three seats on the board for three-year terms and one seat for a two-year term. If you are interested, please send in your letter of intent to run for the board and state if you are running for a three-year or two-year term. Volunteering your time to be a director on the board is a great way to give back to your community. If that is something you don't think you can do at this time, how about volunteering for one of our important committees? We have a lot of new people in our community, what better way to help and be involved!

The Condor Café will continue with home delivery for dinners as long as there is good weather. Thank you everyone for continuing to support the café during these trying times. We really appreciate it.



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# Letter to the Editor

## ***Snow Plow Drivers: Our Unsung Heroes***

While trudging through the deep snow on Woodland Drive heading toward work, I was offered a lift by a fellow employee who had been working throughout the night clearing the roads. I happily accepted and climbed up into the cab of the snowplow. "So thankful for the lift," I said to the driver.

As the truck headed up the mountain, visibility on the road was nil. I was hoping he would turn around...

I could feel the slip and slide of the truck as the tires lost traction with the road. My hands were clenched tightly to the sides of the seat. I was petrified and watched in amazement as the driver maneuvered that snowplow with the skill of a surgeon.

On the way down the mountain, I thought I could breathe a sigh of relief, but that was short-lived. Along the road were adults and children walking and playing in and near the street. There were a few stranded vehicles in and on the side of the road as well. I was in disbelief and thought that I had seen it all when all of a sudden, a car backing out of the driveway missed hitting the snowplow by just

a few feet. My foot was pressed hard to floorboard like I was applying the breaks.

Arriving at work a bit frazzled, I thanked him for the ride and said, "In the future, if you ever see me walking to work in the snow, just keep on driving."

This morning, my day off, I was awakened in the wee hours by the scraping sounds of the snowplow blade. I peeked out my bedroom window and thought to myself, "You couldn't pay me enough to do a job like that." I said a little prayer for the safety of the snowplow operator before

returning to the warmth and comfort of my bed.

Let's all give a huge thank you to our unsung heroes of the mountain.

**Lori Harmon, PMCPOA Equestrian Center Manager**

*The writer is solely responsible for the contents of the letter and acknowledges that the viewpoint, opinions, and validity of the facts expressed in the letter are those of the writer only, and are not necessarily shared by the editor; the Association or the Condor Committee.*

# PROFESSIONAL SERVICES

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

## Tree Service/Arborist

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**PMCPOA Office Hours**  
***(Phone Calls Only)***  
8am-5pm Mon-Fri  
8am-3pm Sat  
*(Closed for lunch from 12-1 p.m.)*  
Office 242-3788  
Patrol 242-3857 (24 hrs)

***Lounge Remains Closed***  
***Under the Governor's orders, the PMCPOA Lounge remains closed.***

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**COMPLIMENTS, CONCERNS, COMPLAINTS**

*PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on the members'-only side of the PMC website at [www.pinemountainclub.net](http://www.pinemountainclub.net). Anonymous submissions will not be published.*

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!

**COMPLIMENT**

• Thank you once again to the Condor Cafe for some excellent Friday/Saturday dinner menu items! The Portobello Mushroom Ravioli was delightful and also vegetarian -- we eat meat sometimes, but truly appreciate the vegetarian option. Also, the Sicilian Arancini Rice Balls were very tasty and that is A LOT of food for such a low price -- good show. Curbside pick-up continues to be quick and easy; this works.

**Response:** Thank you for the wonderful compliment. Our Food and Bev-

erage Manager has been with us for about 1½ years, and along with our fabulous cooks, they all have come up with some great recipes and food ideas. We are proud to have the Condor Café staff that we have.

**Home Hardening Against Wildfire**

*R Schmidt, Kern Fire Safe Council*

I recently saw an article in the local newspaper about home hardening suggesting financial assistance should be a responsibility of the PMCPOA or local governments. The article also stated the PMCPOA should be following up with FEMA to apply for funding. I wanted to follow up on this OpEd with a few points:

1. Home hardening is not the responsibility of the Association, or government agencies. It is the responsibility of the homeowner. Home hardening, along with creating defensible space, is proven to save property. The PMCPOA is creating defensible space on our commonly owned greenbelts. It is our individual responsibility as homeowners to do that on our own property, which goes together with home

**PMC Facebook Page**

**The only OFFICIAL PMCPOA Facebook page can be accessed at:**

**<https://www.facebook.com/Pine-Mountain-Club-Property-Owners-Association-483903745518764/>**

hardening.

