



Pine Mountain Club  
Property Owners Association, Inc.

## Radio Safety Net

Neighbors  
Helping  
Neighbors

**NEXT MEETING**  
*Saturday,*  
*Dec. 2, 10am*  
*Condor Room*  
**Come Join Us!**

The PMC community has always pulled together to assist one another in times of emergency.

To improve our efforts, we're starting a **Radio Safety Net (RSN)**. This will link volunteers across PMC, who monitor situations in their own neighborhoods and exchange critical information with fellow RSN members, Patrol, and local agencies. When other communication lines are down, this system is a vital lifeline.

**We are recruiting volunteers throughout PMC right now!**

We'll teach you everything you need to know about obtaining, setting up, and using specified radios [FRS and GMRS] to help keep our community connected.

**To learn more or sign up for the PMC RSN** call 661-241-3754, click or scan the QR code:



## A Season of Giving

There is a **Toys for Tots Box** in the Clubhouse lobby for new, unopened toys, gift cards, etc. Everything collected goes to children and teens who live here on the mountain. Let's make a local child's Christmas a little better.

The **Mountain Community Family Resource Center** is taking applications for children ages 0-18 to receive gifts. Call 661-245-4303 or go to the Family Resource Center at 3015 Mt. Pinos Way, Suite 201 in Frazier Park, to fill out an application. The last day to apply is Dec 1.

## Ugly Sweater Contest



The Ugly Sweater Contest will take place on Saturday, Dec. 16 from 7-11pm. The winner will receive a \$25 PMC Clubhouse Gift Certificate. Come join in on the laughs!

# the Condor

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

2524 Beechwood Way . PO Box P  
Pine Mountain Club . California . 93222  
www.pinemountainclub.net  
661.242.3788 . 661.242.1471 (fax)

**New Year's Eve Parties!!!**  
PMCP OA is throwing TWO New Year's Eve bashes this year! One for the whole family earlier in the day, and the other at night for the grownups. Please see page 11 for more information.



# the Condor

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

VOLUME 45 . NUMBER 12 . DECEMBER 2023

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

## Special Members' Meeting is Dec. 9 at 8 a.m.

**A special members' meeting has been called for a vote on amendments to Bylaw 6.06 per petition submitted by members on Sept. 18, 2023. The meeting will take place on Saturday, Dec. 9, 2023, at 8am in the Condor Room. By now, you should have received an election package. If not, please call the office.**

## Our World of Nature

### A Small Traveler

*Lynn Stafford with Liz Buchroeder*

One of the wild birds that visits Pine Mountain Club in the winter is an unassuming small sparrow, the Golden-crowned Sparrow. It is a brownish bird with black and yellow markings on the head (Fig. 1). It stays near brushes, searches for seeds and occasionally visits bird feeders if cover is nearby. It is an easy

species to overlook. However, it has quite a story to tell. Each year, the birds that winter in PMC travel from 1,000 to 2,000 miles twice, once in the spring and once in the fall. This species is found only in the Pacific states and provinces of North America (Fig. 2).



**Fig. 1: The Golden-crowned Sparrow (GCSP) winters in our mountains. (BB)**

Golden-crowned Sparrows breed from southern British Columbia to northern Alaska during the short northern summers. During the summer, they build nests in willows and stunted spruce trees of the timberline woods and edges of tundra. The female quickly builds a nest on or near the ground. She lays five eggs, one each day. The female broods the eggs for two weeks before they hatch. Then the male helps feed the babies until they fledge two weeks later. By early August they all are heading south.

**'NATURE' Continued on page 12**

## Snow Play Planning and Other Winter Weather Preparations

*Todd Greisen, PMCPOA General Manager*

As part of PMCPOA's planning for residents' winter safety, several key staff members attended the annual Snow Play Planning meeting in November. The meeting was coordinated by CHP and attended by other agencies including Kern County Public Works and Sheriff's offices, Ventura County Public Works and Sheriff's offices, Los Angeles County Sheriff's Office, U.S. Forest Service and CA State Parks. Other first responders also attended, including County Fire (Station 58) and Hall Ambulance. The goal of the meeting was to review jurisdictions, responsibilities, and strategies for enforcement for snow play drivers (a.k.a. "snow bunnies"), who typically come up from L.A. or other areas to enjoy the fun of the season. These non-residents of mountain communities create extreme traffic problems on our limited roadways in and out of PMC.

Along with review of best practices learned from experience by CHP, roundtable discussion took place to coordinate and identify improvements to traffic handling during winter

**'SNOW PREP' Continued on page 5**

## How to Opt Out of Emails from Other PMCPOA Members

*Todd Greisen, PMCPOA General Manager*

We've received recent complaints about unsolicited emails coming from other members. Civil Code 5225 allows members to request a list with contact information of other association members, which is why you may have received such emails.

However, to protect your privacy, Civil Code 5220 allows members to opt out by having their contact information excluded from the list. If you no longer wish to receive emails from other members, you may update your preferences by completing and returning a form available on the PMCPOA website or at the POA office. To access the form on the website, go to <https://pinemountainclub.net/web/pages/business-office>.

If you fill out the form online, you can bring the completed document to the POA office, or scan the completed form as an attachment and email it to the office at [receipt@pmcpoa.com](mailto:receipt@pmcpoa.com).

Please note that updating this form will NOT automatically remove you from the sender's current email list. To be removed from that list, you'll need to block the sender(s), using your email app.

# Be Prepared for Winter Driving

*PMCPOA Emergency Preparedness Committee*

Winter can be a beautiful time in our mountain community, but it can also bring on some hazardous driving conditions. Here are some tips to make your drive safer.

