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## **Fine Structure for Feeding Wildlife**

A reminder that the PMCPOA Board of Directors passed a new fine structure pertaining to the feeding of wildlife, whether intentional or not. The increase in fines reflects the Board's serious concerns about the attraction of wildlife into the residential areas, which has resulted in an increase of bears entering homes, sheds, garages and vehicles this season. The Board hopes that residents will become much more diligent about following all the well-publicized guidelines for deterring wildlife.

The new fine structure for Article 7 of the Association Rules Regarding Wildlife is:

- 1st Offense - \$1,000**
  - 2nd Offense - \$2,000**
  - 3rd Offense - \$4,000**
- 

## **Ring in 2019 at PMC's New Year's Eve Party!**

***Pine Mountain Club's Old Hollywood  
New Year's Eve Bash will take place on  
Monday, Dec. 31 from 6 p.m. to 12:30 a.m.  
at the Clubhouse. The dinner ticket sales  
have closed, but it's not too late to join the  
fun!***

***If you did not purchase dinner tickets,  
you can still come enjoy appetizers and  
a champagne toast for \$15, or just come  
and enjoy drinks and dancing.***

***The Band starts at 8:30pm for dancing  
the year away, and an Eastern Time ball  
drop will be featured at 9 p.m. for those  
who want to celebrate earlier.***

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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](http://www.pinemountainclub.net)  
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**Want to know what  
PMCPOA's Snow Plowing  
Policy is?  
Read all about it on page 5.**



# the Condor

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

VOLUME 41 . NUMBER 1 . JANUARY 2019

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

## **For Airbnb/VRBO Issues, Please Call Patrol**

Occasionally, we at PMCPOA receive complaints from members who live next to an Airbnb/VRBO. When you have an issue with a neighboring vacation rental, please continue to call Patrol. Usually, the guests comply with the issue that Patrol brings to them. Please also email your complaints to <https://homeaway.secure.force.com/helpcenter/StayNeighborly> for VRBO complaints. For AirBnB complaints, please email <https://www.airbnb.com/help/article/1293/how-do-i-file-a-complaint-if-my-neighbor-is-an-airbnb-host>.

## **Please: Do Not Throw Your Cigarette Butts on the Ground**

As we all know, fire season is year round now in much of California. It is vital that we all do our part to prevent forest fires. One careless choice could cost us our entire community.

We issue this important reminder because we have been finding cigarette butts out in our greenbelts and on the Snowflake Trail. Please, if you smoke, do not throw your butts down on the ground. Even if you stomp it out, a cigarette butt can stay hot and start a flame.

It is imperative that this not happen. For your sake and the safety of the entire community, don't be the one who destroys PMC. Thank you for your cooperation in this matter.

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

*Thank you, Karin Shulman, GM*

## **Tips on How to Dispose of Hot Ashes Properly**

*PMCPOA EC Committee*

Now that the weather has finally cooled, many of us will be keeping warm inside our homes with some sort of fire. Whether using a fireplace, wood-burning stove or pellet stove, proper removal and disposal of ashes is critical. Improper removal of hot ashes causes thousands of fires each year.

Remember that wood ashes retain enough heat to ignite combustible materials for several days. Please be mindful when re-

*'ASHES' Continued on page 3*

## **Reminder: No Pets Outside at Night**

*PMC Patrol would like to remind all residents of Association Rule 4.07: Pets shall not be left outside unattended between dusk and dawn.*

*This rule was designed to protect everyone's pets from inclement weather and predatory wildlife, and in particular to reduce the problem of barking dogs that keep neighbors awake at night.*

*Please be a good neighbor and pet owner!*

## **Holiday Closures**

- On New Year's Day, Tuesday, Jan. 1, the PMCPOA offices, the Condor Cafe, Lounge and Post Office will be closed, but the Transfer Site and Pro Shop will be open.

# Be Prepared for a Power Outage

*Emergency Preparedness Committee*

Winter is here, and along with winter snow storms can come power outages. Be prepared and know what to do in a power outage.

## BUILD YOUR EMERGENCY KITS:

- Bottled Water
- Non-perishable foods
- Flashlights, lanterns, led candles and batteries. Standard wax candles are not recommended.

- Cooler and ice chests
- Battery-operated radio and plenty of batteries
- External rechargeable battery packs for cell phones
- Non-cordless, plug-in phone
- Cans of gasoline if you have a portable generator

## HOME PREPARATION CHECKLIST:

- Keep important phone numbers by the phone.
- Place flashlights in handy locations where you can find them, even in the dark.
- Install surge protectors to help safeguard electronic equipment.
- Frequently back up important work and files on your computer.
- Know how to manually open your automatic garage doors or gates.
- Keep your car's gas tank at least half full at all times.
- If you have a portable generator, identify an outdoor location where you can safely use it in an outage. Never run it indoors; not even in the garage with the open door.
- Freeze containers of water ahead of time along with gel freezer packs. Keep some of your emergency drinking water bottles in the freezer: They keep food cold, and if they should melt, you will have drinking water.

## STAY SAFE DURING AN OUTAGE:

- First check for blown fuses or tripped circuits that may be the cause of the loss of power.
- Switch off lights (except one). You can prevent damage to your electronics and appliances by unplugging them.
- Keep refrigerator and freezer doors closed. Place blocks of ice or snow in containers to help keep food cold longer.
- Keep an appliance thermometer in the refrigerator and freezer. A thermometer with a remote readout and wire probe is best so that you do not have to open the door to check temperatures.
- Discard refrigerated perishable foods after four hours with power out. A full freezer will hold the temperature for about 48 hours with the door remaining closed.
- Do not put perishable food out in the snow. Food can be exposed to unsanitary conditions and animals.
- If you see a downed power line, do not touch it. Call 911 immediately.

