



**PMCPQA'S Annual
Christmas Tree Lighting**

Join us Friday November 24th
At 5:45pm at the PMC Clubhouse
There will be free hot chocolate,
cookies & a Christmas carol sing
along.

Lights go on 6pm sharp!



Holiday Craft Fair
Saturday November 25th
10am-3pm

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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
661.242.3788 . 661.242.1471 (fax)

Please Protect Your Pets

Sadly, a number of local pets have disappeared in recent weeks. Most likely, they fell prey to coyotes. It is imperative that you protect your pets, both dogs and cats. For details on how to do so, please see page 4.



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VOLUME 45 . NUMBER 11 . NOVEMBER 2023

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

Community Emergency Preparedness Updates

PMCPOA Staff

PMCPOA is making improvements on preparations should an extreme emergency occur that impacts the entire community. As you may know, fire evacuation sirens have had successful operational testing. However, audible coverage throughout PMC will require additional testing, and system enhancements will be required. More notices about this testing will be forthcoming.

We're also getting ready for the possibility of another challenging winter in Pine Mountain Club. In anticipation of snowstorms affecting our 46 miles of roadways, the maintenance department is making progress on preparations. Here is what has been done so far. We have:

- Purchased new plow attachments
- Ordered spare parts for plowing equipment
- Purchased new snow chains for plowing trucks
- Reviewed street plowing priority schedule (weather-dependent)
- Reviewed locations and maps for plowed snow storage throughout PMC
- Ensured that snow-plowing training materials have been reviewed by all drivers
- Updated 24-hour plowing crew schedules
- Updated staffing standby procedures
- Refilled cinder stock for ice control
- Ordered additional cinder spreader (pending)

'PREP' Continued on page 11

Special Members' Meeting is Dec. 9: Please Note New Time

A special members' meeting has been called for a vote on amendments to Bylaws 6.06 and 10.10 per petition submitted by members on Sept. 18, 2023. The meeting will take place on Saturday, Dec. 9, 2023 at 8am in the Condor Room. Watch for election packages coming in the mail early this month.

Our World of Nature

Winter is Coming

Lynn Stafford with Liz Buchroeder

Winter is coming. We humans prepare: We check our tires, emergency heat and light sources, snow removal equipment, firewood stacks and even popcorn and hot chocolate supplies. What do our wild animal neighbors do? This article looks at the strategies of eight local species.



Fig. 1: This Clark's Nutcracker is extracting the small nuts of a Limber Pine on Mt. Pinos (SG).

High up on Mt. Pinos and Sawmill Peak, a small, isolated population of a beautiful relative of crows and jays named the Clark's Nutcracker (Fig. 1) has been busy collecting and storing the precious nuts of an equally uncommon conifer tree, the Limber Pine. This tree is found above 8,500 feet in

our mountains. The nutcracker hides a few nuts at a time in the ground between rocks and logs. It can remember more than one thousand locations. The nutcracker will stay high on the mountain slopes with its well-hidden larder.

A close relative and much more common bird in PMC is the ubiquitous Steller's Jay (Fig. 2). It also stores food and fares well during our snowy winters. It differs from the nutcracker by being much more of a generalist, taking advantage of wild bird eggs during the nesting season, goodies from a picnic table, and many other delicacies. This bright, loud, intelligent jay has adapted to our human presence and is always nearby all year.



Fig. 2: This intelligent Steller's Jay stays and thrives in our mountains all year (DS).

The Acorn Woodpecker is another common year-round bird that caches food supplies (Fig. 3). This bright,

active woodpecker exists as tightly structured family colonies. One of each colony's organized activities is the harvesting, storing and protecting of acorns, one of its primary foods. Thousands

'NATURE' Cont. on page 12

Prepare Your Car for Winter Weather

PMCPOA Emergency Preparedness Committee

Prepare for extremely cold weather every winter – it's always a possibility. National Weather Service forecasts call for a wet winter, particularly November-January in Southern California. There are steps you can take in advance for greater winter-time safety in your home and in your car. You can avoid many dangerous winter travel problems by planning ahead. Have maintenance service on your vehicle as often as the manufacturer recommends. In addition, every fall, do the following:

- Have the radiator system serviced or check the antifreeze level yourself with an antifreeze tester. Add antifreeze as needed.
- Replace worn windshield wipers and fluid with a wintertime mixture.
- Replace any worn tires, make sure the tires have adequate tread and check the air pressure in the tires.
- Check to make sure you have tire chains or other traction devices, and de-icing supplies.
- During winter, keep the gas tank near full to help avoid ice in the tank and fuel lines.

Checklist

- Antifreeze
- Windshield wiper wear-and-tear, and wiper fluid (wintertime mixture)
- Heater
- Defroster
- Brakes and brake fluid
- Ignition
- Emergency flashers
- Exhaust
- Tires (air pressure and tread wear)
- Fuel
- Oil
- Battery
- Radiator

Supplies to Consider Having in Your Car

- Flashlight
- Water
- Ice Scraper
- Cell Phone Charger
- Jumper Cables
- Shovel
- First Aid Kit
- Blankets

Content Sources: National Center for Environmental Health (NCEH) (<http://www.cdc.gov/nceh/>)

Agency for Toxic Substances and Disease Registry (ATSDR) (<http://www.atsdr.cdc.gov/>).