## **Reminder, Winterize Your Vehicle**

- Check the brakes, windshield wipers, exhaust system and heater/defroster to make sure they are in good working condition.
- Check your radiator fluid level and add antifreeze/coolant as needed.
- Make sure your tires are properly inflated and that the tread is in good condition. Consider purchasing snow or studded tires.
- All drivers, including those with four-wheel drive vehicles and snow tires, should carry chains in their vehicles in the winter. The chains should be the correct size for your tires and in proper working order. Chains must be installed on the drive wheels. Check with your owner's manual and/or the dealer for advice on your particular vehicle. Practice installing the chains before snowy weather. Cold, snowy weather is not the time to learn how to install your chains.

## **Carry an Emergency Kit in Your Car that Includes:**

- Flashlight with extra batteries
- Blankets, extra clothing, water and snacks
- Gloves
- Ice scraper/deicer
- Shovel, broom and sand or kitty litter

## **Driving Tips**

- Keep your fuel tank full.
- Allow enough time. Get an early start and allow plenty of time to reach your destination. Slow down.
- Accelerate and decelerate slowly. Applying gas slowly is the best method for regaining traction.
- Leave extra distance between you and the car in front of you.
- Know your brakes. Whether you have anti-lock brakes or not, the best way to stop is threshold breaking. Keep the heel of your foot on the floor and use the ball of your foot to apply firm, steady pressure on the brake pedal. If your vehicle begins to slide, take your foot off the gas pedal and steer your vehicle in the direction you wish to go. Try not to brake.

## **Chain Requirement Information**

The Caltrans website lists three levels of chain requirements in California:

**Requirement 1 (R1):** Chains are required on all vehicles except passenger vehicles and light-duty trucks under 6,000 pounds gross weight and equipped with snow tires on at least two drive wheels. Chains must be carried by vehicles using snow tires. All vehicles towing trailers must have chains on one drive axle. Trailers with brakes must have chains on at least one axle.

**Requirement 2 (R2):** Chains or traction devices are required on all vehicles except four-wheel/all-wheel drive vehicles with snow-tread tires on all four wheels. NOTE: (Four-wheel/all-wheel drive vehicles must carry traction devices in chain control areas.)

**Requirement 3 (R3):** Chains or traction devices are required on all vehicles, no exceptions.

Remember, during snowstorms, the best protection is to STAY HOME. If you really don't have to go out – don't!

# the Condor

VOL 45 . NO 12 . DECEMBER 2023

*Published by*

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

*Editor/Designer*

Ronni Wilde  
rwilde@pmcpoa.com

*Condor Proofreaders*

Connie Baldin  
Marcy Axness

*Mailing Volunteers*

Amber Lawrence  
Shirley Meythaler

*Advertising Information*

RWilde@pmcpoa.com

Printed by the PMCPOA Business Office.

PMCPOA Corporate Office  
2524 Beechwood Dr. PO Box P  
Pine Mountain Club, CA  
93222 • 661.242.3788

*Address Changes*

Call 661.242.3788

Copyright© 2023 by PMCPOA, Inc. All rights reserved. Reproduction of any material from this issue expressly forbidden without permission of the publisher. Unsolicited articles, letters to the editor, and photographs are welcomed with the understanding that publication is at the sole discretion of the editorial staff and cannot be returned unless accompanied by a SASE. Reasonable care in handling submissions will be taken but the Condor cannot be responsible for materials submitted.

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. Please contact the PMCPOA office with change of address at the phone number above.

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.

## PMCPOA Patrol Service Calls for October

Compiled by Patrice Stimpson, Patrol Chief

During the month of October 2023, Patrol responded to 372 calls for service.

Observations and calls included:

STR		#	YTD (fiscal)
0	Enforcement	61	285
0	Citations	4	14
	Written Warnings	0	1
	Incident Reports	0	1
	Public Assists	183	636
	House/alarm checks	15	52
	Agency Assists	12	29
	Animal Control	12	23
	Conflicts	9	19
	Deaths reported	2	4
	General complaints	21	76
	Injury	0	1
	Medical	0	0
	Suspicious incidents	9	41
	Traffic incidents	2	5
	Welfare checks	5	8
	Wildlife	37	512
	STR CALL TOTALS	0	5
	Other:		
	Other:		

## Rules Regarding Pets in PMC

Patrice Stimpson, Patrol Chief

We all love our pets and want them to be safe and not become a nuisance to our neighbors. PMCPOA has rules that are in place to protect members, and their pets. There are a few of those rules that are often violated, so we would like to share these reminders.

**Rule 4.07: Pets shall not be left outside unattended between dusk and dawn.**

There are two important reasons for this rule, and the first reason is that it protects our pets from becoming part of the wildlife food chain. Predators typically hunt during twilight hours right through to dawn. When your dog goes out for his late-night potty break, he is not safe unless you are with him and he is on a leash. Dogs of all sizes have been snatched out of fenced yards and off decks in PMC. Cats do not stand a chance outside alone, even in the daylight. We recommend never putting your cat outside to roam freely; chances are you'll never see her again.

The second reason is nuisance barking. Nothing makes for unhappy neighbors more than a dog barking relentlessly, especially at night.

**Rule 4.08 Pets shall be sheltered and protected from the weather, whether hot or cold, at all times.**

Temperatures can rise or drop dramatically very suddenly in the mountains, day or night, and a dog left out on the deck may suffer. If you are unable to get back home due to road closures, car trouble or another unforeseen problem and your dog is still outside after dark, that is another rule violation. If you commute off the hill, you may want to consider hiring a pet sitter to come to your house to walk and care for your dog.

**Rule 4.11 Dogs must be leashed and under control at all times by the owner or caretaker while on Association roads or property.**

This rule is for the safety of your dog, other people's dogs, and other people. As friendly as your dog may be, other people's dogs may not be as friendly. There have been several incidents over the years of unleashed dogs attacking leashed dogs,

'PETS' Continued on page 6

**Ellie Melili**  
DRE# 01301719

Property Management/Real Estate Specialist

**818-983-9689**

**WE HAVE QUALIFIED APPLICANTS WHO ARE READY TO RENT YOUR HOME NOW**

**EVICTION SERVICES:  
COMPETITIVE PRICES FOR EVICTIONS**

**REAL ESTATE &  
INVESTOR SPECIALIST**

# Barn Bash was a Spooky Good Time!

*Lori Harmon, Equestrian Center Manager*

The Pine Mountain Club Equestrian Center would like to thank the community for attending our fifth annual Halloween Barn Bash event that happened on Oct. 28 at the PMC stables. About 200 people attended the event and enjoyed the many activities offered, including walking through the haunted barn with our creepy characters Cowboy Steve Tilt and Werewolf John Danko, and a live tarantula spider exhibit by Bella Gaia. Visitors danced to Halloween music with our DJ Witch Teresa Mammana.

