

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)

**Monday Night
Football gatherings
kick off fun! See page
5 for details.**



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VOLUME 38 . NUMBER 10 . OCTOBER 2016

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

Remember: There is still very high fire danger in the Mountain Communities. Please be very careful with use of fire.

PMC CERT Seeking New Members; Training This Month

Tom Yancey, PMC CERT

On Oct. 8, 22 and 29, the Pine Mountain Club Community Emergency Response Team (CERT) is presenting a CERT Academy for those wishing to join the team. The session runs from 8 a.m. to 4 p.m., and participants must complete all three sessions to graduate. The course still has openings, and CERT is seeking new members for the team.

This CERT Basic Course educates people about disaster preparedness for hazards that may impact their area. It trains them in basic disaster response skills such as fire safety, light search and rescue, team organization and disaster medical operations. Using the training learned in the classroom and during exercises, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help. CERT members also are encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in their community.

Recommended prerequisites: It is recommended that you complete the "Introduction to Community Emergency Response Teams" IS317 Course Overview online. This is an independent study course that serves as an introduction to CERT. You can access the IS317 Course Overview at <https://www.fema.gov/training-materials>.

Pre-registration for CERT Academy is mandatory. No walk-ins are permitted. You will receive an e-mail notification indicating that you have been successfully enrolled in the course after your pre-registration is complete.

To pre-register, please send your request via email to tomlyancey@gmail.com. For further information, call (661) 242-1094 or visit the webpage at <https://pinemtccacert.samariteam.com/Default.aspx>.

Winter Preparation Tips

Environmental Control Committee

Even though we had a very warm summer, it is time to plan ahead for our winter.

Here are some tips to help you get ready:

- Check emergency supplies in your car and house. Food, water, fuel, warm clothes, flashlights and batteries are just a few items you should have ready. Supplies at home should also include rock salt to melt walkways, sand to improve traction and shovels for snow removal.

- Winterize your home to extend the life of your fuel supply by insulating walls and attics, caulking and weather-stripping doors and windows and installing storm windows or covering windows with plastic. Clean the chimney of wood-burning fireplaces and pellet stoves and make sure a spark arrester is in place. Clear gutters, repair roof leaks and cut away overhanging branches.

- Prepare your car for winter. Have a mechanic see that ALL systems are working properly. Install good all-weather tires and check for good tread frequently. Be ready with studded tires, AWD or 4WD and have chains with you at all times.

- The Mil Potrero Mutual Water Company can provide much information for part-timers who leave their home vacant for extended periods.

Remember: **PREVENTIVE MAINTENANCE IS THE KEY!**

Come have a scary good time at the annual

**Adult Halloween Party!
Saturday, Oct. 29, 2016**

**Live Music 7 to 11 p.m.
Costume Contest! Prizes!**

Drink Specials!

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

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

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

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

Don't Wait-Check the Date!

Emergency Preparedness Committee

National Fire Prevention Week is Oct. 9-15, 2016. This year's Fire Prevention Week campaign is "Don't Wait-Check the Date." Age matters when it comes to your smoke alarms.

CHECK THE MANUFACTURE DATES ON YOUR SMOKE ALARMS TODAY:

- Remove the smoke alarms from the wall or ceiling.
- Look at the back of the alarm for the date of manufacture.
- Smoke alarms should be replaced 10 years from date of manufacture.
- Put the alarm back on the ceiling or wall if it is less than 10 years old.

Other important steps:

- Test smoke alarms at least once a month by pushing the test button.
- Install smoke alarms in every bedroom, outside each separate sleeping area and on every level of the home including the basement. Larger homes may need more alarms. For the best protection, make sure all smoke alarms are interconnected. When one sounds, they all sound.
- A closed door may slow the spread of smoke, heat and fire.
- If a smoke alarm sounds, get outside and stay outside. Go to your outside meeting place.
- Call the fire department from a cell phone or a neighbor's phone. Stay outside until the fire department says it's safe to go back inside.

Do We Have Your Email Address?

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 mem-

bers provide email addresses as possible to maximize effectiveness.

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

***The editorial
and advertising
deadline for
the November
2016 Condor
is Monday,
Oct. 10, 2016.***

**PMCPOA Recreation
Presents**
**The third annual
Creepy Carnival!**
Friday, Oct. 28
6 to 9 p.m.
Condor Room
**Games, prizes,
dancing, food**
**Fun for the whole
family!**

**PMCPOA
Holiday
Craft Fair**
Saturday, Nov. 26
10 a.m. to 3 p.m.
PMC Clubhouse
**Featuring handmade
items from more than
35 vendors**
**Get a jump on holiday
shopping locally!**
**Vendor applications
are now being taken in
the Business Office.**

**Please note that
Town Hall is dark
for October.**

Sierra Club Hosting Friends of Condors

The Kern Kaweah/Condor Group of the Sierra Club will meet on Friday, Oct. 7 in the Pool Pavilion at 6:30 p.m. This month's program will be presented by Friends of the Condors, Keep Them Wild and Free.