2. PMC does not qualify for FEMA grants. FEMA grants are for large projects like states, counties and cities.

3. Kern County now has a Fire Safe Council, and our Mt. Communities have a local Chapter of that Council. A Fire Safe Council is a grassroots coalition of local communities along with public- and private-sector organizations with the common interest of wildfire prevention and loss mitigation. The goal is to save lives and reduce property losses by making communities fire safe.

4. Fire Safe Councils do apply for grants and we are always looking for grants to help our communities. KFSC has recently applied for a grant, which would provide tools and equipment for chipper days to create defensible space within our communities. We will continue to apply for grants.

Join the Kern Fire Safe Council, or the local Mt. Pinos Chapter. Help make our community safer from wildfire.

Check out our webpage at kernfiresafe.org to get information on home hardening, creating defensible space and disaster preparedness. We have resources from SCE, Fire Adapted Communities Lists (in) California and more.

Check out our Facebook page, at facebook.com/kernfiresafe.

Join us on March 23 at 5 p.m. for our defensible space webinar with Kern County Fire Department and So. Cal Edison. Sign up at info@kernfiresafecouncil.org

Join us on April's webinar with Western Propane on propane tank safety.

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Pine Mountain Club POA, Inc.  
Draft Summary Budget for 2021/2022  
As of 02/22/2021

# Draft

	2020/2021			2021/2022 Budget	Increase / (Decrease)
	Pro Forma Actuals	Budget	Variance		
<b>Revenue</b>					
Assessment Income	4,633,037	4,626,738	6,299	4,817,569	190,831
Operating Interest	20,048	30,485	(10,437)	15,845	(14,640)
General & Administrative	118,597	48,420	70,177	64,640	16,220
Association Business	9,634	8,100	1,534	7,500	(600)
Patrol	15,768	1,200	14,568	15,000	13,800
Maintenance Operations	6,980	5,800	1,180	5,850	50
Environmental Control	27,898	10,200	17,698	20,100	9,900
RV, Campground, Parks, & Grounds	18,178	19,200	(1,022)	18,000	(1,200)
Refuse & Recycling	13,974	13,200	774	13,500	300
Equestrian Center	59,246	54,300	4,946	55,200	900
Pro Shop	122,289	107,575	14,714	100,725	(6,850)
Lounge	26,186	198,950	(172,764)	184,000	(14,950)
Condor Café	271,591	351,000	(79,409)	336,000	(15,000)
Recreation & Events	48	2,450	(2,402)	2,360	(90)
Post Office	76,500	76,500	0	76,500	0
Confirmed Carry-over funds	834,965	834,965	0	207,608	(627,357)
<b>Total Revenue</b>	<b>6,254,940</b>	<b>6,389,083</b>	<b>(134,143)</b>	<b>5,940,397</b>	<b>(448,686)</b>
<b>Expenses</b>					
General & Administrative	1,441,562	1,653,171	(211,609)	1,705,970	52,799
Association Business	69,398	98,863	(29,465)	89,245	(9,618)
Patrol	365,285	372,361	(7,076)	403,630	31,269
Clubhouse Maintenance	297,195	313,416	(16,221)	281,280	(32,136)
Maintenance Operations	787,515	902,372	(114,857)	791,164	(111,208)
Environmental Control	81,921	91,352	(9,431)	92,030	678
RV, Campground, Parks, & Grounds	15,540	20,103	(4,563)	18,111	(1,992)
Refuse & Recycling	144,123	149,013	(4,891)	166,055	17,042
Equestrian Center	211,690	220,581	(8,891)	230,448	9,867
Pro Shop	120,308	127,713	(7,405)	120,878	(6,835)
Golf Maintenance	258,056	266,760	(8,704)	377,540	110,780
Lounge	41,791	197,289	(155,498)	182,685	(14,604)
Condor Café	392,442	469,867	(77,425)	454,150	(15,717)
Recreation & Events	58,841	118,690	(59,849)	118,773	83
Pool	2,828	21,730	(18,902)	59,745	38,015
Post Office	130,176	125,186	4,990	135,085	9,899
Designated Project Expenses	402,229	403,696	(1,467)	207,608	(196,088)
Future Designated Projects	207,608	207,608	0	0	(207,608)
Project Contingency	51,261	51,417	(156)	50,000	(1,417)
Reserve Funding	577,895	577,895	0	456,000	(121,895)
<b>Total Expenses</b>	<b>5,657,663</b>	<b>6,389,083</b>	<b>(731,420)</b>	<b>5,940,397</b>	<b>(448,686)</b>
<b>Net Revenue Over Expenses</b>	<b>597,278</b>	<b>0</b>	<b>597,278</b>	<b>0</b>	<b>0</b>
<b>Additional Factors</b>					
Additional Reserve funding (pending verification by the Audit & approval by Board)				(597,278)	(597,278)
2020/2021 Carry-over funds (subject to verification by the Audit)				597,278	597,278
<b>Total Net Income Over Expenses</b>	<b>597,278</b>	<b>0</b>	<b>597,278</b>	<b>0</b>	<b>1,194,555</b>
Assessment Amount		1,604		1,669	65
Billable Lots		2,884.5		2,886.5	(2)

