

Recreation Roundup

Movie Night at Clubhouse

Friday, March 24, 7 p.m.

“Pete’s Dragon”

Candy and Sodas Available for Purchase
Anyone Under Age 12 MUST Have Adult
Supervision

St. Patrick’s Day Party

Friday March 17th

Condor Lounge

Live Music from Joe Croyle 5-8pm

Irish Food Buffet 5-9pm

Green Drink Specials All Night!

Paint Nite with Friends

Friday March 31st, 5-7pm

Pool Pavilion

\$40 Per Person

(Includes canvas and paint, step-by-step tutorial with guest artist Leesa Cizmar, a painting to take home, wine and appetizers.)

Reservations Required at Front Desk.
Limited Seats Available

the Condor

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

2524 Beechwood Way . PO Box P
Pine Mountain Club . California . 93222
www.pinemountainclub.net
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**Draft Summary
Budget...See
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the Condor

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

VOLUME 39 . NUMBER 3 . MARCH 2017

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

Sorting Fact from Fiction Regarding the Clubhouse Complex Project

PMCPOA Board of Directors

After approximately two years of in-depth study, planning, coordination and foresight, the PMCPOA Planning Committee submitted its plan for the remodel and restructuring of the clubhouse/pool complex. This was done in direct response to member surveys that called for improvement of said facilities. After revealing the three plans from the architect in January of 2014, the specific needs and limitations were given back to the architects, and they refined those three proposals down to the plan that was presented to the membership on Jan. 14, 2017.

Since that time, a plethora of untruths, misleading comments, misunderstandings and, frankly, demeaning remarks have been published in the Mountain Enterprise. After careful consideration, and against our normal policy of not responding to rumor, innuendo and personal disagreements, the PMCPOA Board of Directors, in support of the Association staff and volunteer committee members, has decided to respond to these remarks. Please note that this is being done so that the reports of record are truthful, honest, accurate and reflective of the prior stated needs and wants of the membership. The PMCPOA Board does not normally get into "dog fights" with the paper, but this is an important matter and the future of this association is greatly affected by these diatribes.

We will be addressing the specific statements, comments or "alternative facts" provided in the newspaper as they came up in this "campaign." This format makes it easier for the reader to go through the salient points one by one and provides a better means of clarification. Please feel free to ask additional questions of the Board and/or the Planning Committee if any point remains unclear.

Two issues seem to dominate the reporting about the clubhouse complex plan to date: the lack of three options and the apparent inordinate increase in size over the present complex. Where are the three options? In fact, the Planning Committee, staff and the architects considered many more than three options. The challenges they faced consisted of the desire to keep the bones of the original clubhouse (minus the poorly construct-

PMCPOA Taking Over Local Post Office

Rory Worster, General Manager

It is now official. PMCPOA is taking over the local Contract Postal Unit in PMC as of March 1.

We have been working toward a smooth transition for the March 1 turnover, and have had many details to contend with. We do not see any changes in functioning at this time, including the hours of operation as mandated by the USPS.

Thank you for allowing us time to get all the specifics worked out.

ed front addition that currently houses the offices), find a location for a larger pool, increase the number of meeting rooms for members, and bring everything up to ADA standards to accommodate, at a minimum, our aging and disabled members. Just the ADA standards issue alone posed a dilemma for clubhouse planning; because, once the bathrooms and passages were made accessible, it was clear there would not be enough room for the office staff. It was decided that the only sensible solution was to combine the office space needed for member services with the new meeting rooms in a new building located in the current space occupied by the pool and Pool Pavilion, both of which are in dire need of replacement due to their deteriorating condition.

The architects offered several alternative choices, involving constructing a group of smaller buildings, which would have been more costly and less integrated than the current plan. The committee rejected those options in favor of this less costly one. The committee decided to present a single plan that responds efficiently to all identified needs -- a plan to which the members could then respond. So, is this the only plan the members will ever see? The answer is probably not, because the committee is committed to actively seeking and responding to member opinions and suggestions in all future iterations of the planned complex.

Why is this complex so much bigger than the current facility? The committee, in an effort to proactively plan for the fu-

'CLUBHOUSE' *Continued on page 3*

Tips on How to Safely Use, Store and Dispose of Batteries

Emergency Preparedness Committee

Lithium Ion Battery Safety

Lithium ion batteries supply power to many kinds of devices, including smart phones, laptops, scooters, smoke alarms, toys and even cars. Take care when using them. In rare cases, they can cause a fire or explosion. These batteries store a large amount of energy in a small amount of space. Batteries not designed for a specific use can be dangerous. Like any product, a small number of these batteries are defective and can overheat, catch fire or explode.

- Purchase and use devices that are listed by a qualified testing laboratory.
- Always follow the manufacturer's instructions.
- Only use the battery that is designed for the device.
- Only use the charging cord that came with the device.
- Do not charge a device under your pillow, on the bed or couch.
- Keep batteries at room temperature. Do not place batteries in direct sunlight or keep them in hot vehicles.
- Store batteries away from anything that can catch fire.
- Stop using the battery if you notice problems such as odor, change in color, too much heat, change in shape, leaking or odd noises.