In 1987, only 27 California Condors were alive in the world. Come hear about the successful but slow comeback of seeing condors soar overhead once again in our mountain communities. We live only a few close miles from the Bittercreek Preserve, where condors are studied by scientists from all over the world. They are an endangered species. We need to be sure they are protected, healthy and free. Their biggest threats are lead, loss of habitat, micro-trash and the occasional uninformed or misguided hunter.



Photo by Liz Buchroeder

Martin Fletcher will be presenting. All Sierra Club programs are free and open to the public.

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.

This is the members' chance to vent, inform, question, enlighten, propose a solution or put an end to issues and concerns they believe the Board should know about. Please call the Business Office to schedule an appointment.

Annual Assessment Now Past Due

The assessment for the Fiscal Year 2016/2017 is \$1,406 per lot. It was due and payable to Pine Mountain Club Property Owners Association, Inc. as of July 1.

The assessment became delinquent on Thursday, Sept. 15, 2016 at the close of business at 5:00 p.m., pursuant to Bylaws Section 10.02 (A)(D). Unpaid assessments have now been turned over to the collections agency.

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PMC Golf Course to Host Rally for Cure Tourney on Oct. 15

The PMC golf course is hosting a "Rally for the Cure®" golf tournament on Saturday, Oct. 15th.

Registration for the tournament, which is a nine-hole scramble, is at 9:00 a.m. The Big Break Challenge is at 10:00 a.m., and the tournament starts at 11:00 a.m.

Rally for the Cure® is a program that works to educate women about breast cancer and to remind them to get their annual screening through volunteer-organized golf, tennis and social activities. Since 1996, Rally has enlisted more than 35,000 volunteer Ambassadors to heighten breast cancer awareness in their communities. Fundraising activities at Rally events have generated more than \$73 million for Susan G. Komen®, the largest private funder of community-based breast health educa-

tion, screening and treatment programs in the United States.

The fee to enter is \$20, with all proceeds going directly to Rally for the Cure®, plus \$14 per person for green and cart fees. Lunch will be provided, and prizes will be awarded. Opportunity drawings will be held, and a silent auction will take place that includes items such as a massage, a stay at the Pine Mountain Inn, a photography session, Arbonne products, variety gift baskets, goody bags, gift certificates from Tejon Outlets and local

stores and more.

To enter the Rally for the Cure® tournament, contact the Pro Shop at 242-3734. **Spooky Chip 'n' Sip**

In other golf news, join the fun later that day for the "Spooktacular" Chip 'n' Sip at 5 p.m. Cost is \$15 per person and includes three drink tickets with your choice of two different styles of Oktoberfest beer, cabernet or chardonnay wine and special Halloween appetizers. The evening includes a costume contest, so dress up and enjoy a fun and relaxed evening of golf.

Golf Shop Hours:

8 a.m. - 5 p.m. Daily

Call 242-3734 for tee times.

Twilight hours/rates are available at 3 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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— "Measuring Broadband America" Report, 2013 & 2014

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EC Committee Helps with Home Improvement Approval Process

Did you know there are 11 active committees with charters in place serving Pine Mountain Club? Each one has a distinct and important function, and members volunteer their time to sit on the committees.

The Environmental Control Committee, which meets the first Friday of each month at 2 p.m. in the Condor Room, works closely with the Environmental Control Officer of the association, who is an employee of PMCPOA. The committee helps ensure that property owners stay within the rules in making changes to their properties, and ultimately helps maintain the esthetics of the community. These changes can range from garage and deck additions to fencing and requests for cottage industry approval.

Current volunteers enjoy their work on

the EC Committee, and three of the five have served on the committee for more than a decade.

“I enjoy meeting homeowners and working with these great committee members, the EC Officer and his assistant,” said Marianne Knapp, EC Committee chairperson. “Our experience includes construction, design, engineering, architecture and a strong desire to maintain our community, encourage ‘home ignition zones’ and promote vegetation management plans.”

As stated in the EC Committee charter, it is tasked with the following functions:

- Review and make recommendations to the Board of Directors regarding approval or disapproval of proposed new structures and/or additions/deletions to lots, and other land use in PMC.

- Protect and preserve the environment as defined by the Environmental Control Directives.

- Review the Environmental Control Code at least once each year and recommend to the Board any changes or updates to it that it deems appropriate.

- Prepare, modify when necessary and recommend to the Board a permit fee structure/schedule.

- Observe, report and cite noncompliance with the applicable Environmental Control Directives by association members and recommend to the Board fines to be assessed members for noncompliance with those directives.