The crowd was in awe as they watched

a spectacular choreographed riding performance by Domenico Sumonte, aka Zorro, and his horse Apollo in the large arena. Children enjoyed facepainting by Quest, and we had a fabulous catered lunch by George and Genesis from the Bear Claw Bakery. And of course, there was lots of Halloween candy!

We frightened a few people, we made most people laugh, we visited with old friends and made a lot of new friends, and we hope everyone who attended had a wonderful Halloween! We can't thank our volunteers and staff enough for helping to make PMC's Halloween Barn Bash possible and for dedicating their time, talents, and energy to this event!

We are already looking forward to seeing you next year!



**HIGH SPEED INTERNET ACCESS IS HERE!**

**FRAZIER MOUNTAIN INTERNET SERVICE**

Serving and Supporting Our Community Since 1995

CONNECTING FRAZIER MOUNTAIN TO THE WORLD

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

**'SNOW PREP' Cont. from page 1**

storms. In these events, CHP takes the lead and determines what's needed from each agency based on the best weather reports available. They notify and coordinate with stakeholders throughout the Mountain Communities to ensure that first responders, residents and weekend guests have priority access to our mountain homes with warning signage and roadblocks at key locations. CHP's local contacts for PMC are Patrol and Station 58 (911), who are available 24/7 during these events. They respond and take appropriate actions, including monitoring changing conditions and sharing informational updates.

For residents who've lived through past winters in PMC, you already know the drill. For your review, and especially for new residents, please read on and look at the Snow Play Guide (located on the website at [pinemountainclub.net/web/pages/snow-plow-policy-updates](http://pinemountainclub.net/web/pages/snow-plow-policy-updates)) and other references.

**PMC Snowstorm Recommendations**

- Listen to local AM 1610, updated frequently by PMC staff and volunteers. This radio station provides NOAA weather updates and area road conditions.
- Watch weather updates via smartphone apps, the internet, TV or other sources.
- Have important numbers programmed in your phone:
  - \*PMC Patrol 661-556-1685
  - \*PMC Weather, Road Conditions & Events 661-242-4017
  - \*Kern County Sheriff 661-861-3110
  - \*CHP Non-emergency 800-833-5247
  - \*Caltrans Road Conditions 800-427-7623
  - \*Southern CA Edison 800-611-1911
  - \*Mil Potrero Water 661-242-3230 (option 5)
- **Hope for the best and plan for the worst!** Anticipate PMC being completely snowed in for multiple days with possible loss of power and cell service.

\*Join PMC's Radio Safety Net for alternative communications. See <https://phargogh.github.io/pmc-radio-safety-net/>

\*Have a source of backup power.

\*Have extra food, water and medications for at least one week.

**Additional recommendations for Short-Term Rentals (STRs)**

• Educate your renters through your rental postings and agreement, and offer in-home instructions about the following:

\*The Snow Play Guide (see [pinemountainclub.net/web/pages/snow-plow-policy-updates](http://pinemountainclub.net/web/pages/snow-plow-policy-updates))

\*NO SNOW PLAY ON POA STREETS

\*NO PARKING ON POA ROADWAYS DURING SNOWSTORMS

\*Alternative parking may be available at the clubhouse.

\*When driving, allow for additional distance from snow-removal equipment.

• Coordinate closely with renters prior to and during a snowstorm.

\*Recommend and offer full cancellations for pending severe weather.

\*Ensure renters are equipped with vehicle snow chains.

• Provide shovels to clear driveway berms created by street plowing, or contract with a local vendor for snow removal (check with the POA office or online for vendor listings).

\*The POA is not responsible for driveway access/egress for renters. It's a violation of Association Rule 6.06 to park in the street ANYTIME during snow-removal operations. This rule is strictly enforced!

• Provide and/or recommend emergency supplies such as extra water and food, as well as alternative heat sources.

\*The POA is not responsible for the well-being of your renters during snow emergencies, which can include extended stays due to road closures, communications, and power outages.

**Additional References**

• PMCPOA Snow Plowing Policies, located at <https://pinemountainclub.net/web/pages/snow-plow-policy-updates>

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

**Pine Mountain Club Pulse**  
Everything you need for PMC Living

**Your Mountain. Your Community. Your Website.**

**Do you Pulse?**  
[www.pinemountainclubpulse.com](http://www.pinemountainclubpulse.com)

**Scan Me With Your Phone Camera!**

- \* Phone numbers and hours of all restaurants, shops and services
- \* Best prices on fuel, propane, wood & pellets
- \* Local news coverage through our student journalist program
- \* A Safety Net working toward safety for all residents during weather events
- \* Service Directory with ratings and reviews
- \* Master Calendar of all classes & events
- \* Fire safety, outdoor activities, forum, live cam of S-curves & so much more!

# A Message from the Chairman

**Bill Lewis II**  
 pmcboard@pmcpoa.com

For the past month, we have experienced more than our fair share of relentless Facebook attacks and defamation upon our employees and the majority of the board. The defa-



**Bill Lewis II**

mation is having a negative impact on our employees and their work environment. Our employees are trying to do their jobs and they do good work on behalf of the association and membership.

The lies and misinformation have reached the point where we have directed legal counsel to assist us to seek legal action to curtail this misconduct by those who must believe they are untouchable and are not being held accountable for their deceit. It is one thing to complain, it is another thing to insult, harass, and defame.