9-Volt Battery Safety

Nine-volt batteries can be dangerous. The positive and negative posts are close together. If a metal object touches the two posts, it can cause a short circuit. This can make enough heat to start a fire.

- Keep batteries in original packaging until you are ready to use them. If loose, keep the posts covered with masking, duct or electrical tape.
- Nine-Volt batteries should not be stored loose in a drawer near paper clips, coins, pens, keys or other batteries.
- Store batteries standing up.

Button Battery Safety

- Keep coin-sized batteries out of sight and out the reach of children.
- If you suspect a child has swallowed a button battery, immediately bring the child to a hospital emergency room. Do not let the child eat or drink.
- Examine devices periodically and make sure the battery compartments are secure.

Disposal

Do not dispose of any batteries in the trash. The Transfer Site has a place to bring your batteries. To be safe, cover the positive and negative posts with masking, duct or electrical tape before disposing. Lithium ion batteries should be placed in a sealed metal container.

Reminder: when you change your clocks to Daylight Savings Time on March 12th, that is a good time to change the batteries in your smoke and carbon dioxide alarms!

the **Condor**

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

The PMCPA 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.

'CLUBHOUSE' Cont. from page 1

ture, completed a study of space usage and took into account many factors that might influence the future needs of the membership, including usage trends, demographics and economics impacting the population of PMC.

The decision was that four flexible meeting rooms would make sense for a 50-year building. These meeting rooms can be used for clubs and guilds, committees and potential revenue-generating rental events such as weddings and continuing legal and medical education seminars. Currently, PMC hosts weddings for members and guests that have always been an offset to assessments, but on a very limited scale. The Planning Committee wanted to provide enough rooms in a new plan

so that members would not be displaced by scheduling conflicts with other member groups or revenue-generating events. At the same time, the office space was not materially increased, with three exceptions: expanded corridors, size of offices, bathrooms to meet ADA requirements, a small conference room for management meetings, and an employee break room, which is required by law.

There were two other rooms added to the building in response to member comment on surveys: a sound-proof room for physical activities such as aerobics, dance and exercise equipment, and a more adequate recreation room for families and children. The building you see in the proposed plan meets the committee's charge to plan proactively, looking at today and into the future to accommodate the needs of members for decades to come.

The clubhouse building itself remains the same size. The spaces inside are reconfigured to provide a kitchen on the same floor as the lounge and restaurant and to meet ADA standards. The add-on office structure at the front is to be replaced to provide a solidly constructed entrance, ADA restrooms and a heightened floor level for accessibility. There is a deck on the same level served by the kitchen for outside dining.

The reporting on the presentation inaccurately exaggerated the chair's remarks on sources of funding. The chair stated that we already have an offer of conventional funding, and the impact on assessments for that funding is contained in the slide presentation. He stated that there are

other sources that could be explored, such as private entrepreneurs, but as he said, they might require more hotel rooms than presently exist in the Commercial Center. The Planning Committee has no plans to support a "destination spa." The report erroneously stated that the vice chair was on the Board when such a vision was pursued in the past. That is a complete falsehood, and he opposed that idea vigorously at the time. However, catering events at the clubhouse as a revenue-generating sideline is a legitimate means by which the Association can help to offset some outlays. There is no plan, nor has one been articulated, to "assess members to invest in a catering business." Does it help with the bottom line when the Association hosts a wedding for \$10,000, as has happened in the past? Absolutely.

The reporting goes on to ask if the members "will also be asked to subsidize a massive marketing program to try to win business from Ojai and Santa Barbara." This is another complete fabrication that has never been discussed by anyone but the reporter. Events hosted by the Association must be member-generated to meet nonprofit regulations, and the reporter should know this.

Another exaggerated premise was revealed when the reporter asked the rhetorical question, "...is it wise to assess homeowners to create a venture capital fund being run by PMCPOA?" No one, ever, has made any statement about creating a venture capital fund, nor will they. Completely false statements like this cause anx-

'CLUBHOUSE' Cont. on page 9

The editorial and advertising deadline for the April 2017 Condor is Monday, March 13, 2017.

A reminder that the PMCPOA staff and editor of the Condor newsletter do not endorse nor make any representations for any advertiser, and we strongly encourage all persons to perform their own due diligence in selecting with whom they transact business. The association will, however, keep tabs on those that do place and pay for ads in the Condor. If we see a negative trend in performance issues, we will exercise our discretion and remove such ads from future publications.

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Is Your Emergency Contact Information Current in Office?

Mike Glenn, PMC CERT

An almost disastrous recent event reinforces the need for communications within Pine Mountain Club.

A resident had not been seen for several days, and some CERT Team members attempted to contact him. His vehicle was in his yard, but there was no response from loud knocking on the door. It was noted that several package and notice deliveries were stuck onto the door area.