‘EC’ Continued on page 13

Monday Night Football Serves up Food and Fun

Why not kick off your week right by coming to the Clubhouse to enjoy Monday Night Football with your friends, then continuing the fun on Thursday nights?

Football season is underway, and so are the festivities in the Lounge. The fun begins Mondays at 4:00 p.m. when the bar opens, and the first game is at 4:30 p.m. The buffet also opens at 4:30 p.m., offering mini corn dogs, buffalo wings, chips, chili and cheese sauce. The cost is \$5 for a plate. The fun continues with a second game shown at 7 p.m. In addition to the buffet, happy hour beer pricing is available. Pricing on domestic beer is \$11 per pitcher, \$4 for a 22-ounce glass and \$3 for a 16-ounce glass.

On Thursdays, a themed dinner is served every week beginning at 5 p.m. to enjoy while watching the games.

Transit Bus Has New Schedule

The transit bus that runs from PMC to Frazier Park and back has a new schedule and pick-up and drop-off times that became effective last month.

The new schedules are available in the clubhouse lobby, or can be found online at <http://kerntransit.org/routes-and-schedules/210-frazier-park-local/>.

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A Message from the Board Chair

Bill Gurtner
pmcboard@pmcpoa.com

Over the past month, our community has been involved in an intense debate surrounding the discharge of a weapon and the unfortunate death of a large black bear. I cannot remember when the Board has received the volume of correspondence that this debate has generated. The issue has focused on public safety, quality of life in our community, property values, the rights of individuals to determine their own lifestyle, and what living in an isolated mountain community within a national forest populated by a wide range of wildlife, all require of us.

The focus of this debate has been centered on the raising of farm animals such as chickens, rabbits and ducks within PMC. There are two different sides to this issue. First, does the presence of domestic livestock create an attractant for wildlife, and does it impact our property values and the quality of life for members who live next door? Second, the rights of residents

who came to PMC with the desire to live a more self-sustaining lifestyle that is, in part, represented by the raising of chickens and the production of fresh eggs for their family.

In response to this conflict, at its September meeting the Board decided that the raising of domestic livestock will not be allowed in PMC. This decision was a difficult one for the Board and is not without its detractors. I am sure this discussion will continue. That said, I want to thank our members for their participation in this discussion and my fellow Board members for their thoughtful contributions. All points of view were heard. Participation is perhaps the most important outcome.

I would like to comment on the participation of renters in our community debate. I have made the decision as Chairman to allow renters to contribute to our Board deliberations in the belief that when it comes to issues of public safety or qual-

ity of life, they have much to offer. They live here, use our services, support our activities and send their children to our local schools. No, they are not members, cannot vote and should not participate when the topic relates to finance or other matters that are the purview of the membership. But they can and do contribute to the dialogue.

In closing, I want to remind everyone that we have a hardworking and dedicated staff. They try very hard to meet the needs of our members, and sometimes things do not go just the way we want them to. Please remember that they are doing their best and are entitled to your respect and support. When you get upset and frustrated, take a moment and remember, the staff is here to help. Just give them a chance.

Pine Mountain Club remains a great place to live and my fervent hope and expectation is that it will continue to be so for many years to come.

PMC Board of Directors Meeting Highlights

Karin Shulman, Recording Secretary

These are highlights of the Board of Directors open meeting of Sept. 17, 2016. Complete minutes are available at the Business Office or online at www.pinemountainclub.net after their approval at the next Board meeting.

Chairman Bill Gurtner called the meeting to order at 10:00 a.m. Nine directors attended: Stephan Bates, Gary Biggerstaff, Sandy Browne, Susan Canaan, John Cantley, Chairman Gurtner, Garry Kemmer, Tom McMullen and Doug Wilde. 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 Sept. 17, 2016, which included the minutes of the Board of Directors' Regular Board Meeting of Aug. 20, 2016 and two committee applications. The Board acknowledged receipt of "Committee-

Approved Committee Minutes for Board Review." There were (3) approved Environmental Control Committee Project Recommendation and two (2) Cottage Industry Permits.

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

UNFINISHED BUSINESS: **None**

BOARD ACTION ITEMS:

NEW BUSINESS:

APPROVED, RESOLUTION #01-09-17-16, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors approve replacing Reserve Study item #1904, unit 2053 4X4 flat-bed pickup truck, which is currently funded at \$43,600 in the Reserve Study and is worth approximately \$5,000 as a trade-in, and association will trade in Reserve Study item #1905, International dump

truck, which is funded at \$43,200 and worth \$2,000 as a trade-in, for a not-to-exceed (NTE) amount of \$83,700 from the Reserve Funds for a replacement F-550 diesel 4X4 dump bed with 9-foot snow-plow blade (or equivalent) and attachment from the Reserve Funds. **MOTION** by Director McMullen, **SECOND** by Director Cantley. **MOTION** carried unanimously.