National Center for Injury Prevention and Control (NCIPC) (<http://www.cdc.gov/injury>)

Be Ready Winter Weather (<http://www.ready.gov/>)

the Condor

VOL 45 . NO 11 . NOVEMBER 2023

Published by

Pine Mountain Club
Property Owners Association, Inc.
www.pinemountainclub.net

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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.

PMCPOA Patrol Service Calls for Sept.

Compiled by Patrice Stimpson, Patrol Chief

During the month of September 2023, Patrol responded to 644 calls for service.

Observations and calls included:

| STR | | # | YTD (fiscal) |
|-----|----------------------|-----|--------------|
| 0 | Enforcement | 93 | 317 |
| 0 | Citations | 7 | 17 |
| | Written Warnings | 1 | 2 |
| | Incident Reports | 4 | 5 |
| | Public Assists | 260 | 931 |
| | House/alarm checks | 26 | 87 |
| | Agency Assists | 15 | 42 |
| | Animal Control | 6 | 23 |
| | Conflicts | 10 | 29 |
| | Deaths reported | 1 | 3 |
| | General complaints | 22 | 77 |
| | Injury | 4 | 5 |
| | Medical | 0 | 0 |
| | Suspicious incidents | 14 | 46 |
| | Traffic incidents | 3 | 6 |
| | Welfare checks | 5 | 8 |
| | Wildlife | 173 | 648 |
| | STR CALL TOTALS | 0 | 5 |
| | Other: | | |
| | Other: | | |

Bears are Causing Local House Fires

Patrice Stimpson, PMCPOA Patrol Chief

PMCPOA has learned from Kern County Fire Department that there have been at least three house fires in the past two years, most likely caused by bears. Two of those fires occurred within the past three months.

Evidence shows that in each case, a bear had broken into the house and climbed up onto the counter and stovetops to access upper cabinets. The bear most likely stepped on or bumped the burner knobs, causing them to turn on.

If you are a part-time owner, or you plan to be away from your house, you may want to consider removing the knobs from your stovetop. If you have an electric stove, just unplug it. It may cause a little inconvenience, but not as much as losing your house to a fire caused by a bear.

CERT to Host Radio Day Safety Net Mtg.

Philip Gabriel, PMC Board/CERT Liaison

PMC CERT, the Emergency Preparedness Committee and the Amateur Radio Club are meeting at 1pm on Sunday, Nov. 19 in the Pavilion for a special meeting open to the community. PMC residents are invited to come learn how to use a hand-held radio, and those with a GMRS license and radio can come get their radios programmed.

This is part of PMCPOA's new Radio Safety Net (RSN) Program, which will link volunteers across PMC who will monitor situations in their own neighborhoods and exchange critical information with fellow RSN members, Patrol, and local agencies during emergency situations.

Ellie Melili
DRE# 01301719
Property Management/Real Estate Specialist
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Tips on How to Protect Your Pets from Coyotes

Patrice Stimpson, PMCPOA Patrol Chief

I'm sad to report that in the past three weeks, four small dogs and six cats were reported as missing in PMC. There is a very high probability that these pets were taken by coyotes. These are only the ones that were reported, I'm sure there are more.

Coyotes are seen all over town, particularly between dusk and dawn, but they can be out any time of the day. They are quiet, stealthy, and very efficient apex predators. They can scale fences and walls with ease and are known to come onto decks to snatch pets.

Please, please do not allow your pets outside unattended between dusk and dawn. Besides there being an Association Rule against it (Rule 4.07), the odds of



never seeing your pet again are very high. This applies to cats and dogs.

A fence does not provide complete protection from coyote attacks, as these animals can dig or climb if they need to.

Even with a fence, it's important that you supervise your dog's activity while they're out in your yard, especially at night when coyotes are more likely to be active. Coyotes are also extremely bold predators. Attacks on pets often occur right in the presence of one or more humans. Dogs are snatched off

the ends of their leashes, or dragged from their own yards over 6-foot privacy fences.

Coyotes tend to hide in underbrush and bushes, so if you have these on your property, make sure they're maintained and don't provide coyotes with a place to lie in wait. If you're out walking your dog, stick to the cleared sides of streets, and don't wander into the forest, especially at night. Even if you don't encounter a hungry coyote, you may accidentally enter their territory and be perceived as a threat. Always use a flashlight if walking your dog after dark.

No matter how well-behaved your dog is, you must be able to keep them under control if there's an emergency, and a coyote encounter can quickly become an emergency. You can't know how your dog will react to a confrontation, and you need to have a way to restrain your dog and pull it to safety. Always leash your dog on walks. But don't rely on a retractable leash, as these can easily break and won't allow you to maintain the control you need to reel in your dog quickly. Use a sturdy leash that's short enough to keep your dog reasonably close to you.

