

# the Condor

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

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

**Valentine's Day  
Dinner & Movie...  
See page 3**



# the Condor

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

VOLUME 39 . NUMBER 2 . FEBRUARY 2017

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

## Planning Committee Report on Clubhouse Remodel

On Saturday, Jan. 14, at a special Board meeting, the Planning Committee gave a presentation to the members about the current status of the 40-year-old clubhouse complex and swimming pool and the steps toward a plan to remodel. The presentation covered the efforts leading to the current plan, the research and collaboration with the Klassen Corporation to refine the plan and a series of architectural renderings of the proposed remodeled buildings and pool.

Initially, the committee asked the architects to develop a plan that ensures the Condor Lounge and Bistro remain open to the members during all regular hours of operation; increases the size of the pool substantially and ensures it can be covered for use in winter; ensures that all restrooms and passageways are ADA compliant; increases the number of meeting rooms and adds a room for aerobics, dance and exercise equipment; emphasizes an

esthetic that reflects the mountain environment; expands outdoor dining with food service to the deck and pool; and ensures that the entire clubhouse, members services building and outdoor passageways are on one level for accessibility. After almost a year of collaboration between the committee and the architects, the plan meets these criteria.

The rationale for remodeling the complex can be summarized as an increased ease of use, with ADA standards met, traffic flow improved, access improved and expanded amenities and services. Those expanded amenities include a larger pool with a winter cover, an improved restaurant with an adequate kitchen, expanded flexible meeting rooms for clubs and committees, increased storage for

*'REPORT' Continued on page 12*

## 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 family 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 Business Office, and must be completed and mailed to Hall Ambulance by Feb. 19. The address for Hall Ambulance Service, Inc., is 1001 21st St., Bakersfield, CA 93301-1492.

For more information, contact the Business Office at 242-3788.

## Governing Docs Committee Advises Board, Proposes Changes as Needed

As most already know, Pine Mountain Club's Property Owner's Association is governed by several binding documents that dictate how business is conducted and what members need to do to be in compliance with the rules here.

But as PMC grows and state laws change, the documents governing the association have to be changed and updated as well. This is where PMCPOA's Governing Documents Committee steps in, acting as an advisor to the Board of Directors in all matters involving the association's governing documents, and preparing and proposing revisions to those documents.

"It is not simply playing with the language of the document," said Lee Krimm, chair of the committee. "You have to be aware of county, state and federal laws and how they impact the words." He added, "And you have to add in unique incidents and conditions around the community and how these incidents and conditions impact the document. Interesting discussions and points of view emerge."

*'GOVERNING' Continued on page 9*

# Be Prepared for a Power Outage

*Emergency Preparedness Committee*

We recently experienced some power outages in our community. Were you prepared? Here are some tips to help you prepare for outages and lessen the impact when the power is out.

## **BUILD YOUR EMERGENCY KITS:**

- Bottled Water
- Non-perishable foods
- Flashlights and batteries; keep them where you can find them, even in the dark
- Coolers and ice chests
- Battery-operated radio
- Plenty of fresh batteries
- External rechargeable battery pack to charge cell phone
- Non-cordless phone and phone landline; cell service can go down in a power outage
- LED candles; standard wax candles are not recommended
- Cans of gasoline if you have a portable generator

## **HOME PREPARATION CHECKLIST:**

- Keep important phone numbers by the phone.
- Place flashlights in handy locations.
- Install surge protectors to help safeguard electronic equipment.
- Frequently back up important work and files on your computer.
- Know how to manually open your automatic garage doors or gates.
  - your car gas tank at least half full at all times.
- If you have a portable generator, identify an outdoor location where you can safely use it in an outage. Never run it indoors, even in a garage with the door open.

## **STAY SAFE DURING AN OUTAGE:**

- First, check for blown fuses or tripped circuits that may be the cause of the loss of power. Also, see if your neighbor has power.
- Switch off lights (except for one). You can help prevent damage to your electronics and appliances by unplugging them.
- Get updates from a battery-powered radio.
- a fully charged cell phone on hand and a non-cordless phone plugged into a landline.
- Keep refrigerator and freezer doors closed. Place blocks of ice or snow in containers inside to help keep food cold longer.
- If you see a downed power line, do not touch it or go near it. Call 911 immediately.

VOL 39 . NO 2 . FEBRUARY 2017

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

*Editor/Designer*  
Ronni Wilde

*Condor Committee Members*  
Carolyn Davenport,  
Connie Baldin

*Mailing Volunteers*  
Ann & Jeff Myerly Gary Hailey  
Will & Dorothy Bummer  
Ron & Karleen Gauvin  
Barbara Cleary • Marianne Knapp  
Mary Lou MacLean • Sandy Browne  
Michelle Neville-Throckmorton  
Tim & Bobbi Marvel • Blanche Major  
Shirley & Howard Meythaler  
Gary & Marie Valencia  
Linda Willis • Therese MacLean  
Brian & Debbie Higginson

*Printed By*  
About Time Printing  
Valencia, California

*Advertising Information*  
Marketing Department

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

*Address Changes*  
Call 661.242.3788

Copyright© 2017 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. The Condor is mailed to members in good standing. Please contact the PMCPOA office with change of address.

PMCPOA, Inc. does not endorse the products of advertisers in *The Condor*.

The PMCPOA Board of Directors meets on the third Saturday of every month at 10 am in the Condor Room of the Clubhouse. All members are invited to attend the open session. The executive session is a closed meeting for the discussion of and action on legal and personnel matters, third party contracts, and member-requested hearings.

