



FREE COMMUNITY EVENT

EQUESTRIAN OPEN HOUSE

Your Invited to Join in on the Fun at the Pine Mountain Club Equestrian Center! **From 11:00 to 3:00**
 Watch Entertaining Horsemanship Demonstrations, Pony Rides & Petting Zoo featuring Alfredo the alpaca & his goat, bunny, chicken and piggy friends,
 Vendors and Face Painting
 ***Catered by the Giddy Up Cafe; hamburgers, chips & a drink all for \$9.00.

Saturday, July 29th

Pony Rides and Petting Zoo

Horsemanship Demonstrations

Meet and Greet the horses

Face Painting Fun

By Guest

***Free Fun for* Everyone**

Catered by the Giddy Up Cafe \$9.00

SATURDAY JULY 29TH
 PMC Equestrian Center
 16225 Aleutian For more information, please call Lori @ 1-805-835-5104 or come visit anytime 7 days a week from 10:00 to 3:30

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)

**Pine Mountain Club
 Neighborhood Radio
 Watch is Forming**
 See Page 2 for details.



the Condor

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

VOLUME 45 . NUMBER 7 . JULY 2023

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

Our World of Nature

Our Special Mountain

Lynn Stafford with Liz Buchroeder

Summer is a good season to visit our higher mountains. Snow and ice are gone from the upper roads and trails. Wildlife (Fig. 1) and native plants (Fig. 2) are actively benefiting from the warmth and longer days. Now is a good time to explore.



Fig. 1: This olive-sided flycatcher has flown north from southern Mexico to nest in our forests (RC).

Mt. Pinos, which rises to the south of Pine Mountain Club, is a unique mountain. At 8,847 feet, it is the highest mountain in California's coastal mountain ranges. It is high enough to be almost above the timberline (Fig. 3). The nearest higher mountains are nearly 100 miles away in the Sierra Nevada and San Gabriel ranges. Mt. Pinos is part of a ridge running mostly east to west. Mt. Pinos itself is the easternmost high point, then comes Sawmill Peak, Grouse Mountain and Cerro Noroeste. Two well-maintained paved roads provide access to this ridge.

The route to Mt. Pinos starts at 'The Y' about five miles east of PMC. This route winds up the ridge for eight miles, past several campgrounds and side trails to a large parking area. From there, a dirt road (no motorized vehicles) leads to the top of the mountain. The hike is approximately 2 miles each way with an elevation change of about 500 feet.



Fig. 2: The scarlet penstemon and white yarrow may be blooming by July (RC).

The isolation of this mountain massive has produced a phenomenon known as a biogeographic island or sky island. Many plants and animals are found only in the upper elevations (Fig. 4) (Fig. 5). Populations of plants and animals have been isolated so long that some of them have begun to differ genetically. Merriam chipmunks are very common little rodents in PMC. But, up on the highest ridges, lives a different chipmunk, the Mt. Pinos chipmunk (Fig. 6). It prefers rugged high-altitude pine and fir forests with abundant fallen logs (Fig. 7). There are several other high-mountain animals that are isolat-

'NATURE' Continued on page 12

And the Winners Are...

2023 PMCPOA Election Results

The PMCPOA Annual Meeting of the Members took place on Saturday, June 17, 2023 at 1 p.m. live in the Condor Room and via online streaming. The meeting was held in accordance with the Bylaws for the Association for the following purposes: to elect three (3) members of the Board of Directors for three- (3-) year terms; to ratify the Board Approved Amendments to Bylaws; and to transact such other business as was properly presented and discussed at the Annual Meeting.

The candidates who ran for the Board of Directors were Brad Hudson, Jennifer Emmett, Steven H. Burkett, Shawn Coulter, Pamela A Plouffe and Mark Bailey. The winners were Mark Bailey with 653 votes, Brad Hudson with 521 votes and Jennifer Emmett with 486 votes. Shawn Coulter (437 votes), Pam Plouffe (405 votes) and Steve Burkett (322 votes)

'ELECTION' Continued on page 3

Welcome to Todd Greisen, PMCPOA's New GM

PMCPOA welcomes our new General Manager, Todd Greisen, who officially takes his position July 1st, though he has been following PMC activity remotely from his home in northern California for more than two years.



During that time, he's also made several visits to our community to get further acquainted with the operations. He has now moved to PMC full time, spending the last month working in transition with our retiring GM, Karin Shulman.