While discussing the situation with a PMC Patrol officer, it was suggested that we initiate a welfare check to be done by the Kern County Sherriff's Office. During that check, the Patrol officer and the deputy noted a slight movement inside, so the Kern County Fire Department was called and entry was made.

The resident had experienced a severe

medical problem, and was airlifted out to a Bakersfield hospital. Later action could have had terrible results.

An effort was made to notify family members in a timely way, but there was no information on file with the PMCPOA. It took almost a full day to finally get family notified and on their way to the victim. Medical treatment other than life support could not be started without permission from the family.

Please ensure that your emergency notification information is current with the PMCPOA Office, not just for your own sake, but also for the family members who would need to be notified if you have an emergency. To update your information, drop by the office and fill out the Member Update form, or call the office at 242-3788 or email to recept@pmcpoa.com to request the form. It will be emailed to you.

Golf Shop Hours:

8 a.m. to 4 p.m. Daily

Call 242-3734 for tee times.

Twilight hours/rates are available at 2 p.m. Contact the Pro Shop for details. Remember: For safety reasons, non-golfers may NOT be on the course during hours of daylight.

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Save the Date!

Upcoming Events:

**Easter Brunch/Egg Hunt
April 16th**

**Spring Clothing Exchange
April 30th**

**Mothers Day Brunch
May 14th**

**Lilac Festival
May 20 & 21st**

***Family Dining is
available in the
Condor Room on
Friday and Saturday
nights pending other
events.***

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PMCPOA Draft Summary Budget

Pine Mountain Club POA, Inc
Draft Estimate Comparison of 2017/2018 Budget
As of February 13, 2017

	2016-2017 Budget	2017-2018 Draft	Fiscal Year Difference
<u>Revenue</u>			
Assessment Income	4,066,152.00	4,310,291.00	244,139.00
Interest Income	12,000.00	12,000.00	0.00
General & Administrative	80,000.00	80,000.00	0.00
Condor Ad Income	5,400.00	5,400.00	0.00
Location Film Shooting	0.00	7,500.00	7,500.00
Association Business	2,500.00	2,500.00	0.00
Patrol	1,200.00	1,200.00	0.00
Maintenance Operations	14,300.00	14,300.00	0.00
Environmental Control	6,000.00	6,000.00	0.00
RV & Campground	18,000.00	18,000.00	0.00
Refuse & Recycling	25,000.00	25,000.00	0.00
Equestrian Center	53,000.00	53,400.00	400.00
Pro Shop	95,000.00	95,000.00	0.00
Lounge	143,000.00	131,000.00	(12,000.00)
Bistro	270,000.00	288,100.00	18,100.00
Recreation	4,250.00	4,250.00	0.00
Pool	2,000.00	2,000.00	0.00
Events	22,100.00	22,100.00	0.00
Fitness	4,000.00	7,550.00	3,550.00
Post Office	0.00	76,500.00	76,500.00
Total Revenue	4,823,902.00	5,162,091.00	338,189.00
<u>Departmental Expenses</u>			
General & Administrative	1,173,947.00	1,227,250.00	53,303.00
Association Business	155,010.00	145,537.00	(9,473.00)
Patrol	310,104.00	289,136.00	(20,968.00)
Clubhouse Maintenance	200,068.00	216,043.00	15,975.00
Maintenance Operations	823,724.00	842,793.00	19,069.00
Environmental Control	112,773.00	102,025.00	(10,748.00)
RV & Campground	18,103.00	27,899.00	9,796.00
Refuse & Recycling	149,610.00	145,860.00	(3,750.00)
Equestrian Center	179,022.00	166,721.00	(12,301.00)
Golf Maintenance	313,940.00	282,088.00	(31,852.00)
Pro Shop	117,922.00	122,345.00	4,423.00
Lounge	163,969.00	154,026.00	(9,943.00)
Bistro	472,233.00	515,799.00	43,566.00
Recreation	89,361.00	90,989.00	1,628.00
Pool	40,185.00	36,428.00	(3,757.00)
Fitness	6,996.00	13,717.00	6,721.00
Events	27,350.00	27,350.00	0.00
Post Office	0.00	96,500.00	96,500.00
Project Expenses	75,000.00	175,000.00	100,000.00
Total Dept Expenses	4,429,317.00	4,677,506.00	248,189.00
<u>Non-Departmental Items</u>			
Reserve Interest	12,000.00	12,000.00	0.00
Reserve Funding	360,000.00	450,000.00	90,000.00
Bad Debt Expense	46,585.00	46,585.00	0.00
Capital Improvements	0.00	0.00	0.00
Net Income Over Expense	0.00	0.00	
Assessment Amount	1,406.00	1,493.00	
Billable Lots	2892	2887	

A Message from the Board Chair

The February Board meeting followed the worst storm we have experienced in a long time. Heavy rain and snow at the higher elevations was accompanied by downed trees, significant power outages, road closures and mud slides. When we saw the sun on Saturday morning, its brief appearance was most welcome. The upside is, of course, another bite out of the drought situation that continues. Thanks to our dedicated staff for their ongoing response to the problems resulting from the storm. Friday night saw a packed clubhouse with members and their families taking refuge from the storm and the lack of power and heat. The Bistro staff was pushed to the limit and responded very well. Thanks to James and his staff.