If you do encounter a coyote, try everything you can to intimidate it. Stay calm, make yourself as big as possible, and yell. Coyotes usually will not attack if they perceive you as a serious threat. Back away slowly and pick up your dog if you're able to. Use your flashlight to scare the coyote away. Throw sticks or rocks at it.

You'll want to leave the area as soon as possible, especially if their young are nearby, but do not run, as this can provoke the coyote to attack.

Feed your pets indoors. Garbage cans should never be left outside as trash attracts wildlife. Coyotes will scavenge when they're hungry, and human garbage cans are excellent sources of food. Bird feeders can also increase your risk of a coyote encounter since they hunt birds.

NEVER leave your cat outdoors. It's not IF, it's WHEN she won't ever come home again. Sadly, coyotes have been filmed on home security cameras with cats in their mouths here in PMC.

Consider outfitting your dog with a Kevlar predator vest, or "coyote vest," which also protects against attacks by larger dogs and other predatory wildlife.



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The Pulse Safety Net: A New Program for PMC Residents

Elisa Christensen, The Pulse Safety Net

The Pulse Safety Net is a new, free program being developed within a recently launched website for PMC: The Pine Mountain Club Pulse. The goal of The Pulse Safety Net is to identify our community members who may need and want assistance, or just a check-in before, during and/or after major weather events. The Pulse Safety Net can also provide services beyond major weather events if need be.

Concept

The Pulse Safety Net was first conceptualized as a result of the major snowstorms we experienced in early spring this year. We were out rescuing people, getting them to safety, and clearing their berms and driveways so they could get out. That's when we realized that there were folks who were unable to reach anyone or get out of their homes for several days. Many were out of power and food, and some had even run out of critical medications, such as blood pressure medicine.

Based on this experience, I realized that we needed to set up a buddy system where we could check in on our neighbors and make sure everyone is okay.

Structure

The Pulse Safety Net has a team of volunteers who will each be assigned one to five neighbors needing a little extra help or communication before, during and/or after a significant weather event or emergency.

Candidates for The Pulse Safety Net could include (but are not limited to):

- People who live alone, who may not be able to clear their berms or driveways by themselves, or who may need a little extra time or help evacuating;
- Single parents with small children;
- Neighbors with disabilities or injuries or no relatives living close by;
- Seniors; or
- Anyone who might benefit from a little help now and then.



Flexibility

Community members who join The Pulse Safety Net can select how involved they want their volunteer to be with them. Options could include having check-ins only around major weather or emergencies, or having check-ins once a month, biweekly, or every week.

Services we hope to provide will include but not be limited to:

- Ensuring neighbors are fully prepared for snowstorms and heat waves
- Delivering prescriptions, groceries, or other crucial supplies
- Helping neighbors keep an eye on their firewood, pellets and/or propane quantities
- Hauling trash or picking up mail

when a neighbor cannot

- Ensuring neighbors can get out of their driveways during snow season
- Providing trips off the mountain for grocery shopping and doctor's appointments
- Providing opportunities to connect with other neighbors who share the same interests
- Serving as a liaison between a neighbor and their extended family and friends who live off the mountain when desired
- Assistance with pet care/walking
- Help with safely evacuating in the case of an emergency
- Much more

The Pulse Safety Net is currently seeking volunteers as well as neighbors who could find value in these services. There is no cost for this program, and we are very respectful of your privacy.

If you are interested in volunteering or in receiving a little neighborly help, please call us at 805-223-3314 or sign up on The Pine Mountain Pulse Safety Net page at: <https://www.pinemountainclubpulse.com/pulse-safety-net>.



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A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com

The board was presented with and accepted the results of the independent annual audit on Oct. 21 for the 2022/2023 fiscal year. Once again, our accounting department did an outstanding job and we received a clean audit. Thank you to Jorge Esparza and his staff for all of their work. A copy of the audit will be mailed to the members at the end of October and it will be posted online.



Bill Lewis II

It's time to repeat and once again reconfirm information regarding the clubhouse revitalization project. First, the clubhouse building is not falling down nor is it collapsing nor has anyone advocating for the project said such. The bones are good, but the insides are not. We need to repair, replace and improve the facilities – and the current plans to do so are not extravagant nor unreasonable – and we are still working to minimize the costs by reducing the scope of the project.

The project has not been approved to start or finance any construction, the hiring of a contractor or contractors has not been approved nor proposals even submitted, and there is no loan on standby nor are there any contracts or proposals from any lender or banking institution.

The surveys regarding the financing options have not been shared with any potential lenders and the results of the survey have not been provided to any lender or

banking institution representing any vote by members to approve the project. Your property will not be used as collateral for any loan if a loan is later approved.

The board has only approved what might be called the “pre-construction phase” of the overall project so that construction documents can be completed, and we can then solicit bids from qualified contractors for the purposes of determining the costs of the overall construction project before making a decision to proceed any further.

How much will this project cost? We will not know the costs until the construction documents are completed and bids are solicited.

When the board knows the costs of this project, the members will know the costs of this project. Because the costs are still unknown, we cannot say today how we might fund this project and it could be done through various options if approved. This project is not a done deal despite what you may read in the newspaper or on Facebook.

