



PMCPOA Member Information Packet

Welcome to beautiful Pine Mountain Club, the “nearby faraway place.” We have assembled some information as a brief overview to help you get acquainted with the Pine Mountain Club (PMC) Property Owners Association and the area surrounding us, and provided links to our web site for additional information. Do you know that life on “The Hill,” as it is often referred to by people who live here, offers a wide array of activities, organizations, shopping, and more? We think you’ll find this packet and our website very helpful.



If you are a new property owner, your membership card(s) should have been provided to you along with this packet. If not, contact staff at the business office located in the lobby of the clubhouse at 2524 Beechwood Way. Membership cards must be presented if requested by our staff when on Association property.

We request you complete and return the “Member Information/Email Update” and the “Property Access Authorization” forms (included within this packet). These forms assist the association in contacting you if necessary and keeping you updated on information, and provide (optional) authorization for staff to check your residence to verify that your house is secure in your absence or there is any suspicious activity or situation that could result in fire, theft, or damage to your property or house.

PMC and the Governing Documents

Pine Mountain Club was formed in the 1970's primarily as a vacation and retirement area. Over the years, the community has grown and evolved and is now home to full-time residents who commute into surrounding cities, are self-employed, or who have retired on the mountain. Many other property owners are "weekenders" who live and work in surrounding cities but come up to PMC periodically, or who use their homes as vacation or full-time rentals. Others own land here but do not have homes on their properties.

Needless to say, a system of governance is necessary to help keep Pine Mountain Club functioning smoothly and to maintain the peace and tranquility that its diverse members desire. Pine Mountain Club Property Owners Association, including its staff and Board of Directors, utilize a series of documents that define the rules and practices that must be followed in managing the community and its facilities. These documents include the Articles of Incorporation, the Covenants, Conditions and Restrictions (CC&Rs), Bylaws, and Association Rules which include an Environmental Control Code.

The Association Rules are established by the PMCPOA Board to outline proper usage of association property. They are changed or updated by the Board in keeping with evolving needs or changing laws. The Association Rules document contains a long list of general rules, animal control procedures, rules for filming in PMC, traffic regulations, proper use of the clubhouse and outdoor facilities, election rules and more.

We want members and their guests to enjoy our community – but it is important to know and understand that members and guests are expected to comply with the rules and governing documents - and the members are fully responsible for the conduct of their guests while within Pine Mountain Club (Rule 3.02). Failure to comply with the rules could subject violators to a citation and potential fines or penalties.

There is a list of commonly violated rules frequently updated and available to view or download on our web site and included within this packet:

<https://pinemountainclub.net/documents/10184/14028/PMCPOA+Rules+flyer+April+2021>

We highly recommend you take the time to read the bylaws and rules as well as the other governing documents to become familiar with "your association" and how it operates:

<https://pinemountainclub.net/web/pages/pmcpoa-governing-documents>

Do you know?

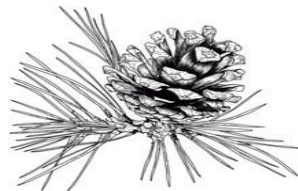
Do you know the “PMC Clubhouse” consists of the Condor (multi-purpose) Room, Condor Café, a cocktail lounge, a recreation room, Environmental Control Office, Patrol Office, Pro (Golf) Shop & Gifts, and the business office? An ATM machine is located in the clubhouse lobby. Membership or guest cards may be requested when ordering food or drink from the Lounge or Condor Café or when using association amenities (Rule 3.01).