Members may request copies of the open Board Meeting minutes. These requests should be made in writing to the Corporate Secretary. There is a charge per page for making copies of the minutes.

## **During Storms and Power Outages, Come Hang Out at the Clubhouse**

The recent power outage served as a good reminder that without a generator, our homes can get chilly without electricity. During severe weather or a power outage, the association wishes to again inform members that the Clubhouse remains open 24/7 in the event of the power going out.

PMCPOA has an emergency generator that provides power immediately upon an outage, so the Clubhouse stays warm and lit. You can bring sleeping bags and games, and hunker down during the storm until the power comes back on. (No pets

please; and a note that PMCPOA cannot provide transport to the Clubhouse.)

During inclement weather when the power stays on, you can tune into PMCPOA's radio station, AM 1610, for regular updates, or call 242-3857 after hours for current conditions. It's a good idea to keep a transistor radio in the house that operates on batteries in case of a power outage. PMC will also post emergency situations on the electronic sign board in front of the Clubhouse as needed. For information provided by county and state agencies, PMCPOA's website has links to many sources, including Kern County Fire, Caltrans and the National Weather Service. Look under the "PMC Safety Alerts" menu item.

In the event of an emergency, it is es-

sential that PMCPOA knows how to contact you: If you do not have current contact information on file with the association, please notify the Business Office to provide updates right away by calling 242-3788 or by stopping at the front desk during regular business hours.

---

### ***The editorial and advertising deadline for the March 2017 Condor is Monday, Feb. 13, 2017.***

***A reminder that the PMCPOA staff and editor of the Condor newsletter do not endorse nor make any representations for any advertiser, and we strongly encourage all persons to perform their own due diligence in selecting with whom they transact business. The association will, however, keep tabs on those that do place and pay for ads in the Condor. If we see a negative trend in performance issues, we will exercise our discretion and remove such ads from future publications.***

---

---

## ***Superbowl Party!***

### ***Sunday, Feb. 5 3 p.m.***

***2 Big-Screen TVs  
Surround-Sound  
Raffles and Prizes  
Game Day Buffet, \$12  
Don't miss the fun!***

---

***Come Join Us For...***

## ***Valentine's Dinner and a Movie!***

***Tuesday, Feb. 14***

***A special dinner menu will be offered beginning at 5 p.m. in the Condor Lounge, followed by a screening of "Casablanca" in the Condor Room at 8 p.m.***

***Reservations are Required. Please call the office at 242-3788.***

***High Quality Dog Grooming***

***Linda Robredo***  
Owner/Groomer

***661-245-3635 or 661-319-0839***

***Call Linda Robredo Today to Schedule an Appointment.***

***Serving the Mountain Communities Since 2004***



***Blue Rose Pet Salon***

- All Breed Grooming***
- Full Service***
- High Quality Products***



## Golf Club Season Begins Next Month

Pine Mountain Club has a very active Golf Club that welcomes new members.

Membership in the Golf Club automatically enrolls you into the SCGA (Southern California Golf Association). You get a GHIN (Golf Handicap and Information Network) number that establishes your golf handicap. It also allows you to post scores anywhere (our course, other courses or from your computer).

PMGC is always accepting membership applications. The new season will begin in March. The club conducts approximately 21 tournaments per year. A few of them are held at other courses, but the majority are right here on our home course in Pine Mountain Club. Home tournaments often include continental breakfast and wine & cheese events. A champagne brunch kicks off the home season in April, and an awards banquet wraps up

the season in October. The 2017 tournament schedule is now available, and can be viewed on the PMCPOA website Golf Club page.

To join the Pine Mountain Golf Club, download an application off the PMCPOA website's Golf page, or pick up an application in the Pro Shop. The membership fee is \$55, plus a \$5 Hole-in-One fee. For more information, call the Pro Shop at 242-3734.

**Family Dining is available in the Condor Room on Friday and Saturday nights pending other events.**

## Golf Shop Hours:

**8 a.m. to 4 p.m. Daily**  
Call 242-3734 for tee times.

**Twilight hours/rates are available at 2 p.m. Contact the Pro Shop for details. Remember: For safety reasons, non-golfers may NOT be on the course during hours of daylight.**

### Meet

## The Koehlers

All Around Cleaning and Yard Work.

We use Natural Cleaning Products and

We Clean Carpets Too.

Basic Home Repairs.

Lot Clearing and Snow Removal.

*Credit cards now accepted!*



**Call Robert  
928-925-2121  
Call Maureen  
928-925-7097**

# OUR INTERNET IS TOO FAST!



The FCC found that during peak periods 90 percent of Exede consumers received **138%** of the advertised speed of 12 Mbps.

— "Measuring Broadband America" Report, 2013 & 2014

**Take One Systems**

Authorized Dealer / Installer

*Serving the Mountain Communities for 20 years.*

**exede**  
INTERNET

**(661) 242 - DISH (3474)**

Minimum 24-month service term. Speeds are "up to," are not guaranteed, and will vary. Service is not available in all areas. Exede is a registered service mark of ViaSat, Inc.

# Chain Control Laws Apply in PMC

With the long-awaited arrival of winter weather, icy roads have returned. Pine Mountain Club is a California Highway Patrol chain control restricted area. Chain control laws apply equally to all vehicles entering this area.

There are three levels of restrictions pertaining to traction devices. At one time or another, all three levels have applied to our area roads. It is important to have the necessary equipment in your vehicle at all times during winter months.

