

Valentines Dinner

Tuesday February 14th
Condor Room & Lounge

4:00-7:30pm

Featuring the Band Meridian 5-9pm

Special Menu:

All entrees served with mixed greens salad & cheesecake!

Appetizers

Classic Shrimp Cocktail \$13.95

Fresh horseradish spiked cocktail sauce.

Entrées

Surf & Turf \$29.95

Fresh hand cut rib eye steak: Thick & juicy cooked on a cast iron grill seasoned to perfection with a skewer of 5 extra large shrimp. -Served with home made garlic mashed potatoes & seasonal vegetable.

Oven Baked Stuffed Rock Fish \$28.95

Oven baked wild caught Alaska rock fish stuffed with crabcake drizzled with a fresh creamy lemon dill sauce. -Served with home made garlic mashed potatoes & seasonal vegetable.

Chicken Marsala \$19.75

An Italian favorite: 8oz boneless chicken breast topped with a mushroom garlic marsala wine sauce & shaved parmesan. -Served with home made garlic mashed potatoes & seasonal vegetable.

Spinach & Mozzarella Ravioli \$18.75

Spinach & mozzarella ravioli topped with zesty home made marinara sauce.

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)

Come to the Clubhouse
to watch the big game!
Join in on the fun at
the Superbowl party on
Sunday, Feb. 12.
(See page 4 for details.)



the Condor

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

VOLUME 45 . NUMBER 2 . FEBRUARY 2023

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

PMCPOA Now Accepting Letters of Intent for Board of Directors Election

The Association is now accepting Letters of Intent to run for the Board of Directors. There will be three openings with three-year terms each for the next fiscal year.

Letters of Intent must be on a single sheet of 8x11 paper.

The deadline for turning in Letters of Intent to the Business Office is March 27, 2023. This year's election will take place on Saturday, June 17, 2023.

(Please see related letter/article on page 3.)

Please Contact EC Office Prior to Beginning any Construction or Improvement Projects

Joe Ladin, Environmental Control Officer

PMC is a Property Owners Association that has rules to enforce regarding safety. Before any construction or improvement projects on your property commence, please contact the Environmental Control office to see if any permits are required per the Association rules. New paint, a shed, deck, or certain home improvements, along with larger construction projects, need a building permit from the EC office and possibly Kern County Building and Safety.

We want to help you avoid issues that may result in violations and/or possible fines. Do not necessarily rely on your contractor regarding information necessary to comply with the Association rules. A quick call or visit to the EC office can answer many of your questions regarding the process to complete your project. We can provide you with information about all types of service providers. Also, please use our lengthy experience of living in the mountains. We have more than 40 years combined residency in PMC. We want to help improve your quality of life in PMC.

Please feel free to call us at (661) 242-3788, ext. 212 or 213, or email me at ecofficer@pmcpoa.com.

Our World of Nature

What Does Being a Tree Mean?

Lynn Stafford with Liz Buchroeder

Residents in Pine Mountain Club are very much aware of trees. Forests are all around us (Fig. 1). Just who are these trees? Scientists are beginning to realize that being a tree is much more complicated than formerly thought. Recent studies have shown that trees are aware of each other, and they can communicate and share resources. They pass on alarms about beetle attacks; they



Fig. 1: Trees in a natural setting are part of a complex interconnected ecosystem (LB).

recognize closely related individual trees. Also, it is now understood that roots of trees and shrubs form complicated internet systems in the soil with very small filaments of mushrooms and other fungi. These are called mycorrhizal associations.

The lives of many wild animals in our mountains are closely associated with trees. There are several local species that provide nuts

or acorns. The Steller's jay stores pine nuts for future food supplies (Fig. 2). Its memory is not adequate to relocate all the buried nuts. Thus, it aids in the propagation of future pines. Acorn woodpeckers are so famous for collecting and storing huge quantities of acorns that they have been so named (Fig. 3). And, of course, they do lose track of some of the acorns that manage to be dropped in favorable nursery locations.

Two distinct foraging methods for finding insects and other small invertebrates living on trees are demonstrated by the mountain chickadee and the white-breasted nuthatch. The chickadee is an acrobat, flitting from one spray of needles to another, looking for 'tidbits' (Fig. 4). The nuthatch has an entirely different perspective of the world. It specializes in vertical search methods, agilely creeping down trunks of rough-barked trees, finding hidden insects and spiders (Fig. 5). Each of these songbirds is well-adapted for its niche in the forest.