A variety of recreational amenities are available through the association, including a recreation room with a small library, golf, equestrian center, swimming pool, tennis and pickleball courts, hiking trails, and Lampkin Park with a softball field, barbecue and picnic areas, courts for basketball, beach volleyball, bocce ball, and more:

<https://pinemountainclub.net/web/pages/recreation>

Do you know there are bears, mountain lions, and other wildlife that visit and reside in PMC? Did we mention bears? We currently live in a high fire danger zone. Living in PMC is a unique experience that requires one to be knowledgeable about this environment, rules and tips pertaining to wildlife and fires. You can learn more about life in these mountains and what to do in the event of an emergency by viewing “Living in PMC”:

<https://pinemountainclub.net/web/pages/living-in-pmc>



Business Office

The business office is located in the clubhouse. Office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m., and Saturdays from 8 a.m. to 3 p.m. The office is closed for lunch each day from 12:00 noon to 1:00 pm and closed on major holidays.

Phone 661-242-3788 or email at recept@pmcpoa.com

<https://pinemountainclub.net/web/pages/business-office>



Pine Mountain Club Patrol

PMC Patrol monitors the safety of the community by patrolling the neighborhoods and responding to calls by members. Our PMC Patrol is not a law enforcement agency. The patrol office is located in the clubhouse and open 24 hours a day, seven days a week. During non-business hours, the Patrol Office may be locked, however, a Patrol staff member can be reached by phone. For emergencies requiring assistance or response from the Kern County Sheriff's Office, call 9-1-1.

The main objectives of the patrol (security) department are to enforce the association's rules set forth by the governing documents and the CC&Rs, and to protect the association's property. The patrol department does not provide law enforcement services. Our officers have been made available occasionally to assist in minor emergencies and to help our local first-responder agencies upon request and in times of a crisis.

Phone 661-242-3857 or email at pspatrol@pmcpoa.com

<https://pinemountainclub.net/web/pages/patrol-office>

Environmental Control Office

The Environmental Control Officer is an employee of the PMCPOA charged with enforcing the Environmental Control Code with a goal of maintaining the quality of the environment and the value of the properties. This includes, but is not limited to, construction, issuing permission for cutting indigenous trees, adding a structure, solar energy, and painting. Contact the EC Control office to ask questions or to verify permit requirements.

Phone 661 242-3788 or email at ECOfficer@pmcpoa.com

<https://pinemountainclub.net/web/pages/environmental-control-office>

Transfer Site

The Transfer Site is a convenient amenity offered to members and their guests to dispose of household trash, recyclables household batteries, cold ashes, and other items in lieu of driving to the waste disposal transfer station in Lebec. The Transfer Site includes a separate green waste area for yard cuttings - but no noxious weeds. There are no facilities at the Transfer Site for - and it is prohibited to - dispose of construction debris and material, hazardous waste, dead animals, explosives, poisons, pesticides, noxious weeds, infectious wastes, asbestos, tires, mattresses, and large furniture (Rules 18.06 & 18.07). These prohibited items may be transported to the Lebec transfer station.

Members and guests using the Transfer Site are required to recycle and separate items from the household trash, including ashes, aluminum, glass, cardboard, designated plastics, scrap metal, electronic waste, and appliances (Rule 18.14). Bins are provided to deposit recyclables and there is a designated area for cardboard.

The Transfer Site is open every day from 8:30 am to 5:00 pm with extended hours on Thursdays during the spring and summer to 7:00 pm. The site is closed on Christmas Day and Thanksgiving Day.

Phone 661-242-3788

<https://pinemountainclub.net/web/pages/transfer-site>

Do you know about the snow in PMC?

We are often surprised to learn that new members were not informed in advance or prior to their property purchase that it snows in Pine Mountain Club and the surrounding area. New members sometimes forget to share information about snow conditions with their guests or renters causing dangerous situations and hardships to occur when they travel or arrive. Local roads and Interstate 5 are sometimes closed due to snow and related weather conditions. Snow chains are often required. We have assembled handouts of Frequently Asked Questions and Snowplowing Procedures related to snow removal in PMC that can be viewed or downloaded:

<https://pinemountainclub.net/web/pages/snow-plow-policy-updates>

Do you know PMCPOA has its own maintenance crew? They maintain the amenities, care for our streets and are also involved with plowing and snow removal operations.