Todd brings 15 years of community management and leadership experience to PMC. Along with this experience, he has completed over 100 hours of association management education, resulting in three certifications in community management – one recognized in California, and two recognized internationally. He is roughly halfway through a fourth certificate that, on its own, requires an additional hundred-plus hours of

'GM' Continued on page 9

Pine Mountain Club Neighborhood Radio Watch is Forming

PMCPOA Emergency Preparedness Committee

Over 50% of homeowners and 70% of renters depend entirely upon cell phones to stay in touch with friends, families and emergency services. But the last few years have seen a dramatic rise in the frequency and intensity of storms, fires and power shutdowns. **How will you keep yourself, your family and friends safer in a disaster when landline, cell phone and internet services fail?** Our “Neighborhood Radio Watch Program” offers a solution. Everyone in a neighborhood can participate with a General Mobile Radio Service (GMRS) or Ham Radio and communicate in an emergency.

The Mountain Communities Radio Ham Club, PMC CERT and our association are organizing a PMC Neighborhood Radio Watch.

How to Join Neighborhood Radio Watch

1. A GMRS radio license. It costs \$35, is good for 10 years, and covers you and all members of your household. There is no test for this license. You can apply for the license online and will get it in about 2 days. More information to the link to apply for your license will be coming later. We are trying to simplify the process currently.

2. A Radio. The Mountain Communities Amateur Radio Club will recommend which radio to buy; they sell for around \$30. Your radio must be programmed by a member of the Ham Club. You will be trained in how to use your radio and the proper radio protocol.

Radio Communication

The PMC Neighborhood Radio Watch radios are programmed to send a special “tone” that unlocks the repeater station located in the CERT Building.

The channel you will monitor most often is the repeater channel. When you speak with the Net Controller on your primary channel, all the neighbors who are monitoring that channel will hear what you say and be able to respond. **Your primary channel is only to be used in specific situations for sharing general information with neighbors.** For talking with family and friends, your radio will also be programmed with channels that do not use the repeater station.

The goal is to have residents with radios on every street who can pass along emergency information. To sign up for more information and to join Neighborhood Radio Watch, contact Philip Gabriel at service@scrubsunlimited.com.

Watch for the announcement of a Community Town Hall that will address this program and how it will be organized.

the Condor

VOL 45 . NO 7 . JULY 2023

Published by

Pine Mountain Club

Property Owners Association, Inc.

www.pinemountainclub.net

Editor/Designer

Ronni Wilde

rwilde@pmcpoa.com

Condor Committee Member

Connie Baldin

Mailing Volunteers

Amber Lawrence

Shirley Meythaler

Advertising Information

RWilde@pmcpoa.com

Printed by the PMCPOA Business Office.

PMCPOA Corporate Office

2524 Beechwood Dr. PO Box P

Pine Mountain Club, CA

93222 • 661.242.3788

Address Changes

Call 661.242.3788

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

The Condor is published monthly by PMCPOA, Inc. and is the official publication of the corporation. Opinions expressed do not necessarily reflect the views of the Condor Committee, the PMCPOA Board of Directors, or the management. Please contact the PMCPOA office with change of address at the phone number above.

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

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

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



Current Light Electrical Contracting

High Ceilings & Power Back Up Solutions
Repairs, Lighting & Controls
Dark Sky Compliant Lighting

661.289.3138
service@currentlight.com

Covered by General Liability & Workers' Comp Insurance
California C10 Lic C947338 **PMC Resident**

'ELECTION' Cont. from page 1

were not elected. Thanks to all who ran in this election, including the three winners -- who are all new to the board -- to Steve Burkett for his service on the board for the past two years, and to those who ran but did not win board seats this year. And thanks to outgoing directors Phyllis Throckmorton and Peggy Hoyt-Voelker for all their hard work.

Although the proposed changes to By-

laws 10.02 and 10.03 were approved by the majority of voters, the number of votes cast did not equate to the two-thirds or more of the members in good standing required to ratify, so they did not pass.

Following the Annual Meeting, a special organizational meeting of the Board was conducted to elect the 2023-2024 Board officers, who are as follows: Chairman, Bill Lewis II; Vice Chair, Richard Ballard; Treasurer, Ellen McClellan; and Secretary, Carolyn Gilbert.

Community Garage Sale is Aug. 26-27

Start cleaning out your closets and drawers now, and join us from 9am to 3pm on Saturday and Sunday, Aug. 26-27, for the PMC community-wide garage sale!