The red-breasted sapsucker (Fig. 6) seeks trees with fairly

'NATURE' Continued on page 12

Winter Heating and Fire Safety

PMCPOA Emergency Preparedness Committee

When the temperature drops outside, fireplaces and wood and pellet stoves may be fired up inside the home. Everyone needs to realize, however, that heating equipment is one of the leading causes of home fires during the winter months.

Here are safety precautions:

- Have a qualified professional install stoves, chimney connectors, and chimneys.
- In wood stoves and fireplaces, burn only DRY seasoned wood. In pellet stoves, burn only dry seasoned wood pellets.
- Have your chimney and stove inspected and cleaned by a certified chimney sweep every year.
- Fireplaces should have a glass or metal fire screen large enough to catch sparks and rolling logs.
- Allow ashes to COOL before disposing of them. Place ashes in a covered metal container. Keep the container at least 10 feet away from the home and other buildings. Ashes must be cool before you take them to the PMC Transfer Site.
- Keep anything that can burn at least 3 feet away from stoves, fireplaces, and portable heaters.
- Keep a close eye on children whenever a fireplace, portable heater or wood or pellet stove is being used. They should stay 3 feet away.
- Purchase a portable heater with the seal of a qualified testing laboratory.
- Choose a heater with a thermostat and overheat protection. Make sure the heater has an auto shut-off to turn the heater off if it tips over.
- Place the heater on a solid, flat surface.
- Plug the heater directly into the wall outlet. Never use an extension cord.
- Space heaters should be turned off and unplugged when you leave the room or go to bed.
- Never use your oven to heat your home.
- Make sure you have working smoke alarms and Carbon Monoxide monitor alarms. Test them regularly.

Always have a working fire extinguisher nearby and know how to use it.

- Make sure the fire extinguisher is in good working condition and fully charged. Check the gauge to make sure the pressure is at the recommend level. Make sure the hose and nozzle are in working order. Shake dry chemical extinguishers once a month to prevent the powder from settling.
- Disposable extinguishers should be replaced every 12 years and rechargeable should be recharged every five years.
- Select the proper extinguisher. For a home, select a multi-purpose ABC extinguisher.
- Install fire extinguishers near an exit and in plain view above the reach of children, and in garages.

Know how to use the extinguisher. Stand at least 6 feet away from the fire. Follow the four-step “PASS” procedure: **P**ull the pin out. **A**im low: Point the hose at the base of the fire. **S**queeze the lever below the handle. **S**weep from side to side. If the fire does not go out immediately, call 911 and leave the area at once.

the Condor

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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.

Letter to Members Regarding Running for a Seat on the PMCPOA Board

Dear Member:

We are asking that you consider being a candidate for the PMCPOA Board of Directors. This year there are openings for three, (3) three-year positions.

We urge you to accept this opportunity to serve our association. We need capable and dependable board members. If you have questions about the obligations and responsibilities of a director, the procedure of running for the office, or any other aspect of this letter, please call the business office at 661-242-3788.

If you are interested in becoming a

candidate for the PMCPOA Board of Directors, please contact the business office. We will mail or email you the documents. You will need to review, understand, complete, and personally deliver to the office the Letter of Intent, the candidate filing form and an 8 1/2 x 11, one-page only biography/resume, on or before Monday, March 27, 2022, before 5:00 pm. You may choose also to email the packet to pmcboard@pmcpoa.com.

Candidates for election should submit their Letter of Intent and signed Resume/Position letter as soon as possible. The date and time of submission determines the candidate's position on the ballot.

There are two (2) "Meet the Candidate" forums scheduled for Friday, May 19, 2023, from 6-8 p.m. and Saturday, May 27, 2023, from 10 a.m.-12 p.m. in the

Condor Room. These are question/answer sessions that will allow you to state your position to the membership. Candidates will meet in the Pool Pavilion thirty (30) minutes prior to each forum, ask any questions and review any new procedures.

If you feel that you would not be in a position to stand for a seat on the Board of Directors, there are several committees that could use additional members. We encourage you to attend their meetings.

If you know of someone who deserves consideration as a candidate for the PMCPOA Board of Directors, please contact the business office with their name and the opportunity to place them into consideration as a possible candidate.

We look forward to hearing from you with an acceptance of this opportunity to serve your community.

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

*Thank you,
Karin Shulman, GM*

Discounted Ambulance Service Plans Offered Through PMCPOA

PMCPOA is again offering the membership an opportunity to sign up for the EmeriCare Membership Plan, an annual membership program offered by Hall Ambulance Service, at a discounted group rate.