When chain controls are established, signs will be posted along the road indicating the type of requirement. Here are the three requirements in California:

Requirement 1 (R-1): 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 trail-

ers must have chains on one drive axle. Trailers with brakes must have chains on at least one axle.

Requirement 2 (R-2): Chains are required on all vehicles except four-wheel-drive vehicles under 6,500 pounds gross weight and equipped with snow tires on all four wheels. Chains for one set of drive wheels must be carried by four wheel-drive vehicles using snow tires.

Requirement 3 (R-3): Chains are required on all vehicles without exception.

R-1 and R-2 are the most common conditions. A highway will often be closed before an R-3 condition is imposed. You must follow the directions on the signs posted for chain controls or any instructions given by Caltrans or CHP personnel at chain control check points, even if these are at variance with broadcast road condition reports.

### Snow-tread Tires:

The California vehicle code section 558 defines a snow-tread tire as follows: "A Snow-tread tire is a tire that has a relatively deep and aggressive tread pattern compared with conventional passenger tread pattern." Snow-tread tires can be identified by examining the sidewall of the tire where the letters MS, M/S, M+S or the words MUD AND SNOW have been stamped into the sidewall.

### Tire Traction Devices:

The California vehicle code section 605 defines tire traction devices as fol-

lows: "Tire Traction Devices are devices or mechanisms having a composition and design capable of improving vehicle traction, braking and cornering ability upon snow or ice-covered surfaces. Tire traction devices shall be constructed and assembled to provide sufficient structural integrity and to prevent accidental detachment from vehicles. Tire traction devices shall, at the time of manufacture or final assembly, bear a permanent impression indicating the name, initials or trademark of the assembling company or primary manufacturer, and the country in which the devices were manufactured or assembled in final form."

For more information, visit the Caltrans website at [www.dot.ca.gov/hq/road-info/chcontrl.htm](http://www.dot.ca.gov/hq/road-info/chcontrl.htm).

## Board Game Day for Seniors

*By Gladys Zobel, Retired Director of Social and Family Services*

Join us at the Clubhouse for Senior Board Game Day on Sunday, Feb. 12 from 2:00 – 3:30 p.m. in the Pool Pavilion.

Let's be active, instead of inactive, to stimulate our brains. I will give a brief presentation before the games start on why it is important to stimulate our brains.

Please bring your friends for fun and relaxation.

## PMC Specialists!

**Greg & Monica Brackin**  
*Lic. #s 01700636/01297633*

**Alpine Village Realty**

16215 Pine Valley Lane  
P.O. Box 6588 93222

(661) 242-2685

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



**Complete  
Licensed**

**Tree Service  
Arborist**

**Lewis W. Larmon**  
**Lic. #852182 D49**  
**Insured**  
**661-242-2979**

**Lot Clearing and Firewood**  
**We treat for Pine Bark Beetles**

# A Message from the Board Chair

Bill Gurtner  
pmcboard@pmcpoa.com

Blowing snow greeted the January meeting of the Board, a welcome sight for all of us worried about the continuing drought. Perhaps we may see an end to our struggle with Mother Nature. It was a great start to 2017.

The budget working group was appointed, marking the beginning of the development of the annual budget. Members of the working group are: John Cantley, Vice Chair, Steve Bates, Treasurer, Mary Hansen, Chair of the Budget and Finance Committee, Todd Dray, CFO, Rory Worster, GM and myself. We are charged with the oversight and development of the budget.

A special thanks to the members of the Planning Committee, Chair Ben Salazar and Board Liaison John Cantley for the development of the Clubhouse renovation plans presented during the open Board meeting in January. Now we need member input if we are to proceed. A survey, using Survey Monkey, will be out shortly. The presentation is available on a continuous loop in the lobby, and you can also see it on YouTube, a first for us.

The next steps require the exploration of financing, the development of various program estimates relating to the operating saving and expenses of the new structure, and the mechanical drawings required to bid the project, the cost of which may exceed 10% of the construction cost. This project represents the largest and most far-reaching plan we have faced in the life of our community. The plan is in response to our aging facilities, and represents a possible solution for the next 40 years. This decision will be difficult and commits us to significant expense. It will be a positive step for many of our members and a real concern to others. We cannot proceed without significant support from our members.

Although our Governing Documents do not require a member vote and leave this decision to the Board, I am convinced that we must go further. As a result, I have recommended to the Board that we place the project on the June Ballot. I will offer a resolution at the February Board meeting to do so. The exact wording of the resolution will depend on the progress we have achieved on the project and the continuing input of members.

On another issue, the Association has submitted a bid to assume the contract to manage the Post Office. We await the response of USPS. While we remain optimistic, only time will tell if we are successful.

Thanks to all of you for your continuing interest and participation in the affairs of our community. We are the stronger for it.

## Want to Talk With the Board Chair?

If you would like to speak with PMC-POA Board of Directors Chair Bill Gurtner, there is a way to do so. To book some one-on-one time with him, contact the front desk and schedule an appointment. Visits will be booked in 15-minute increments.

This is the members' chance to vent, inform, question, enlighten, propose a solution or put an end to issues and concerns they believe the Board should know about. Please call the Business Office to schedule an appointment.