# the Condor

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www.pinemountainclub.net

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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.

# Members! Please Help!

**We cannot accept hot ashes at Transfer Site. Please water your ashes down before you place them in the large gray ash container.**

**We have received concerns from landfill staff that we are delivering hot ashes to the landfill. They cannot accept hot ashes due to resulting hazards. Hot ashes also cause problems for Mountain Disposal related to hauling. The landfill could begin refusing to receive ashes from PMCPOA. Once again, we ask for your help.**

**There is a new policy in place that the ash bin will be locked at all times. When you arrive at the Transfer Site with ashes, you will need to ask to have the bin be unlocked. If your ashes are hot, staff will ask you to water them down in your container prior to disposal. Thank you!**

## 'ASHES' Continued from page 1

moving and disposing of all ashes.

### **Here are Tips on the Safe Removal of Hot Ashes**

\* Place ashes in a sheet metal bucket or a container with a handle and a lid that closes tightly.

\* Store the covered container outside in a safe place outside your home, away from wind and other combustible items.

\* Pour water onto ashes to douse hot embers.

\* Make sure to place the ash bucket on a non-combustible surface such as stone, concrete, brick or slate.

\* Once ashes have cooled completely -- and that can take several days -- dispose of ashes at our Transfer Site. Place them in the dumpster labeled "Ashes."

### **What NOT To Do:**

\* Never dispose of hot ashes in the garden or spread them over the ground.

\* Never place an ash bucket directly on a wood porch or floor.

\* Never dispose of ashes at the Transfer Site if the ashes are still hot.

\* Never place hot ashes in the dumpsters...EVER!

\* Never dispose of hot ashes in paper, plastic or cardboard, even if you think they are cold.

\* Always treat the removal of ashes with respect.

**Interesting Fact: A cord of wood produces about 50 pounds of ash.**

## PMC FORECLOSED LOTS FOR SALE

ALL LOTS FOR SALE MUST GO THROUGH FEDERAL ESCROW, INC.

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APN #316-241-18 T/L 3507-176

1812 Matterhorn Dr.

APN #316-441-06 T/L 3508-495

2434 Innsbruck Court

APN #316-233-03 T/L 3507-187

15532 San Moritz Dr.

APN #316-253-05 T/L 3507-272

2829 Kodiak Way – In Escrow

APN #256-442-12-00 T/L 3405-195

15504 San Moritz Drive

APN #316-261-07-00-6 T/L 3507-279

15720 Mil Potrero Hwy

APN #316-253-24-00 T/L 3507-241

### **\$14,700**

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APN #316-220-32 T/L 3507-192

### **\$15,000 EACH**

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APN # 316-253-25-00-9 T/L 3507-242

'LOTS' Continued on page 11

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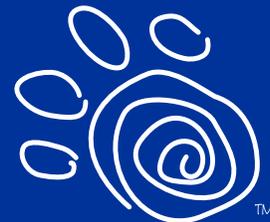
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# The Benefits of Junior Golfing

*Cody Rose, PMCPOA Golf Pro*

Happy New Year! I would like to share some thoughts about junior golf and the impact it can have on juniors and families looking for a new activity. I started playing when I was 3, and over the years I have derived many benefits from golfing.

Here is why I feel strongly that golf is good for kids and families alike:

1. Anyone can play: You do not have to be the fastest or strongest kid to play golf. It can be enjoyed at any age from young to old.

2. Safe and positive environment: The golf course is a safe place and facilitates relationship development. Golf helps teach right from wrong in a supportive environment.

3. Minimal risk: The chances of getting injured while on the golf course are slim to none. Injuries do happen, but mainly from lack of stretching.

4. Lifelong friendships: You never know who you will meet on a golf course. It's one of the easiest places in the world to make friends, as everyone has that common thread. Golf helps foster a unique bond so those friendships can be developed all over the world and last a lifetime! These are the people you want your kids hanging out with!

5. Spending time outdoors: In today's world of video games and smart phones, it can be hard to drag your son or daughter out of the house. Golf is the perfect excuse to spend an entire day enjoying nature and presents the opportunity to develop healthy, ongoing exercise habits.

6. Important life lessons: Golf closely parallels real life. The range of experience -- from birdies to bogeys, from good shots to bad -- rewards a young person's ability to keep each shot and each round in perspective, manage emotions, maintain a positive outlook and focus on the shot at hand. A child will learn integrity, discipline and respect. As they learn to conduct themselves on the golf course, these lessons will translate directly into everyday life.

7. Scholarships: Golf can open doors academically as they persevere and improve their game.

8. Family Time: Golf is a game that encourages family participation. Golf is an opportunity for quality bonding time, and it's one that can last a lifetime.

9. And the most important benefit of all... FUN!: One of the best reasons to get your son or daughter involved with golf is that they'll have an absolute blast. It's a chance to learn new skills, both physical and mental, make new friends and discover new opportunities.

Why not make a real impact on your kids in the New Year and start them on a golf program? We have clubs, balls and everything else for juniors in the PMC Pro Shop. Junior camps for ages 7 to 17 will be starting in the spring. Please check back for exact dates.