The project manager hired to assist us and oversee the pre-construction process has not been paid upfront for the contracted amount, he only gets paid for the work he provides. If the project does not proceed after the costs are determined, the contract with the project manager will be terminated.

You may also be interested to know that the project manager will be sending out letters of inquiry to local contractors and sub-

contractors in PMC and within the Mountain Communities to determine if they might be interested in bidding on this project in whole or in part once the construction documents are completed and a request for proposal is ready for distribution.

Regarding the petition submitted days after the September board meeting, it is no secret that attempts were made to reach compromises on the two bylaw amendments to avoid a special vote that will cost over \$12,000 and does not include the staff time to prepare and assemble the notices that were mailed to the members. A date of Dec. 9 was selected by the board, and it provides adequate time allowed by law to distribute, collect and tabulate the ballots in between the two major holidays. The start time of that meeting was changed to 8am.

You may have noticed the two bylaws addressed within the petition were presented on the October agenda. Why were these proposals submitted? There are no tricks or attempts to fool anyone. It was my intent to replicate one of the amendment proposals from the petition regarding carryover funds (and it did) and the other amendment proposed to reinstate term limits as another attempt to reach a compromise to avoid the cost of a special vote.

Both bylaw amendments were approved by the board. However, the special vote is still scheduled for Dec. 9, but it does not have to be. There is no statute or civil code regarding the withdrawal of a special meeting petition. The petition could still be withdrawn, but it is doubtful that will occur.

Be safe, stay healthy, and please be positive.

This message is based in part on the Chairman's Report from the Oct. 21, 2023 Board Meeting.



Pellets & Garage Sale Fundraiser

Let's Live Local, a mountain communities non-profit, offers Golden Fire pellets delivered to your home. Be sure to let us know if you are on fixed income.

LLL is also collecting clothing, homewares and furniture for a VFW fundraising garage sale Nov. 10th-11th.

For more information, call Debra at 310-704-9020

PMCPOA Office Hours

8am-5pm Mon-Fri
8am-3pm Sat
(Closed for lunch 12-1 pm)
Office 242-3788
Patrol 242-3857 (24 hrs)

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of Oct. 21, 2023. 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 Lewis II called the meeting to order at 10:10 a.m. Nine directors attended: Cam Acosta, Mark Bailey, Richard Ballard, Jennifer Emett, Philip Gabriel, Carolyn Gilbert, Brad Hudson, Chairman Lewis II, and Ellen McClellan. Also in attendance were General Manager Todd Greisen and Recording Secretary Grace Wollemann.

MOTION by Director Gilbert, **SECOND** by Director Ballard that the agenda for the Board of Directors Meeting of Oct. 21, 2023, be adopted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to approve the consent agenda. **MOTION** carried.

There were two (2) committee applications for approval. Chairman Lewis II presented the chairman's report. General Manager Greisen presented the general manager's report. Director McClellan presented the treasurer's report.

MOTION by Director McClellan, **SECOND** by Director Ballard to ratify the Association's September 2023 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

The board acknowledged receipt of the committee minutes. There were five (5) Environmental Control (EC) Committee projects recommended. There were three (3) cottage industry permits requested, one was approved.

- BOARD ACTION ITEMS:**
- OLD BUSINESS: None**
- NEW BUSINESS:**

MOTION by Director McClellan, **SECOND** by Director Ballard to approve **RESOLUTION #01-10-21-2023**, the shingle roofing of the maintenance yard roof, not to exceed (NTE) \$27,720 from the Reserve Fund. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director McClellan to approve the amended **RESOLUTION #02-10-21-2023**, Association Rule, Article 21 (EC Code) 21.23H as submitted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director McClellan to approve **RESOLUTION #03-10-21-2023**, the Rules Violation/Fine Penalty as submitted. **MOTION** carried.

MOTION by Director McClellan, **SECOND** by Director Gilbert to approve **RESOLUTION #04-10-21-2023**, the purchase of Smart TVs and associated sound equipment, Reserve Item 1015, not to exceed \$4,500 from the Reserve Fund. Director Bailey opposed. Directors Ballard, Emett, Gabriel, Gilbert, Hudson, and McClellan approved. **MOTION** carried.

MOTION by Director McClellan, **SECOND** by Director Acosta to approve **RESOLUTION #05-10-21-2023**, the purchase of a 4-wheel drive SUV, NTE \$25,000 from the Contingency Fund. Director Bailey opposed. Directors Ballard, Emett, Gabriel, Gilbert, Hudson, and McClellan approved. **MOTION** carried.

MOTION by Director Lewis II, **SECOND** by Director McClellan to approve the amended **RESOLUTION #06-10-21-2023**, to Bylaw 10.10 as submitted. **MOTION** carried.

MOTION by Director Lewis II, **SECOND** by Director Gabriel to approve **RESOLUTION #07-10-21-2023**, Bylaw 6.06 as submitted. Director Acosta, Bailey, and McClellan opposed. Directors Emett, Gabriel, Gilbert, Hudson, and Lewis II approved. **MOTION** carried.

MOTION by Director McClellan, **SECOND** by Director Emett to approve **RESOLUTION #08-10-21-2023**, the 2022-2023 audit as prepared by Griffin Group. **MOTION** carried.