If you have not heard, the Association was successful in the bid to assume responsibility for the Post Office. As a result, the current status of the Post Office will continue. The transfer date is March 1st. As we anticipated, the budget shortfall for this member service will be about what we projected at \$20,000 for the coming fiscal year. Not a bad price to pay for the retention of our mail

service here at PMC. I believe that with time and experience running the Post Office, we can trim the cost even lower. We will see.

It is budget time again. The Budget Working Group has been given a first draft of the budget, and has met with the Budget and Finance Committee. The group will continue to meet and work on the numbers. The draft budget is published in this Condor, and the Board will set the assessment level for the new fiscal year at its April meeting.

Thank you for all of your input on the Clubhouse renovation plan. The Planning Committee is collecting the questions and developing responses. We are using the email blast system to provide as much timely information as we can. If you want the material, please remember to give us authorization to add you to the list. Just call or stop by the front desk and staff will take care of it.

I realize that there are very strong opinions about the project, and many questions remain unanswered. Right now, the Board is seeking as much thoughtful input as possible. It may have been lost in the discus-

sion, but the Board of Directors has taken no vote on the subject, nor has any resolution been offered. The Board did pass a resolution this month to put the question of member support for the project on the June Ballot. We will continue to provide answers to your questions, and will schedule another Town Hall meeting soon.

I want to thank those of you who have taken the time to attend a committee meeting over the last few months. Our commu-

'CHAIR' Continued on page 12

Want to Talk With the Board Chair?

If you would like to speak with PMCPOA Board of Directors Chair Bill Gurtner, there is a way to do so. To book some one-on-one time with him, contact the front desk and schedule an appointment. Visits will be booked in 15-minute increments. Please call the Business Office to schedule an appointment.

PMC Board of Directors Meeting Highlights

Karin Shulman, Recording Secretary

These are highlights of the Board of Directors open meeting of Feb. 18, 2017. Complete minutes are available at the Business Office or online at www.pinemountainclub.net after their approval at the next Board meeting.

In the regular open meeting, Chairman Bill Gurtner called the meeting to order at 10:00 a.m. Eight Directors attended: Stephan Bates, Gary Biggerstaff, Sandy Browne, Susan Canaan, John Cantley, Chair Gurtner, Garry Kemmer and Phyllis Throckmorton. 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 Feb. 18, 2017, which included the special open Board meeting of Jan. 14, 2017 and the regular open meeting minutes of Jan. 21, 2017. There were no committee applications approved. The Board acknowledged receipt of Committee-Approved Commit-

tee Minutes for Board Review. There was one (1) approved Environmental Control Committee project and one (1) cottage industry permit submitted for approval.

Chairman Gurtner presented the Chair's report. General Manager Worster presented the General Manager's report. Treasurer Bates presented the Treasurer's report.

BOARD ACTION ITEMS:

UNFINISHED BUSINESS: **None**

NEW BUSINESS:

1. AMENDED APPROVED RESOLUTION #01-02-18-17, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors propose adding to the June ballot the Clubhouse Remodel Project presented on Jan. 14, 2017 for a vote. **MOTION** by Director Gurtner, **SECOND** by Director Browne. **MOTION** to amend Resolution #01-02-18-17 to add "presented on Jan. 14, 2017." **MOTION** carried unanimously.

2. APPROVED RESOLUTION #02-02-18-17, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Di-

rectors approved the Quarterly Financial Report for the second quarter of Fiscal Year 2016-2017 (October, November and December 2016). **MOTION** by Director Gurtner, **SECOND** by Director Cantley. **MOTION** carried unanimously.

3. FAILED RESOLUTION #03-02-18-17, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors direct the Planning Committee to prepare a separate plan for the sole construction of the new proposed swimming pool, but consider the estimated costs associated with construction/repairs, cost of heating or cooling over and above the current costs, cost of any additional staffing funding expenses. Complete recommendation and return for Board approval to add measure to the next election ballot. **MOTION** by Director Biggerstaff, **SECOND** by Director Kemmer. **MOTION** failed. Directors Bates, Browne, Canaan, Cantley, Gurtner, Kemmer and Throckmorton opposed.