## PMCPOA Business Office Hours:

**8 a.m. to 5 p.m.  
Monday - Friday  
8 a.m. to 2 p.m.  
Saturday**

**Golf Shop Hours:**  
**9 a.m. to 5 p.m.  
Every Day**  
**Call 242-3734  
for tee times.**  
*Twilight hours/rates are available. 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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<p><b>FRESH FLOWERS</b></p> <ul style="list-style-type: none"> <li>• Weddings</li> <li>• Graduations</li> <li>• Birthday</li> <li>• Mother's Day</li> <li>• Holidays</li> <li>• Funerals</li> </ul> <p><b>NURSERY SERVICES</b></p> <ul style="list-style-type: none"> <li>• Trees</li> <li>• Shrubs</li> <li>• Flowers</li> <li>• Potted Plants</li> <li>• Vegetable Plants</li> </ul>	<ul style="list-style-type: none"> <li>• GENERAL CONSTRUCTION</li> <li>• LANDSCAPING</li> <li>• HAULING</li> <li>• TRASH PICK UP</li> <li>• YARD CLEARING</li> <li>• HOUSE CLEANING</li> <li>• FIREWOOD DELIVERY</li> <li>• CONCIERGE SERVICE</li> <li>• GROCERY PICKUP</li> <li>• AND THAT'S NOT ALL!</li> </ul>
<p>Robert Koehler  <b>661-245-5459</b>  <b>928-925-2121</b>  <small>3701 Mt. Pinos Way Frazier Park CA 93225</small></p>	<p><b>Give us a call, we do it all!</b>          Robert Koehler  <b>928-925-2121</b></p>

## PMC's Snow Berm Removal Procedure

During the winter months, our Association faces many weather-related challenges. The first priority in the event of a snow storm is clearing and sanding the roads of the community. In a nutshell, we have well-established and effective procedures that determine the order in which snow is removed throughout PMC.

The removal of berms from property owners' driveways is provided as a courtesy to members who, in advance, have requested this assistance. In order to be added to this list, you need to present a current ADA placard or doctor's note at the Business Office.

This free service is only provided after snow removal from all Association roads and necessary sanding have taken place. As a result, it could be two or more days before the crews begin to remove berms.

As with the roads, this courtesy service has an established procedure in determining the order in which property owners' berms are removed.

When crews are available to begin berm removal, they will follow the approved ADA berm removal list. Our berm removal list is quite long; and due to limitations of time, equipment and manpower, the process of removing berms for every property owner on the list can take several days, even after the snow has stopped falling.

The berm removal list is intended for the physically impaired.

If you have any questions regarding our snow plowing and berm removal policies, please call 242-3788 or come see us.

### Condor Cafe Hours

**Mon-Sun -- 8 am - 2 pm**

**Fri Night Dinner – 5-8 pm**

**Sat Night Dinner – 5-8 pm**

**Sunday Bar Food in  
Lounge 2-5 pm**

## PMCPOA's Policy on Snowplowing

During winter storms, the Pine Mountain Club Maintenance Department's snowplow equipment will be dispatched as needed to maintain all roadways, cul de sacs and access roads within the PMC community.

This equipment will be dispatched as soon as possible after the snow begins to stick to the road surfaces, and plowing will continue until all of the roads are clear of snow. Cinders will be applied when the Pine Mountain Maintenance Department deems it appropriate.

The streets in our community will be plowed in the following order: First, the main roadways. Second, all access roads. Third, all cul de sacs. And, when time permits, attempts will be made to try to clear snow berms in driveways.

*(Copies of this policy are available in the PMC Business Office. The Snow Removal Policy brochure is also viewable on the PMCPOA website in the Association Governance & Business menu. Just click on the "Business Office" tab to view.)*

*Join us for...*

### **Comedy Night!**

**Featuring comedian  
Steve Mittleman**

**Friday, Jan. 11, 7pm**

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# A Message from the PMCPOA Treasurer

Bill Lewis II  
pmcboard@pmcpoa.com

Happy New Year! By now, all members should have received the "Audit Report" for PMCPOA for the 2017/2018 fiscal year prepared by Poindexter and Company.

You may recall discussions earlier this year that projected approximately \$600,000 as the operating fund overage (surplus) from the 2017/2018 fiscal year and a motion to refund \$400,000 of that surplus to members. This motion was made based on the "Consolidated Income Statement" (CSI) at the time.

Fortunately, the motion to refund was tabled by the Board following a recommendation by the Budget & Finance Committee to wait until after the audit was completed. It was fortunate because we learned the following after being presented with the recent audit report: \$400,000 earmarked for the Replacement (Reserve) Fund was not booked (recorded) when it was transferred from the Operating Fund into the reserves, and so it was not later factored into the CSI that led to the belief that potential surplus funds would be available when the motion to propose refunds was made. This situation is likened to writing a check from your bank account and not recording it in your checkbook ledger. The audit shows the transfer was made to the fund as noted on page 5 of the audit report in the Revenues section on the

Assessment Income line.

Also, \$187,827 was scheduled to be booked on the last day of the fiscal year (June 30) for depreciation/amortization, and those funds yet to be allocated were still shown in the CSI's Net Profit/Loss column as profit earlier in the year. You will find this dollar amount noted on page 5 of the audit report in the Expenses section on the Depreciation line.

These two adjustments left the 2017/2018 operating fund with an actual overage (profit) of \$25,493.

Next, you might recall mention of and rumors surrounding the "one million dollars" accumulated over the years and inquiries as to where one could confirm its presence. Those funds are recorded in the Operating Fund column on page 4 of the audit as FUND BALANCE AT BEGINNING OF YEAR, and the amount is \$1,018,394. If you go to the bottom of that column, you will see that the FUND BALANCE AT END OF YEAR is \$768,475.