APPROVED, RESOLUTION #02-09-17-16, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors approve replacing Reserve Study Item #1909 JCB Backhoe, which is currently funded at \$71,250 in the Reserve Study, NTE \$85,000 from the Reserve Fund. **MOTION** by Director Browne, **SECOND** by Director Canaan. **MOTION** carried unanimously.

APPROVED, RESOLUTION #03-09-17-16, THEREFORE, BE IT RESOLVED, that the Board of Directors

'HIGHLIGHTS' *Cont. on page 9*

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 August 31, 2016

| Operating Fund | Actual | Budget | Over (Under) Variance | |
|---|----------------------|------------------------|--------------------------|-----------------|
| Revenue | | | | |
| Current Year Assessment Revenue | 678,747 | 677,692 | 1,055 | |
| Operations/Maintenance | 11,842 | 14,898 | (3,056) | |
| Social Activity | 114,262 | 126,944 | (12,682) | |
| Interest Income (Operating) | 774 | 2,000 | (1,226) | |
| Total Revenue | 805,625 | 821,534 | (15,909) | |
| Operating Expenses | | | | |
| Operations/Maintenance | 735,109 | 754,947 | (19,838) | |
| Social Activity | 208,351 | 229,168 | (20,817) | |
| Operating Projects | 4,610 | 12,500 | (7,890) | |
| Designated Fund Projects | 0 | 0 | 0 | |
| Worker's Comp Safety Incentive | 0 | 0 | 0 | |
| Bad Debt Expense | 7,764 | 7,764 | 0 | |
| Capital Improvements | 0 | 0 | 0 | |
| Transfer to Property Fund | 0 | 0 | 0 | |
| Reserve Contribution | 0 | 0 | 0 | |
| Total Operating Expenses | 955,834 | 1,004,379 | (48,545) | |
| Net Operating Revenue Over Expense | (150,209) | (182,845) | 32,636 | |
| | 2016/2017 | YTD Assessments | YTD Assessments | |
| | Assmt Billing | Collected | Receivable | |
| Assessment Collection Update | 4,066,152 | 2,874,534 | 1,191,618 | |
| Payroll Summary | | | | |
| | Actual | Budget | Variance | |
| Payroll Wages | 293,721 | 299,640 | (5,919) | |
| Payroll Benefits | 73,256 | 54,615 | 18,641 | |
| Taxes and Worker's Compensation | 48,154 | 48,678 | (524) | |
| Total Payroll Expense | 415,131 | 402,933 | 12,198 | |
| Reserve Fund Update | Beginning Balance | Interest and | Less YTD Trnsfrs | Ending Balance |
| | July 1, 2016 | Contributions | and Purchases | August 31, 2016 |
| | 2,409,498 | 141 | 2,000 | 2,407,639 |

Respectfully Submitted



Thomas McMullen
 September 14, 2016

| | |
|-----------------------------|-----------|
| Operating Fund Cash Balance | 2,888,480 |
| Reserve Fund Cash Balance | 2,407,639 |

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

Rory Worster

It is still summertime, and the Maintenance crews are in full project and maintenance mode. In addition to normal safety and maintenance items, we are prepping more reclaimed wood for benches and counters for association property; working on road berm repairs and crack-filling roads; reinforcing the lower barn roof structure; installing the poles for a few shade structures in Lampkin Park; prepping winter use equipment; facilitating pellet deliveries; and adjusting the location of the volleyball courts. In addition, we plan to complete two fitness par stations.

Most of the asphalt work has been completed for the year; we have a few berm/gutter areas that need final attention, but the big traffic-impacting issues are done. Please slow down on the roads in general, but especially when your crews are out working on the streets.

Replacement Equipment

We have many vehicles that need replacing, including a pickup, flat bed, dump bed and backhoe. I want to take some time to describe the needs, and why we believe replacement is the best option.

The backhoe came up a little more sudden than we anticipated; the rest we looked at for several months and came

to the informed decision that it would be best to get the vehicles before this winter. Unfortunately, we can't just go out and buy these commercial trucks because of our cold-weather and snow-plowing needs. These units will need to be built, because none currently exist on dealer lots, and the lead time for the Dodge vehicle can be 6 to 12 weeks, and 14 to 16 weeks for the Ford. We have the dealers looking outside their normal networks, and we hope to shorten this time frame. If we do not get them now, we may experience more issues in the winter season (if we have a winter season this year) with mechanical reliability.

Even with last year's mild season, we had to weld a number of frames and we also replaced several front axles on the trucks. The frames on the flatbed units had been welded at least once before; these vehicles have relatively low mileage but are the workhorses of the maintenance equipment. The maintenance operations manager is nervous about being able to fulfill his snow plow duties if we start to experience failures on the fleet.