By signing up through the PMCPOA group program, members can purchase the one-year plan for \$100 and save \$25 off the standard rate. The fee for individual fami-

ly plans is \$125, but by signing up through the association, you receive the discounted group rate. The \$100 plan covers the entire household, including spouses and all unmarried children under 21 years of age.

This offer is open to members in good standing. Please note that this service plan does not cover other ambulance companies, nor does it cover air transport.

Applications are available in the PMCPOA office. Members are to send completed forms and checks directly to Hall Ambulance Service, 1001 21st St., Bakersfield, CA 93301 by the end of February, and association employees must return forms and checks to the PMCPOA office no later than Feb. 24 by close of business. For more information, contact the Business Office at 242-3788.

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TAILGATE MENU AND PARTY PLATTERS
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*TICKETS: PURCHASE A DRINK OR FOOD
1 PRIZE PER PERSON & MUST BE PRESENT TO
COLLECT PRIZE*

Rec Dept. Seeking Raffle Donations

The Pine Mountain Club Recreation Dept. is looking for items to raffle off at our Super Bowl Party. Items will be raffled during half-time and commercials. Items should be new, unless in a collectible form. Gift certificates, jewelry, sports items, crafts, household items... Whatever!!

Please contact Liz Venegas at the PMC office if you have anything you can donate. Thank you in advance for your generosity.


NOTE: This is a free raffle. It is not a fundraiser. Tickets are issued through beverage or food purchase.

Amateur Radio Club Gets Name Change

The Pine Mountain Amateur Radio Club is changing its name to The Mountain Communities Amateur Radio Club (MCARC) to reflect it's goal of enabling Amateur communications between the mountain communities.

Meetings are held the third Sunday of each month at 1300hrs (1pm) in the PMC Pavilion (above the Golf Shop) All are welcome to attend.

For more information, please call the office at 242-3788 or contact Tom Yancey at (661) 242-1094 or tomly-ancey@gmail.com.



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PMCPOA Transfer

Site Hours:

8:30am - 5pm Daily

Reminders:

- * *For PMC residents/guests only; please bring your member or guest card.*
- * *Four vehicles at a time at the site; please wait your turn outside.*
- * *Please secure your trash before heading to the site.*
- * *Please do not leave trash outside the gate of the Transfer site. This is for your safety and the safety of the bears.*
- * *Please Help! We cannot accept hot ashes at the Transfer Site!*

Please water your ashes down before you place them in large gray ash container. Hot ashes cause problems for Mountain Disposal related to hauling it out of PMC. The landfill could begin refusing to receive ashes from Pine Mountain Club POA. Once again, we ask for your help. If you arrive at the Transfer Site with hot ashes, staff will ask you to water them down in your container prior to disposal.



NEW YEAR FUN

PMCPOA staff shared some laughs together during the holidays. Here, our hard-working staff members get silly with each other.

Ellie Melili
DRE# 01301719

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A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com

I have a lengthy message this month because I need to address some recent concerns of members about the revitalization project regarding; 1) Communications, 2) Rumors, 3) Use of the clubhouse facility, 4) Employee working conditions, and 5) the cost.



Regarding communications, I think the amount of communications from the board, the general manager, and other staff regarding association business has probably quadrupled over the past four years if not more. The Communications Committee was revived a few years ago and they have been diligently working to improve communications with members.

In the recent survey for the five-year strategic plan, when members were asked "How well do you think the PMCPOA is communicating with you?," 72% responded with well or very well, 19% were neutral, and only 8% responded with poor or very poor. In that same survey, regarding the current level of communication from the association, 68% responding were satisfied or very satisfied, 21% were neutral, and 11% were dissatisfied or very dissatisfied.

Some people have said that attending a board meeting is the only or best way to communicate with the board. I disagree. You do not have to attend a board meeting in person to communicate with this board. There are many avenues available to contact the board. The

board and the general manager receive a lot of emails, phone calls, online inquiries and comments, and conduct in-person visits with members who express their opinions, ask questions, and seek assistance on many issues.

The recent survey for the remodel has generated a lot of discussion, and what I found most disappointing, but not surprising, was the amount of people who appeared to be clueless about this project beyond the dollar amount that was first presented at the Nov. 12 Town Hall and changed later to a new number that was shared in the survey.