We have people spreading information that they claim to be the truth when in fact it is clearly not and, unfortunately, some of our members do not know the difference. We have been asked to refute all of the false information, and we do our best for the most part, but it is an overwhelming task and quite frankly, we have been doing almost as much work defending the association instead of managing it.

Most of the misinformation has been directed at our financial records and accounting practices. The financial reports are available for you to view on our website. The monthly financial reports are reviewed and explained every month in person by the

Budget & Finance committee and other members. The recent audit has been mailed to you and past audits are also available on the website. The details for the yearly budget are also on the website that include comparisons with previous years.

On a positive note, unless you're operating an illegal grow house, officers from the Department of Cannabis Control served search warrants on Nov. 1st at two separate properties in PMC on Woodland Drive. They found 311 marijuana plants being grown at one location along with 125 pounds of processed marijuana. At the other location, they found 200 marijuana plants being grown. As a result of this activity, citations were issued by the Association to the property owners for violating

## FINES

The following fines were imposed by the Board of Directors at their executive session on November 18 (2023) for the violations listed:

1. \$1000 for Rule 3.10 (abusive behavior)
2. \$2000 for Rule 3.10 (abusive behavior, 3rd violation)
3. \$1000 for EC Code 7.23 (destroyed structure)
4. \$5000 for EC Code 21.30 (marijuana cultivation)
5. \$500 for Rule 4.13 (excessive dog barking, 2nd violation)
6. \$3750 for multiple EC Code violations (7.02, 7.04B, 7.04C, 7.04H, 7.17, 7.25)

Environmental Control Code Rule 21.30.

If you suspect illegal marijuana cultivation may be occurring at a residence within your neighborhood, you can file a complaint directly with the Department of Cannabis Control - or you can report the activity to our Patrol office and they will relay that information.

Lastly, I want to give thanks to our members who volunteer to serve on our committees. We appreciate your contributions. I'm looking forward to the expanded roles being undertaken by our Communications and Emergency Preparedness committees as they seek to further improve our communications efforts and coordinated responses to emergencies in our community.

May your holiday season be full of hope, peace, joy and good health. Be safe, stay healthy, and please be positive.

*This message is based in part on the Chairman's Report from the Nov. 18, 2023 Board Meeting.*

### 'PETS' Continued from page 3

and unleashed dogs attacking people, causing severe injuries and worse in some cases. Leashes are also required by Kern County Ordinance 7.08.150.

Violation of these or any PMCPOA rules are subject to a citation, and possible fine.

For complete rules regarding animals, see Article 4 of the PMCPOA Association Rules, available on our website's Governing Documents page (<https://pinemountainclub.net/web/pages/pmcpoa-governing-documents>).



## Pellets & Toys4Tots/ Gifts4Teens

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

**LLL is also collecting items for Toys4Tots and Gifts4Teens. Please place unwrapped gifts into boxes located in the Clubhouse entrance and in businesses throughout the mountain before Dec. 15th.**

**Call Debra at 310-704-9020 for more information, or to request gift donation pick-up.**



**Natural** HOUSE CLEANING  
**Residential & Commercial**

- Mailbox pick-up
- Grocery pick-up
- House plant watering

**Ask about our New Client Special!**

**Maureen Koehler**  
**(928) 925-7097**

# PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of Nov. 18, 2023. 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, Chairman Bill Lewis II called the meeting to order at 10:05 a.m. Nine directors attended: Cam Acosta, Mark Bailey, Richard Ballard, Jennifer Emett, Philip Gabriel, Carolyn Gilbert, Brad Hudson, Bill Lewis II, and Ellen McClellan. Also in attendance were General Manager Todd Greisen and Recording Secretary Grace Wollemann.

**MOTION** by Director Gilbert, **SECOND** by Director McClellan that the agenda for the Board of Directors Meeting of Nov. 18, 2023, be adopted. **MOTION** carried.

**MOTION** by Director Hudson, **SECOND** by Director Gabriel to approve the amended draft minutes of the Board of Directors' Regular Board Meeting of Oct. 21, 2023 as submitted. **MOTION** carried.

There were two (2) committee applications for approval.

Chairman Lewis II presented the chairman's report. General Manager Greisen presented the general manager's report. Director McClellan presented the treasurer's report.

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

The board acknowledged receipt of the

committee minutes.

There were four (4) Environmental Control (EC) Committee projects recommended.

There was one (1) cottage industry permit approved.

### BOARD ACTION ITEMS:

**OLD BUSINESS: None**

**NEW BUSINESS:**

**MOTION** by Director Ballard, **SECOND** by Director Emett to approve **RESOLUTION #01-11-18-2023** as submitted. **MOTION** carried.

**MOTION** by Director McClellan, **SECOND** by Director Hudson to approve **RESOLUTION #02-11-18-2023**, Mailbox Solar Surveillance Camera Project not to exceed (NTE) \$15,245 for Mailbox Solar Surveillance Camera and NTE \$250 per month for internet service connection, from the operating fund. **MOTION** withdrawn.

**MOTION** by Director Gilbert, **SECOND** by Director McClellan to approve, resolve and designate Best Alliance Foreclosure and Lien Services Corp. as agent (Agent) for the Association, and hereby authorizes Agent to prepare, sign and record a Notice of Delinquent Assessment Lien and all other necessary and associated documents on Association's behalf, as agent, against and upon the property/owners, see exhibit (1) in agenda, to secure and collect all amounts owed to the Association in accordance with the CC&R's of Association and the Civil Code of California. **MOTION** carried.

**MOTION** by Director Gilbert, **SEC-**

**OND** by Director Emett to approve, resolve and designate Best Alliance Foreclosure and Lien Services Corp., as agent (Agent) for the Association, and hereby authorizes Agent to prepare, sign and record a Notice of Delinquent Assessment Lien and all other necessary and associated documents on Association's behalf, as agent, against and upon the property/owners of APN # 316-413-06-00-0, to secure and collect all amounts owed to the Association in accordance with the CC&R's of Association and the Civil Code of California. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Hudson to approve the Communications Committee Charter. **MOTION** carried.