By adding another Dodge 5500 diesel truck with dump bed, we will have a good, reliable, heavy-duty unit for asphalt and snow work. In addition, no special license is required to drive this type of truck, versus the requirement for a Class B license with air brake endorse-

ment needed to drive the International-make dump truck. Our fear is that we will only have two people who could legally drive the International during this upcoming winter.

Replacing the GM car with a multipurpose pickup truck with snow plow makes much more sense for working on behalf of the association. The biggest gain for the association is putting on mileage and getting more out of our fleet of pickups. As of August 2, 2016, unit 2053 had 43,000 miles, and unit 2054 had 30,000 miles. These units are both about 10 years old and do not have the mileage to show the wear they have. By rotating the GM vehicle every couple of years, we should get more out of the vehicles and have a built-in plan for switching units out for the maintenance fleet.

The JCB backhoe is nickel and diming us to death right now. There is not a lot of cost for the replacement or repair parts; it's the down time while waiting for the parts to come in after they are ordered that is problematic. We have found a good, gently used tier 4 motor unit sourced out of Bakersfield, and the dealer has a service shop with an ample supply of parts on hand to service us after the sale. We hope this helps you understand why these various resolutions are coming before the Board at this time.

Firewood

We have had several members question why we gave firewood away when people have been on the firewood list for quite some time. The quick answer is that we have not had time to season and cut all the trees we have taken down, and the rounds and trees we placed for members to share had not been processed by our team into deliverable firewood. We plan to get to the deliverable firewood when the weather turns a little colder. This will be seasoned wood that is ready to go. We did have a great turn out by members to collect the wood.

'GM' Continued on page 9

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'GM' Continued from page 8

Discharging of Firearms Strictly Prohibited

REMINDER: THERE IS NO HUNTING IN PMCPOA! THERE IS NO DISCHARGE OF ANY FIREARM INCLUDING BB AND PELLET WEAPONS IN PMCOA! All violations of these rules will result in a citation being issued immediately.

Pool Reminders

The pool is cool. Please remember that you must have a current member or guest card to use the pool. This means each person needs a valid card, and members or property owners are limited to six guests at any one time in the pool. And to whom-ever is twisting the handles off the shower, we ask you to please stop doing this. It is getting harder to source the parts and replace them every week.

Hoe Down

The Hoe Down was well received overall. We did have a little learning curve moment or two, however; and next year's event will be better.

PMC Patrol Recap – August 2016

During the month of August, Patrol responded to 282 calls for service.

Observations and calls included in the following:

Enforcement: 81, including 3 citations and 4 written warnings

Public Assist: 107

Suspicious Incident: 44

Wildlife: 50

EC Office Recap – August 2016

Construction Projects/EC Committee Recommendations:

SFR – 1

Variance - 1

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

45 projects

EC Letters Written:

First Notice Letters – 61

Variance Ltrs - 19

Citations to the Board - 6

'HIGHLIGHTS' Cont. from page 6

approve replacing Reserve Study item #1901, Jeep Commander, which is currently funded at \$35,417 in the Reserve Study and worth approximately \$10,000 as a trade-in, for a NTE amount of \$61,850 from the Reserve Fund for a replacement F-350 (or equivalent) with an 8-foot snow plow and attachment from the Reserve Fund. **MOTION** by Director Bates, **SECOND** by Director Cantley. **MOTION** carried unanimously.

APPROVED, RESOLUTION #04-09-17-16, THEREFORE, BE IT RE-

SOLVED, that the PMCPOA Board of Directors approve replacing Reserve Study item #1904, Unit 2054 4X4 Flat-bed pickup, which is currently funded at \$41,000 in the Reserve Study and worth approximately \$5,000 as a trade-in. The association will remove from service Reserve item #1910 Chipper, which is funded at \$17,550 and worth approximately \$5,000 if we sell it, for a NTE amount of \$71,500 from the Reserve Funds for a replacement F-450 Diesel 4X4 Flatbed with a 9-foot snowplow blade (or equivalent) and attachment from the Reserve Funds. **MOTION** by Director Bates, **SECOND** by Director Kemmer. **MOTION** carried unanimously.

APPROVED, RESOLUTION #05-09-17-16, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors solicit bids and plans for a new website for the PMCPOA to be received no later than Dec. 1, 2016. **MOTION** by Director Bates, **SECOND** by Director Cantley. **MOTION** carried unanimously.

