

Monthly Newsletter



THE CONDOR

April 2025



THE OFFICIAL PUBLICATION OF THE PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION, INC.

Photo Credit: Paul Mobley

Call for Candidates: Help Shape the Future of Pine Mountain Club

As Pine Mountain Club navigates an important moment of transition, we want to keep our members informed and involved. Depending on the outcome of an ongoing recall effort, there may soon be two open seats on the Board of Directors. Each seat would carry a **one-year term**, offering a unique opportunity for members to step into a leadership role without committing to a full three-year term.

While these positions are not yet confirmed, we are preparing in advance so we can respond quickly and thoughtfully if they do become available. That means identifying strong, committed candidates who are ready to contribute their time, ideas, and energy to the community.

Serving on the Board is one of the most impactful ways to shape the future of Pine Mountain Club. It's a chance to bring your perspective to the table, represent your fellow members, and support the governance and well-being of our community.

Whether you have experience in leadership, finance, community service, or simply a passion for making a difference, we want to hear from you.

Even if you've never run for a board position before, this is a great opportunity to get involved and learn more about how the Board functions. Your voice could be exactly what we need during this critical time.

If you're interested, please submit a (one page, 8.5" x 11") **signed** Letter of Intent to the Business Office by:

Deadline: April 10, 2025, at 5:00 PM

We encourage all dedicated members to consider stepping forward. Let's work together to ensure a strong, vibrant future for Pine Mountain Club.

Save A Tree | Receive Your
Newsletter Electronically

In this newsletter
you can expect:

Message from
the Chairperson

Update
regarding the
General Manager

Community
Stories

Community
Safety

PMCPOA
Entertainment

News You Can
Use



Photo Credit: Michael Flynn

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Please contact the PMCPOA office with any change of address by emailing adminclerk@pmcpoa.com, or by coming to the business office to fill out a form. All changes to members' contact information must be in writing. 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 10:00 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.



The Condor

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Guest Editor / Designer
Diane Martell
communications@pmcpoa.com

Condor Proofreaders
Sarah Fulkerson
Gail Pattarino
Michelle Sandberg

Mailing Volunteer
Amber Lawrence

Advertising Information
communications@pmcpoa.com

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Office 661-242-3788
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Editorial and Advertising Deadline for May 2025

Thursday, April 10, 2025

We'd like to hear from you! If you have written an article, know of some mountain community news that may be of interest to the members, human interest or anecdotal stories, please feel free to submit to the editor for publication in an upcoming issue. Articles may be edited for length or content.

Email: communications@pmcpoa.com



Website: www.pinemountainclub.org
Facebook: www.facebook.com/pmcpoa

Letter from Chairperson: Jennifer Emett

A Recall Petition received enough signatures to call a members' meeting and ultimately a membership vote. Depending on the outcome of the recall, one or two one-year term director seats may become available. I've asked the office employees and the Inspector of Elections to expedite the process to ensure the recall vote is placed on the June Ballot so the association does not pay for a separate vote. Both have agreed it can be done.

To be clear, the recall is not run by PMC POA, Inc. nor POA management or employees; the petitioners are a group of association members. The PMC Board of Directors has no opinion on the recall either in support or opposition. The employees will remain discrete and expedite the procedures, per applicable PMC procedures. If you have any questions about the recall process, please email them to the receptionist for routing to the correct staff member. Specific recall questions should be brought to the member's meeting (date is TBD).

Following February's disagreement over director comment time limits, I've asked the Governing Documents committee to review my suggestions and ensure they follow PMC governing documents and applicable Davis-Stirling law.

On the legal front, the Governing Docs Committee is reviewing a 3.10 Social Media Policy for employees and directors and there is a posted 3.10 Rules Resolution for discussion in April to prevent the association from involving itself in social media disputes between members. There is an appeal pending against the association regarding an individual's property. Legal counsel is confident the appeal will not overturn the original decision to relieve the association of any fault. Since we've paid over \$40,000 to defend the association we will explore cost recovery.

An estimate of the revitalization including temporary housing and an average of three bids, is approximately \$8.5M. Mark Bailey, Shawn Coulter and I met with legal counsel and agreed to run an Advisory Vote for the members (cost of \$4,900). In exchange, no further spending towards revitalization will be submitted to the board until the results of the vote are received.

My concern is that a vote of "Revitalization or Nothing" is deceptive. There are many significant delayed repairs, maintenance and code updates (a "Facelift" if you will) and office space adjustments, that must be done to bring it up to code and meet the needs of the association's employees and members.