Under the same Operating Fund column, you will also see a loss of \$252,440 in that column on the Prior Period Adjustment line. During our audit process, we discovered three prior year adjustments that we needed to report;

1) We have recorded \$207,618 as a liability for property tax and water assessment expenses for the foreclosed lots held

by PMCPOA that had not been previously recorded.

2). An adjustment of \$33,005 was necessary to record collection fees owed to Best Alliance. In the past, these fees were only booked when Best Alliance informed us of the balance due.

3). Payroll services fees are estimated each year and then adjusted to the actual at the end of the year. The adjustment had not been done for 3 years. A net adjustment of \$11,815 was made to correct the payroll service fees for 2015/2016 and 2016/2017.

Prior to the audit, the combination of the fund balance at the beginning of the year plus the projected surplus from this fiscal year was estimated to be \$1.6 million. After the audit based on the information I've shared with you, the amount is \$768,475.

I hope this update assists you in your review of the audit report and provides a little more insight on the numbers to address any concerns and provide clarification. I appreciate the work being done by Beth Blackmon as the interim accounting manager last month and her ability to readily identify the concerns of and answer the questions from Board members and the Budget & Finance Committee. You can be confident of our financial status overall and rest assured we are already taking steps to be more efficient.

## PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of Dec. 15, 2018. Complete minutes are available at the Business Office or online at [www.pinemountainclub.net](http://www.pinemountainclub.net) after their approval at the next Board meeting. In the regular open meeting, Chair Bill Gurtner called the meeting to order at 10:00 a.m. Eight directors attended: Sandy Browne, Steve Burkett, John Cantley, Bill Gurtner, Peggy Hoyt-Voelker, Bill Lewis II, Bryan Skelly and Phyllis Throckmorton. Director Dianne Pennington was excused. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

There were four (4) committee applications approved. The Board acknowledged receipt of "Committee-Approved Committee Minutes for Board Review." There were four (4) Environmental Control Committee Projects and zero (0) Cottage Industry permits submitted for approval.

The Chairman's report was allocated to the Treasurer for the Audit Report.

General Manager Karin Shulman presented the General Manager's report.

Treasurer Lewis II presented the Treasurer's Report & Audit Report.

**MOTION** by Director Browne, SECOND by Director Burkett, to approve the consent

agenda. MOTION carried.

**MOTION** by Director Browne, SECOND by Director Throckmorton, to approve the committee minutes and the Environmental Control project recommendations. MOTION carried.

### BOARD ACTION ITEMS:

#### OLD BUSINESS:

**MOTION** by Director Cantley, SECOND by Director Browne, to approve **RESOLUTION #03-10-20-18**, revisions to Bylaw 5.06, Bylaw amendments.

**MOTION** by Director Skelly, SECOND

'HIGHLIGHTS' Cont. on page 13

# Treasurer's Report

Pine Mountain Club POA, Inc.  
 Treasurer's Report  
 As of November 30, 2018

	Actual	Budget	Over (Under) Variance
<b>Revenue</b>			
Current Year Assessment Revenue	1,763,941	1,761,985	1,956
Operations/Maintenance	110,281	117,300	(7,019)
Social Activity	248,451	206,250	42,201
Interest Income (Operating)	14,739	5,000	9,739
<b>Total Revenue</b>	<b>2,137,412</b>	<b>2,090,535</b>	<b>46,877</b>
<b>Operating Expenses</b>			
Operations/Maintenance	1,717,043	1,839,329	(122,286)
Social Activity	340,377	362,583	(22,206)
Operating Projects	0	20,845	(20,845)
Designated Fund Projects	133,923	10,419	123,504
Worker's Comp Safety Incentive	0	0	0
Wage Pool Allowance	0	0	0
Reserve Contribution	0	0	0
<b>Total Operating Expenses</b>	<b>2,191,343</b>	<b>2,233,176</b>	<b>(41,833)</b>
<b>Net Operating Revenue Over Expense</b>	<b>(53,931)</b>	<b>(142,641)</b>	<b>88,710</b>

**Payroll Summary**

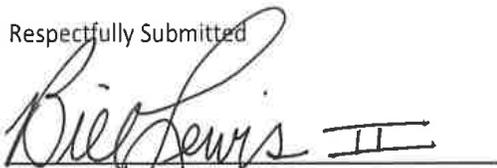
Payroll Wages	792,172	878,246	(86,074)
Payroll Benefits	124,695	137,861	(13,166)
Taxes and Worker's Compensation	114,759	127,755	(12,996)
<b>Total Payroll Expense</b>	<b>1,031,626</b>	<b>1,143,862</b>	<b>(112,236)</b>

**Reserve Fund Update**

Beginning Balance July 1, 2018	Interest and Contributions	Less: YTD Transfers and Purchases	Ending Balance October 31, 2018
2,773,748	18,620	(79,037)	2,871,405

Operating Fund Cash Balance 3,206,737  
 Reserve Fund Cash Balance 2,871,405

Respectfully Submitted



Bill Lewis, Treasurer

December 12, 2018

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

*Karin Shulman*

We have people putting hot ashes into the ash bin at the Transfer Site. Unfortunately, when the ash bin was taken away to a dump site, the ashes were hot. Fortunately, the equipment and driver were not hurt or damaged. We have put a new policy in place: The ash bin will be locked at all times. If anyone wants to dump their ashes, they will need to ask the attendant to unlock the bin. If the ashes are hot, they will be asked to hose them down before putting in the ash bin. Also, we have someone dumping their hot ashes in the street on Mil Potrero Highway and Artic Drive. This affects all of us if a fire is started. Please stop, think and be smart.