APPROVED, RESOLUTION #06-09-17-16, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors propose amended Association Rule 4.02 to include "and disallowing livestock on private lots, which includes chickens, pigeons, rabbits, etc." and add 4.02(f)

'HIGHLIGHTS' Cont. on page 13

PROFESSIONAL SERVICES

Real Estate Agents

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

Greg and Monica Brackin
(661) 242-2685

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

Tree Service/Arborist

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

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

**Dr. Kolodner
Dental Group, Inc.**
16333 Pine Valley Lane #303
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(661) 242-3704

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COMPLIMENTS, CONCERNS, COMPLAINTS

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

Thank you for your submissions to the Compliments, Concerns and Complaints 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

• (Please note that this compliment is a compilation of several about the bench-

es.) Thank you for the beautiful and restful benches along our walking trail and in the park. The Maintenance crew member who made them did a fantastic job in executing an excellent idea. They are wonderful to use. Are they available for purchase?

Response: We are glad you like the new benches made from reclaimed wood that our General Maintenance crew has been making for areas around the association. Currently, there are no plans to sell these, as there won't be extra materials available for awhile.

CONCERNS

• Today I saw a party at the pool with 20 guests. Are our facilities being abused? I read in the last Condor that the limit on guests is six. I was not aware of this fact

and it appears that no one else is aware of it either. This needs to be made known more prominently through the Condor and signage.

Response: Thank you for the note and the opportunity to inform members of another rule: Each member is limited to six guests at any association function or facility. However, a member can seek written permission to exceed this number on a case-by-case basis.

• With the recent tragedy of the fatal accident fresh on my mind, I would like to suggest a reminder to all PMC residents to drive safely. I am a new resident to PMC, and I love it here! However, in the four months since our move here, I have had two close encounters with impatient drivers that have left me shaken. I do not wish to be the next casualty. Thanks for your consideration.

Response: We could not agree more. This serves as a reminder to all to slow down, and be cautious driving on our mountain roads at all times.

SUGGESTIONS

• Has anyone ever researched the idea of using professional-grade artificial putting green Astroturf on our greens and using that water allotment on our fairways?

Response: Thank you for the question. Yes, we have looked into artificial turf for use on the course. We were told it is not allowed on our PGA-rated course. However, we will investigate the idea again during the off season to see if the rules have changed.

• Please consider offering any form of healthy veggies on Monday nights (Monday Night Football). I'd be happy to pay extra for them, such as a nice salad and vegetables and any form of dip, such as cheese sauce with no spice added (others could add hot sauce).

'CCCs' Continued on page 12



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Summary of Policies for Letters to Editor

Letters to the Editor for the Condor newsletter are very welcome. When submitting a Letter to the Editor, there are procedures in place as indicated in Business Policies and Procedures Number C-2. Here are summaries of the steps.

- All letters must include name, address and telephone number, and be signed by the author. Mark the letter clearly "for the attention of the Editor" and deliver it to the PMC office, mail it to PMCPOA, P.O. Box P, PMC, CA 93222 or e-mail to rwilde@pmcpoa.com.

- Short, concise letters are to be given preference; letters should not exceed 250 words. The preferred method of submission is an electronic file.

- Views, opinions and validity of facts expressed in a letter are the views of the writer only and not necessarily shared by the Editor, the Condor Committee, or the Association.

- To be published, a letter must be signed by the author and include "that he/she is solely responsible for the contents of the letter and acknowledges that his/her views are not necessarily shared by the Association, the Editor, or the Condor Committee."

- Letters may or may not be included depending on space availability and at the discretion of the Condor Review Committee members.

- To qualify for publication, a letter must be courteous.

- Because of space limitations, letters may be published at a later date, at the discretion of the Condor Committee. Prior to publication, the writer's approval on changes will be requested. If no approval is given, the letter may be withheld at the discretion of the Condor Committee.

- Letters chosen for publication are likely to be edited for brevity and clarity. Prior to publication, the writer's approval on changes will be required.

- Where a controversial letter is pub-

lished, the Condor Committee will make a good faith effort to find and publish a second letter in support of the opposing view, in the same issue. If a letter is written about an article appearing in the Condor, the author of the article shall be given the same space to reply to the letter in the same issue. Therefore, at the discretion of the Condor Committee, letters may be printed at a later date. The

Editor shall inform the writer of such delay.

- Any person's name, business name, or title, used by the writer must have that person's written permission to do so included with the letter.

- Deadline for submission of editorial content (including Letters to the Editor) will be posted in each Condor publication.

Letter to the Editor

A Thank You from Peak to Peak Mountain Charter

Thank you to our PMCPOA members and staff for 13+ years of unwavering support given to the staff and students of Peak to Peak Mountain Charter (Formerly Pine Mountain Learning Center).

We have attended the Equestrian Center several times (thank you to the Equestrian Center Director) and we're arranging a field trip to our swimming pool this year.

PMCPOA staff members have annually set up requested tables in the Condor Room to accommodate our young scientists' experiments and our historians' displays for the Science and History fairs.