'HIGHLIGHTS' Cont. on page 12

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 January 31, 2017

Operating Fund	Actual	Budget	Over (Under) Variance
Revenue			
Current Year Assessment Revenue	2,375,613	2,371,922	3,691
Operations/Maintenance	82,311	80,865	1,446
Social Activity	372,370	365,632	6,738
Interest Income (Operating)	3,031	7,000	(3,969)
Total Revenue	2,833,325	2,825,419	7,906
Operating Expenses			
Operations/Maintenance	1,861,472	1,923,799	(62,327)
Social Activity	681,810	722,389	(40,579)
Operating Projects	39,891	43,750	(3,859)
Designated Fund Projects	4,822	0	4,822
Worker's Comp Safety Incentive	0	0	0
Bad Debt Expense	27,174	27,174	0
Capital Improvements	0	0	0
Transfer to Property Fund	0	0	0
Reserve Contribution	360,000	360,000	0
Total Operating Expenses	2,975,169	3,077,112	(101,943)
Net Operating Revenue Over Expense	(141,844)	(251,693)	109,849

	2016/2017 Assmt Billing	YTD Assessments Collected	YTD Assessments Receivable
Assessment Collection Update	4,066,152	3,957,098	109,054

Payroll Summary	Actual	Budget	Variance
Payroll Wages	1,037,900	1,038,753	(853)
Payroll Benefits	229,160	195,248	33,912
Taxes and Worker's Compensation	160,334	166,860	(6,526)
Total Payroll Expense	1,427,394	1,400,861	26,533

Reserve Fund Update	Beginning Balance July 1, 2016	Interest and Contributions	Less YTD Trnsfrs and Purchases	Ending Balance January 31, 2017
	2,409,498	369,927	274,445	2,504,980

Respectfully Submitted



Stephan Bates
 February 15, 2017

Operating Fund Cash Balance	2,336,043
Reserve Fund Cash Balance	2,504,980

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

Rory Worster

It's that time of year again, when the staff is in full budget preparation mode for the 2017-18 fiscal year. We have some challenges that need to be addressed and accounted for this year, as well as a few ongoing issues we face year after year.

A few of the larger numbers we need to factor into the budget are the Jan. 1, 2018 minimum wage increase of \$.50 cents, raising it to \$11.00 per hour; the project to deepen and clean out Fern's Lake to allow us to retain more water for irrigation, recreation and, most importantly, fire fighting should we need it; an increase in our Directors & Officers (D&O) and Employment Practices Liability Insurance (EPLI) rate, plus a rise in our Self Insured Retention (SIR) deductible; and, lest we not forget, the PMCPOA's taking over of the local post office. A return of the rental string is also planned into the budget for this coming fiscal year.

The group working on the budget hosted a workshop on Feb. 13th in the Pool Pavilion, and then a draft budget was presented to the Finance and Budget Committee on Feb. 15th. The next scheduled workshop is set for March 1st, and will be followed by a special open Board meeting on March 11th at 10:00 a.m. for the Board to discuss the budget. March 18th is the regular Board meeting, and the budget will be on that agenda as well. The draft bud-

get is posted on page 5 of this Condor, and an updated (if any changes were directed) version will be included in the April Condor.

Post Office Update

As I pointed out, we are going to assume operations of the post office on March 1st. We hope that any disruptions in service are kept to an absolute minimum. We are working with the USPS to try and have everything ready to go and have minimal inconveniences. I can tell you that the window hours will remain the same as they currently are, as this is spelled out for us by the USPS. The window hours will be: Monday through Saturday, 10 a.m. to 12 noon, and Monday through Friday 1:00 to 3:00 p.m. I thank you in advance for your patience as we work our way towards delivering your mail in the most efficient and dependable way possible.

Reminders

- The association adopted a rule in 2016 regarding farm-type animals. Rule 4.05 says: "Farm animals, including but not limited to chickens, pygmy goats and pot bellied pigs, are not permitted on any residential lot within Pine Mountain Club. If you have chickens on your property, you are in violation of this rule and are subject to enforcement actions.

- Once the association begins to operate the post office on March 1st, rules of

the association will be in effect for that facility and the personnel operating it. Please remember to conduct yourselves appropriately.

- All trails or paths outside the golf course, unless specifically authorized, are off limits to motorized machines. This includes ATV's, golf carts, motorcycles, electric carts, side-by-sides, etc.

- Property owners are responsible for the proper maintenance of their lots. This includes keeping all aspects of the lot, including vegetation and all improvements, in a neat and well-maintained condition.

Patrol Recap, Jan. 2017

During the very busy month of January, Patrol responded to 429 calls for service. Observations and calls included the following:

Enforcement: 130
Public Assist: 262
Suspicious Incident: 29
Traffic Incident: 7
Wildlife: 1

EC Office Recap, Jan. 2017

Construction Projects – EC Committee Recommendations: 4

EC Officer Approvals of Minor Projects (No KC Permit Needed): 17

EC Letters Written: 25

Citations to the Board: 5

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'CLUBHOUSE' Cont. from page 3

ity in the membership and reasoned discourse does not flourish in an atmosphere of fear. Reasoned debate on the merits of the remodel proposal is welcomed by the Board of Directors. There is always debate on how much to support the amenities with assessments and how much revenue they should generate themselves. That is a debate that occurs every year as the budget is developed. It needs to take place in an arena of facts and reality.