The plans to upgrade, repair, remodel, and replace elements within the clubhouse complex have been front and center for almost 10 years. The current project has been forthcoming for almost four years – and during the past two years – we have shared information on this project in the Condor newsletter, at board meetings, at Town Halls, at workshops, on our website, and at meetings with both the Planning Committee and the Environmental Control Committee.

This project is not an extravagance, it is a necessity. This project has not been hidden nor disguised. If you did not know anything about this project, you did not take advantage of the many opportunities to be informed.

I've been asked to address the rumors regarding corruption and kickbacks. Some members have had the audacity to spread rumors and disseminate false and misleading information not only about the project but about directors serving on our boards past and pres-

ent. I think it's easy to toss out these false accusations and lies when sitting safely in front of a computer screen without the worry of repercussions.

I am not aware of any corruption or kickbacks involving this board or previous boards. Some members have alleged corruption and kickbacks involving directors past and present without any proof whatsoever. These allegations are preposterous. And, yet, there are some members who quickly acknowledge that illegal activity must have occurred or will occur based on these false and toxic allegations.

Someone recently wrote; "The board will become direct beneficiaries when people must abandon their lots because of non-payment of these dues. Thus, the individuals proposing such exorbitant dues will profit by our failure to pay them." That's a lie. Nobody serving on these boards has or will become direct beneficiaries nor profit in any way if a member is unable to or won't pay an assessment.

Someone recently wrote; "Active board members and ranking members of our community profit when a home is foreclosed." That's a lie. In fact, only two homes in the past five years have been in a state of foreclosure and one of those was immediately reclaimed and outstanding fees were paid by the family

'MESSAGE' Continued on page 10

A Message from the Chairman - February 2023 is based on the Chairman's Report from the Jan. 21, 2022 Board Meeting.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of Jan. 21, 2023. Complete minutes are available at the business office or online at 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 a.m. Eight directors attended: Cam Acosta, Richard Ballard, Steve Burkett, Philip Gabriel, Carolyn Gilbert, Peggy Hoyt-Voelker, Chairman Lewis II, and Ellen McClellan. Phyllis Throckmorton was excused. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

MOTION by Director Acosta, **SECOND** by Director Gilbert that the agenda for the Board of Directors Meeting of Jan. 21, 2023 be adopted. **MOTION** carried.

MOTION by Director Acosta, **SECOND** by Director McClellan to approve the consent agenda. **MOTION** carried.

There was one (1) committee application for approval.

Chairman Lewis II presented the Chairman's report. General Manager Shulman presented the General Manager's report. Director McClellan presented the Treasurer's report.

The board acknowledged receipt of the committee minutes.

There were three (3) Environmental Con-

trol Committee projects recommended.

There were zero (0) cottage industry permits requested.

BOARD ACTION ITEMS:

OLD BUSINESS: NONE

NEW BUSINESS:

MOTION by Director Acosta, **SECOND** by Director Gabriel to approve the "Election Rules Article 20" and "Business Policy A-15". **MOTION** carried.

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

The next Regular Open Board Meeting will take place on Feb. 18, 2023, at 10 a.m. in the Condor Room.

Meeting adjourned at 11:20 a.m.

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 December 31, 2022

	Actual	Budget	Better (Worse) Variance	
Revenue				
Current Year Assessment Revenue	2,587,817	2,582,316	5,501	
Operations/Maintenance	177,091	140,050	37,041	
Social Activity	363,841	380,105	(16,264)	
Projects	28,753	28,500	253	
Interest Income (Operating)	5,963	10,715	(4,752)	
Total Revenue	3,163,465	3,141,686	21,779	
Payroll Summary				
Wages	(1,187,028)	(1,237,411)	50,383	
Benefits	(194,214)	(193,710)	(504)	
Taxes	(95,684)	(103,952)	8,268	
Worker's Comp	(30,247)	(50,803)	20,557	
Total Payroll Expense	(1,507,172)	(1,585,876)	78,704	
Operating Expenses				
Operations/Maintenance	(1,119,330)	(1,162,935)	43,605	
Social Activity	(192,407)	(204,794)	12,387	
Operating Projects	(6,915)	(70,000)	63,085	
Designated Fund Projects	(92,252)	(122,455)	30,203	
Reserve Contribution	(273,600)	(273,600)	0	
Total Operating Expenses	(1,684,505)	(1,833,784)	149,279	
Other Operating Transactions				
Additional transfers to Reserve fund	(220,120)	(220,120)	0	
Assets purchased	0	0	0	
Foreclosed Lots transferred to Property	11,687	0	11,687	
Total Other Transactions	(208,433)	(220,120)	11,687	
Total Change in Operating Fund	(236,645)	(498,094)	261,449	
	Assessment Billed	Assessment Collected	Assessment Receivable	Assessment Receivable
21/22 Assessment Collection Update	4,695,620	4,673,760	21,860	0.47%
22/23 Assessment Collection Update	5,168,214	5,013,436	154,778	2.99%
Reserve Fund Update	Beginning Balance July 1, 2022 *	Plus: YTD Interest and Contributions	Less: YTD Purchases	Ending Balance Current Period
	0	157,338	(148,003)	9,334
Operating Fund Cash Balance	2,189,784			
Reserve Fund Cash Balance	4,146,288			