PMCPOA has in earlier years provided a stage in the Condor Room on which our multi-talented students could present their holiday performances.

In addition, throughout the years many, many local resident members have selflessly volunteered to provide our students with P.E., tutoring, music, art and small-group experiences within the classrooms.

Thank you to this village that raises our young students and prepares them to move on to be productive citizens.

Terry Page, Teacher, Peak to Peak Mountain Charter School

I am solely responsible for the contents of this letter and acknowledge that my views are not necessarily shared by the Association, the Editor or the Condor Committee.

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'CCCs' Continued from page 10

Response: Thank you for the suggestion. We will look into such offerings moving forward.

- The reeds are taking over the pond nearest the clubhouse. Please clear them out. Thanks.

Response: Yes, they have. We will start work in mid-October on the lakes, the reeds in particular.

- Would it be possible to have "No Smoking" in the outdoor areas near the clubhouse? We were sitting outside having breakfast, and the smoke was blowing directly into us (same for upstairs outside the bar area). If that would be possible, could there be some notification on the doors going to the outside or on the tables so that the smokers would be aware that smoking is not allowed? Thank you!

Response: 16. We will make sure this topic gets to the proper committee(s) for consideration.

COMPLAINTS

- (Please note that this is a compilation of several complaints.) I have been swimming at the PMC pool for 20 years, and have noticed over the past two years a decrease in the maintenance of the pool. The water itself is good and I thank the staff for that, but as of now, there is only one fully working shower, only one working ladder and there is black mold along the cement crack between the shower wall and the ground. There are ugly weeds along the north fence, dirt and trash has accumulated under the tables. At least I am glad there are new umbrellas that I can open myself. However, there are cracks in the

mortar along the pool edge above the tiles, possibly allowing water to leak down in back of the pool itself. The roll-up cover has never been replaced so is not being used, and this creates a larger heating bill. Since there are no more lifeguards, I am wondering where that extra money is being spent. It is not on the pool.

The pool is the most-used facility in PMC, but it seems as if the Board has decided to abandon the pool—just let it deteriorate until it has to be closed. If consistent maintenance is practiced, the pool could still be good for many more years.

Response: This year has been a difficult one in terms of staying up on all the work that needed to be done around the pool. We had a never-ending string of items that needed repair and detail maintenance to keep it working correctly and for the water to be swim worthy.

This off season, we will be performing some repairs on the decking and shower areas. We have the handle for the pool ladder, but it appears as though we will need to saw cut the deck and replace the entire unit to make sure it will hold up. Sorry if this year's pool maintenance was not up to everyone's standards; it surely was not up to ours either, but we should be ready to go for the next season.

- It would be nice if the pool lights went on in the evening along with all the other lights. It also would be nice to have three working showers.

Response: Please see above response.

- Why hasn't the pool ladder been fixed? This condition is unsafe, especially for young swimmers playing in the deep water. If there was an emergency, there is

only one ladder exit in the deep end, which would slow down parents or other adults trying to rescue a swimmer in danger. And why is there only one working shower?

Response: Please see above response.

- The pool water line has the same brown, oily scum since the pool opened. I've photographed it, and it has not been cleaned all summer. Scrub sponge and Comet: problem solved. The shower walls have soap and mineral scum, and the bathrooms at the pool are not being cleaned.

Response: Please see above response.

- The yard markers on the driving range need to be painted. They are difficult to read.

Response: Please see the above response regarding pool maintenance. We will be performing needed maintenance in this area too.

Pool Open Every Day

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

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!

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

Save the Date!
PMCPOA's annual Christmas Tree Lighting
Friday, Nov. 25
5:45 p.m.
Details coming next month!

'HIGHLIGHTS' Cont. from page 9

"All sheltering and/or housing for any animals stated herein shall comply with all applicable State, County and Local Control Code ordinances at a minimum; this is to include all applicable building and/or zoning codes along with all Environmental Control Code requirements. PM-CPOA governing documents may be more restrictive than government codes and ordinances" and add Rule 4.07 "No live-stock allowed on private lots in PMC, which includes chickens, pigeons, rabbits, etc." See revised Rule, Article 4 on website and posted in the lobby and in the Condor. MOTION by Director Browne, SECOND by Director Bates. MOTION by Director Browne, SECOND by Director Cantley to amend Resolution #06-09-17-16 as proposed by Governing Documents. MOTION carried. Opposed by Directors Biggerstaff, Kemmer and Wilde. MOTION by Director Browne, SECOND by Director Bates to accept the amendment.