The complete budget is available at the Association Office to members upon request at the Association's expense and will be provided by agreed upon method (mail, email, etc) within 5 days of the request.

# Convenient Clip-Out Condor Cafe Breakfast Menus

Because some members do not access the cafe menus on the website, we received a request to publish the Cafe breakfast and lunch menus in the Condor. Next month, lunch menus will be published. We hope this is helpful.

## PMC BREAKFAST

### BREAKFAST PLATTER

Two extra large eggs, choice: 2 bacon strips, 3 sausage links, 2 sausage patties or 4 oz Ham steak ...Add 1.00 and toast. \$9.45

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### COUNTRY FRIED STEAK

Two extra large eggs, country fried Steak topped with our home-made country sausage gravy.

Served with toast. \$14.25

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### CLASSIC CORNED BEEF HASH

Two extra large eggs, golden brown corned beef hash. Served with toast. \$9.45

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### RIBEYE STEAK AND EGGS

Breakfast at its finest..8 oz Rib Eye steak, 3 extra large eggs. Served with toast. \$16.25

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### PANCAKE & EGGS

Two large fluffy Pancakes, two fresh extra large eggs. \$7.99

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### BREAKFAST BURRITO

Extra large flour tortilla stuffed with three extra large eggs, crispy bacon, fresh country potatoes, jack and cheddar cheese with fresh home-made salsa. \$9.55

### PANCAKE BREAKFAST COMBO

Two extra large eggs, two large pancakes, choice: 2 bacon strips, 3 sausage links, 2 sausage patties or 4 oz Ham steak...Add 1.00. \$10.25

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### JOSE'S COUNTRY EGGS BENEDICT

Country biscuits topped with two poached extra large eggs, two sausage patties and smothered with a country sausage gravy. \$10.75

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### FRENCH TOAST COMBO

Two pieces of golden French Texas toast, two extra large eggs / Choice: 2 bacon strips, 3 sausage links, 2 sausage patties or 4 oz Ham steak...Add 1.00. \$10.25

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### COUNTRY BREAKFAST

Two extra large fresh eggs, country biscuit smothered with a home-made country sausage gravy. Choice: 2 bacon strips, 3 sausage links, 2 sausage patties or 4 oz Ham steak...Add 1.00 \$10.25

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### NEW WAFFLE COMBO

4 Pieces of Fluffy Waffles, Two extra large eggs. Choice: 2 bacon strips, 3 sausage links, 2 sausage patties or 4 oz Ham steak...Add 1.00. Choice: Strawberry or Blueberry Topping \$10.25

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

### ONE ITEM COMBO

One extra large egg, choice: 1 bacon strip, 1 sausage links or 1 sausage patty with toast and golden hash brown potatoes. \$7.85