The board sent and received thirty-seven (37) items of correspondence.

The next Regular Open Board Meeting will take place on Dec. 16, 2023, at 10:00 a.m. in the Condor Room.

Meeting adjourned at 12:20 p.m.



**Twin Oaks**  
PROPERTY MANAGEMENT

**(661) 242-2246**  
[WWW.TWINOAKSPM.COM](http://WWW.TWINOAKSPM.COM)

**TIRED OF TAKING A LOSS ON YOUR HOUSE???**  
**TRY RENTING IT OUT!**  
**CALL US TODAY FOR A FREE RENTAL MARKET ANALYSIS**

**AND...**

**MENTION THIS AD FOR A DISCOUNT ON YOUR 1ST YEAR OF MANAGEMENT FEES!!!**

16215 ASKIN DR. #203 / PO BOX Z  
PINE MTN CLUB, CA 93222




**DRE#02073214**

## California Energy Contractors

*Est. 1999, License #B769663*

**Celebrating 24th Anniversary with 24% off on all our work!**

*We specialize in:*

- \* Roofs
- \* Double Pane Windows & Doors
- \* Exterior Paint & Stucco
- \* Walk-in-Tubs

**Call for a free estimate: (800) 574-3006**  
[www.Cal-Energy.com](http://www.Cal-Energy.com)

*Mention Pine Mountain Club for your 24% coupon*



# Treasurer's Report

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

Pine Mountain Club POA, Inc.  
Treasurer's Report  
As of October 31, 2023

	Actual	Budget	Better (Worse) Variance	
<b>Revenue</b>				
Current Year Assessment Revenue	1,861,654	1,858,268	3,386	
Operations/Maintenance	126,758	94,320	32,438	
Social Activity	265,322	269,562	(4,240)	
Projects	17,250	12,000	5,250	
Interest Income (Operating)	34,170	30,800	3,370	
<b>Total Revenue</b>	<b>2,305,153</b>	<b>2,264,950</b>	<b>40,203</b>	
<b>Payroll Summary</b>				
Wages	(792,451)	(835,375)	42,924	
Benefits	(121,003)	(137,072)	16,069	
Taxes	(62,666)	(65,937)	3,271	
Worker's Comp	(21,200)	(33,198)	11,998	
<b>Total Payroll Expense</b>	<b>(997,320)</b>	<b>(1,071,582)</b>	<b>74,262</b>	
<b>Operating Expenses</b>				
Operations/Maintenance	(949,869)	(949,843)	(26)	
Social Activity	(153,576)	(154,204)	628	
Operating Projects	(154,509)	(213,000)	58,491	
Designated Fund Projects	(45,135)	(168,237)	123,102	
Reserve Contribution	(235,404)	(235,404)	0	
<b>Total Operating Expenses</b>	<b>(1,538,493)</b>	<b>(1,720,688)</b>	<b>182,195</b>	
<b>Other Operating Transactions</b>				
Additional transfers to Reserve fund	0	0	0	
Assets purchased	(17,607)	0	(17,607)	
Foreclosed Lots transferred to Property	0	0	0	
<b>Total Other Transactions</b>	<b>(17,607)</b>	<b>0</b>	<b>(17,607)</b>	
<b>Total Change in Operating Fund</b>	<b>(248,266)</b>	<b>(527,320)</b>	<b>279,054</b>	
	<b>Assessment Billed</b>	<b>Assessment Collected</b>	<b>Assessment Receivable</b>	<b>Assessment Receivable %</b>
<b>21/22 Assessment Collection Update</b>	4,695,620	4,693,118	2,502	0.05%
<b>22/23 Assessment Collection Update</b>	5,168,214	5,102,577	65,637	1.27%
<b>23/24 Assessment Collection Update</b>	5,584,507	5,297,283	287,224	5.14%
	<b>Beginning Balance July 1, 2023 *</b>	<b>Plus: YTD Interest and Contributions</b>	<b>Less: YTD Purchases and Adjustments</b>	<b>Ending Balance Current Period</b>
<b>Reserve Fund Update</b>	71,056	240,534	(179,296)	132,295
Operating Fund Cash Balance	2,828,069			
Reserve Fund Cash Balance	4,741,008			

Respectfully Submitted



Ellen McClellan / Treasurer  
Saturday, November 18, 2023

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

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

Hello Members,

I would like to share some visible and behind-the-scenes improvements in progress here at PMC operations.



**Todd Greisen,**  
*CACM,*  
*CMCA, AMS*

Although not as prominent as the pool issues we've had, Fern's Lake has also had some water quality problems through the summer months. Higher temperatures result in the perfect environment for excessive algae growth. Those who live near, or visit, the lake have noticed it. It was more difficult than it should have been to manage this seasonal concern, due to malfunctioning aeration equipment that helps keep the algae to a minimum. The aerators have been resolved, and we're expecting to see better water quality next summer. Another improvement that was made at the lake was the addition of two gazebos for picnickers. Due to a parts delay, the roofing is still not complete, but is expected to be completed very soon. The POA is also participating in volunteer efforts to restock the lake for our member and guest fishermen.

The nearby golf course has also achieved great improvements in quality of the greens and fairways this summer. Equipment upgrades have been made that allowed these improvements, and more are coming that are expected to increase the course ranking in the future. The recently purchased driving range ball picker is one of those improvements, that will help us better manage ball loss expense. The pro shop has now shifted to its winter hours, due to lower amenity participation during colder weather.

As most of you know, many improvements have also been made to the Equestrian Center this year. Our overall goal is to improve the value of your homes, by keeping the POA's amenities well-maintained within budget.

Our attention is now shifting to some oth-

er amenities in need of repair and improvement, such as the clubhouse, tennis and pickleball courts and the dog park. I'm working with maintenance staff to identify and prioritize needed repairs, and improvements as budget allows. Additional improvements to the audiovisual systems in the lounge are just one example in the works.