Post Office

US Postal Service is provided by PMCPOA through an annual contract with USPS and only delivers mail onsite to members' individual boxes assigned to the 93222 zip code. Members with a 93225 zip code receive their mail at the outdoor mailboxes located west of the intersection at Tirol Drive and Voltaire Drive. Visit the Post Office and complete the paperwork to obtain your box. There is no cost for a regular size box for members. For larger boxes and non-members, there is a rental fee.

The Post Office is located at 16321 Askin Drive. Hours are Mondays through Fridays from 10:00 am to 12:00 noon, then 1:00 to 3:00 pm, and Saturdays from 10:00 am to 12:00 noon.

Phone 661-242-4009.

<https://pinemountainclub.net/community-resources-list>



Other Deliveries

UPS (excluding SurePost), FedEx, OnTrac, and other shipping companies require your physical address to deliver to your front door. Before shipping, ensure your physical address is correct by using an online map program or, quite often, it is the address provided in your escrow packet.

Other Entities in Pine Mountain Club

Mil Potrero Mutual Water Company (MPMWC)

MPMWC is a mutually owned water company and as such, each parcel (lot) in PMC holds a water share and each owner is a shareholder in the water company. The assessments to MPMWC pay for the operation of the company which includes, but is not limited to, maintenance of wells, pumps, and tanks, and the running of the administrative office.

Phone 661-242-3230 email: info@mpmwc.com

<http://www.mpmwc.com>



Pine Mountain Club Commercial Property Owner Association (PMCCPOA)

The “Pine Mountain Village Center” is operated independently by the PMCCPOA and consists of individually owned buildings with shops, restaurants, studios, office spaces and churches. The Village Center sponsors festivals and events throughout the year and you’ll also find horseshoe pits, picnic tables, and a gazebo for outdoor theatrical productions and concerts.

<https://pmccpoa.com/>



PMC CONNECT
Stay Connected in Pine Mountain Club



PMCPOA email blasts share information and keep members informed about the association and the local area, and can include fire and weather alerts, entertainment information, Condor Café menus, special events, updates, messages from the PMCPOA general manager and board chair, and more. The “Member Information/Email Update” form allows you to sign up for the email blasts.

“**The Condor**” monthly newsletter is the official PMCPOA communications source and is available in print form, emailed PDF version, and on the PMCPOA web site. The email version of The Condor enables the association to save postage and is better for the environment. You can designate your preference on the “Member Information/Email Update” form.

Facebook provides the "Pine Mountain Club Property Owners Association" page and it is the only official Facebook page for members. The page is for information purposes only and it occasionally includes updates, road conditions, café specials, fire and snow conditions, messages, and wilderness concerns. There are other pages with PMC information.

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

Ready Kern is an emergency notification system to alert residents and businesses about natural disasters and other crises; earthquakes, severe weather, fires, floods or evacuations;

<https://kerncountyfire.org/education-safety/ready-kern/>

How do you check road conditions before leaving or heading to PMC, especially during snow and fire season? Check out Kern County Roads and CHP Road Conditions

Kern County Roads provides updated road conditions in Kern County including Mil Potrero Highway in Pine Mountain Club. Phone 661-248-6535 or;

<https://kernpublicworks.com/maps/county-roads/>

California Highway Patrol Road Conditions

Phone 800-427-7623

[http://www.chip.ca.gov/find-an-office/central-divisions/offices\(430\)-fort-tejon](http://www.chip.ca.gov/find-an-office/central-divisions/offices(430)-fort-tejon)



Emergency numbers



Kern County Fire Department Station #58

Always dial **9-1-1** for emergencies and life-threatening emergencies!

Phone for non-emergencies 661-242-3702

Physical Address: 2420 Symonds Drive Pine Mountain Club, CA 93222

<https://www.firedepartment.net/directory/california/kern-county/pine-mountain-club/kern-county-fire-department-station-58>

Kern County Sheriff's Office Frazier Park Substation

Always dial 9-1-1 for emergencies and life-threatening emergencies!