We are getting some snow now, so please be prepared and drive carefully. We have already had a couple of rollovers on Mil Potrero.

The Fern's Lake project is completed. By enlarging the lake, we have close to 7 million more gallons of water for fire-fighting and for irrigation of the golf course. The lake is slowly and nicely filling up. The rain we've had and hopefully will continue to have in the weeks to come will help us a lot. We will not be moving the fish back to the lake until Spring, but I will keep everyone updated when we move the fish.

I am very sorry to report that the nails

are back. We have found nails on Woodland Drive. Please keep an eye out and report to Patrol if you see anyone at all throwing out nails.

The audit is complete and has been mailed out to the membership. I want to thank everyone for their patience as we continue to move in the right direction. Last month, the local paper ran articles relating to our accounting department in a negative way. Our accounting department is in good shape and we continue to move forward.

As the holiday season closes, I want to give kudos to the Commercial Center for the beautiful decorations this year. At night, the display was a real holiday won-

derland. I have not seen the Commercial Center so dressed up for Christmas in quite a few years. It has been a special treat for all of us.

I will be giving the members one "Secret of Being an Effective Leader" tip each month for the next 11 months. Here is this month's secret: "Effective leaders recognize the difference between fact and opinion."

I wish all of you a very happy New Year!

---

***We at PMCPOA want to encourage everyone to register for the Ready Kern emergency alert system. Just go online to <http://www.kerncountyfire.org/education/ready-kern.html> and register for Emergency Alerts. Kern County will then send out alerts to your phone in emergencies.***

---

**Want to Talk With the Board Chair?**

If you would like to speak with the PMCPOA Board of Directors Chair, there is a way to do so.

To book some one-on-one time with the Board Chair, contact the front desk and schedule an appointment. Visits will be booked in 15-minute increments.

Please call the Business Office to schedule an appointment.

*~ Focusing on all-natural & non-chemical cleaners ~*

**Maureen's Natural House Cleaning**

**(928) 925-7097**

**ADDITIONAL SERVICES AVAILABLE UPON REQUEST**

- ~ Mail box pick-up
- ~ Trash pick-up
- ~ Grocery pick-up
- ~ House plant watering

**Residential / Vacation / Commercial**

**HIGH SPEED INTERNET ACCESS IS HERE!**

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**CONNECTING FRAZIER MOUNTAIN TO THE WORLD**

*Serving and Supporting Our Community Since 1995*

**Call us at 242-5500 x64 for more information**

## Want to Be on the Email Blast List?

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 Board of Directors is continuing to explore ways to use the system even more frequently.

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

Please stop by the office and sign up, or email your request to the office at [receipt@pmcpoa.com](mailto:receipt@pmcpoa.com). It will be worth your while to do so.

### Ahnfeldt's Firewood

#### *Dry almond firewood*

24"- \$340 per cord

18"- \$350 per cord

16"- \$360 per cord

Full legal cords / Free delivery

1 cord min.

**Please call "Firewood Charlie"**  
**(661) 281-9525 or (661) 832-4720**

### Richie's Plumbing

**New Construction/  
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**More than 27 years  
in business in PMC**

**California Contractors  
License #604332**

**661-242-1390**

**[richmann1@sbcglobal.net](mailto:richmann1@sbcglobal.net)**

## A Note from the Food & Beverage Manager

How about that Prime Rib??? I would like to apologize to anyone who wasn't able to partake in the special we had last month. I've run a few specials for weekend dinners but have never had this type of response before.

I am planning on having Prime Rib dinners on a monthly basis moving forward. I now know what type of response the restaurant will get. The restaurant will be fully prepared for this special in the future. For those who did get to enjoy the dinner, I hope you truly enjoyed it and hope to see you again for the next special.

Thank you for your understanding and continued support here at the clubhouse.

*John F. K. Martin*

---

**Remember:**  
**No open fires of any  
kind are allowed in  
Pine Mountain Club.**

---

## Clubhouse Hosts Congressman's Rep Every Month

Do you have questions you'd like to ask about federal and state issues?

If so, there is a monthly opportunity to get answers and clarifications and to receive assistance with issues pertaining to veterans and those with disabilities.

Every first Thursday of the month from 11:30 a.m. to 12:30 p.m., Congressman Kevin McCarthy sends his field representative to the Mountain Communities to answer questions. The gathering takes place in the Pool Pavilion, and there is a rotating group of constituents who attend. It is open to everyone. Assemblyman Vince Fong also sends his field representative at the same time.

This month's gathering takes place on Jan. 3.

## PROFESSIONAL SERVICES

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### Hair Salons

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Creative Hair By Susie  
Owner/Stylist  
(661) 618-3778

---

### Real Estate Agents

---

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,**

---

### Tree Service/Arborist

---

Ablaze Tree Service  
(661) 699-8630

---

**\$6 per line per month. No refunds. The fee includes the name of your business and phone number. PMCPOA does not guarantee the accuracy of the information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.**

# COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on PMC's website at [www.pinemountainclub.net](http://www.pinemountainclub.net).

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

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

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

## COMPLIMENTS

- The Condor Cafe remodel is beautiful, and breakfast was great! Thank you!

**Response:** Thank you to directors Phyllis Throckmorton, Bryan Skelly and Peggy Hoyt-Voelker and to member Pam Burkett for doing a beautiful job redecorating the Condor Café. Many people have commented about how beautiful it is, and more people seem to enjoy the Condor Cafe these days.