MOTION by Director Lewis II, **SECOND** by Director Gilbert to approve the amended **RESOLUTION #09-10-21-2023**, allocating carryover funds to the Reserve Fund following the 2022-2023 Audit as submitted and directed by Bylaw 10.10. **MOTION** carried.

The board sent and received sixty-two (62) items of correspondence. The next Regular Open Board Meeting will take place on Dec. 16, 2023, at 10:00 a.m. in the Condor Room. Meeting adjourned at 2:05 p.m.

PMC Facebook Page

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<https://www.facebook.com/pmcpoa>

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Treasurer's Report

Full financial packets are available for viewing at <https://www.pinemountainclub.net/group/pages/financials>.

Pine Mountain Club POA, Inc.
Treasurer's Report
As of September 30, 2023

| | Actual | Budget | Better (Worse) Variance | |
|---|----------------------------------|--------------------------------------|-------------------------------------|--------------------------------|
| Revenue | | | | |
| Current Year Assessment Revenue | 1,396,127 | 1,393,701 | 2,426 | |
| Operations/Maintenance | 83,576 | 70,670 | 12,906 | |
| Social Activity | 210,284 | 204,212 | 6,072 | |
| Projects | 12,250 | 9,000 | 3,250 | |
| Interest Income (Operating) | 24,332 | 23,800 | 532 | |
| Total Revenue | 1,726,569 | 1,701,383 | 25,186 | |
| Payroll Summary | | | | |
| Wages | (593,784) | (628,555) | 34,771 | |
| Benefits | (92,859) | (102,804) | 9,945 | |
| Taxes | (46,975) | (49,764) | 2,789 | |
| Worker's Comp | (15,823) | (25,023) | 9,200 | |
| Total Payroll Expense | (749,441) | (806,146) | 56,705 | |
| Operating Expenses | | | | |
| Operations/Maintenance | (763,387) | (782,624) | 19,237 | |
| Social Activity | (125,476) | (115,316) | (10,160) | |
| Operating Projects | (107,081) | (213,000) | 105,919 | |
| Designated Fund Projects | (45,135) | (25,000) | (20,135) | |
| Reserve Contribution | (176,553) | (176,553) | 0 | |
| Total Operating Expenses | (1,217,633) | (1,312,493) | 94,860 | |
| Other Operating Transactions | | | | |
| Additional transfers to Reserve fund | 0 | 0 | 0 | |
| Assets purchased | (11,220) | 0 | (11,220) | |
| Foreclosed Lots transferred to Property | 0 | 0 | 0 | |
| Total Other Transactions | (11,220) | 0 | (11,220) | |
| Total Change in Operating Fund | (251,724) | (417,256) | 165,532 | |
| | Assessment Billed | Assessment Collected | Assessment Receivable | Assessment Receivable % |
| 21/22 Assessment Collection Update | 4,695,620 | 4,692,979 | 2,641 | 0.06% |
| 22/23 Assessment Collection Update | 5,168,214 | 5,103,403 | 64,811 | 1.25% |
| 23/24 Assessment Collection Update | 5,584,507 | 5,209,906 | 374,600 | 6.71% |
| | Beginning Balance July 1, 2023 * | Plus: YTD Interest and Contributions | Less: YTD Purchases and Adjustments | Ending Balance Current Period |
| Reserve Fund Update | 82,666 | 218,914 | (173,682) | 127,898 |
| Operating Fund Cash Balance | 3,597,680 | | | |
| Reserve Fund Cash Balance | 4,735,722 | | | |

Respectfully Submitted


 Ellen McClellan / Treasurer
 Saturday, October 21, 2023

* Due to the auditor's recommendation during the 21/22 audit, the Reserve fund beginning balance has been moved to contract liability. See Reserve financial statement for more detail.

---General Manager's Update---

Although some effort and analysis were made to extend the pool season, attendance dropped off significantly in the final weeks that the pool was open. So, we moved forward with the seasonal pool closure target date of Oct. 9. Further cost and benefit analysis will take place next spring and summer in another attempt to extend the season for frequent users without too much burden on the budget. Also now closed for winter is the PMC campground.



Todd Greisen,
CACM, CMCA,
AMS

formation about what we're doing to prepare and what individuals should do to be prepared for potentially being snowed in without power, communication, and heat. If you qualify, this is a good time to get prepared by being added to our berm list. It's designed for those who can't clear their own driveway berms created by POA snow plowing of the streets. This is a reminder that, except for those on this list, you will be responsible for clearing your own way to get in and out of your driveway. To get more information about being added to the list, contact the office. Let me know if you're interested in participating in any of these efforts to make PMC better prepared for the potential of another tough winter.

Other speakers were from the HAM radio club and CERT, speaking about efforts to develop a volunteer GMRS and walkie-talkie radio network throughout the mountain that will support neighbor communication when services are down and

residents need help. All members are encouraged to participate, at least by having a walkie-talkie that can be used to reach nearby neighbors in emergencies. Each neighborhood will need a GMRS-licensed volunteer to reach others further away on the mountain to coordinate help, and if needed first responders. More information on this program can be found by contacting the office staff, who can put you in touch with the right people to join in.