Respectfully Submitted

Ellen McClellan II for Ellen McClellan

Ellen McClellan / Treasurer
Saturday, January 21, 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 ---

Karin Shulman

Welcome to the New Year! The New Year's Eve Party at the clubhouse was very successful. We had many compliments on the food and on presenting it buffet-style this year.

On April 22, 2023 at 10 a.m., the association will hold a New Member Orientation. I'll talk more about that as the date gets closer.

The roads staff has been cleaning the debris from the roads following the severe weather we had. The ponds are full right now, and we haven't seen that in a couple of years.

We have a Board of Directors election coming up in June. If you are interested in running for the Board, there will be three vacant seats for three-year terms. Please send in your Letter of Intent to run for the Board with your signature. Then pick up your election packet at the office. Being a

director does not come with perks, it is not a paid job. It comes with the knowledge that you are providing a service for your community, and that you are civic minded. The board unfortunately does take a beating from some of the community, but I have first-hand knowledge of how hard they work for this association to make it the best it can be.

If you don't want to be a Board member, please consider being on a committee. Committees make recommendations

to the Board. There is a list of committees on the website at <https://pinemountainclub.net/web/pages/standing-committees>. We would like you to participate in your community and keep it strong.

At the December meeting, some members requested information regarding the two house fires, including when the first 911 call came in, dispatch call time, and fire engine arrival time: The 911 call came in at 5:02 a.m., the dispatch call was at 5:04 a.m., and the arrival time of the fire engine was 5:15 a.m.

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

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



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Fines Imposed by Board of Directors

The following fines were imposed by the Board of Directors at the executive session on Jan. 21 (2023) for the violations listed:

- \$250 for Rule 22.03A (STR without TOT certificate)
- \$50 for Rule 22.03B (unauthorized STR operation)
- \$50 for Rule 22.03C (STR advertising)
- \$250 for Rule 7.04 (trash outside with food/edible material)
- \$125 for Rule 4.11 (unleashed dog)
- \$125 for Rule 4.12 (dog on other's property)
- \$250 for EC Code 7.01B (solar without permit)
- \$500 for EC Code 7.14 (removing trees without permit)
- \$50 for Rule 22.03B (unauthorized STR operation)
- \$50 for Rule 22.03C (STR advertising)

- \$1000 for Rule 7.13C (exterior fire)
- \$500 for Rule 7.04 (trash outside with food/edible material)
- \$250 for Rule 7.05 (refrigerator outside)
- \$4500 for five EC Code violations (all second offenses)
- \$500 for EC Code 7.13A (debris, weeds, fire hazards)
- \$4000 for Rule 3.10 (harassing behavior, fifth violation)
- \$250 for Rule 7.04 (trash outside with food/edible material)
- \$250 for EC Code 7.22D3 (RV storage)
- \$500 for EC Code 7.13A (debris, weeds, fire hazards)
- \$1000 for EC Code 7.17 (maintenance of lot)

Assessment Pre-Payments Now Being Taken in Office

We are accepting pre-payments for the 23/24 Assessment. You can mail a check to P.O. Box P, Pine Mountain Club, CA 93222, drop it in the Drop Box outside (to the right of the front door of the clubhouse), call us with a credit card or come into the office to make a payment. Some members find this a little easier than coming up with the total amount all at once in July. The actual amount will not be determined until the April Board meeting, but you can get a head start on it if you would like. Please make sure you put your tract and lot number on your check.

Lilac Festival is Back!
May 20-21, 2023.
For details, visit
pmlilacfestival.com

Property Addresses
The property address must be clearly marked on your home or a sign post and be visible from the road for emergency responders.