- Wow! Whoever remodeled the Condor Cafe did a great job. The pictures are fantastic. You should continue in the entrance area and the bar upstairs. Very nice.

**Response:** We will pass on the compliments regarding the beautifully redecorat-

ed Condor Café. Thank you.

- Please re-book the band called "Meridian." We love them! I speak for many on this.

**Response:** Glad you liked the music. We have had many requests to invite the Meridian band back. And we will.

## CONCERNS

- We need an emergency Town Hall Meeting regarding fire that includes the fire department, forest service and CERT and to discuss escape routes. Quatal Canyon is too dangerous, and we are in the same situation as those who lived in Paradise, CA.

**Response:** When we have fires all around us, it makes us think about where we live, what we would do in a fire and how we would we get out. In April of 2018, the Emergency Preparedness Committee had our local firefighters come speak to the community. There was very minimal turnout. Getting the Forest Service here is challenging because they stay busy working on fires much of the time. We have two ways in and out of Pine Mountain Club: Mil Potrero Highway heading east and west. Members should sign up for the Ready Kern emergency alert system at <http://www.kerncounty-fire.org/education/ready-kern.html> to receive warnings. This system would let us know which way to leave if there is an

emergency. Also, if we had an emergency and could not get out, the safest place to go is our golf course. The Emergency Preparedness Committee just finished an Emergency Plan and they are meeting with the PMCPOA General Manager to finalize the plan. We will post the Emergency Plan for the community to view when it is finalized.

- I am a trustee for a family living trust. We have been visiting Pine Mountain Club since the early 1980s and have very happy memories from the time my children were very young. Several years ago, my family and I purchased a property in PMC and are now able to enjoy the many wonderful facets that Pine Mountain Club has to offer.

However, the only way we can afford to keep ownership of the cabin with its many costs and expenses is by renting it out for short periods of time as a vacation rental. Already, we have seen the Association annual dues increase considerably (\$300) since we purchased. We have a wonderful concierge service that maintains the cabin and keeps it clean. We have families who repeatedly spend the holidays at our cabin. We have friends who never knew about Pine Mountain Club until they rented our cabin and now rent it periodically because they enjoy their time there. My children,

'CCCs' Continued on page 11

## Condor Lounge Hours

Mon-Thur: 4-8 p.m.

Friday: 4-10 p.m.

Saturday: 2-11 p.m.

Sunday: 1-8 p.m.

Happy Hour: 4-6 p.m.  
(Monday-Friday)



Mountain Community Concierge Services

For More Information Contact Chris At  
**(661) 242-2616**  
[MountainCCS@yahoo.com](mailto:MountainCCS@yahoo.com)

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### SERVICES OFFERED

- ASSIST WITH VACATION RENTALS**  
*Open/close to full service*
- HOME WATCH SERVICES**  
*Keep an eye on your house when you're away*
- TRANSPORTATION**  
*Airport, Appointments, Shopping, School*
- FIREWOOD ORDERS/DELIVERY**

**'CCCs' Continued from page 10**

their own families and I continue to enjoy our time there too.

Without the short-term rental, my family and I cannot afford to keep our beloved cabin. In addition, if short-term rentals were not allowed, the resale value of our cabin would diminish. That would be detrimental to my family.

We strongly urge that the governing Board take our situation, and those of other families in similar situations in our community, into consideration before changing the short-term rental codes of the association by-laws.

**Response:** Thank you for your email. The Governing Documents Committee is working hard on this issue to make it work

## AT&T to Hold Meeting in PMC

*Christine Moore, AT&T Director of External Affairs, Kern County*

AT&T is working hard to bring you better internet access and wireless coverage in the Pine Mountain Club area. We are preparing to file applications with the Kern County Board of Supervisors to construct new wireless facilities to help expand internet access and improve wireless coverage in the PMC area.

With the new sites, residents and businesses within the service footprint in Pine Mountain Club can upgrade from dial-up connections to Fixed Wireless Internet service with speeds of at least 10 megabits per second (Mbps). The new wireless communications facilities will help extend network coverage and improve call quality, including emergency response services to improve public safety in the area.

AT&T will hold an informational session regarding the proposed wireless facilities and our plans for PMC. The meeting will take place on Saturday, Jan. 26 at 11 a.m. in the Condor Room. We hope you can join us to get more information about our plans for Pine Mountain Club. If you can't make it, or if you need additional information, please don't hesitate to contact me at C.Moore@att.com.

for everyone. This is going to be a work in progress for a few months or longer. I would like to invite you to attend a Governing Documents Committee meeting the first Saturday of each month at 9 a.m.

**'LOTS' Continued from page 3**

- 15500 San Moritz Drive  
APN #316-261-06-00-3 T/L 3507-280
- 15232 San Moritz Drive  
APN #316-271-04-00-0 T/L 3507-296
- 2016 Pinewood Court  
APN #316-352-10-00 T/L 3508-103
- 2116 Saint Anton Drive  
APN # 316-393-05-00-2 T/L 3508-298
- 2004 Zermatt Drive  
APN # 316-411-07-00-9 T/L 3508-409
- 1921 Saint Anton Drive  
APN # 316-422-06-00-6 T/L 3508-468
- 1601 Banff Drive  
APN # 316-512-08-00-8 T/L 3508-676

in the Pool Pavilion. We have had many members attend, both those in favor of short-term rentals and those against short-term rentals, and we have had very good discussions on both sides.