## PMC Board of Directors Meeting Highlights

*Karin Shulman, Recording Secretary*

These are highlights of the Board of Directors open meeting of Jan. 21, 2017. 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 Gurtner called the meeting to order at 10:00 a.m. Eight directors attended: Stephan Bates, Gary Biggerstaff, Sandy Browne, John Cantley, Chair Gurtner, Garry Kemmer, Phyllis Throckmorton and Doug Wilde. Director Sue Canaan was excused. Also present were General Manager Rory Worster and Recording Secretary Karin Shulman.

The Board approved the Consent Agenda of the Board of Directors' meeting of Jan. 21, 2017, which included the special open Board meeting of Dec. 12, 2016, and the regular open meeting minutes of Dec. 17, 2016. There were no committee applica-

tions approved. The Board acknowledged receipt of "Committee-Approved Committee Minutes for Board Review." There were four (4) approved Environmental Control Committee projects, and no cottage industry permits submitted for approval.

Chairman Gurtner presented the Chair's report. General Manager Worster presented the General Manager's report. Treasurer Bates presented the Treasurer's report.

**BOARD ACTION ITEMS:**

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

**APPROVED MOTION** to approve revisions in policies and procedures A-1 (Association Policy Development), A-2 (Project Proposal Form), A-8 (Member and Guest Carding) and A-11 (Hearings before the Board). **MOTION** by Director Gurtner, **SECOND** by Director Bates. **MOTION** carried unanimously.

**MOTION TABLED** to approve revisions in EC Code Section 7.22 D (1) (Commercial Vehicles). **MOTION** by Director Gurtner, **SECOND** by Director Browne. **MOTION** carried unanimously.

**APPROVED MOTION** to approve A-15, Election Procedures. **MOTION** by Director Gurtner, **SECOND** by Director Throckmorton. **MOTION** carried unanimously.

**APPROVED MOTION** to direct the General Manager on the annual budget. **MOTION** by Director Gurtner, **SECOND** by Director Browne. **MOTION** carried unanimously.

The Board sent and received 13 items of correspondence this month.

The next regular open Board meeting will take place on Feb. 18, 2017, at 10:00 a.m. in the Condor Room.

The meeting adjourned at 11:11 a.m.



# Treasurer's Report

## *Prepared by Todd Draa*

Pine Mountain Club POA, Inc  
 Treasurer's Report and Y-T-D Financial Statement  
 Year to Date Through December 31, 2016

Operating Fund	Actual	Budget	Over (Under) Variance
<b>Revenue</b>			
Current Year Assessment Revenue	2,036,240	2,033,076	3,164
Operations/Maintenance	69,773	71,748	(1,975)
Social Activity	334,945	322,968	11,977
Interest Income (Operating)	2,507	6,000	(3,493)
<b>Total Revenue</b>	2,443,465	2,433,792	9,673
<b>Operating Expenses</b>			
Operations/Maintenance	1,646,586	1,688,767	(42,181)
Social Activity	599,357	628,435	(29,078)
Operating Projects	24,220	37,500	(13,280)
Designated Fund Projects	4,822	0	4,822
Worker's Comp Safety Incentive	0	0	0
Bad Debt Expense	23,292	23,292	0
Capital Improvements	0	0	0
Transfer to Property Fund	0	0	0
Reserve Contribution	360,000	360,000	0
<b>Total Operating Expenses</b>	2,658,277	2,737,994	(79,717)
<b>Net Operating Revenue Over Expense</b>	(214,812)	(304,202)	89,390

	2016/2017 Assmt Billing	YTD Assessments Collected	YTD Assessments Receivable
<b>Assessment Collection Update</b>	4,066,152	3,932,562	133,590

Payroll Summary	Actual	Budget	Variance
Payroll Wages	892,471	886,993	5,478
Payroll Benefits	203,059	164,802	38,257
Taxes and Worker's Compensation	133,733	143,194	(9,461)
<b>Total Payroll Expense</b>	1,229,263	1,194,989	34,274

Reserve Fund Update	Beginning Balance July 1, 2016	Interest and Contributions	Less YTD Trnsfrs and Purchases	Ending Balance December 31, 2016
	2,409,498	369,873	253,632	2,525,739

Respectfully Submitted

  
 Stephan Bates  
 January 19, 2017

Operating Fund Cash Balance 2,505,376  
 Reserve Fund Cash Balance 2,525,739



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

Rory Worster

For those who did not make the special Board meeting, where Planning Committee liaison Vice Chair John Cantley detailed a proposal for the remodeling of the Clubhouse complex area, you missed a really great presentation. This was the product of many, many months of work and endless meetings with architects, and it was very informative.

Unlike the tenor of a recent article in the Mountain Enterprise, the meeting was well paced and had some good interaction and ideas exchanged. The Board and the committee were reassuring in their numerous requests that members send thoughts, options and other use ideas to the committee and Board.

This proposal is about bringing an aging facility that currently supports a lot of events, needs and amenities into compliance with not only ADA requirements, but also employment laws that keep getting more demanding about what employers have to provide for their team. If it were not for a really great staff, having some committee meetings would be very difficult to host in a timely manner. Preparing two meals at once in a kitchen designed for hot dogs and hamburgers is very challenging. (But it currently puts out some of the best food I have had the pleasure of tasting).

The proposal is about taking the last

two Strategic Plans, pouring over and over comments in the surveys and putting a well-thought-out and well-planned response out to the members that reflects their desires and wishes. The goal is to create a better living environment and increase property values. In short, this is a responsive and forward-looking proposal. It accounts for the bones of the current clubhouse building being in good shape and is a plan that can be reconfigured to work well without the electrical and plumbing being heavily upgraded or completely replaced.