APPROVED, AS AMENDED, RESOLUTION #07-09-17-16, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors direct management to review the situation and form an organizational plan to address the concerns regarding wildlife interactions with community members, using up to \$25,000.00 if needed to accomplish approved plan from the Operating Fund. MOTION by Director Biggerstaff, SECOND by Director Wilde. MOTION to amend by Director Biggerstaff, SECOND by Director Wilde, to amend Resolution #07-09-17-2016 to add "NTE \$25,000 from the Operating fund." MOTION carried unanimously.

MOTION by Director Cantley, SECOND by Director Browne to approve variance. MOTION carried unanimously.

MOTION by Director Browne, SECOND by Director Canaan, to discuss and increase fine to \$1,500 minimum for violating Association rule 3.21. MOTION carried. Opposed by Directors Biggerstaff, McMullen and Wilde.

MOTION by Director Browne, SECOND by Director McMullen to approve

funding of the Capital Reserve Fund in the amount of \$360,000 and to be funded upon approval. MOTION carried unanimously.

The Board sent and received 103 items of correspondence this month.

The next regular open Board meeting will take place on Oct. 15, 2016, at 10:00 a.m. in the Condor Room.

The meeting adjourned at 1:55 p.m.

'EC' continued from page 5

• After giving appropriate notice to the owner(s) of a specific lot or lots that are in noncompliance, the committee may, upon approval of the Board, authorize the EC Officer to take any of a number of actions to bring such lot or lots into compliance. Those actions include contacting an appropriate agency to determine what needs to be done to bring the lot into compliance, and then going forward with the work.

Membership in the EC Committee – and all other committees – is open to all members in good standing. The EC Committee is limited to up to five members allowed to serve at a time. It is recommended that volunteers who serve on the EC Committee be qualified in reviewing plans and/or general environmental concerns/knowledge, preferably with experience in construction, engineering or related fields.

All committee members must act in an impartial manner and uniformly apply the EC Directives. A PMCPOA Board of Directors liaison is appointed by the Board as a non-voting member of the committee.

**Join us for...
Saturday Fitness
Activity!
Oct. 1
Quarry Hike
Meet in Clubhouse
parking lot at
6:45 a.m.**

**Fitness
Schedule
Program One**

**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**

**Weights (free) . 9-9:30
am . Monday**

**Drum Fitness . 5-6 pm
. Monday . 8-8:45 am .
Wednesday**

**Cardio-Dance & Tone .
8-9 am Tuesday . Friday**

**Night Club Zumba . 5:30-
6:30 pm . Tuesday**

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

**Outdoor Activity . Satur-
day mornings as scheduled
(hikes, trail runs, walk/run,
boot camp in park, etc.)**

**Classes in PMC Clubhouse
unless otherwise noted.**

Classes \$5 each; packages/
monthly rates available.
Check the office for details.

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PMC Recreation Room

Free

Any donation of pencils, paper,
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**No Homework Club on snow
days or school holidays**

Recreation Room Hours

Mon, Wed, Fri

3-6 p.m.

Sat, Sun

11 a.m. - 6 p.m.

Arts & Crafts

Wednesdays

3-5 p.m.

Entertainment

Line-Up:

Saturday Nights

7 to 11 p.m.

*(unless otherwise
noted)*

**Oct. 1 -- New Daddy
(Mix of Blues, Rock &
Americana Music)**

**Oct. 8 -- Jimi Nelson
Band (Country)**

**Oct. 15 -- Dave Wilson
Band (Mix of Rock 'n'
Roll & Country Rock)**

**Oct. 22 -- Jim Moon
(Range of 60's-80's
Styles of Music)**

**Oct. 29 -- Boys Nite
Out (Classic Oldies,
Rock, Blues)**

Sunday Jams:

**Oct. 2 & 16
2-5 p.m.**

Menu available from Bistro

Celtic Jam: 6:30-9 p.m.

Every Tuesday night

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the music and have fun.*

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Activities

Mondays

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

Tuesdays

10 am . WOW . Pool Pavilion
6:30-9 pm . Celtic Jam . Condor Room

Wednesdays

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

Thursdays

11:30 am . Skins Golf

Fridays

6 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.

Saturday, Oct. 1 (First Saturday)

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

Tuesday, Oct. 4 (First Tuesday)

4 pm **Equestrian Committee** Pool Pavilion

Thursday, Oct. 6 (First Thursday)

10:30 am **Recreation Committee** Lounge

Friday, Oct. 7 First Friday)

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

Saturday, Oct. 8 (Second Saturday)

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

Wednesday, Oct. 12 (Wednesday Before Board Mtg)

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

Saturday, Oct. 15 (Third Saturday)

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

Transfer Site Hours:

8:30 a.m. - 5 p.m.

Every Day

Open Until 7 p.m.

Thursdays

Bistro Hours

Monday-Sunday

8 a.m. - 2 p.m.

Friday-Saturday

Dinner 5-9 p.m.

Sunday

Light Menu 5-7 p.m.

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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