In letters published by the Enterprise, there are similar misstatements of fact. The proposed facilities were described as a "weight-lifting room, soundproofed studios (sic), virtual golf, a professional catering kitchen, an enclosed pool..." Fact: there is one room in the proposed building designed for aerobics, dance and music that might have some exercise machines. By design, it is proposed to be soundproof so those activities do not impinge on others using the facility.

There is a professional kitchen because that is what is needed for the restaurant to provide the quality food members have said they want. In such a kitchen, the restaurant staff could also do a better job of catering events such as weddings, which already, as stated above, provide offsets to the bottom line. The pool, it was clearly stated in the presentation, can be enclosed with a positive air-flow dome in winter, an inexpensive solution to an oft-stated desire on the part of PMC swimmers. The golf simulator is a proposal that would allow golfers to play in the winter months when the course is closed and would provide some additional revenue.

It is stated that "they can't legally put us in debt." Associations do borrow to rehabilitate facilities and are allowed to do so by the corporations code. Some lending agencies require a vote to authorize the loan, but the bank with whom the Association has been negotiating does not. Contrary to what the letter states, the Association will not be levying a special assessment. None is required when amenities are being remodeled or improved. Legally, the Association is not required to put an increase in assessments less than 20% to

Condor Lounge
Winter Hours
Mon, Thurs – 4-8 p.m.
Closed Tues/Wed
Friday -- 4-10 p.m.
Saturday – 2-11 p.m.
Sunday – 1-8 p.m.
Happy Hour 4-6 p.m.

a vote of the membership, but the Board of Directors has decided to do so anyway. The proposal will be on the June ballot for members to approve or disapprove.

The letter states, "your annual assessments will go up somewhere between \$150 and \$300 per year." That is an exaggeration. The remodel proposal clearly states that if the loan (without any offsets) is amortized at 20 years, the impact on assessments may be \$145 to \$191 per year depending on the original principal and interest rate. That is approximately \$16 per month for the top figure. But that amount doesn't sound as dire as the letter writer would like it to. There are other numbers put out in an attempt to make the amenities

sound like a catastrophic expense serving a trickle of people, leading up to a proposal to cut the budget for them in half (and thereby destroying them) so that in four years the clubhouse can be remodeled for \$1 million dollars. Anyone who thinks a 40-year-old clubhouse that does not comply with ADA standards can be remodeled for that figure is in for a surprise when it goes out for bid. The letter even proposes that the CC&Rs be changed to prohibit the Board from borrowing for any reason. This speaks to a lack of knowledge about the Governing Documents and how they operate.

Once again, the PMCPOA Board does not normally engage in newspaper brawls, but the importance of this matter cannot be overstated or overlooked. Frankly, we would like your feedback as to whether or not you believe it is in the interest of the association for the Board to respond to these attacks or whether, as in the past, you would prefer we remain above the fray and simply respond to members' questions as they are asked.

Please remember that the PMCPOA Board of Directors is made up of people who, for no compensation, volunteer up to 30 hours per month to preserve, protect and promote the welfare and investment of this community. We are charged with protecting

'CLUBHOUSE' Cont. on page 12

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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.

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

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 PMC's website at www.pinemountainclub.net.

Thank you for your submissions to the Complaints, 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

- On Friday, Feb. 3, my wife and I had the best dinner we have had in ages at the

clubhouse. We cannot afford to eat out on a regular basis, and had not had a decent dinner there prior to James coming on board.

Response: Thank you for the compliment. James works very hard to make sure members and guests have a great experience in the Bistro and Lounge.

- As a 25-year property owner, I am really excited by the proposed clubhouse remodel, enhancement and addition. I am sure that the proposal will be revised and adjusted to meet the community needs. And it should do just that, work for our community in the here and now, not be a place that is tired and old, and, quite frankly, an embarrassment. As an architect and state AIA (American Institute of Architects) representative, I see many projects. This one has great merit.

Response: Thank you for your support of the clubhouse remodel project.

- I love the plan! Thank you for designing a beautiful space. I especially like the pool and dining deck. I am a longtime resident and big swimmer, and I would not feel burdened by paying some extra fees. I want this project to go forward. I approve. I am thrilled!

Response: Please see above response.

- I am handicapped, and can barely come up the stairs for a drink or dinner at the bar. The clubhouse needs to be re-done! We are in full support of the new clubhouse/pool and restaurant.

Response: The clubhouse remodel project will be ADA compliant and will make it easier for our disabled members to come for dinner, club meetings and events.

SUGGESTIONS

- The Thursday night buffet would draw more folks if it was all-you-can-

'CCCs' Continued on page 11

Want to Receive Your Condor by Email?

Would you like to receive your Condor newsletter by email? Printed versions are still being sent through the mail to those who prefer it. However, online versions come earlier and save the association as much as \$2.50 per copy in mailing and labor costs.

If you are interested in an online version, please email the Condor editor at rwilde@pmcpoa.com or contact the Business Office in person or by phone at 242-3788 to let us know. Please provide us with your name as it appears on the property title, tract and lot number if possible, and your property or mailing address, phone number and email address. Save money, trees, and postage costs!