I would rather have a member vote between a "Facelift and the Revitalization." However, we don't have a "Facelift" estimate because past boards have not pursued that option. The "Clubhouse Task Force" advised them that the repairs would be so extensive it made more sense to remodel (revitalize) instead.

I wish I had better news but due to the current economic climate, any option/s the board chooses will be more costly while the board delays; the \$8.5M estimate will likely increase by 7-12% (according to a recent AP article, "building material costs overall are already up by 34% since December 2020"). I've been hesitant to share the estimate until poised to move ahead because this estimate means very little.

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General Manager's Report from the Board Chair

The first snow in early March was a bit chaotic and exacerbated by a Kern County Administration strike. However, a week later, PMC Roads Team was on top of the mountain and ready 1:15 am on March 13th and by 1pm, had plowed all the PMC roads. I commend their dedication to our association.

Note: Kern County Roads is responsible for Mil Potrero Highway and we have been strongly discouraged from providing any assistance unless requested by federal, state or local authorities.

In the open board meeting report, I stated that PMC has 60 miles of roads. I have been informed there are 42 miles of road. We have three snow vehicles and they make two passes before they work the berms list. How fast the snow falls determines how quickly they can get around the whole association.

It's important for all vehicles to be parked off the street during snow events to allow space for the plows i.e., streets with parked cars might not be plowed. In addition, cinder is only dropped after the snow stops. Otherwise, the snow will simply cover the cinder and render it useless.

Please be prepared to stay in or leave before snow is predicted to arrive. Always carry cinder, traction devices or chains in case you need to travel during snow events. Spring snow tends to be more treacherous to navigate because the snow usually melts during the day and freezes overnight. At that time, even 4-wheel drive vehicles could struggle without chains. There are snow clearing service providers in the area if you need assistance with private driveways and berms but call ahead.

The lease negotiation to erect a tower in the upper RV lot to support T-Mobile is near completion. The legal team and the cell tower provider are tidying up a few loose ends and the Environment Control Committee needs to review the proposal to provide their recommendation to the board. The initial lease payment to the association would be \$6,000, \$1,600/month plus 2% annual increases. It would be nice to have another option for cell service and collect rent payments for it too! Fingers crossed!

Our IT Support and voice contracts are nearing an end on June 30th. We are investigating other options but do not want to disrupt our accounting team at year end (again) this year.

The Communications Team is transitioning the site behind the login of the PineMountainClub.org back to PineMountainClub.net (aka CINC to Northstar) over the next 45 days. We hope to deactivate CINC by the end of April. This means we will keep the modern look of PineMountainClub.org while using the site behind the login, which is more user-friendly.

We've noted an uptick in citations and compliance issues for the "Dark Sky Rule". Please ensure your home is in compliance with our Environmental Control lighting rules [Article 21.15](#) (pg. 44). All [bright] exterior lights should be turned off by 10pm or have motion detection capability.

I wish for everyone in our community to be safe and look forward to the spring season!

*Kindest Regards,
Jennifer Emmett*



**WHAT CAN WE DO,
SO YOU DON'T HAVE TO?**

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Highlights from the Emergency Preparedness Committee

On March 9th Pine Mountain Club's Emergency Preparedness Committee hosted a **Wildfire Preparedness Town Hall** in the Condor Room and on YouTube, with multiple presenters.

Karina Medina, District Ranger for the Mt. Pinos Ranger District of the Los Padres National Forest kicked off the morning. The Forest Service is tasked with two jobs, fighting fires and forest management. At any time of the year, at any place in the country, the Mt. Pinos Ranger District will send personnel and equipment to where it is needed while maintaining a minimum staff here at Chuchupate, Apache Saddle and Ozena.

When the weather turns wet and cold, the Forest Service turns its attention to fuels management projects. Forest floors are swept, trees are limbed up. The debris is placed into piles to wait for the right conditions for prescribed burns. Examples of the piles can be seen on Cerro Noroeste and prescribed burning warning signs are being posted in the Mountain Communities on calm days. Ranger Medina showed detailed maps of the various Forest Service mitigation projects in the Mountain Communities. The objective is to keep the diversity of the mixed conifers in the Los Padres National Forest while re-establishing fuel breaks. Since January, there have been over 18 successful prescribed burns over more than 100 acres in the LPNF. Ranger Medina added that the Forest Service is part of our community. During "Snowmageddon", for example, they came out with their plows to assist in clearing the roads for emergency services.