- 1605 Banff Drive  
APN # 316-512-09-00-1 T/L 3508-677
- 1609 Banff Drive  
APN # 316-512-10-00-3 T/L 3508-678
- 2024 Woodland Drive  
APN # 328-043-04-00-4 T/L 3566-023
- 2216 Woodland Drive  
APN # 328-131-05-00-9 T/L 3566-483
- 2120 Woodland Drive  
APN # 328-131-11-00-6 T/L 3566-489
- 14325 Voltaire  
APN # 328-221-07-00-1 T/L 3567-224
- 14004 Yellowstone Drive  
APN #328-282-01-00 T/L 3567-268

**Revised 12/17/2018**

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— "Measuring Broadband America" Report, 2013 & 2014

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*The editorial and advertising deadline for the February 2019 Condor is Monday, Jan. 14, 2019.*

*Super bowl Sunday is Feb. 3rd, 2019! Watch for details coming soon!*

**Come join the fun!**  
**Arts & Crafts**  
**Wednesdays**  
**3-5 p.m.**  
**Rec Room**

**PMC Specialists!**

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[www.pmchouses.com](http://www.pmchouses.com)  
[brackin@frazmtn.com](mailto:brackin@frazmtn.com)



**Recreation Room Schedule**

**3 to 6 p.m.**  
**Monday-Friday**  
**12 to 6 p.m.**  
**Saturday and Sunday and school holidays (winter break)**  
**Ages 12 & under must be accompanied by an adult (18 & up).**

**Aging in Place Task Force Meeting**  
**3:30pm**  
**Second Sunday of each month**  
**Sunday, Jan. 13**  
**Pool Pavilion**

**Guitar Society**  
**January Meetings**  
**Thursday, Jan. 10 from 4-6 p.m. and Sat., Jan. 26 at noon, both in the Pool Pavilion.**

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**Southern  aks**  
**MORTGAGE/REALTY**

**'HIGHLIGHTS' Cont. from page 6**

by Director Lewis to amend **RESOLUTION #03-10-20-18**, revisions to Bylaw 5.06, Bylaw amendments. Motion carried.

**MOTION** by Director Browne, **SECOND** by Director Burkett, to accept the amended **RESOLUTION #03-10-20-18**, revisions to Bylaw 5.06, Bylaw amendments. **MOTION** carried.

**NEW BUSINESS:**

**MOTION** by Director Browne, **SECOND** by Director Lewis to approve **RESOLUTION #01-12-15-18**, the 2017-2018 audit, as prepared by Poindexter and Company. **MOTION** carried.

**MOTION** by Director Cantley, **SECOND** by Director Browne to approve **RESOLUTION #02-12-15-18**, update to business policy A-10 Membership Cards.

**MOTION** by Director Cantley, **SECOND** by Director Browne, to amend **RESOLUTION #02-12-15-18**, update to business policy A-10 Membership Cards. **MOTION** carried.

**MOTION** by Director Cantley, **SECOND** by Director Browne to accept the amended **RESOLUTION #02-12-15-18**, update to business policy A-10 Membership Cards. **MOTION** carried.

**MOTION** by Director Cantley, **SECOND**

by Director Browne, to approve **RESOLUTION #03-12-15-18**, removal of bylaw 10.11 and approve new business policy E-28 (Restaurant Budget Calculation).

**TABLED - MOTION** by Director Hoyt-Voelker, **SECOND** by Director Browne to table **RESOLUTION #03-12-15-18**, removal of bylaw 10.11 and approve new business policy E-28 (Restaurant Budget Calculation). **MOTION** carried.

**MOTION** by Director Browne, **SECOND** by Director Cantley, to approve, resolve and designate Best Alliance Foreclosure and Lien Services Corp., as agent (Agent) for Association, and hereby authorizes Agent to prepare, sign and record a Notice of Voluntary Delinquent Assessment Lien and all other necessary and associated documents on Association's behalf, as agent, against and upon the referenced property/owner to secure and collect all amounts owed to the Association in accordance with the CC&Rs of the Association and the Civil Code of California, for T3402-043 /18164, T3402-115 /18168, T3402-207 /18170, T3405-172 /18243, T3507-012 /18196, T3507-073 /18197, T3507-102 /18198, T3507-357 /18225, T3507-369 /18227, T3507-401 /18232, T3507-422 /18234, T3507-423 /18235, T3507-426 /18253, T3507-428 /18254, T3508-047

/18258, T3508-083 /18204, T3508-084 /18205, T3508-157 /18206, T3508-160 /18266, T3508-333 /18355, T3508-336 /18214, T3508-342/18216, T3508-346/18215, T3508-419/18217, T3508-462/18224, T3508-463 /18226, T3508-476 /18274, T3508-498 /18228, T3508-679 /18281, T3508-680 /18282, T3508-689 /18238, T3566-002/18283, T3566-019/18284, T3566-020/18285, T3566-077 /18289, T3566-105 /18223, T3566-117/18305, T3566-222/18313, T3566-256 /18315, T3566-422 /18321, T3566-423 /18322, T3566-548 /18327, T3566-613 /18332, T3567-114 /18162, T3567-122 /18273, T3567-129 /18275, T3567-155 /18292, T3567-156 /18293, T3567-242 /18297, T3567-312 /18301. **MOTION** carried.

**MOTION** by Director Lewis, **SECOND** by Director Hoyt Voelker, to establish a Town Hall for the purpose of a "Resident Guest Forum" focusing on resident tenants. **MOTION** carried.

**MOTION** by Director Lewis, **SECOND** by Director Browne, to appoint a short-term rental task force, which reports their findings to the Board in the March 2019 Board meeting. **MOTION** carried.