I would like to clarify an “apples to oranges” comparison made in the Mountain Enterprise. The current facility space we have, which includes the Pool Pavilion, is 12,016 square feet, not just the clubhouse’s 9,216 square feet. So, the increase in space is about 13,348 square feet. The increase in footage is made up of about 6,000 square feet of multi-purpose meeting room space including more than tripling the size of the kitchen, about 1,400 square feet of activity room space (fitness area), and adding about 1,800 square feet of office area. The remaining area accounts for a large amount of storage, which we desperately need. I would like to thank all current and former members of the committee who have contributed to the proposal presented.

### **Cinders and Traction Devices**

Please let me remind members and guests that putting down cinders is not a replacement for chains or other traction aids

for your vehicles, and we cannot possibly make the road red every time the snow stops. When we place cinders and sand down, it might get covered up with a small dusting of snow. The cinders and sand are most likely still there and will do their job, but the roadways will not have every spot of white covered the cinder product.

If it snows for three of four days, we would not put out cinders until the storm is largely over. This means that if you solely rely on cinders being spread on the roadways to move about, you would get stuck. It is in your best interest to be able to drive in the snow and ice while you live in this mountain environment.

Association staff cannot put chains on non-association equipment or vehicles, nor will they be able to stop by and check them for you if there is snow plowing operations or sanding and cindering taking place. You should be prepared to install your particular traction aids prior to needing them. YouTube has dozens of videos showing how to do this for various types of chains, cables, Spyder Spikes, etc.

### **Other Association News and Projects**

We finished rough cutting a new trail above the campground area. We hope to have it open for use by mid-February, weather depending.

*'GM' Continued on page 9*

**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**

**Richie's Plumbing**

**New Construction/  
Remodel/ Repairs**

**Hydronic/ Radiant Heating**

*More than 27 years  
in business in PMC*

**California Contractors  
License #604332**

**661-242-1390**

**richmann1@sbcglobal.net**

**'GOVERNING' Cont. from page 1**

The documents governing PMCPOA include the Covenants, Conditions and Restrictions (CC&Rs), the Articles of Incorporation, the Bylaws, the Rules of the Association and the Environmental Control Code. The Governing Documents Committee is tasked with preparing and proposing to the Board amendments to the Bylaws to bring them into conformity with any CC&Rs that have been approved by

the property owners. The committee can also propose amendments to any of the governing documents directly to the Board for consideration.

Krimm, who has served on the Governing Documents committee for 15 years, said he enjoys the work because he likes contributing to the community, and serving on the committee is less confrontational than serving on the Board of Directors. "This is an excellent way to understand how the association works," he said.

The Governing Documents Committee charter states, "The Board shall refer to this committee for review, evaluation, comments and recommendations or proposals for amendments to the CC&Rs or to the articles, Bylaws or Rules of the Association whether originated by the Board, a committee or a member in good standing/property owner. The committee shall make a written report of its conclusions and recommendations to the Board and to the committee or member originating the proposal."

The charter also states that the committee does not prevent any owner of property in the development from submitting proposed amendments to any of the governing documents directly to the Board, but if

such a submission is made, the Board refers it to the Governing Documents committee for review and recommendations. If an emergency arises that requires immediate amending of any governing document (prior to the next Governing Documents Committee meeting), the committee conducts its review and gives its recommendations via oral or electronic communication to the Board.

Currently, the Governing Documents Committee is working on reviewing the association's 79 business policies and procedures, Krimm said. "So far, we have reviewed 24."

When working on a document during a committee meeting, Krimm said the seven members review the document while it is projected onto a screen, updating it as the discussion progresses. "While this is challenging for our secretary to follow the conversational changes upon changes, it allows our secretary to complete the meeting minutes in a timely manner without a lot of extra work," he said.

The Governing Documents Committee meets the first Saturday of the month at 9:00 a.m. in the Pool Pavilion. Members in good standing are welcome to attend the meetings.

**'GM' Continued from page 8**

As a blanket reminder, all trails or paths outside the golf course -- unless specifically authorized -- are off limits to motorize machines. This includes ATVs, golf carts, motorcycles, electric carts, side by sides, etc.

We are working on the budget for the coming year. Please remember that we have a mandated minimum wage increase for the next few years, and that will add to the payroll for the staff we have here. As always, we continue throughout the year to reduce expenses, not just at this time of year.

We continue to work with our attorney, accounting consultants, insurance brokers and landlords to move the discussions regarding PMCPOA taking over the operation of the local CPU (Contract Postal Unit). We have submitted our bid package and we are waiting to hear back from the USPS.

**Patrol Recap, December 2016**

During the month of December, Patrol responded to 266 calls for service. Observations and calls included the following:

- Enforcement: 52
- Public Assist: 185
- Suspicious Incident: 18
- Traffic Incident: 5
- Wildlife: 6

**EC Office Recap, December 2016**

Construction Projects – EC Committee Recommendation: 2

EC Officer Approvals of Minor Projects (No KC Permit Needed): 26

- EC Letters Written: 13
- Citations to the Board: 1

# PROFESSIONAL SERVICES

## Real Estate Agents

Jennings Realty/Jeff Mowry  
www.jenningsrealty.org  
(661) 242-4242/204-1732

Greg and Monica Brackin  
(661) 242-2685

*Professional Services ads are \$5 per line per month, two line minimum, when paid by the year. Otherwise, \$6 per line per month. No refunds. The fee includes the name of your business and phone number. PMCPOA does not guarantee the accuracy of the*

## Tree Service/Arborist

Lewis W. Larmon  
Tree Service Contractor  
(661) 242-2979 (Lic. #852182)

## Home Security

American Home Security  
PMC Security Specialists  
(661) 270-2217

*information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.*

## Letter to the Editor

My family and I had a horrible experience in PMC/Cuddy Valley on New Year's Day, and we wanted to bring it to the POA's attention.