### EGGS BENEDICT

In 1894 Lemuel Benedict a wall street broker suffering from a hangover ordered these items separately at the Waldorf Hotel in NYC. English muffin topped with two poached extra large eggs, Canadian bacon and a heavenly drizzle of hollandaise sauce. \$10.75

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion. \*

**OMELETS**

**CHEESE OMELET**

Three extra large eggs, melted jack and cheddar cheese. Served with toast. \$9.45

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

**DENVER OMELET**

Three extra large eggs, stuffed with ham, bell peppers, onions, jack and cheddar cheese. Served with toast. \$11.25

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

**MEAT LOVERS OMELET**

Three extra large eggs, bacon, sausage, ham, cheddar & jack cheese. Served with toast. \$11.25

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

**LOADED VEGGIE OMELET**

Three extra large eggs, Swiss cheese, sautéed mushrooms & onions and spinach. Served with toast. \$10.65

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

**CREATE YOUR OWN OMELET**

Three extra large eggs: Choose any three items: bacon, sausage, ham, onion, bell pepper, mushrooms, baby spinach and jack & cheddar cheese. Served with toast. \$11.25

\* Choice / Golden Hash Browns or Fresh cut home-made country potatoes with bell pepper and onion.

**BREAKFAST EXTRAS**

**ONE EXTRA LARGE EGG**

\$2.00

**THREE SAUSAGE LINKS**

\$3.50

**SHORT STACK: 2 FLUFFY PANCAKES**

\$4.95

**FRENCH TEXAS TOAST: (3)**

\$6.25

**TWO BISCUITS AND HOME MADE SAUSAGE GRAVY**

\$5.45

**CRISPY GOLDEN HASH BROWN POTATOES**

\$2.75

**TWO SAUSAGE PATTIES OR TWO**

**CANADIAN BACON OR CORNED BEEF HASH**

\$3.75

**BAGEL AND CREAM CHEESE**

\$3.50

**TWO SLICES OF BACON**

\$3.50

**4OZ. HAM STEAK**

\$3..50

**BISCUIT AND HOME-MADE GRAVY**

\$3.75

**FRESH HOME-MADE COUNTRY POTATOES**

\$2.65

**WAFFLES (4) STRAWBERRY OR BLUEBERRY TOPPING**

\$6.25

**SEASONAL FRUIT CUP**

\$3.50

**OATMEAL**

Served with brown sugar, dried cranberries, and walnuts. \$6.25

**TOAST:**

Sourdough, Wheat, Marbled Rye or English Muffin. \$2.99

**DRINKS**

**PREMIUM FRENCH ROAST COFFEE**

\$2.50

\* Free refills / same visit

**PREMIUM HOT TEA**

Stash: English Breakfast, Earl Grey, Raspberry, Green, Chai, Lemon Ginger, Chamomile, Mint or Lipton Black Tea. \$2.50

\* One bag per visit

**100% ORANGE JUICE**

No refills Sm. 3.00 Lg.3.75

\* Milk: Sm 2.25 Lg. 2.95 No refills

**FOUNTAIN DRINKS / ICED TEA**

Lipton Iced Tea, Coke, Diet Coke, Mr. Pibb, Root Beer, Minute Maid Lemonade, Raspberry Iced Tea. \$2.75

**'NATURE'** *Continued from page 3*

or destroyed. Wetlands are now protected by State and Federal laws. The PMCPOA is doing an excellent job of protecting our rather special and unique wetlands.

There are small bits of wetland vegetation, often called cienegas, throughout the mountains of Ventura and Santa Barbara Counties and the Tehachapi Mountains. But there is no equivalent in size or biodiversity of our Mil Potrero wetlands. Potrero is a Spanish word meaning pasture; it is also used to describe certain mountain elevated meadows. Mil can mean one thousand in Spanish, but the more likely origin of the word used here is a shortened form of mill. There has been logging in the vicinity of PMC in the past, and we have Sawmill Peak as a tribute to that history.

The wetlands of PMC are divided into three distinct regions. One region is the section visible on the north side of Mil Potrero Highway between Fern's Lake and the lower end of Nesthorn Way. That section is one mile long and never more than 400 feet wide. It can be accessed on foot from the dirt fire road at Fern's Lake next to the archery range that heads down the canyon towards Nesthorn Drive. It is a great walk from Fern's Lake, but one must remember it is uphill coming back, and can get quite hot in the summer. As one walks downhill, the wetlands are on the right.