All are welcome to participate, whether you want to sell items from the comfort of your own garage or want to shop till you drop! If you'd like to sell, call or stop by the business office to pick up a free permit and add your address to the list of participants. The cutoff date to sign up is Monday, Aug. 21.

No Exterior Fires or Fireworks Allowed in Pine Mt. Club

PMCPOA wants to remind members that **NO EXTERIOR FIRES** are allowed here per EC Code 7.13C and CC&R 5.2, and **fireworks are strictly forbidden**. We live in a high-risk fire area, and there is zero tolerance for outdoor fires. Fines can and will be imposed. Please make sure that out-of-town guests and renters, both long-term and short-term, are aware of this policy.

Want to Pay Your Assessment on the Website? Here's How.

Assessments are due this month. If you would like to pay your assessment online via the PMCPOA website, following are the instructions on how to do so:

1. Go to www.pinemountainclub.net.
2. Log in to your account.
3. Click on "Member Central."
4. Click on "My Account."
5. Click on "Make Payment."
6. Select Folio "Assessments."

If there is not a credit card listed already in "Please Select Payment Option" – a Card Information box will open to enter your card information, billing name and address. Be sure to click "Save Information" at the bottom of the screen. If you wish to change the card information that is already shown... Click on "Credit Card" in the left margin and there you can edit/delete/or add cards.

7. After entering or selecting a Payment Option, enter the amount you wish to pay in the "Payment Amount" box.

8. Enter the Security Code.

9. Click on "Make Payment."

A message will pop up stating your payment was successful.

10. An "Approve Payment" window will pop up – Verify the payment information is correct and click "Approve."

You can also pay your annual assessment with a credit or debit card by coming into the office, or by calling 661-242-3788, Ext. 202.

Ellie Melili
DRE# 01301719
Property Management/Real Estate Specialist
818-983-9689

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

**EVICITION SERVICES:
COMPETITIVE PRICES FOR EVICTIONS**

**REAL ESTATE &
INVESTOR SPECIALIST**

Maureen's Natural HOUSE CLEANING
Residential & Commercial

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

Ask about our New Client Special!
Maureen Koehler
(928) 925-7097

Equestrians Have a Blast in the Lilac Festival Parade

Lori Harmon, Equestrian Manager

We had so much fun participating in this year's Lilac Festival Parade. A big congratulations to Dana and her horse Emmy, Alice and her horse Jaxson, Julia and her horse Angel, Catherine and her horse Tessa, and Amina and Mr. Biggs. All of these horses were rescues, and gaining their trust and confidence to participate in a parade was a huge commitment -- one of love and patience.

A special shout out to Jose Echeverria and friends for sharing their fabulous Spanish Dancing horses and brahma bull with our PMC Community.

Julia and Alice are also sponsored by the boarders at the PMC Equestrian Center to participate with the California Rangers. Congratulations to them for their accomplishments.



Lori on a steed of a different kind



Alice & Jaxson



Edna & Charlotte



Dana & Emmy



Awww...



David, Tessa and Catherine



Jose Echeverria and his horse Patron, left, and their friends shared the fabulous Spanish Dancing horses and brahma bull with PMC.



Mr. Biggs and Amina

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



Julia and Alice, who are sponsored by the boarders at the PMC Equestrian Center

PMCPOA Transfer

Site Hours:

8:30am - 5pm Daily

Open until 7pm

Thursdays

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.

Site closure dates

The PMC Transfer Site is closed for repaving from Noon on June 26 through 3pm on June 29. Household trash only will be taken during that time; no recyclables or construction materials.

Condor Lounge Hours

Thu, 4-10 p.m.

Fri, 4-11 p.m.

Sat, 4-11 p.m.

NEED AN ELECTRICIAN?

Old Wire Electric.com

The Old House Wiring Specialist!

818.533.1975

Lic 600983

Local Business



\$25 OFF

Save \$5 with Run to the Pines Early Registration

The 23rd annual Run to the Pines Auto Show in PMC is on Saturday, Sept. 2. The show is located in the Village beginning at 9am. Vehicles of all kinds and ages are welcome, and there will be live music, vendors, food and more for the entire family. There are awards and T-shirts for registered entrants. Early registration is \$35 per vehicle. Registration after Aug. 1 and on the day of the

show is \$40. This event will take place rain or shine! Enter today at www.runtothepinesautoshow.com. For more information, email to info@runtothepinesautoshow.com.

Wine in the Pines

Saturday, July 8, 2023

1-4 p.m.

PMC Village Center

Visit www.wineinthepines.com for details.