My family and I needed to drive down to Santa Clarita to get some supplies for the following week. We left our home on Zermatt Drive at 3 p.m. Once we hit the split in the road, we were stuck in bogged down traffic for FIVE hours. It physically took us from 3 to 8 p.m. to get to Frazier Park to get onto Interstate 5 South.

Due to the traffic from the families who come to Cuddy Valley/Mt. Pinos to go sledding, we were stuck there while simply trying to get down to buy some food and supplies for our home. Not only were we completely frustrated and helpless, but a family parked on the side of the road pulled into the line of traffic, hit our car and blamed us for the accident. The driver of the vehicle that hit us had her entire family of five large men exit the vehicle

and surround our car in hopes of intimidating us. I called the sheriff, but due to the extreme traffic, no one ever responded. We felt threatened and helpless.

The entire situation that day was so dangerous. People in the mainstream traffic were exiting their vehicles and walking around. Also, sledding on Mil Potrero Highway is quite dangerous too. Many residents in PMC speed down that road, even when there is black ice and snow. There should be no parking allowed on Mil Portrero Highway. Families coming to see the snow and such should be required to park up at Mt. Pinos in the parking lot or along that road. If it is full, then they should have to turn around and exit.

This type of incident cannot be predicted, but it would have been nice if the Patrol services in PMC, which I assume were aware of the major traffic issue on Mil Potrero Highway, sent an emergency email alert to property owners in PMC to let them know when issues like this are occurring. We should not have to deal with

such issues if they can be avoided, but we received nothing letting us know about this problem. Could sending out email blasts when traffic is this backed up be something new for 2017?

**Jill Hertz**

*I am solely responsible for the contents of this letter and acknowledge that my views are not necessarily shared by the Association, the Editor or the Condor Committee.*

## Response

Thank you for your letter. We are sorry you experienced such a difficult time during a recent attempt at going down to shop. Unfortunately, the snow bunny traffic and related challenges are longstanding issues here in the Mountain Communities. Families coming up from other areas for snow play do not always recognize and appreciate how hazardous it is when they walk around on the highway or park in ways that aren't safe.

Thankfully, the Kern County Board of Supervisors, the California Highway Patrol and Kern County Roads -- the agencies that have jurisdiction over Mil Potrero Highway -- are aware of the situation, and are taking steps to improve it. The Board of Supervisors is working to allow the CHP to restrict and close roads in the area when there is risk to public safety.

PMCPOA does not have jurisdiction over Mil Potrero Highway, but we can explore the possibility of sending out an email blast warning of the traffic tieups as they occur, and we may be able to post that information on the electronic sign as well. However, when the snow falls, the crowds will come, particularly on weekends and holidays.

If at all possible, it's best to avoid going off the mountain on weekend days and holidays when snow play is happening. Or, if possible, plan to leave very early in the morning before the crowds get too heavy and return later in the day or even after dark when the crowds have thinned out. We realize this isn't always possible, however, particularly for those attempting to go to work off the mountain, and we are hopeful that the newly passed resolution will improve the situation.



## Car Trouble? We Can Help!

### Mobile Mechanic

**Call Us Today 661-770-6363 or 805-487-2005**

**QUALITY AUTOMOTIVE SERVICES SINCE 1993**



"We are ready to take care of your vehicle"

BAR# ARD00233825

TRUSTWORTHY, CONVENIENT & AFFORDABLE SERVICE FOR BUSY PEOPLE

- Now Serving Pine Mountain Club**
- Expert Mechanic To Your Home or Office**
- No Money? No Problem! We Offer Stress Free Financing**
- Complete Auto Repair**

Find Out Why Customers Love Us



Read our Reviews

Connect With Us

[www.facebook.com/arisgarage](http://www.facebook.com/arisgarage)  
[www.youtube.com/user/arisgarage](http://www.youtube.com/user/arisgarage)

Visit Us On The Web

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



## COMPLIMENTS, CONCERNS, COMPLAINTS

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

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

Look for responses in the Condor. Please be sure to include your contact information. While your name will not be

published or posted, we don't respond to anonymous submissions.

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

### COMPLIMENT

- Our family has been so impressed

with the snow plow operators. We thought they would make one pass each way and leave. After all, this was on Christmas. But he spent 15 minutes going up and down the road. He cleared up a mud berm that had accumulated. Kudos to the crew!

**Response:** Thank you for your compliment. We work hard at the snow removal process, and appreciate it when people notice.

## PMC's Snow Berm Removal Procedure

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

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

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

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

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

The berm removal list is intended for the physically impaired. If you have any questions, please call 242-3788 or come see us.



### Two Storefronts, One Amazing Shopping Experience!



Hand-roasted coffees, custom tea blends, hand-crafted soaps and incense, unique local crafts, outdoor supplies, European military surplus, gifts from around the world, and so much more!



We can help with all the pets in your life: Dogs, cats, rabbits, horses, and birds. We specialize in quality foods such as Fromm, Integrity, and Zupreem because the health and happiness of *your* pets is *our* passion!