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'MESSAGE' Cont. from page 6

estate. There is only one home and attempts to auction it off by the county have been unsuccessful for several years. The other foreclosures are vacant lots and no board member or ranking member of our community has profited from the sale of any lots.

Also, the association has a policy that precludes a director from purchasing any property that was foreclosed during their time in office.

Regarding the clubhouse, people have commented "Nobody uses the clubhouse" or it "caters only to a handful." In the recent survey for the five-year strategic plan, members were asked to identify the venues and amenities they used within the past two years. The Condor Café – conveniently located in the clubhouse – ranked second on the survey with 74%, the lounge was next at 57%, the Condor Room hit 35%, and the Recreation Room accounted for 22%. The Transfer Site was first on the list.

During the past two years, over 1,400 members have come into the clubhouse and made at least one purchase in the café or the lounge and more than 47,000 people have been served in the café and lounge.

Over the past 18 months, the combined revenue for the café and lounge has exceeded \$745,000. I think it's clearly obvious we've catered to more than a handful at the clubhouse.

These numbers do not include people who come to the clubhouse requiring assistance or engaging in routine business involving the Environmental Control office, the Patrol Office, and the administrative office. These numbers do not include visits to the recreation room, yoga and aerobics classes, committee meetings, board meetings, club meetings and their use of the facilities, a movie screening last month in the Condor Room, community theater, stranded motorists, and use of the facility during

power outages and refuge from the cold or hot weather.

To say "nobody uses this facility" is simply not true. And, for these reasons, as well as the reasons shared previously to justify the physical upgrade of this facility, we think it's necessary to continue moving forward.

A few people have commented that our staff has been whining and complaining about their working space and office conditions – and thus new administrative space is needed. That is not true. The current office space, including admin and EC and Patrol, absolutely needs upgrading and the staff needs more room. The relocation of the kitchen in the current plan causes us to relocate our staff.

There are studies that show the benefits of a positive work environment and that includes enough space for people to work comfortably without being crammed together. There are also studies recommending the average work-space for an employee varies between 80 to 150 square feet per person depending on the work being performed. This space does not include storage, areas for copy machines, break room, rest room, ADA requirements, and other office equipment.

We should be providing a positive work environment for our employees. They deserve it. In fact, the members that participated in the last workshop prioritized accommodations for our employees as one of the top two items to be addressed within the revitalization project. The kitchen and café were number one.

At the Town Hall last Nov. 12, we shared an estimate of the project. The number was \$8 million. That number represented an estimate only for the construction costs of the two phases that included the clubhouse, and the administrative office that included the Pavilion, Pro Shop and golf cart storage. The number did not include an interest rate for a loan.

At the Town Hall, we updated members by

promoting the "clubhouse only option with a temporary administrative office" to help reduce overall costs. However, as a result of the Town Hall and the input received at the time and afterward, and as I shared at the open board meeting in November and in the December edition of the Condor newsletter, members and directors had an unofficial consensus that the entire project should be completed all at once to avoid a lengthy delay in the construction phases, avoid temporary and unsightly trailers that may sit out front of a newly renovated clubhouse for several years, and avoid increased costs that would likely occur with two projects that would be significantly separated in time with potentially different contractors.

A final decision has not been made and the survey is intended to explore two financing options based on the estimates of the entire project, not just the clubhouse and temporary admin office. If a decision is made to downscale the project, the costs and related assessments will be less.

How did we arrive at \$10.5 million from \$8 million? The construction estimates of \$8 million did not include costs for exterior site improvements like demolition work, site preparation, site utilities, storm drain, electrical, general liability insurance at 1.25%, project contingency of 10%, and 2% market condition adjustments.

The estimate on Nov. 12 did not include plan check and permit fees estimated to be 5% of the construction costs, civil engineering and geological survey, architectural-related fees, solar panels, utility fees, furniture, fixtures and equipment, a temporary administrative office for about 18 months, site improvement for the temporary admin office, utilities for the temporary admin office, and potential electric vehicle charging stations

'MESSAGE' Continued on page 13

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**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. 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.

There were no CCCs submitted for publication this month.

The editorial and advertising deadline for the March 2023 Condor is Monday, Feb. 13, 2023.

Content can be submitted to the editor at rwilde@pmcpoa.com. or dropped off, mailed or emailed to the PMCPOA Business Office.

Please remember to provide your post office box number to anyone who is sending you something. The PMC Post Office receives a lot of mail that has to be returned to the sender because it does not have a post office box number on it.