**Chuchupate Ranger Station
Monday through Friday 10 - 4:30
or call 661-245-3731**

Fire Engineer Ethan Kennedy of the Kern County Fire Department began by emphasizing that KCFD also pools resources with other agencies all over the country while working here at home. KCFD manages wildland outside LPNF, places like Wind Wolves, for example. They inspect and issue citations for hazardous conditions with the goal being compliance. He cited Kern County regulations that state the responsibility for defensible space falls on the individual.

Engineer Kennedy explained how defensible space and home hardening protects your home from wildfires by creating a safe perimeter and preventing ember ignition. Examples of defensible space and home hardening can be found on many websites including kernfiresafe.org and fire.ca.gov

Questions were asked regarding vacant lots, abandoned homes and neighbors with cluttered and unkempt yards.

Answers included keeping your own property in good defensible space because firefighters will protect a property that has defensible space. A home that is prepared for a wildfire will often escape destruction. That was visible in the Palisades and Eaton Fire cleanups.

Here in PMC, the Environmental Control Officer at PMCPOA will come out and inspect a property and issue citations: Call 661-242-3788

Contact KCFD at hazardreduction@kerncountyfire.org with questions about a hazardous property.

Sign up for ReadyKern, the emergency notification system that alerts residents and businesses about natural disasters on the KCFD website kerncountyfire.org

Wendy Ward is both Kern County Wildfire Mitigation Coordinator and Kern County Regional Firewise Coordinator.

After a brief history of Fire Safe Councils in Kern County, she focused on Firewise Communities, a volunteer community-led program that teaches people to prepare for wildfire. Among the benefits of a Firewise Community are the identifying of potential projects to create a more wildfire prepared community through risk reduction, helping firefighting efforts, and creating community awareness and relationships.

Firewise Communities also demonstrate a commitment to insurance carriers that may help obtain insurance policies and reduce insurance premiums.

- A Firewise Community starts with talking to your neighbors.
- With guidance from the National Fire Protection Association (NFPA), establish a boundary with more than 8 homes, draw up a map and form a Firewise Committee.
- Consult with KCFD or KFSC to create a 3-year action plan with measurable goals. Present the plan to your community and collectively commit to 1 volunteer hour per residence in wildfire risk reductions.
- Then submit your plan online to nfpa.org

A Firewise Community is meant to foster community engagement and for homeowners to be proactive when it comes to being prepared for a wildfire. It is NOT a compliance measure.

Wendy Ward 661.619.6841 or outreach@kernfiresafe.org

For more information, go to the following websites: nfpa.org/education-and-research/wildfire/firewise-usara kernfiresafe.org readyforwildfire.org

Wildfire Preparedness Town Hall Continued

Will Huestis is the Project Manager for KFSC's upcoming Defensible Space Inspections and Assistance Program in the Mountain

Communities. The grant funded program offers free professional defensible space inspections, and in certain instances may help with the cost of vegetation management and other fire safe practices and reduces risk of wildfire damage to homes throughout the community. An appointment to inspect your property is made by a KFSC professional inspector. On-site inspection includes vegetation, location of flammable materials and debris and the status of roofs, gutters, vents and other fire safety measures and takes 15 minutes to an hour. A detailed list of fire safety improvements is generated at no cost. The inspector will also help direct homeowners to cost effective defensible space and home hardening solutions. Due to federal funding freezes, the program is temporarily paused. Funding, however, is resuming with the launch of the pilot program scheduled for Spring 2025. As early as Summer 2025, the program could be available to all the Mountain Communities. Go to kernfiresafe.org for more information on this and other resources.

The final hour of the Town Hall was reserved for PMC's own **Emergency Preparedness Committee, CERT and Radio Safety Net.**

Kathleen Weinstein gave an overview of the Emergency Preparedness Committee's organization and accomplishments over the past year. Being aware of your neighbors is the best way to ensure that those who may be unable to help themselves are not forgotten. Having apps like [ReadyKern](#) and [WatchDuty](#) are as essential to being ready as having your "Go Bag" packed at all times. There may be instances where PMC might need to shelter in place for as long as two weeks, so that requires having camping-like supplies on hand.

But if there is a fire nearby, the best solution is to leave early.

The Emergency Preparedness Committee meets every 4th Saturday at 9 am in the Pavilion.