Behind the scenes', staffing reorganization is happening that will allow operations to run more efficiently and effectively. I expect POA operational costs to decrease as these are implemented in the coming months and years. Our management software systems are also being analyzed and potentially replaced to improve the efficiency of staff functions. One of my first observations of PMC operations is our lack of good communications to the membership. Along with new management software and additional organizational changes coming, expect to see more and better communication coming from the association.

Also looking to the future, we have been

working on snowstorm management this coming winter. A recent email and social media post shared just one of the things we're doing behind the scenes to make this a safer winter for residents. We're also trying to learn from the past winter to identify ways we can do better this year. One thing that won't change is that the POA is not responsible for clearing driveways, unless you've been added to our berm removal list. If you're not on that list already, check with the office to see if you qualify.

While there are more improvements to be made, I want to reassure the membership that overall, operations continue to run smoothly, in spite of claims you may see on social media. To get the most accurate information about the operations, I encourage members to participate with volunteer committees that help oversee the various functions that keep the association operating well. You can learn more about the committees from the association website.

Happy holidays everyone!

**FOR SALE**

**\$455,000**

**3 BEDS**

**3 BATHS**

**2,132 SQ/FT**

**FOR SALE**

**\$415,000**

**3 BEDS**

**3 BATHS**

**1,929 SQ/FT**

Serious About Selling?

Interview Karen & Ray Barrios.  
You'll be glad you did!

Call For More Info:  
(818) 698-2563

THE BEST NEIGHBOR  
IS THE ONE YOU CHOOSE!

DRE: #02112992  
DRE: #02126429

**The editorial and advertising deadline for the January 2024 Condor is Monday, Dec. 11, 2023.**

## COMPLIMENTS, CONCERNS, COMPLAINTS

***PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse lobby, or click on the "CCC Box" menu item on the members'-only side of the PMC website at [www.pinemountainclub.net](http://www.pinemountainclub.net). Anonymous submissions will not be published, and individual submissions of a more personal nature that don't pertain to the membership in general may not be published.***

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

When you submit to the CCC boxes, look for responses in the next month's edition of the Condor. (Note that the monthly submission deadline for the Condor is the Monday before the Board of Directors meeting.) Please be sure to include your contact information. While your name will not be published or posted, we don't respond to anonymous submissions. If you have a concern that involves maintenance, sanitation, or safety issues, or is of a confidential nature, please contact the Business Office immediately at 661-242-3788. Thank you!

### **CONCERNS**

- Paint a stripe down Woodland! Very Dangerous!

**Response:** Agreed! This was an oversight by staff and our vendor who did all the striping recently. We are working on getting them back up to the mountain to complete this important PMC route.

- Please install a speaker in the bar area so the people in the back (when there is a large crowd) can hear!

**Response:** Yes, we agree. The new TVs were the first step in audiovisual improvements to the lounge. We hope to have new speakers added soon.

- We used to have a popcorn machine at the bar. I don't know what happened to it, but why don't we have some salty snacks at the bar, at least during the football games? Salty means sales (beer and cocktails).

**Response:** Thank you. The POA still has a popcorn machine. Covid risk caused a lot of concern with many hands dipping into shared snacks at lounge bars such as ours. This is a suggestion that deserves another solution that avoids this lingering concern for some.

**Monthly CCC recap:** *For the December CCC column, there were a total of four submissions: one from the online box and three from the lobby box. The three from the lobby box are published here, and the one from the online box was a minor maintenance request that is being addressed.*

## **Food Distribution is Fridays at 12:30pm**

The all-mountain Community Food Distribution takes place on Fridays from 12:30-1:30pm at the Activity Center, located at 16301 Askin Dr. All are welcome!

The food, which is gleaned from name-brand grocery stores, is approaching the "sell-by" date (not the expired date). A \$30 fee for 30 days covers the cost of maintaining state food safe standards (refrigeration, freezers, transportation and administrative costs).

Please do not park at the Mil Potrero Mutual Water Company building! Please bring your own bag to put food in. Take what you need and leave some for others.

### PMC Facebook Page

***The only  
OFFICIAL PMCPOA  
Facebook page can be  
accessed at  
<https://www.facebook.com/pmcpoa>***

## **Mark Sturm, MBA, Inc**

[www.bookntax.com](http://www.bookntax.com)

**Mark Sturm**

**Accounting - Payroll - Tax Return Preparation**

**866-884-9022**

[mark@bookntax.com](mailto:mark@bookntax.com)

**P.O. Box 6322, Pine Mountain Club, CA 93222**

### Condor Lounge Hours

**Thu, 4-10 p.m.**

**Fri, 4-11 p.m.**

**Sat, 4-11 p.m.**

**Sundays/Mondays  
during football games**



# New Year's Eve Celebration Masquerade Ball

Sunday, Dec. 31, in the Condor Room and Lounge  
Dinner 6-9pm, Rick Berthod performs 8:30pm-12:30am  
Tickets available in PMC office, 661-242-3788

## MENU

- \* Rosemary herb-crusted prime rib
- \* Appetizers
- \* Rock fish filets
- \* Pasta bar
- \* Baked potatoes
- \* Jasmine rice
- \* Seasonal vegetable
- \* Arcadian mixed-greens salad
- \* Rolls
- \* Desert bar
- \*\*Vegetarian option available upon request\*\*
- Champagne splits - \$5
- \$65 plus tax and gratuity
- No refunds



Join us Sunday December 31st for a New Years eve celebration at the PMC Clubhouse Rec Room.

5-9pm

Fun for the whole family!