Phone for non-emergencies 661-861-3110

Crime reports can be reported online or call 661-868-1107

<https://kernsheriff.org/>

When should you call 9-1-1?

Generally speaking, people are aware that they should call 911 in an emergency, but they are less aware of the circumstances in which they should not call 911. The result is that many requests to 911 do not involve true emergencies, which overloads the 911 system with non-emergency calls. You can view some "Frequently Asked Questions" about calling 9-1-1 at https://www.911.gov/frequently_asked_questions.html

Other phone numbers and web sites

Traffic accidents

Phone 661-344-3913 or 661-864-4444

<http://www.chp.ca.gov/home/emergency-incident>

Amber Alerts at <http://www.amberadvocate.org>

CalTrans Road Conditions

<http://www.roads.dot.ca.gov>

Do you know where you can check online for California wildfire information?

<https://www.fire.ca.gov/incidents/>

Other information

California Department of Fish and Wildlife has as its mission to manage California's diverse fish, wildlife and plant resources and the habitats upon which they depend for their ecological values and for their use and enjoyment by the public. Information for purchasing licenses, reporting poachers and polluters, and "Living with Wildlife" is available along with other information on its web site.

<https://wildlife.ca.gov/>

Los Padres National Forest surrounds Pine Mountain Club. Encompassing almost two million acres, Los Padres is the third largest National Forest in California. It occupies a major portion of the coastal mountain ranges and extends for about 220 miles from the west boundary of Los Angeles County to mid-Monterey County on the north. Information about trails, roads and campgrounds can be found on the website:

<https://www.fs.usda.gov/main/lpnf/home>

Forest Adventure Pass or an Interagency Pass is required to park anywhere along Cuddy Valley Road, and in the parking lots at the Chula Vista Parking Lot (Chula Vista Trailhead) and at the "Y" at the junction of Cuddy Valley Road and Mil Potrero Highway east of Pine Mountain Club. The Forest Service tickets vehicles that are not displaying the passes so visitors should be prepared by purchasing an Adventure Pass. More information available at:

<https://www.fs.usda.gov/main/lpnf/passes-permits/recreation>

Winter Driving Tips are provided by the California Highway Patrol to help make your mountain driving safe and pleasant:

<https://www.chp.ca.gov/Programs-Services/Services-Information/Winter-Driving-Tips>

Mountain Communities Chamber of Commerce proudly serves the geographic area from the Tejon Ranch Commerce Center, south to Gorman, west to the Carrizo Plain and east to Neenach, Lebec, Frazier Park, Lake of the Woods, Lockwood Valley, Pinon Pines and Pine Mountain Club. These areas make up the "Mountain Communities" and here you will find general markets, health food stores, post offices, gas stations, medical and dental facilities, libraries and other businesses.

<http://www.mymountainchamber.com>

Do you know the origins of Pine Mountain Club?

There was a sawmill in the valley to harvest lumber for Fort Tejon before the Civil War. The Kern Land Company, incorporated in 1890, owned the property known as Mil Potrero Ranch and there are photos of cattle grazing on the spot being used today for our golf course. The Los Padres National Forest was established in 1908, but Mil Potrero Ranch remained in private hands.

Tenneco Corporation purchased the Kern County Land Company in 1967 and in 1971 began development of Pine Mountain Club. Once the development was finished and all lots were sold, Tenneco turned over the community to the Pine Mountain Club Property Owners Association.

This information and more history can be found at the Ridge Route Museum and Historical Society in Frazier Park. www.ridgeroutemuseum.org



Ridge Route Communities
MUSEUM
& Historical Society

Do you know the various ways you can get involved?