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'CCCs' Continued from page 10

eat for a little more money. Also, if this doesn't change anything (above comment), then post the cost per plate at the door to ease the burden on the help.

Response: Thank you for your suggestions. We will look into this. We are glad that you enjoy the Thursday night buffets.

• (Please note that the following is a combination of two suggestions.) Please build the new clubhouse and pool! We need handicapped access and a larger kitchen. We also are in support of the new pool and fabulous new pool location. Our household is in full support of the new clubhouse. Please do it ASAP.

Response: We are pleased that you would like to see a remodel for the clubhouse complex. The remodel will include a kitchen designed to handle food preparation for the Bistro and Lounge as well as for events. The remodel and new pool will be designed to allow better access and usage for all members and will be ADA compliant. Thank you for your support of the clubhouse remodel project as we continue to look out and plan for members and association assets.

• Regarding using You Tube as a way for us to determine what the buildings encompass on the remodel/rebuild and to provide input as to what changes we would like to see: As a mechanical engineer, I would like paper or similar layout to look at as seen on the lobby screen.

Response: You may pick up a paper copy at the front office.

QUESTION

• How much money did we get from the movie company? I can't find it in the revenue budget in the Condor.

Response: Year to date, we have received approximately \$ 33,000.00 from filming projects in PMC.

COMPLAINT

• The press release sent on Feb. 9 to those of us who have provided an internet address disregards our ability for freedom of speech as Americans. The Enterprise prints articles by those of us who wish to exercise our free speech as noted as part of the Constitution of the USA. By respond-

ing to them as has been done and noting particular comments in the Enterprise, our Board of Directors is out of order! During Board meetings, the Board members rarely respond to member comments. Remember, freedom of speech is our right!

Response: We agree freedom of speech is an absolute right. We usually do not respond to the Mountain Enterprise, but be-

cause this project is so important to all of our members, we are requesting input from the members, and it is important they have the correct facts so that they can make an informed decision. We do respect everyone's right to their opinions. However, we also reserve the right to correct inaccurate information when it is prudent to do so, be it from a member or an editor.

Bird's Eye View
Update on Tank-less Water Heaters

Horst Baldin, Communications Committee

If you read my article in the December issue of the Condor regarding tank-less water heaters, here is the follow up.

When the weather turned cold, the honeymoon was over. It took a half bucket of wasted water or more before any warm water was delivered. Turning the water off momentarily, the water became so cold I had to repeat the process again. This is due to the hesitation of the tank-less to produce hot water. This was not acceptable to me.

I understood that there was no storage for hot water. Shopping around for

a small water heater, I found a 6-gallon, 1000-watt RHEEM water heater. I installed this tank in series, in front of the tank-less. Now, when I turn on hot water, the water goes from the tank-less to the 6-gallon tank, and I have warm/hot water almost immediately.

The water is coming from the 6-gallon tank, which is instantly refilled with hot water from the tank-less water heater. Any temperature variations are absorbed in the 6-gallon tank. The 1000-watt heating element in that tank will hardly ever turn on, because the tank-less heater will supply the 6-gallon tank with hot water.

Taking a shower in the winter is as pleasurable as ever. I hope I did not shy you away from getting a tank-less water heater. In my opinion, it is still an advantage over the old conventional water heaters if you enhance it this way.

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'HIGHLIGHTS' *Cont. from page 6*

4. **APPROVED MOTION** to approve MPMWC request to provide access for sub-contractors working for MPMWC in the proposed areas listed on the request, along with easement(s) to Southern California Edison so that they may provide power to the project upon completion. **MOTION** by Director Gurtner, **SECOND** by Director Throckmorton. **MOTION** carried unanimously.

5. **APPROVED MOTION** to approve Association Rule, Article 7 – Rules Regarding wildlife as delineated in the Board packet. **MOTION** by Director Gurtner, **SECOND** by Director Browne. **MOTION** carried unanimously.

6. **AMENDED APPROVED MOTION** to approve revisions in policies and procedures A-9 (Charitable Contributions), A-12 (Access to Records), A-14 (Memorials), C-1 (Communication), C-2 (Condor/Monthly Newsletter), C-3 (Compliments, Complaints, Concerns [CCC] Box), C-5 (Bulletin Boards) and E-2 (Sales of Expense Items) as delineated in the Board packet. **MOTION** by Director Gurtner, **SECOND** by Director Browne. **AMENDED MOTION** to pull C-3 from agenda to go back to Governing Documents. **MO-**

TION carried unanimously.

7. **APPROVED MOTION** to approve the sanctioning of Pine Mountain Village Merchants Association.

MOTION by Director Gurtner, **SECOND** by Director Browne. **MOTION** carried unanimously.

8. **APPROVED MOTION** to approve Dog Park Club. **MOTION** by Director Gurtner, **SECOND** by Director Cantley. **MOTION** carried unanimously.

The Board sent and received 28 items of correspondence this month.