Condor Cafe Hours

Breakfast and Lunch

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

**Wednesday - Saturday:
Breakfast 8-11 / Lunch 11-2**

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

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**

The Condor Lounge is open for dinners on Thursdays from 4-7:30pm and Fridays and Saturdays 4-8:30pm. (The Bar is also open Thursdays through Saturdays.) Walk-ins are welcome. If you have a party of four or more, we require a reservation. You can call the café any time during our hours of operation at 661-242-2233 to place your reservation with a server. Takeout is available for dinner Thursdays, Fridays and Saturdays.

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'NATURE' *Continued from page 1*
 smooth bark for creating rows of small holes. It then feeds on both the sap and insects attracted to the sap. Many of the fruit trees at our homes in PMC are marked with these drilled rows (Fig. 7).

Trees also provide nesting sites for many of our local animals. The gray squirrel often builds nests in oak trees where it also finds acorns to store and eat. A squirrel will use interconnecting tree branches as highways for its daytime travels through its territory (Fig. 8). It usually feels safest



Fig. 2: This Steller's jay is collecting pinyon pine nuts for its future food supply (MAR).



Fig. 3: Acorn woodpecker colonies store and tend thousands of acorns in carefully excavated holes (DS).

above ground. The wood rat is another inhabitant of trees, as well as brush. It prefers nocturnal activity. A very large stick nest (for a rather small rodent) is built in trees or bushes (Fig. 9). Each nest houses only one rat, except for mothers with young. Wood rats sometimes become pests when they consider our homes and sheds good places to live. A large number of birds find homes in trees. Nests are placed on branches, in woodpecker holes, under flakes of bark and in lightning-caused cavities. Dead, standing trees (snags) are particularly valuable for providing homes (Fig. 10). Two great horned owl youngsters were reared in a Jeffrey pine near our PMC post office recently (Fig. 11).

Photographers

- Bill Buchroeder (BB)**
- Liz Buchroeder (LB)**
- Randy Cushman (RC)**
- Darlene Freeman (DF)**
- Maryann Ryan (MAR)**
- David Schindler (DS)**
- Edie Stafford (ES)**
- Lynn Stafford (LS)**



Fig. 4: This mountain chickadee deftly searches a pinyon pine bough for insects (MAR).

It is easy to look at trees from our human perspective without fully appreciating the complexity they represent. We make decisions to remove a dead tree or dead branches. We decide to trim lower branches and remove nearby brush and trees for fire protection. We place vehicles in the shade of trees. Often, our decisions are not in the best interest of the forest. Commercial logging practices tend to

disregard recent advances in the scientific understanding of trees in forests. Hopefully, current studies will lead to better forest management practices. An excellent book on the subject is Finding the Mother Tree: Discovering the Wisdom of the Forest by Suzanne Simard, a research biologist and forester in British Columbia.



Fig. 5: The white-breasted nuthatch lives in a vertical world searching bark for food (DF).

ing the Wisdom of the Forest by Suzanne Simard, a research biologist and forester in British Columbia.



Fig. 6: This red-breasted sapsucker has found a few late-season apples (ES).

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'NATURE' *Continued on page 13*



Fig. 7: These horizontal rows of small holes will supply a sapsucker with sap and insects (LS).



Fig. 8: The agile gray squirrel avoids predators moving from tree to tree (MAR).



Fig. 9: This wood rat nest is secured by oak branches touching the ground (LB).



Fig. 10: A white-headed woodpecker uses a dead tree (snag) both for nesting and food source (RC).



Fig. 11: These great horned owl youngsters were raised in a pine next to Askin Drive (BB).

which we do not know yet if they will be required. We believe there are still costs within these estimates that can still be reduced or eliminated. And, the most accurate estimate will come from a general contractor once the bid packets are disseminated and returned and an interest rate is confirmed.

Is it possible an assessment increase of any amount will cause financial hardships for some members? It is possible. Will potential hardships be considered by the board as part of the decision-making process? They will.


The survey will assist the board in our decision making. Please complete it and return it to the association office before February 15. I plan to give a report regarding the survey at the board meeting on Feb. 18.

One other item that I addressed at the last board meeting was the appointment of Ellen McClellan, Richard Ballard, Elizabeth Peterson-Gower, George Esparza, Karin Shulman and me to the budget working group to oversee the preparation of the proposed budget for the 2023/2024 fiscal year.