The Board sent and received twenty (20) items of correspondence.

The next Regular Open Board Meeting will take place on Jan. 19, 2019 at 10 a.m. in the Condor Room.

The meeting adjourned at 12:45 p.m.

**LEGAL DOCUMENT ASSISTANCE:**

**Trusts/Wills - ESTATE PLAN PACKAGE**

**Set fee of \$275 SINGLE. \$350 (couple-traditional / non-traditional) all inclusive.**

**Package includes Trust; Pour Over Will(s); Durable Power of Attorney(s); Health Care Directive(s), HIPAA Release(s).**



**OFFICE: 661-242-1940**

**MOBILE: 661-478-0878**

**P.O. BOX 6765**

**PINE MOUNTAIN CLUB**

**CA 93222-6765**

**Evening/Weekend appointments are available.**

**Mary Hansen is a self-help non-attorney, registered and bonded with Kern County.**

**The Lets Live Local Wood Pellet Co-op is ongoing for those who wish to order wood pellets in bulk through this organization. They will take orders in January and February if there is enough demand. If you would like information on ordering through the co-op, please call Vicky Kraft at 661-242-6988.**

The Helen Morgan Agency  
661-589-5404  
**NORTH LIGHT**  
SPECIALTY  
Specializing in insurance for mountain homes

# Fitness Schedule

**Tai Chi** . 9:30-0:30 am  
Monday . Wednesday .  
Friday

**Cardio Dance** .  
8-9 am Monday

**Yoga** . 11 am to Noon  
Tuesday . Thursday

**Cardio Dance & Tone**  
. 8-9:00 am Tuesday

**Low Impact Toning**  
. 9:10 to 10 am .

Tuesday . Thursday

**Drumfit/Bodyworks** .  
8-9 am Wednesday

**Cardio Groove** .  
8-9:00 am Thursday

**Classes in  
Clubhouse**

**Classes \$5  
each, payable to  
instructor.**

## Science & History Fair

*Come cheer on  
the Peak to Peak  
Mountain Charter  
School students  
at the Science and  
History Fair! View  
their projects and  
encourage the kids!*

**Tuesday, Jan. 15  
8 a.m. to 2 p.m.  
Condor Room**

## Celtic Jam

**Tuesdays, 6 p.m.  
Condor Room/Lounge**  
*Bring an instrument  
and play along, or just  
sit back and enjoy the  
music.*

## Entertainment Line-Up:

### Fri/Sat Nights

Friday, Jan. 4

7pm -- Acoustic  
**Friday: Red Hot**  
(Family rock band)

Saturday, Jan. 5

7-11pm -- The  
**Jimi Nelson Band**  
(Country)

Friday, Jan. 11

7pm -- **Comedy Night  
with Steve Mittleman**  
8:30pm -- Acoustic

**Friday: Asher  
Nicholson**

Saturday, Jan. 12

7-11pm -- **Bandit**  
(Classic Rock)

Friday, Jan. 18

7pm -- Acoustic  
**Friday: The Del Fuego  
Brothers (Classic  
Rock)**

Saturday, Jan. 19

7-11pm -- **Steve Hill**  
(Country, Master fiddle  
player)

Friday, Jan. 25

7pm -- Acoustic  
**Friday: Steve Burkett**

Saturday, Jan. 26

7-11pm -- **The Rich  
Herman Band (Rock)**



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**Lot Clearing and Firewood  
Firewood \$250 per cord delivered  
Pine Mix 20% oak, almond**

# Activities

## ***Mondays***

12:45-4:00 pm . Bridge .  
CR

## ***Tuesdays***

10 am . WOW . PP  
1:30pm Mahjong Club PP  
6 pm . Celtic Jam . CL

## ***Wednesdays***

12:45-4:00 pm . Bridge .  
CR

## ***Thursdays***

10:00 am . Skins Golf  
4-6pm . Guitar Society .  
PP (2nd Thursday)

## ***Fridays***

7 pm . Amateur Radio  
Club . PP . (3rd Friday)  
7pm . Acoustic Fridays .  
CL

## ***Saturdays***

12pm . Guitar Society .  
PP (4th Saturday)  
3pm . Garden Club . PP  
(DARK until Spring)  
7-9pm . Sierra Club . PP  
(DARK until Spring)  
7-11pm . Live Music . CL

## **Barry Zucker Pumbing Co.**

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remodel  
32 years' experience  
free estimates

**Barry Zucker**  
**661-993-3225**  
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# COMMITTEE MEETINGS

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

## ***Thursday, Jan. 3 (First Thursday)***

10:30 am Recreation Lounge

## ***Friday, Jan. 4 (First Friday)***

DARK Greens and Grounds Golf Shop  
2:00 pm Environmental Control Condor Room

## ***Saturday, Jan. 5 (First Saturday)***

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

## ***Tuesday, Jan. 8 (Usually First Tuesday)***

12 Noon Equestrian Pool Pavilion

## ***Saturday, Jan. 12 (Second Saturday)***

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

## ***Wednesday, Jan. 16 (Wednesday Before Board Mtg)***

5:00 pm Finance & Budget Pool Pavilion

## ***Saturday, Jan. 19 (Third Saturday)***

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

## ***Pickle Ball***

### ***Mondays***

***9:00 a.m.***

### ***Wednesdays***

***7 p.m.***

***PMC Tennis/  
Pickleball Courts***

## **Transfer Site Hours:**

***8:30 a.m. - 5 p.m.  
Every Day***

## **GUILD ACTIVITIES**

### ***Every Monday***

10-3 . 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