CERT Chair Patti Minter spoke about PMC's Community Emergency Response Team. These are formally trained volunteers who can provide a number of services before, during and after a disaster. CERT was instrumental in October's Great Shakeout Drill where they set up an Incident Command Center and medical triage area. They offer first aid and CPR classes in PMC.

CERT meets every 4th Saturday at 11 in the CERT Building next to the Fire Station.

Finally, **James Douglass outlined the Radio Safety Net**, a backup communications network for when the phones go down. Emergency transmission with the safety net covers most areas of PMC. In addition, PMC has a HAM radio Club which can communicate with other operators beyond our mountain. Radios are sold at cost and training is available to PMC residents.

RSN meets on the first Saturday of the month from 1-2 pm in the Pavilion and every Thursday 7 to 8pm in the Condor Room.

The PMCPOA webpage has many resources. If you missed the Town Hall, it can be accessed on YouTube and will be available on the PMCPOA webpage soon.





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PMCPOA Standing Committees

Bear Ad Hoc

Meets the first Monday of the month at 5:00pm in the Pavilion and on Zoom.

Communications Committee

Meets on the first Tuesday of the month at 6:00pm via Zoom.

Greens and Grounds

Meets the first Friday of each month at 9:00am in the Pro Shop, Mar - Nov (Committee does not meet Dec - Feb)

Environmental Control

Meets the first Friday of the month at 2:00pm in the Condor Room.

Governing Documents

Meets the first Saturday of the month at 9am in the Pavilion and on Zoom.

Planning

Meets the second Saturday of the month at 10am in the Pavilion and on Zoom.

Budget & Finance

Meets the 2nd or 3rd Wednesday of the month at 5:00pm in the Pavilion and on Zoom. (Aligning with the Board of Directors meeting)

PMCPOA Board of Directors

Meets the third Saturday of the month at 10:00am in the Condor Room | Live Stream

Emergency Preparedness

Meets the fourth Saturday of the month at 9:00am in the Pavilion.

Radio Safety Net Meeting

Meets every Thursday at 7:00pm in the Condor Room

Radio Safety Net Training

Meets the first Saturday of the month at 1:00pm in the Condor Room.

CERT (Community Emergency Response Team)

Meets the fourth Saturday of the month at 10:30am in the Pavilion (During winter months)



Bring the Ideas!

VOLUNTEER & MAKE AN IMPACT

PMCPOA Committees
now recruiting!

- Communications*
- Budget & Finance*
- Bear Ad Hoc*
- Planning*
- Emergency Preparedness

*Zoom option available
See additional committee opportunities at the URL below!

SCAN ME!

<https://www.pinemountainclub.org/pmcpoa-committees>

Let's make a difference!



MIL POTRERO MUTUAL WATER COMPANY

NOTICE OF ANNUAL ELECTION

In accordance with the By-Laws of the Mil Potrero Mutual Water Company, Inc., the Annual Shareholder's Meeting is scheduled for **July 12, 2025**, at 10:00 a.m. in the Administrative Office Conference Room of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Pine Mountain Club California, 93222. The deadline for clearing the Water Company accounts of overdue charges, to be eligible for submitting a proxy shall be June 4, 2025. Shareholders in good standing desiring to place their names in nomination for a seat on the Board of Directors should submit their resume, as defined by the Equal Access Policy adopted by the Board of Directors on May 26, 1987, to the Water Company office **no earlier than 8:00 a.m. April 15, 2025, and no later than 4:00 p.m. on May 16, 2025**. The resume must be typed on a single 8 ½" x 11" page and must include the candidate's signature. The Equal Access Policy is available for review upon request.

The resumes may be mailed to: Secretary of the Board, Mil Potrero Mutual Water Company, P. O. Box "W", Pine Mountain Club, CA 93222, or may be taken to the business office located at 16275 Askin Drive, Pine Mountain Club, CA 93222.

Nominations will be accepted from the floor at the Annual Meeting before the close of the proxy box.

William Martin, Board Secretary
Mil Potrero Mutual Water Company

PMCPOA Patrol Updates

Monthly/YTD Patrol Recap for PMCPOA Board Meeting March 15th, 2025

Compiled by:
Patrice Stimpson,
Patrol Chief.