The next regular open Board meeting will take place on March 18, 2017 at 10:00 a.m. in the Condor Room.

The meeting adjourned at 12:49 p.m.

'CHAIR' *Continued from page 6*

nity functions best when we have broad participation. But when you do attend, and don't have the opportunity to speak because of a full agenda, please recognize that our committees are working committees that may have a very full agenda and need to complete their work within the scheduling restraints that do occur from time to time.

A final word about civil discourse. Every member is entitled to their opinion and the respect of the rest of us to be heard. This does not always happen. I for one recognize my responsibility to provide the opportunity to speak and the respect to listen. I may not always succeed, but I will keep trying. Decency is the lifeblood of our governance. Without it, good decisions will not be made. It is much harder to listen than it is to speak, and if we do not listen, it is very hard to hear.

'CLUBHOUSE' *Cont. from page 9*

your corporate interests in this association. Certainly, there are opposing opinions to some items, and they are duly considered. It would be a fantasy to believe that an association could satisfy everyone's individual wants. It is our job to determine what is best for the future of the association as a whole. We have lively debates on these matters; and, in most cases, compromise is the name of the game. Nobody on the Board profits from this experience. Instead, we are subject to castigation, misinformation and occasionally, absolute disrespect.

Perhaps if everyone did a tour of duty on the Board, or volunteered for some of the committees that directly feed the Board information, then the purpose of the Board could be better understood. There are no nefarious intents, no hidden agendas, no intents to mislead the members. It is sad that so few of the members actually participate but are deluged with misinformation and nasty diatribes rather than everyone trying to work hard to make this community as wonderful as it can be.

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4 and 25. Meet in the
parking lot at 8 a.m.
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those without fitness
passes.**

**Want to Be on the
Email Blast List?
Sign Up in Office**

Did you know that PMCPOA has an email blast system that is used to provide information in the quickest way possible?

While many members are already receiving these emails, many are not yet on the list. This established system is being used to enhance the timely distribution of information to the membership, and the new Board of Directors is exploring ways to use the system even more frequently.

At the same time, the system is only effective if the Business Office has your email address. The list is growing, but the staff needs to have as many of the members provide email addresses as possible to maximize effectiveness.

Please stop by the office and sign up, or email your request to receipt@pmc-poa.com. It will be worth your while to do so.



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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

Program Two

Zumba . 8-9 am Monday .
Thursday

Bootcamp . 5-6 pm Mon

Free Weights . 9-9:30 am
Monday

Cardio-Dance & Tone .
8-9 am Tuesday

Drum Fitness . 8-8:45 am
Wednesday

Body Works . 8:45-
9:30 am Wednesday

Night Club Zumba . 5:00-
6:00 pm Thursday

**Resistance Bands & Core
Training** . 8-9am Friday

Outdoor Activity . Satur-
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holidays**

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3-6 p.m.

Tues, Thurs
4:30-6 p.m.

Sat, Sun
11 a.m. - 6 p.m.

*(Open 11 to 6 on
school holidays)*

Arts & Crafts

Wednesdays
3-5 p.m.

Entertainment Line-Up:

Saturday Nights

7 to 11 p.m.

*(unless otherwise
noted)*

**March 4 -- Breakfast
with Barbi (Formerly
Sierra Highway;
Classic Rock &
Country Rock)**

**March 11 -- Bandit
(Mix of Classic Rock,
Blues & Country)**

**March 17 -- St.
Patrick's Day Party
with Joe Croyle**

**March 18 -- D.J.
music and dancing**

**March 25 -- Tsunami
Surfers (Mix of Rock,
Oldies and Country)**

Sunday Jams:

March 5 & 19
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Tuesdays

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6:30-9 pm . Celtic Jam . Condor Lounge

Wednesdays

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

Thursdays

10:00 am . Skins Golf

Fridays

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

Saturdays

3 pm . Garden Club Pool Pavilion (2nd Saturday)
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.

Thursday, March 2 (First Thursday)

10:30 am Recreation Committee Lounge

Friday, March 3 First Friday)

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

Saturday, March 4 (First Saturday)

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

Tuesday, March 7 (First Tuesday)

4 pm Equestrian Committee Pool Pavilion

Saturday, March 11 (Second Saturday)

9 am Emergency Preparedness Condor Room
10:00 am Communications Pool Pavilion
10 am CERT Condor Room

Wednesday, March 15 (Wednesday Before Board Mtg)

5:00 pm Finance & Budget Pool Pavilion

Saturday, March 18 (Third Saturday)

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

Bistro Winter Hours

Mon, Thurs-Sun

8 a.m. - 2 p.m.

(Breakfast/Lunch)

Closed Tues/Wed

Themed Dinner Buffet

Thursday, 5 p.m.

(in Condor Lounge)

Friday-Saturday

Dinner 5-9 p.m.

Sunday

5-7 p.m. (Light Menu)

242-2233

GUILD ACTIVITIES

Every Monday

9-3 . Lace Guild . Pool Pavilion

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