There are a variety of ways that members can enjoy more than just the peace and tranquility of this mountain community. PMCPOA members can join and form clubs. There are several sanctioned clubs that welcome your involvement and include activities like archery, bridge, gardening, equestrian, guitar, lacing, golf, quilting, and theater. More information at:

<https://pinemountainclub.net/web/pages/clubs-guilds>

To be more involved, members can consider volunteering to join an association standing committee. The committees include Communications, Elections, Emergency Preparedness, Environmental Control, Budget & Finance, Governing Documents, Greens & Grounds, and Planning. The board of directors relies upon committee recommendations to help operate the association. More information:

<https://pinemountainclub.net/web/pages/standing-committees>

To be really involved, members can consider volunteering to run for the board of directors if interested in genuinely desiring to serve and improve upon our association and the community. Elected directors serve three-year terms. The position is strictly voluntarily without pay. If you are interested in learning more or watching the process firsthand, the regular open board meetings are held the third Saturday of each month starting at 10:00 am in the Condor Room at the clubhouse.

<https://pinemountainclub.net/web/pages/boardofdirectors>



Questions? Concerns? Comments?

Do you want to speak with the Board Chair?

If members would like to speak with the Chair of the PMCPOA Board of Directors, they can contact the business office to schedule an appointment for one-on-one time for visits that are booked in 15-minute increments. This is a member's chance to vent, inform, question, enlighten, propose a solution or put an end to issues and concerns they believe the chair should know about. You may also send inquiries or comments via email by putting "Attention: PMCPOA Chair" (or name of the current chair) in the subject line to pmcboard@pmcpoa.com.

You may send an email to the Board at pmcboard@pmcpoa.com

You may send an email to the General Manager at gm@pmcpoa.com

Do you want to speak at a board meeting?

During the Member's Open Forum at every regular board meeting, you have the opportunity as a member to speak on any matter that pertains to living in PMC. You must identify yourself, provide your tract and lot number, and you will have up to five minutes to speak. The Board may respond to you either at the meeting or you may give a written request to have your question answered. Members are often allowed to provide input on specific agenda matters before the board votes and another opportunity to speak during Members' Rebuttal Forum following the Directors' Forum.

Do you want to share any complaints, concerns or comments?

PMCPOA welcomes member input. It takes a village to run a village, and your feedback and concerns help keep PMC the wonderful place we love. You can submit "Complaints, Concerns and Comments" (CCC's) and compliments in writing into the CCC box in the lobby of the clubhouse or use an online form in the Member's Only area of our website.

<http://pinemountainclub.net/group/pages/ccc-email-box>

IMPORTANT MESSAGE FOR NON-MEMBERS

It is possible this packet and the information contained within it has been shared or provided as a courtesy from a member to their guests, tenants, long-term renters, and/or short-term renters who are not members of this association and it provides an opportunity to become knowledgeable about the association and its rules as most rules equally apply to guests, tenants, and renters.

Do you want to know a few more things?

There are some “informational pamphlets” provided for members with additional information to educate and answer some questions that many members often ask. The pamphlets are located in the lobby of the clubhouse or can be accessed on the web site.

“You Live in a POA: What Does That Mean?”

<https://pinemountainclub.net/documents/10184/14028/You+Live+in+a+POA+pamphlet>

“Understanding the Amenities of PMCPOA”

<https://pinemountainclub.net/documents/10184/14028/Amenities+pamphlet>

“Understanding Your Governing Documents”

<https://pinemountainclub.net/documents/10184/14028/Governing+Documents+pamphlet+finalNEW.pdf>

“Understanding the PMCPOA Budget Process”

<https://pinemountainclub.net/documents/10184/14028/Budget+%2526+Finance+pamphlet+trifoldNEW.pdf>

“Understanding the PMCPOA Reserve Fund”

<https://pinemountainclub.net/documents/10184/14028/Reserve+Fund+Pamphlet>

“Emergency Preparedness and Safety in PMC”

<https://pinemountainclub.net/documents/10184/14028/Safety+pamphlet+NEW.pdf>