During the month of February 2025, Patrol responded to 255 calls for service. Observations and calls included in the following:

STR		#	YTD (fiscal)
	Enforcement	71	540
1	Citations	1	39
	Written Warnings	0	3
	Incident Reports	0	4
	Public Assists	130	932
	House/alarm checks	17	158
	Agency Assists	2	65
	Animal Control	1	26
	Conflicts	1	51
	Deaths reported	0	11
	General complaints	21	190
	Injury	0	2
	Medical	0	0
	Suspicious incidents	6	36
	Traffic incidents	0	18
	Welfare checks	3	38
	Wildlife	2	232
	STR CALL TOTALS	1	7
	Other:		
	Other:		



16215 Askin Drive, #102
Pine Mountain Club, CA 93222
MountainMelange.com

Wildlife

Friendly Reminder: Help Keep Our Wildlife Wild!

As a community, we all play a part in protecting our beautiful wildlife. According to Rule 7.03, feeding bears, mountain lions, bobcats, raccoons, deer, foxes, coyotes, birds and squirrels is not allowed anywhere in Pine Mountain Club. This includes leaving food or edible materials outside that could attract animals.

By following this guideline, you're helping keep both our wildlife and community safe. Let's work together to preserve the natural beauty around us!

Clubhouse Dining & Lounge Line-Up

Condor Cafe Hours

Wednesday - Saturday

Breakfast 8:00am-11:00am

Lunch 11:00am-2:00pm

Sunday

Breakfast 8:00am-12:00pm

Lunch 12:00pm-2:00pm

Sunday: Breakfast & Lunch are served in the Condor Restaurant & Lounge with a full bar.

Restaurant Hours

Thursday

Dinner 4:00pm-7:30pm

Friday & Saturday

Dinner 4:00pm-8:30pm

Sunday

Dinner 4:00pm-7:30pm



Lounge & Bar Hours

Thursday

4:00pm-10:00 pm

Friday & Saturday

4:00pm-11:00pm

***Also available for special occasions**



Piano

4/4 - Julia Casebolt

4/5 - Dave Silversparre

4/11 - Richard Schwagerl

4/12 - Dave Silversparre

4/18 - Lee Rugless

4/19 - Steve Wilkinson

4/25 - Lee Rugless

4/26 - Richard Schwagerl

Bands

4/4 - The Blue Velvets

4/5 - The Rick Berthod Band

4/11 - Frazier Mountain Mafia

4/12 - Bandit

4/18 - Kevin Quinn

4/19 - Bull Dawg Blues

4/25 - Walt & Pam

4/26 - The Night B/Four

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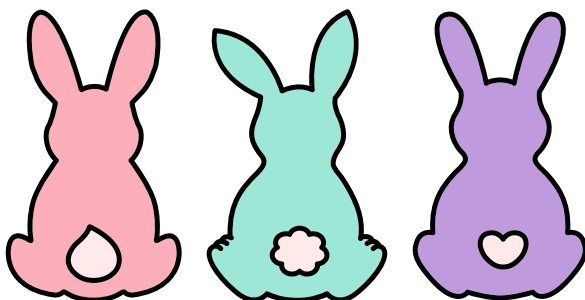
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Straight From The Horse's Mouth: Part One

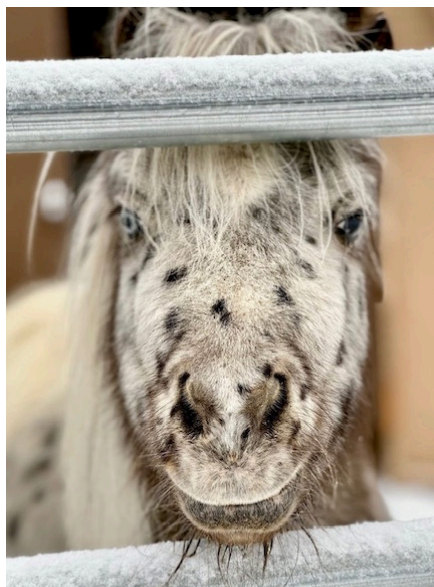
Hello, friends!

It's me—Mr. Biggs! If we haven't met yet, well, I sure hope we can change that soon.

I'm an Appaloosa miniature horse, a local celebrity, a parade star, and (if I may say so myself) one of the best cuddlers at the Pine Mountain Club Equestrian Center. I have a sweet, laid-back nature, I love meeting new people, and I always have a little mischief tucked under my tiny hooves.

But life wasn't always this special for me. In fact, I used to be the horse that no one wanted.

That's right—pull up a hay bale and let me tell you my story.