Pulse Safety Net representative Elisa Christensen spoke about efforts to establish volunteer networks for neighbors to help other neighbors in time of need. If you're interested in becoming a volunteer for this program, or you believe you may be a person who will need help, please reach out to Elisa, or visit her website at pinemountainclubpulse.com. Your privacy will be maintained by her, just as is the case with the POA's berm list.

A replay of the event can be seen here: <https://youtube.com/live/eQ11J6GjkrM>.

Lounge and restaurant patronage continues to grow with new TVs installed in time for football season. Games are shown on Monday and Thursday nights, as well as Sunday afternoons. Restaurant menu choices have also been expanded for the season. I hope to see all you football fans on one of these occasions. Plans for other lounge events are in the works to bolster revenue and continue to decrease member subsidies.

Recently, the Emergency Preparedness committee, along with CERT, the HAM Radio Club and Pulse Safety Net, sponsored a free pancake breakfast at the clubhouse. The goal was to educate members and residents about winter preparations. Presenters included the POA, sharing in-

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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. Anonymous submissions will not be published, and individual submissions of a more personal nature that don't pertain to the membership in general may not be published.

Thank you for your submissions to the Compliments, Concerns, and Complaints Box. It takes a village to run a village, and your care and concern help keep PMC the wonderful place we love. The CCC box in the lobby and the online version on the PMCPOA website exist to allow members to voice their compliments, concerns or complaints publicly when appropriate. Once a submission is received, it is directed to General Manager Todd Greisen, who writes the response or sends the submission to the appropriate staff member or department to write the response.

When you submit to the CCC boxes, look for responses in the next month's edition of the Condor. (Note that the monthly submission deadline for the Condor is the Monday before the Board of Directors

meeting.) 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!

Monthly CCC recap: For the November CCC column, there were a total of six submissions: two from the online box and four from the lobby box. All of the submissions and their responses are published below.

COMPLIMENTS

- Thank you, golf course crew, for the terrific job you do every day to keep our golf course green and beautifully manicured. It has been so much fun to play on the lush green course! And big thanks to the crew that maintained the pool. I know it was a struggle all summer to keep the water warm and clear and most days it was. Thank you for your efforts!

Response: Thank you for your compliments! The crew did work hard on the course this golf season, improving it aesthetically and for the golfers' play. More improvements are in the works. Next season, the new mower will increase the play quality of the fairways and roughs even more. We did face many challenges this summer with the pool, including maintenance staffing and premature equipment failures. Some of the equipment should have had a much greater life expectancy. Preventative measures have been put in place to mitigate these challenges next summer. We appreciate the patience most members have had with us as we worked through it.

- Thank you, thank you, thank you to the individuals, committees and staff who contributed to the pancake breakfast and emergency preparation event. The camaraderie and respect created a unity in the community. New members and seasoned members were buzzing with excitement. We are

aware of what could happen and how there is support for the community. Most importantly, anyone can volunteer, and rest assured our community is going to be safe with people who care. Thank you.

Response: You're welcome! It was a fun and informative event. There is more work to do for the POA to get ready for winter. And more volunteers are needed. If you missed the event, you can watch it here: <https://youtube.com/live/eQ11J6GjkrM>.

SUGGESTIONS

- Hi! Suggestion: rent archery equipment, please! It will bring in revenue.

Response: Thank you for the idea! We will investigate the impact to our liability insurance coverage to see if it is possible.

- Make the PMC committee's info easier to find on the website once members log in. I am looking for what time the Emergency Preparedness Committee meets. Plus, I would love to see all the committees we have; I thought it was on the site. Thanks!

Response: Thank you for your submission. All the PMCPOA committee information is viewable on the public side of the website at <https://pinemountainclub.net/web/pages/standing-committees>. This page includes a list of all association committees and charters, meeting times and locations, archives of meeting minutes and more. There is no need to log in to view this information; it is viewable to all. For a handy shortcut to find and access pages, check out the website directory at <https://pinemountainclub.net/web/pages/directory-to-website2>. This directory has direct links to frequently used pages, including the committee page.

- We would LOVE to have a REAL fireplace back at the clubhouse! Please bring it back! Thank you!

Response: Thank you for your input on the potential clubhouse remodel. We agree that a real fireplace can't be beaten for am-

'CCCs' Continued on page 11

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'CCCs' Continued from page 10

bience. However, maintaining it, and the fires themselves, are a bit challenging. As an alternative, we have suggested a gas fireplace in the architect's design, versus the current fake electric insert.

COMPLAINT

• It is 82° and members are enjoying the pool with no Airbnb interference, and you close the pool! Really? However, this premature closure is PMC policy: How little can we do for the members and still raise the dues?

Response: Thank you for your input. The POA faces many budgetary challenges, as inflation affects us all. In addition, with all the unexpected equipment failures this summer, it limited our flexibility in extending the pool season beyond the standard closure of the previous two years, following Columbus Day weekend. We will try again next year for an extended season that can be managed within budgetary limitations.