A second region is a scattered group of narrow wetlands in the Woodland Drive

and Bernina Drive sections of PMC. The best access on foot is on the Water Company service road beginning on Mil Potrero Highway (near Woodland Drive intersection) and ending at Freeman Drive. A portion of it is the so-called Snowflake Trail. It is a very pleasant walk, covering almost one mile each way, but climbing 400 feet.

The third wetland region in PMC is the least visited and most difficult to access. Many residents may not even realize it exists. This wetland is in the eastern portion of PMC. It begins near the intersection of Mil Potrero Highway and Voltaire Drive and proceeds eastward beyond Yellowstone Drive. It is north and below Mil Potrero Highway, and is out-of-sight from the road. This is the location of the Jim Whitener ponderosa pine, our largest, and probably, oldest tree (400 years+) in PMC (Photo 8). There is no developed trail to this region.

The Mil Potrero Wetlands have their own diversity of plants, and are visited by much of our wildlife. I see bear and deer scat frequently on my jaunts. Spring and summer, when the willows are popping out with catkins and leaves, the yerba santa (Lizard's Tail) is blooming and the large deer grass clumps are greening out, are excellent seasons to visit (Photos 9 & 10). One may also find small orchids, blue asters and goldenrod. Many bird species can be heard and seen. This precious wetland jewel is completely within PMC property, and is currently being well protected within our green belts.



**Photo 9:**  
Evening primrose



**Photo 10:** Monarch butterfly on narrow-leaf milkweed



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**Transfer Site Hours:**

**8:30am - 5pm Daily**

**Reminders**

*A reminder that our Transfer site is strictly for PMC residents/guests and tenants. Please bring your Member or Guest card.*

*Only three vehicles are allowed into the site at a time. All other cars will wait outside the gate. When one car leaves another car may come in. Please do not leave your car while waiting in line and walk into the site. We do this for social distancing and that defeats the purpose. Please be patient and wait your turn into the site.*

*Please secure your trash before heading to the Transfer Site. There has been an increase in trash along the side of our roads from trash flying out the back of vehicles going to the Transfer Site. Let's keep our roads clean.*

**'MESSAGE'** *Cont. from page 6*

on Saturday, March 13, starting at 10:00 a.m. on Zoom. Members will then be able to see a presentation on Zoom of the first draft budget.

Many of our members are receiving their first and second COVID vaccines and scheduling their appointments. Congratulations! It looks like others will soon be eligible to start scheduling their shots, and we look forward to the continued process to move past this pandemic. We are also looking forward to the day when we will be able to open up the clubhouse and new pool and start socializing again, and I can't wait. Wear a mask and be safe!

**COMMITTEE MEETINGS**

All committees are meeting via Zoom, or are dark. Please check with each committee for current details about the meetings.

**Monday, March 1 (First Monday)**

4:30pm **Communications ZOOM**

**Tuesday, March 2 (First Tuesday)**

ON HOLD **Equestrian Equestrian Center**

**Thursday, March 4 (First Thursday)**

ON HOLD **Recreation Lounge**

**Friday, March 5 (First Friday)**

10am **Greens and Grounds Driving Range**

2 pm **Environmental Control ZOOM**

**Saturday, March 6 (First Saturday)**

9 am **Governing Documents ZOOM**

1 pm **Planning ZOOM**

**Saturday, March 13 (Second Saturday)**

DARK **Emergency Preparedness Condor Room**

DARK **CERT Condor Room**

**Wednesday, March 17 (Wednesday Before Board Mtg)**

5 pm **Budget & Finance ZOOM**

**Saturday, March 20 (Third Saturday)**

10 am **PMCPOA Board of Directors Mtg. ZOOM**

**Reminder:** *Have you ordered your new (blue) guest cards yet? Please call the business office, ext. 225, to put in your request. Last year's green guest cards are no longer valid.*

**Property Addresses:**

*The property address must be clearly marked on your home or a sign post and be visible from the road for emergency responders.*

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