The Little Horse No One Chose

I was born on a farm full of fancy miniature show horses—the kind that get ribbons and trot around like they own the place. Every day, I watched them get pampered, trained, and praised. Meanwhile, I was kept in a little pen at the far end of the property, out of sight, out of mind.

Why? Because I was born with conformation defects that made me “less than perfect.” I wasn't show material, and in the horse industry that meant I wasn't valuable.

No one ever came looking for me. No one ever asked for me by name. I was never supposed to be special. At least, that's what I was told.

Until one day, **Lori Harmon** arrived.

She had come to look at the best of the best—the champions.

The farm owner proudly walked her through the barn, showing off his finest prospects, each one standing tall, polished, and perfect.

Then, as they walked past my little pen, I didn't think she even saw me—until she paused.

“Who's this little guy?” she asked. The farm owner barely glanced at me. “Oh, you wouldn't be interested in him,” he said. “He's not show material.”

And just like that, they walked away.

I sighed and turned away, trying not to get my hopes up. I had seen people come and go before.

But later that evening, Lori came back. She quietly opened the gate to my pen, and I darted to the farthest corner, my heart pounding with fear. I wasn't used to attention—people rarely noticed me, and I had little handling or interaction with them.

Lori didn't call to me. She didn't try to chase me or reach for me. Instead, she simply sat down in the middle of my pen, her back turned to me, and waited.

No one had ever done that before.

I didn't know what to think. Was she lost? Did she forget where all the fancy show horses were?



Or maybe she just needed a break from all that sparkle and decided to hang out with the scruffy guy hiding in the corner.

But after a long, still moment—about 40 minutes to be exact—curiosity finally got the best of me.

I inched closer. I sniffed her hair. She didn't move. Finally, she reached out and gently scratched my withers, just like my mama used to do.

For the first time in my life, I felt like I mattered.

A Life-Changing Morning

The next morning, I heard a horse trailer pulling in.

I sighed. I knew what this meant. I had seen it happen so many times before. Lori had come back to pick up one of the fancy show horses.

But then... she walked right up to me. Before I could even think, she slipped a halter over my head.

ME.

Not the champion horses. **ME.** And before anyone could change their mind, I jumped into that horse trailer so fast, it probably set a world record.

I had been chosen!

Stay Tuned: This article will be continued next month.

PMCPOA Monthly Recreation & Programs

Clubs & Guilds

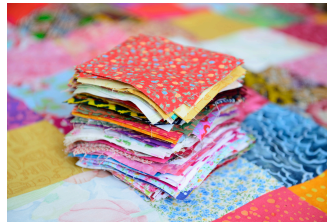
Quilt Guild Cardmaking, Comfort Zone, Sew Down

2nd, 4th, & 5th Wednesdays:
Pavilion
9:00am-3:00pm



Mountain Communities Amateur Radio Club

3rd Sundays: Pavilion
1:00pm

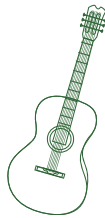


Quilt Guild Business Meeting

1st Thursdays: Pavilion
6:30pm-9:00pm

Quilt & Chat

Every Friday: Pavilion
9:00am-3:00pm



Guitar Society

4th Saturdays: Pavilion
12:00pm

Fitness Classes

Rise & Shine with SunJay

Mondays & Wednesdays
10:00am-11:00am
\$5/ person

Meditation Club

Mondays 12:00-1:00pm

Tai Chi with Shannon

Mondays 5:00pm-6:00pm
Tuesdays 4:30pm-5:30pm
\$10/ person

Yoga with Deb

Tuesdays & Thursdays
12:00-1:00pm
\$10/ person



Sculpted Body-Core

Wednesdays 12:00pm-1:00pm
Thursdays 10:00am-11:00am
\$10/ person

McSweeney's Dance Classes

Ballet & Tap 3-6 years old
Wednesdays 3:00pm-4:00pm

Ballet for Children 6 and up
Wednesdays 4:00pm-5:00pm
\$15/ child

Ecstatic Dance with SunJay

Third Wednesday of the Month
7:00pm-9:00pm
\$15/ person

Pickleball

Monday- 10:00am-12:00pm
Wednesday- 6:00pm-8:00pm
Saturday- 10:00am-12:00pm
Times are subject to change.



PICKLEBALL.....

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APRIL	MAY	TIMES
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Tues. 8, 15, 22, 29	6, 13, 20, 27	6 p.m. - 8 p.m.
Wed. 9, 16, 23, 30	7, 14, 21, 28	1 p.m. - 3 p.m.