'PREP' Continued from page 1

- Ordered a snow blower attachment for our John Deer tractor (pending)
- Improved coordination with first responder agencies

Neighborhood Radio Watch

Additionally, the Emergency Preparedness Committee, with cooperation from CERT and the Ham Radio Club, have begun implementing a Neighborhood Radio Watch (NRW) using GMRS radios. They will be seeking full-time resident volunteers to get a license to operate these radios. The goal will be to provide complete coverage for PMC communications in the event of a serious emergency, whereby all neighborhoods of PMC will have radio coverage if other forms of communication are down.

More work is to be done! Management will be coordinating with area agencies, including Kern County Fire, Mil Potrero Municipal Water, and others.

Personal & Property Prepping

So, we're getting ready. Are you?



Please read the article on winter preparedness in the October Condor. There are also a variety of winter preparedness articles on the PMCPOA website on the About Us/Living in PMC page (<https://pinemountainclub.net/web/pages/living-in-pmc>).

Berm List

PMC's berm list is currently being updated. A copy of a current ADA placard identification card and receipt or doctor's note must be on file with PMC to be placed on the berm removal list, and those requesting this service must meet the requirements. If you haven't already done so, please submit your information to the front office asap to get on this list to have your berm cleared.


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'NATURE' *Continued from page 1*

of acorns are kept in carefully excavated and maintained small holes in tree trunks. These trees are referred to as granary trees. PMC has several permanent colonies. Others can be found in the oaks of the community park in Frazier Park.



Fig. 3: An industrious Acorn Woodpecker guards his colony's granary tree (DS).

Another way to survive the stress of cold winters when food is scarce is to 'hunker down.' Two common PMC rodents that do this well are the chipmunk (Fig. 4) and the ground squirrel (Fig. 5). Each species uses a different strategy. The little ball of energy that is the chipmunk scurries around during the late summer and fall stuffing its cheek pouches with nuts, seeds and other tidbits. It then stores its provisions in secret underground chambers. During the winter, it mostly sleeps,

but wakes every few days to eat. The California Ground Squirrel, a very common (and not always well-liked) large rodent, eats just about any plant it can digest. By fall, it is quite fat. It then retreats to its system of burrows and passes into a state of true hibernation.



Fig. 4: The Merriam's Chipmunk will store food and remain underground during winter (Unknown).

Breathing, heart rate, brain activity and body temperature all drop, putting the animal into a stupor. It awakes in the spring-- alert, thin and hungry!



Fig. 5: The California Ground Squirrel will hibernate all winter after fattening up in the fall (RC).

Several birds, with their efficient wings, simply go somewhere warmer than the high mountains during our winters.

Photographers

- Randy Cushman**
- Simon Glickman**
- Maryann Ryan**
- Charles Noble**
- David Schindler**
- Patti Shoup**

Mountain Chickadees nest in our mountains in the upper forests, mostly above 6,000 feet in elevation. During the winter, they shift down-mountain to avoid the high winds and cold temperatures. Chickadees eat insects and spiders. They need a lot of rich food to keep their little bodies functioning. They are acrobatic and can pluck dormant



Fig. 6: This Mountain Chickadee will find plenty of food in the Pinyon Pines (MAR).

insects off of needles and leaves (Fig. 6). Chickadees arrived at our back yard at 5,000 feet in mid-October this year, and probably will hang out in our pinyon pines until spring.

Another vertical migrant is the Oregon Junco. This little relative of sparrows also nests in our upper forests, and drifts downslope before winter. The junco is well equipped to handle the cold (Fig. 7). It prefers to scrape seeds from



Fig. 7: The Oregon Junco is prepared for a cold winter, but may seek bare ground for foraging (CN).

the top of the soil. In the winter, it forages under conifer trees where the snow is sparse, or it heads to lower slopes with less snow cover. Juncos from further north often join local flocks.

The final method of dealing with cold winters to be discussed in this article is long-distance migration to another part of the world. Birds have wings and many are great fliers. We have one swallow that nests in our forests, the violet-green swal-

'NATURE' *Continued on page 13*

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'NATURE' *Continued from page 12*

low (Fig. 8). This agile flier is often seen on warm summer evenings catching insects in the air over Fern's Lake. It nests in unoccupied woodpecker holes in dead standing trees (snags) and other dead branches. By fall, it is heading towards Mexico and Central America where flying insects are abundant throughout the year.



Fig. 8: Every fall, the violet-green swallow flies south to continue eating aerial insects (PS).

Each of the wild animal species in our mountains has a specific built-in plan for dealing with the seasons. Their lives are not random. They are well adapted to thrive in our mountains.

FINES

The following fines were imposed by the Board of Directors at their executive session on Oct. 21 (2023) for the violations listed:

- \$250 for Rule 7.04 (food-trash left outside)
- \$250 for Rule 22.03A (unregistered short-term rental)
- \$250 for Rule 4.13 (excessive barking)
- \$1,000 for Rule 3.10 (abusive, threatening language and behavior)
- \$500 for Rule 7.04 (food-trash left outside)
- \$250 for EC Code 7.18 (nuisance activity – loud music)
- \$500 for EC Code 7.13C (exterior fire)
- \$250 for EC Code 7.14 (reforestation)

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Condor Cafe Hours

Breakfast and Lunch

Wednesday - Friday

8 am to 2 pm

Saturday - Sunday:

Breakfast 8-12 / Lunch 12-2

Sundays: Breakfast & Lunch in the Lounge with a full bar.