Be safe, stay healthy, and please be positive.


Golf Course Snow Play

Please remember that the PMC Golf Course must have a least 6" of snow on it before anyone can sled or play on the Golf Course. Please do not go onto the Golf Course after it snows unless there is 6" or more snow on it. It will be monitored closely, and people will be asked to leave if less than 6" of snow have fallen.




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PMC Fitness Classes

Yoga with Deb

Every Tuesday and Thursday at 12pm
Please bring a yoga mat and some water.

Cardio with Stefani

Every Monday and Wednesday from 10-11am
Contact superstef@gmail.com for details
Classes \$5
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Greenbelt Reminder:

Riding dirt bikes in greenbelts or on hiking trails within PMC is not allowed, due to fire hazard.

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GUILD ACTIVITIES

Every Monday and 1st & 3rd Wednesdays
10-3 . Lace Guild . Pavilion

Second/Fourth/Fifth Wednesdays

9-3 . Quilt Comfort Zone . Pavilion

First Thursday

6:00 pm . Quilt Guild Business Mtg . Pavilion
(April through December)

Every Friday

9-3 . Quilt & Chat & More Pavilion

Golf Course/ Pro Shop Hours

9am - 5pm Every Day

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.

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Entertainment Line-Up:

Saturday nights 7-11pm

Friday nights 6-9pm

Friday, Feb. 3

6-9pm -- **Walt & Pam**
(Folk Rock, Country and '50's, '60's, & '70's)

Saturday, Feb. 4

7-11pm -- **Craig Hassenbank Band**
(Classic & Alternative Rock)

Friday, Feb. 10

7pm -- **Benefit Comedy Show** (Ryan Niemiller)

Saturday, Feb. 11

7-11pm -- **Dive Bar Messiahs** ('60's & '70's Classic Rock)

Friday, Feb. 17

6-9pm -- **Zach Blue & Friends**
(Country & Rock 'n' Roll)

Saturday, Feb. 18

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

Friday, Feb. 24

Bandit
(Mix of Classic Rock, Blues & Country)

Saturday, Feb. 25

Wilkie Bob (Hipster Fun)

Condor Lounge Hours

Thu, 4-10 p.m.

Fri, 4-11 p.m.

Sat, 4-11 p.m.



Benefit Comedy Show

Friday, Feb. 10, 2023

Come on out and help the local families affected by the recent house fires, and have a good belly laugh too!

Headliner: Ryan Niemiller

*America's Got Talent
Finalist*

Doors open at 6pm

Show at 7pm

**Tickets are \$40 and include
1 drink ticket.**

Firewood Stacking:

Firewood should be stacked neatly, with as few voids as possible, at least 10 feet from the structure and should have surface fuels removed (pine needles, etc.), at least 3 feet around. Earth-tone tarps are acceptable if securely fastened.

Rec Room Hours:

Winter Hours

**12-5pm Fri, Sat, Sun
and school holidays**

**(Rec Room open 2/13/23 and
2/20/23 for President's Days)**

Arts and Crafts for Kids

Sundays, 3-5pm

PMC Clubhouse Rec Room

COMMITTEE MEETINGS

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

Friday, Feb. 3 (First Friday)

DARK Greens and Grounds Pro Shop

2 pm Environmental Control Condor Room

Saturday, Feb. 4 (First Saturday)

9 am Governing Documents ZOOM

1 pm Planning Pavilion

Tuesday, Feb. 7 (First Tuesday)

6 pm Communications ZOOM

Wednesday, Feb. 15 (Wednesday Before Board Mtg)

5 pm Budget & Finance Condor Room

Saturday, Feb. 18 (Third Saturday)

10 am PMCPOA Board of Directors Mtg. Condor Room

Saturday, Feb. 25 (Fourth Saturday)

9 am Emergency Preparedness Pavilion

10:30 am CERT CERT Facility

Member & Guest Card Information

If you have any questions regarding member cards, guest cards, pool key cards, or member card stickers, please call (661) 242-3788, ext. 225, or email to adminclerk@pmcpoa.com Monday through Friday.

Please remember to always carry your member or guest card with you in PMC.

You may be asked to present it at the Transfer Site or in the Clubhouse.

A reminder that your pool card keys do not expire. They are good every year that you own your property. Please do not toss them out at the end of the year; they will cost \$100 to replace.

Also, if you are asked to show your ID in the Lounge, please do so, otherwise you will not be served any alcoholic drinks. Thank you.

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