COST: \$70/person - 8 hours of instruction.

FAMILY DISCOUNT: \$55/person & players under 18.

PRIVATE LESSONS: \$25/hr. or \$20/hr. ea. for 2 people

CUSTOMIZED For all Skill Levels: Beginners, Novice, Intermediate, and Advanced.

Pay for 4 Private Lessons and get the 5th Lesson FREE!

Equipment: Limited paddles available, bring one if you have one.

Reservations and Pay Instructions: Call or text Tom Smith at (661) 425-4866, PMC Pickleball Club Instructor, President. Payments can be made via Zelle, cash, or check payable to:

Thomas Smith, P.O. Box 5284, Pine Mountain Club, CA 93222-5284

Join in the Fun and Good Exercise Too!

Pine Mountain Club Pickleball Courts, 2524 Beachwood Way.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of March 15, 2025. Complete minutes are available at the business office or online at www.pinemountainclub.org after their approval at the next board meeting. In the regular open meeting Chair Jennifer Emett called the meeting to order at 10:13 a.m. Six directors attended; Mark Bailey, Shawn Coulter, Jennifer Emett, Philip Gabriel, Randall Gates, and Brad Hudson. Directors Cameron Acosta, Carolyn Gilbert, and Candace Bennett were excused. Also, in attendance was recording secretary Grace Wollemann.

MOTION by Director Hudson, **SECOND** by Director Coulter that the agenda for the Board of Directors Meeting of March 15, 2025 be adopted. **MOTION** carried.

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

There were four (4) committee applications for approval.

Chair Jennifer Emett presented the chair's report.

Chair Jennifer Emett presented the general manager's report.

Treasurer Gates presented the treasurer's report.

MOTION by Director Gates, **SECOND** by Director Coulter to ratify the review of the Association's October, November, and December 2024 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

The board acknowledged receipt of the committee minutes.

There were two (2) environmental control committee projects recommended, one (1) was approved.

There were zero (0) cottage industry permits requested.

BOARD ACTION ITEMS:

OLD BUSINESS:

None

NEW BUSINESS:

MOTION by Director Gates, **SECOND** by Director Hudson to approve the RESOLUTION #01-03-15-2025, Amendment to Bylaw 10.10 as submitted. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Coulter to authorize the placement of a lien on APN numbers 328-192-13-00-7, 256-467-02-00, and 256-475-11-00-9. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Gabriel to sanction the Gardeners Charter Club. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Gabriel to approve Business Policy A-9 (Charitable Contributions). **MOTION** carried.


MOTION by Director Hudson, **SECOND** by Director Coulter to approve Business Policy H-10A (Alternative Dispute Resolution as Prerequisite to Civil Action). **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Gabriel to approve Business Policy H-13 (Conflicts of Interest). **MOTION** carried.

The board sent and received eleven (11) items of correspondence.

The next Regular Open Board Meeting will take place on April 19, 2025 at 10:00 a.m. in the Condor Room.


Meeting adjourned at 11:50 a.m.



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Photo Submission: Anonymous

Treasurer's Report - March 2025

The financial reports for the six months ended December 2024 should be available on-line (www.pinemountainclub.org) soon – the financial reports have been reviewed and approved by the Board subcommittee as well as the Budget and Finance Committee.

We are close to the end of a complex transition from the CINC operating system back to the NorthStar system, as well as transitioning all banking relationships from AXOS back to our previous domestic banks. Additionally, the need to have our Accounting Manager review the current reserve study line-by-line has added to the workload.

Jorge Esparza has completed the financial statements for the month of January 2025. They have been partially reviewed by the Board subcommittee and have been reviewed and recommended for approval by the Budget and Finance Committee (although there was not a quorum for the past committee meeting.)

A quick highlight of results for January 31, 2025:

- ▶ Operating cash for January has decreased approximately \$285,000 to \$1,559,000 due to net cash expenditures for the month. As of January 31:
 - \$272,000 or approximately 5% of 2025 assessments were still unpaid, as were
 - \$36,000 of 2024 assessments, and \$2,500 of 2023 assessments.
- ▶ The Replacement Reserve cash balance is \$4,598,000 at January 31, 2025, representing an increase of approximately \$14,000 due to interest income and no utilization of our reserves for the month.
- ▶ The change in our operating fund for the seven-month period is a deficit of \$43,000.