The Condor Café is open for inside dining for breakfast and lunch. Patio seating is available weather-permitting. Takeout is also available; please call 661-242-2233.

Dinner

Thursday Night Special

4 to 7:30 pm

Fridays and Saturdays

4 to 8:30 pm

Sun/Mon/Thu Football



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On Sundays, the lounge is open 3-7pm for NFL football. The bar is open through the afternoon games and a special football tailgate-style menu is available.

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Come and join us for this wonderful annual family event. Join our parade with your holiday decorated golf carts or marching community clubs. Many of our honored first responders will be there along with the one and only Santa Claus himself direct from the North Pole. A special “Holiday Christmas Show” will follow the parade.

www.pmcchristmasinthevillage.com

Entertainment
Line-Up:

Friday nights 7-10pm
Saturday nights 7-11pm

- Friday, Nov. 3**
7-10pm -- Cary Park
(Singer/Songwriter Who
Plays Classic Rock &
Country)
- Saturday, Nov. 4**
7-11pm -- The Dave Wilson
Band (Country, Blues & Old
Rock ‘n’ Roll)
- Friday, Nov. 10**
7-10pm -- Walt and Pam
(Folk Rock, Country, ‘50s,
‘60s, ‘70s)
- Saturday, Nov. 11**
7-11pm -- Wilkie Bob
(Hipster Fun)
- Friday, Nov. 17**
7-10pm -- Roger Wynfield
(Acoustic, Classic Rock &
Jazz)
- Saturday, Nov. 18**
7-11pm -- Bandit (Mix of
Classic Rock, Blues &
Country)
- Friday, Nov. 24**
5:45pm -- Tree Lighting
- Saturday, Nov. 25**
10am-3pm -- Holiday Craft
Fair

Golf Course /
Pro Shop Hours

9am - 5pm Daily

The Pro Shop has a wide selection of terrific items available for purchase, including T-shirts, hats, glassware, greeting cards, puzzles and more. There are many items with the PMC logo on them.

661-242-3734

Hazardous Waste
Collection Event

A Household Hazardous Waste Collection event will take place Friday, Nov. 10 from 9am-1pm at the Lebec Transfer station, (300 Landfill Road). The collection is free, and will accept automotive fluids, batteries, fluorescent light bulbs, household cleaners, paint, pesticides, sharps, etc. Transportation guidelines are as follows: Make sure containers are not leaking and are properly labeled, and keep wastes separated and away from passengers. Please do not transport more than 15 gallons, or 125 pounds, of waste per trip.

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Condor Lounge Hours

Thu, 4-10 p.m.

Fri, 4-11 p.m.

Sat, 4-11 p.m.

Sundays/Mondays
during football games

PMC Fitness Classes

Classes are \$5 each (except for Tai Chi, which is \$20 each) payable to the instructors.

Yoga with Deb

Every Tues/Thurs at 12pm
Please bring a yoga mat and water.

Core Conditioning with Shawna Rust

Normally Every Thurs at 2pm
DARK November-December

Low Impact Cardio with Charlee

Wednesdays 10-11am
Optional: Bring flat resistance band and light weights.

Tai Chi with Shannon

Mondays, 5-6pm
Wednesdays 2-3pm
Thursdays 9-10am

Rise and Shine with SunJay

Mondays, 10-11am
Please bring a mat, blanket and water bottle.

Condor Room

Rec Room Hours:

12-5pm
Fridays-Sundays & Holidays
Open Nov. 10, 20-26/Closed Nov. 25

Arts and Crafts for Kids Sundays, 3-5pm

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COMMITTEE MEETINGS

Most committees meet in person. Please check with each committee for current details about the meetings.

Friday, Nov. 3 (First Friday)

9am **Greens and Grounds** Pro Shop
2 pm **Environmental Control** Condor Room

Saturday, Nov. 4 (First Saturday)

9 am **Governing Documents** ZOOM
1 pm **Planning** Pavilion/ZOOM

Tuesday, Nov. 7 (First Tuesday)

6 pm **Communications** ZOOM

Saturday, Nov. 11 (Normally Fourth Saturday)

9 am **Emergency Preparedness** Pavilion
10 am **CERT** (Pavilion--Radio Day Safety Net Event)

Wednesday, Nov. 15 (Wednesday Before Board Mtg)

5 pm **Budget & Finance** Condor Room/ZOOM

Saturday, Nov. 18 (Third Saturday)

10 am **PMCPOA Board of Directors Mtg.** Condor Rm./Stream

PMCPOA Transfer Site Hours & Info:

8:30am - 5pm Daily

Reminders:

- * For PMC residents/guests only; please bring your member or guest card.
- * Four vehicles at a time at the site; please wait your turn outside.

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