- . Free popcorn
- . Games
- . Arts & Crafts






**DREW RANKEL**  
YOUR LOCAL REAL ESTATE PROFESSIONAL

---

**LIST YOUR HOME WITH DREW RANKEL**

- A Track Record That Speaks For Itself
- Profit From My 18 Years Of Experience SELLING Real Estate
- Marketing You Deserve
- A Realtor You Can Trust With Your Finest Assets

**(818) 631-1160**  
DRE Lic. # 01993430

Jennings Realty  
16206 Pine Valley Lane  
PMC, CA 95222

## PROFESSIONAL SERVICES

### Electrical Work

Old Wire Electric  
The Old House Wiring Specialist  
(818) 533-1975

### Backhoe Services

Lewis W. Larmon  
(661) 699-8630

### Yardwork/Hauling

Ron's Rides, Odd Jobs, Yardwork in PMC (323) 590-4563

Professional Services ads: \$5 per line per month, two-line minimum, when paid by year. Otherwise, \$6 per line per month. Fee includes name of your business and phone number.

'NATURE' Continued from page 1

These hardy sparrows winter in the far western states from Washington to Southern California. They arrive in our local mountains in September or October. They



**Fig. 2: The GCSP sparrow nests in Canada and Alaska, then winters in the Pacific states. (Stock)**

often join other ground-feeding winter visitors, such as the White-crowned Sparrow (Fig. 3) and the Oregon Junco (Fig. 4).

Why does a 6-inch long, 1-ounce bird fly 1,000 to 2,000 thousand miles twice a year?

Why not stay in sunny California all year? Biologists have an idea why some birds migrate. The tropical and temperate (where we live) portions of the continents have a lot of food supply for birds, but there are many species and a lot of competi-

### Photographers

**Bill Buchroeder (BB)**  
**Randy Cushman (RC)**  
**Maryann Ryan (MAR)**

tion for resources. To avoid the intense competition while raising youngsters, some species, including several wa-



**Fig. 3: The related, White-crowned Sparrow often feeds with the GCSP in PMC. (MAR)**

terfowl, shorebirds, raptors and songbirds, head north to the sparsely populated polar regions. Competition is less, and there is plenty of food during the brief Arctic

summer. It is amazing that it is worth the tremendous effort of long-distance migration to make this trek twice each year.

Bird migration has been well-studied, but there are still many mysteries about this phenomenon. It is known that different species

use a variety of methods to navigate. Some of the known techniques include the earth's magnetism, polarized sunlight, star configuration and memory of landscapes. Songbirds, like the Golden-crowned Sparrow, migrate at night. They will fly up to three hundred miles each night. The altitude of their flight ranges between a few hundred feet and a few thousand feet above the land.



**Fig. 4: The Oregon Junco is another common winter ground feeder near our homes. (BB)**

Each one of the wild animals in the forests and brushlands around PMC has its own distinct lifestyle. Part of the enjoyment of these creatures can come from learning about their lives. The little Golden-crowned Sparrow has a remarkably adventurous life (Fig. 5).



**Fig. 5: This small sparrow has an adventurous life. (RC)**



HOME LOANS SINCE 1990



*Emily Wilson*  
CEO, Broker  
NMLS 233366 | DRE 01423562



Great Rates  
Award Winning Service  
Real Time Solutions

805.640.1717  
Emily@HFLoansCA.com  
HFLoansCA.com



#### PMCPOA Office Hours

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

#### Teen Nights in Rec Room

Teens, come join the fun at Teen Night in the PMCPOA Rec Room! The Rec Room will be open Dec. 1 and 9 from 7-11pm for 9th- to 12th-graders.



*“The No Problem Zone”* director **Nicholas Sennott** (center) with producers **Chris Zerwas** (right) and **Brad Simanski** (left).

## Film Shot in PMC Wins Top Award at Mystic Film Festival

“The No Problem Zone,” starring Oscar-nominated actor Eric Roberts, was recognized with the Grand Jury Prize for Narrative Short, the Mystic Film Festival’s highest award for short films.

“The No Problem Zone” was selected from among hundreds of submissions into the Mystic, Connecticut festival, which took place Oct. 19-22. Nicholas Sennott, the film’s director, was also recognized as Best Emerging Director. Andrew Varenhorst and Chris Zerwas served as the film’s producers, alongside Sennott.

“Pine Mountain Club was not only a beautiful backdrop for our story about finding peace in nature, but a welcoming community,” said Sennott.

The film was shot in Pine Mountain Club in late June 2022. Fern’s Lake and Basecamp Café are featured locations in the story.

## Condor Cafe Hours

### Breakfast and Lunch

**Wednesday - Friday**  
8 am to 2 pm

**Saturday - Sunday**  
**Breakfast 8-12 / Lunch 12-2**

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

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

### Dinner

**Thursday Night Special**  
4 to 7:30 pm

**Fridays and Saturdays**  
4 to 8:30 pm

**Sun/Mon/Thu Football**



## Come to Clubhouse Mon/Thu/Sun for Football Fun!

Come on in and cheer for your favorite teams! On Mondays and Thursdays, eat great food while watching the game on the big-screen TV. The fun starts at 4pm, and Happy Hour is offered all night both nights. A special football menu is offered both nights, and the pool table is available for play 4-10pm. If you prefer to take food home, you can order take-out off the football menu by calling 661-242-2233.

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

# Ablaze

**Proudly Serving  
PMC for  
30 Years!**

## Backhoe, Bucket Truck, Dump Trailer Services



**661-699-8630**

**Insured**



*Lewis W. Larmon, General Contractor Lic. # 852182*

- Tree Work, Arborist Inspections, Fire Code Clearance, Tree Treatment & Planting
- Excavation, Utility Lines, Land Clearing & Material Hauling

2500 Arbor Dr. Frazier Park, CA 93225 Email: [ablazetreeservice@outlook.com](mailto:ablazetreeservice@outlook.com)

**Dr. Kolodner Dental Group**

*In PMC  
9 years!*

16333 Pine Valley Lane #303  
Pine Mtn Club, CA  
(661) 242-3704

- Cosmetic and General Dentistry
- Oral Surgery & Root Canals
- Children’s Dentistry & In-office Bleaching
- All PPO’s & Care Credit accepted
- No Insurance, \$135 (includes cleaning, exam, Xrays & oral cancer screening)

[www.kdgsmls.com](http://www.kdgsmls.com)

**“Christmas in the Village is Here!”**

**Saturday December 9th<sup>th</sup>, 2023**

(10:00 A.M. to 12:00 P.M.)