This amount is a bit deceiving however as the deficit would have been much larger if it were not due to the \$348,000 purchase of the Post Office building - budgeted for this fiscal year but paid out of operating funds last year.

We are preparing for the Annual Budget process and (as stated last month) will likely not meet the dates specified in our bylaws:

- We are still awaiting the final audit report for Fiscal year ended June 30, 2024 which is expected by the end of this month after a required review of the report by the Budget and Finance committee with the auditors.
- The Replacement Reserve study update has undergone revisions and is in the process of being reviewed and finalized.
- Consistent with policy the annual budget will be based on the annualization of the seven months ended January 31, 2025. This pro forma budget will then be adjusted based on current information and plans. The recent wildfires in Southern California may impact the cost of insurance for the coming fiscal year – we have requested updated estimates from our insurance agent.

Despite the need to push back the normal timing of the Budget process, the Association will still be in compliance with Civil Code 5300 if we are able to mail the annual budget and assessment package by the end of May.

There is still however a possibility that delays could result in the Association missing the deadline to distribute the information required by Civil Code 5300. As I stated last month, in my opinion, it would be better to miss the deadline than potentially compromise the process by moving faster than is feasible and appropriate.

Clubhouse remodel cost update:

There has been a detailed review of the renovation/remodel expenses to date. I can confirm that total costs to date for phase 3-6 are \$697,000 and include significant costs not related to the Gwynne Pugh Urban Studio contract. I will present a full report of actual expenses vs contracted NTE amounts for both Phases 1 & 2 and Phases 3-5 at the April 19, 2025 Board meeting.

Randall Gates

PMC Property Owners Association
Director/Treasurer



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Ellie Melili, Broker
DRE#01301719

Reminders

2025/2026 Assessments

Annual assessments are approaching fast. If you'd like to get a head start on the payments, rather than one lump sum, we are accepting pre-payments now.

You may mail a check payable to PMCPOA to:
PO Box P
Pine Mountain Club, CA 93222

Please provide your Tract & Lot/Member Number on each check. Additionally, there is a drop box to the right of the front door, outside the Clubhouse Entrance or you may visit us in office during business hours.

Transfer Site Winter Hours Daily Hours: 8:30 AM - 5:00 PM

- Access: For PMC residents and their guests only, bring your member or guest card for entry.
- Capacity: Only four vehicles are allowed at the site at one time. Please wait outside until it is your turn.
- Trash Guidelines: Ensure your trash is securely contained before heading to the site.
- Safety Reminder: For your safety and to protect bears, please DO NOT leave trash outside the Transfer Site gate.
- The transfer site cannot accept Hot Ashes.

Member & Guest Card Information

For questions about member cards, guest cards, pool key cards, or member card stickers, please contact us at (661)242-3788, ext.225, or email adminclerk@pmcpoa.com, Monday through Friday.

We're happy to assist! Please remember to carry your member or guest card at all times in PMC, as it may be requested at the transfer site or clubhouse. For lounge service, kindly show your ID when asked to ensure alcohol can be served. Thank you!



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(Cannot be combined with any other offers.)

Compliments, Comments, and Concerns

March 9th, 2025

In the past I have seen Compliments and Complaints in the Newsletter. I am not much of a complainer; I believe PMC to be a slice of paradise.

I would, however, like to submit a **Compliment**.

Our horse, Santana, is incredibly lucky to call PMC's Equestrian Center home. Thanks to the exceptional care and dedication of Lori Harmon and her outstanding staff, he's truly living his best life. I invite you to visit and experience firsthand what a well-run, top-tier facility PMC Equestrian Center is—a true hidden gem!



Santana



Happy Easter!

Brunch Buffet from 10am - 2pm
Sunday, April 20th

Menu Items

- Glazed Baked Ham Carving Station
- Omelet Bar *With all the fixings*
- Country Potatoes
- Seasonal Vegetable
- Appetizers
- Scrambled Eggs
- Sausage - Bacon
- French Toast
- Pasta Bar
- Dinner Rolls & Butter
- Arcadia Mixed Salad
- Dessert Bar
- Coffee, Juice & Iced Tea

Tickets Required: Available at the PMCPOA Office (661) 242- 3788

\$24.95+ Tax & Gratuity

Kids - \$14.00 -Ages 5 and Under Are Free-

No Refunds



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www.pinemountainclub.org
661.242.3788 (office) 661.242.1471 (fax)