*In the* **Condor Crossroads Complex**  
 7025 Cuddy Valley Road  
 Lake of the Woods  
 10-6 Mon-Sat 10-5 Sun  
 661 245-1886 **Closed Tues**  
 Ask about our free delivery service.

## Wright Massage Therapy

with Michelle Wright  
CMT/LMT

**15 years experience in Swedish, Shiatsu, Deep Tissue, Sports, Trigger Point & Hot Stone Massage Therapy**

Personalized Gift Certificates Available  
for Birthdays, Holiday Gifts, Anniversaries, or "Just Because"!

By Appointment Only  
**661-242-0046**

Your Pine Mountain Club Sanctuary

**WrightMassagePMC@yahoo.com** **2800 Arctic Drive**





# Movie Night at the Clubhouse

**Fridays 7 p.m.**

**Candy and Sodas Available for Purchase Anyone Under Age 12 MUST Have Adult Supervision**

**The February lineup is as follows:**

**Feb. 10th: "The Princess Bride"**

**Feb. 24th: "Labyrinth"**

**'REPORT' Continued from page 1**

clubs, improved golf shop and cart storage, a better youth recreation facility, a dedicated indoor exercise area, a quiet dining area, an expanded lounge and outdoor dining area, reduced maintenance, expanded capability for revenue, improved esthetics and green options adopted for reduced energy consumption.

The consequences of doing nothing are that costs of unanticipated repairs to an antiquated facility will continue to escalate (average of \$50,000 per year and climbing). The pool will soon fail, revenue from the restaurant and lounge will stagnate, there will be a continued lack of accommodation for aging members, a continued drab esthetic undermining property values, continued space constraints and no plan for expansion to meet new demographics and diversity of the membership.

The architectural renderings showing floor plans and elevations are part of the complete presentation, which is now on display on a continuous video loop in the lobby of the clubhouse. It is also available on YouTube at: <https://youtu.be/HJx-ilPdIZA>. Be sure to take advantage of this opportunity to see what is being proposed.

A survey using SurveyMonkey.com, designed for members only, will be sent to those who have submitted their email address and authorization to receive surveys. It will ask members to give their opinions of the plan in detail. There will be an opportunity in the survey to offer ideas the committee may have overlooked. Please take the time to respond to the survey or send an email to [plancommittee@pmcpoa.com](mailto:plancommittee@pmcpoa.com). The committee is looking forward to your comments. Your opinion matters.



## American Home Security

Your Local PMC Security Specialists

- Installation/Service/Takeover/Upgrades
    - Security Cameras+Remote Viewing
    - Internet/Cellular or Landline Monitoring
      - Smart Phone/PC Access
  - Free Virtual Keypad App to remotely arm/disarm system
    - Service for all types of systems
      - No Long term contracts
    - Monitoring from \$17.99 per month
- 661-270-2217**

Now Full Time in PMC

**Laura Williams**  
BRE# 01969132



16215 Pine Valley Lane, #103

**661-447-5646**

[laurawilliamspmc@gmail.com](mailto:laurawilliamspmc@gmail.com)

Featuring Professional Photography by PMC photographer Kelly Hackney of



## Vacation Home & Home Services

Locally Owned & Operated

Leave the details to us...

- ✓ Rental Home Turn-Around and Refresh
- ✓ Bienvenida (Welcome Home Services)
- ✓ Hasta Luego (See You Soon Services)
- ✓ Vacation Home Watch
- ✓ Appointment / Wait Service
- ✓ Staging and Design
- ✓ Maintenance and Repair Home



**Bonded & Insured  
Free Estimates**

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

**(661) 527-3783**

[servingpmc@gmail.com](mailto:servingpmc@gmail.com)

**February Arts  
& Crafts in the  
Recreation Room**

**Come join in on  
the fun!  
Wednesdays  
3-5 p.m.**

**Fitness Hikes will  
take place on Feb. 4  
and 18. Meet in the  
parking lot at 8 a.m.  
The cost is \$5 for  
those without fitness  
passes.**

**Want to Be on the  
Email Blast List?  
Sign Up in Office**

Did you know that PMCPOA has an email blast system that is used to provide information in the quickest way possible?

While many members are already receiving these emails, many are not yet on the list. This established system is being used to enhance the timely distribution of information to the membership, and the new Board of Directors is exploring ways to use the system even more frequently.

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

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



**H and M HansenCorp.**

**Legal Document Assistance Registered  
and Bonded: LDA #145 - Kern County.**

**Non-attorney document preparation**

- \* Wills/ Revocable Trusts
- \* Probate
- \* Qualified Domestic Relation Orders
- \* Divorce

**Trained and experienced prompt service at less cost.**

**Contact us: 16321 Askin Drive, Suite 11-B, Box 6765  
Pine Mountain Club, CA 93222  
Phone: 661-242-1940  
E-mail: [handmhansen@gmail.com](mailto:handmhansen@gmail.com)**

**Fitness  
Schedule  
Program One**

**Tai Chi . 9:30-10:30 am  
Monday . Wednesday .  
Friday**

**Gentle Stretch . 9:30-10:15  
am . Tuesday . Thursday**

**PMC Yoga & Pilates .  
10:15-11:00 am . Tuesday .  
Thursday**

**Program Two**

**Zumba . 8-9 am. Monday .  
Thursday**

**Weights (free) . 9-9:30  
am . Monday**

**Drum Fitness . 5-6 pm  
. Monday . 8-8:45 am .  
Wednesday**

**Cardio-Dance & Tone .  
8-9 am Tuesday . Friday**

**Body Workz . 8:45-  
9:30 am . Wednesday**

**Night Club Zumba . 5:00-  
6:00 pm . Thursday**

**Outdoor Activity . Satur-  
day mornings as scheduled  
(hikes, trail runs, walk/run,  
boot camp in park, etc.)**

**Classes in PMC Clubhouse  
unless otherwise noted.**

Classes \$5 each; packages/  
monthly rates available.  
Check the office for details.