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

[www.pmcchristmasinthevillage.com](http://www.pmcchristmasinthevillage.com)



**BREAKFAST with SANTA**

**SATURDAY DECEMBER 23RD**  
**PMC CLUBHOUSE**  
**LOUNGE & CONDOR ROOM 9AM-12PM**  
**MEET SANTA CLAUS!**

**MENU**  
 SCRAMBLED EGGS  
 BACON OR SAUSAGE  
 PANCAKES  
 COUNTRY POTATOES  
 COFFEE OR APPLE JUICE

*KIDS - \$8.50*  
*UNDER 3 YEARS OLD ARE FREE*  
*ADULTS - \$12.50*

TO PURCHASE TICKETS CALL OR STOP BY THE OFFICE  
 (661) 242-3768

**Golf Course /**  
**Pro Shop Hours**

**9am - 5pm Daily**

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

**661-242-3734**

**Entertainment**  
**Line-Up:**

**Friday nights 7-10pm**

**Saturday nights 7-11pm**

**Friday, Dec. 1**

**7-10pm -- Asher Nicholson (Folksy & Mellow)**

**Saturday, Dec. 2**

**7-11pm -- Journey in Time ('60s & '70s Soft Rock, Folk & Country)**

**Friday, Dec. 8**

**7pm -- Santa's Secret (Musical Play by Speakeasy Theater)**

**Saturday, Dec. 9**

**12:30pm -- Santa's Secret Musical**

**7-11pm -- Kyle Kirch (Soul, Folk, Rock 'n' Roll & More)**

**Sunday, Dec. 10**

**5pm -- Santa's Secret Musical**

**Thursday, Dec. 14**

**7pm -- Santa's Secret Musical**

**Friday, Dec. 15**

**7pm -- Santa's Secret Musical**

**Saturday, Dec. 16**

**7-11pm -- All Tore Up (Classic High-energy '60's & '70's Rock 'n' Roll)**

**Sunday, Dec. 17**

**5pm -- Santa's Secret Musical**

**Friday, Dec. 22**

**7-10pm -- Roger Wynfield (Acoustic, Classic Rock & Jazz)**

**Saturday, Dec. 23**

**7-11pm -- Bull Dawg Blues (Blues, Rock & Good Times)**

**Friday, Dec. 29**

**7-10pm -- Steve Wilkinson (Hipster Fun)**

**Saturday, Dec. 30**

**7-11pm -- Meridian (Music from '60s, '70s & '80s)**

**Sunday, Dec. 31**

**8:30pm-12:30am -- New Year's Eve Party --Rick Berthod Band (Mix of Rock & Motown Soul)**

**Robert Antinoro**

**818.517.5710**

**BRE Lic#: 00968454**

Let me help you find your way home



16229 Pine Valley Lane  
 Pine Mountain Club, CA

**Thinking of Selling Your Home in Pine Mountain Club?**

**Trust a Local Expert for a Positive Experience!**

I am committed to showcasing your property's best features and attracting qualified buyers, all while guiding you through every step of the selling process.

With a reputation built on integrity, transparency, and exceptional customer service, your satisfaction is a priority.

Contact me today for a free consultation.



### PMC Fitness Classes

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

#### Yoga with Deb

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

#### Core Conditioning with Shawna Rust

Normally Every Thurs at 2pm  
DARK November-December

#### Low Impact Cardio with Charlee

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

#### Tai Chi with Shannon

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

#### Rise and Shine with SunJay

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

**Condor Room**

### PMCPOA Transfer

#### Site Hours & Info:

**8:30am - 5pm Daily**

\* For PMC residents/guests only; please bring your member or guest card.

### *Celebrating 27 Years of Preserving Local History*

*Come Visit!!*

Ridge Route Communities Museum  
3515 Park Drive, Frazier Park

Open Fri thru Sun 1-4 p.m.  
Or By Appointment  
Call 661-245-7747

## COMMITTEE MEETINGS

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

#### *Friday, Dec. 1 (First Friday)*

DARK Greens and Grounds Pro Shop  
DARK Environmental Control Condor Room

#### *Saturday, Dec. 2 (First Saturday)*

DARK Governing Documents ZOOM  
1 pm Planning Pavilion/ZOOM

#### *Sunday, Dec. 3 (Normally Fourth Saturday)*

9 am Emergency Preparedness Pavilion

#### *Tuesday, Dec. 5 (First Tuesday)*

6 pm Communications ZOOM

#### *Wednesday, Dec. 13 (Wednesday Before Board Mtg)*

5 pm Budget & Finance Condor Room/ZOOM

#### *Saturday, Dec. 16 (Third Saturday)*

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

#### *Saturday, Dec. 23 (Fourth Saturday)*

10:30 am CERT (CERT Facility/Pavilion when cold)

### Rec Room Hours:

**12-5pm**

**Fridays-Sundays  
And Holidays**

Open Dec. 22-Jan. 7  
for Winter Break  
Closed Christmas Day  
and New Year's Day

#### Arts and Crafts for Kids

**Sundays, 3-5pm**

### **Richie's Plumbing**

New Construction/  
Remodel/ Repairs  
Hydronic/ Radiant Heating

*More than 30 years  
in business in PMC*

California Contractors  
License #604332

**661-242-1390**

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

### **NEED AN ELECTRICIAN?**



*The Old House  
Wiring Specialist!*

**818.533.1975**

Lic 600983 Local Business \$25 OFF

### **gerger CONSTRUCTION**

#### **Conrad Gerger**

Remodeling, Decks,  
Kitchens, Bathrooms & More

Lic: 898659

**818-357-0873**

[gergerconstruction@yahoo.com](mailto:gergerconstruction@yahoo.com)