**The Helen Morgan Agency**



**661-589-5404**

**NORTH LIGHT  
SPECIALTY**

*Specializing in insurance for  
mountain homes*

## Homework Club

*Join Us in the Fun of  
Getting Your Homework  
Done!*

Every Tuesday/Thursday

2:30 to 4:30 p.m.

PMC Recreation Room

Free

*Please note that the Rec  
Room is now open for gaming  
from 4:30 to 6 p.m. following  
Homework Club*

Any donation of pencils, paper,  
or other supplies is welcome!

**No Homework Club on  
snow days or school  
holidays**

## Recreation Room Hours

**Mon, Wed, Fri  
3-6 p.m.**

**Tues, Thurs  
4:30-6 p.m.**

**Sat, Sun  
11 a.m. - 6 p.m.**

*(Open 11 to 6 on  
school holidays)*

## Arts & Crafts

**Wednesdays  
3-5 p.m.**

## Entertainment Line-Up:

### Saturday Nights

**7 to 11 p.m.**

*(unless otherwise  
noted)*

**Feb. 4 -- Jimi Nelson  
Band (Country)**

**Feb. 11 -- Primal  
Force (Classic Rock  
& Country)**

**Feb. 18 -- Rich  
Herman Band (Mix  
of Rock & Motown  
Soul)**

**Feb. 25 -- Boys Nite  
Out (Classic Oldies,  
Rock & Blues)**

### Sunday Jams:

**Feb. 12 & 26  
2-5 p.m.**

*Menu available from  
the Bistro*

### Celtic Jam: 6:30-9 p.m.

**Every Tuesday night  
(Cancelled Feb. 14 due to  
Valentine's Day)**

*Bring your own instrument  
to play or just come enjoy the  
music and have fun.*

**Jams in Condor Room or  
Condor Lounge**



**Mountain  
Community  
Concierge  
Services**

*4 years serving the  
mountain communities*

### SERVICES OFFERED

**HOME WATCH SERVICES**  
*Keep an eye on your house when you're away*

**ASSIST WITH VACATION RENTALS**  
*Open/close to full service*

**TRANSPORTATION**  
*School, Airport, Appointments, Shopping*

**TRANSFER STATION SERVICE**  
*Don't have time or the desire to take it yourself, Call me*

**ENTERTAINMENT**  
*World Renowned Magician Lincoln Bond*

For More Information  
Contact Keith  
**(661) 242-2616**  
*References available upon request*




**LINCOLN BOND | MAGICIAN**  
Have Lincoln Perform at your party,  
family reunion or corporate event.  
**Many themes available**

# Activities

## ***Mondays***

12:45-4:00 pm .  
Bridge . Condor Room

## ***Tuesdays***

10 am . WOW . Pool Pavilion  
6:30-9 pm . Celtic Jam . Condor Lounge

## ***Wednesdays***

12:45-4:00 pm . Bridge . Condor Room

## ***Thursdays***

10:00 am . Skins Golf

## ***Fridays***

7 pm . Amateur Radio Club . Pool Pavilion . (3rd Friday)

## ***Saturdays***

3 pm . Garden Club Pool Pavilion (2nd Saturday)  
7 pm . Music . Lounge

## ***Sundays***

2-5 pm . Sunday Jams (2x per month) . Lounge

## **Barry's Plumbing Co.**

repair . replacement  
remodel

32 years' experience

free estimates

**Barry Zucker**

661-242-7468

license #376719

# COMMITTEE MEETINGS

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

### ***Thursday, Feb. 2 (First Thursday)***

10:30 am Recreation Committee Lounge

### ***Friday, Feb. 3 First Friday)***

8:30 am Greens and Ground Golf Shop  
2:00 pm Environmental Control Condor Room

### ***Saturday, Feb. 4 (First Saturday)***

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

### ***Tuesday, Feb. 7 (First Tuesday)***

4 pm Equestrian Committee Pool Pavilion

### ***Saturday, Feb. 11 (Second Saturday)***

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

### ***Wednesday, Feb. 15 (Wednesday Before Board Mtg)***

5:00 pm Finance & Budget Pool Pavilion

### ***Saturday, Feb. 18 (Third Saturday)***

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

## Transfer Site

### Hours:

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

**Every Day**

## GUILD ACTIVITIES

### ***Every Monday***

9-3 . Lace Guild . Pool Pavilion

### ***Second/Fourth/Fifth Wednesdays***

9-3 . Quilt Comfort Zone . Pool Pavilion

### ***First Thursday***

6:30 pm . Quilt Guild Business Meeting . Pool Pavilion

### ***Every Friday***

9-3 . Quilt & Chat & More Pool Pav (9-1:30/3rd Fri)

### ***First/Third Saturdays***

1-4 . Knitting Guild . Condor Room

## Bistro Hours

**Monday-Sunday**

**8 a.m. - 2 p.m.**

**Friday-Saturday**

**Dinner 5-9 p.m.**

**Sunday**

**Light Menu 5-7 p.m.**

**Bistro -- 242-2233**