OUTDOOR MOVIE NIGHT CINEMA UNDER THE STARS



July 7
The Croods a New Age (PG)
8pm /
Golf Course



July 28
The House with a Clock in Its Walls (PG)
8pm / Pool



Mountain Marketing Experts



FOR MORE INFO CALL:
Karen Barrios
(818) 698-2563
DRE: #02112992

THE BEST NEIGHBOR IS THE ONE YOU CHOOSE!

A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com

The local newspaper recently printed an article with a front-page headline that read “PMCPOA out of tax-exempt compliance for at least the past 19 years.”



The newspaper claims we have been filing our taxes incorrectly based on our status as a 501(c)(7) organization. It also suggested sarcastically the association board, management and staff switched its status secretly without the knowledge or permission of the Internal Revenue Service.

Here’s our response; After it was brought to our attention on May 24 that our status as a 501(c)(7) may be questionable, we immediately contacted our attorney and began researching the matter and continue to do so. This tax status is not switched arbitrarily without approval from the IRS.

In 1977, the IRS issued a determination letter which recognized our organization as exempt from federal income tax under

section 501(c)(7) and we have been filing our taxes accordingly.

The board inquired about its tax status in 2007 or 2008 based on a 1984 case decision brought to their attention regarding a homeowners’ association and its 501(c)(4) tax status. In response to this inquiry, a CPA determined on Jan. 10, 2008, that our association was appropriately classified under IRS 501(c)(7).

In 2017, an audit of our association was conducted by the IRS and the audit was deemed clear.

The IRS has not made a determination regarding our current compliance. It does not appear the newspaper bothered to contact the IRS for comment or didn’t report it. We, however, have contacted the IRS requesting a determination as we want to make sure we are in compliance and if not, we’ll ascertain what happened and adjust accordingly.

Karin Shulman attended her last official

board meeting as our general manager on June 17. She has truly been an asset to this association and its members – and we will miss her contributions and dedication.

I want to (again) welcome Todd Greisen, who’s been working alongside Karin since June 1 and learning the ropes, meeting with staff and members, addressing issues, and touring the property. He will take the reins on July 1 as our new GM, and we look forward to having him onboard.

I want to welcome the newly elected board members – Mark Bailey, Brad Hudson, and Jennifer Emett – and look forward to working with them and our current directors in the coming year for the betterment of the association.

Be safe, stay healthy, and please be positive.

This message is based in part on the Chairman’s Report from the June 17, 2023 Board Meeting.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of June 17, 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 8:00 a.m. Seven directors attended: Cam Acosta, Richard Ballard, Philip Gabriel, Carolyn Gilbert, Peggy Hoyt-Voelker, Chairman Lewis II and Ellen McClellan. Directors Steve Burkett and Phyllis Throckmorton were excused. Also in attendance were General Manager Karin Shulman, newly appointed General Manager Todd Greisen and Recording secretary Grace Wollemann.

MOTION by Director Acosta, **SECOND** by Director Gilbert to approve the agenda for the Board of Directors Meeting of June 17, 2023 and table **RESOLUTION #01-06-17-2023. MOTION carried.**

MOTION by Director Acosta, **SECOND** by Director Gilbert to approve the draft minutes for the Board of Directors Meeting of May 20, 2023. **MOTION carried.**

There were zero (0) committee applications for approval.

Chairman Lewis II presented the chairman’s report. General Manager Karin Shulman presented the general manager’s report. Director McClellan presented the treasurer’s report.

MOTION by Director McClellan, **SECOND** by Director Ballard to ratify the review of the Association’s May 2023 financials in accordance with Civil Code §5500 and §5501. **MOTION carried.**

The board acknowledged receipt of the committee minutes.

There was one (1) Environmental Control Committee project recommended.

There were zero (0) cottage industry permits requested.

BOARD ACTION ITEMS:

OLD BUSINESS: Revitalization update.

NEW BUSINESS:

TABLED - RESOLUTION #01-06-17-2023, Gwynne Pugh Urban Studio Contract Addendum for Outside Services for Revitalization.

MOTION by Director McClellan, **SECOND** by Director Hoyt-Voelker to approve **RESOLUTION #02-06-17-2023**, replacement of Reserve Item 6070, Kubota 900 (B), Not to Exceed (NTE) \$20,000

from the Reserve Fund. **MOTION carried.**

MOTION by Director McClellan, **SECOND** by Director Hoyt-Voelker to approve **RESOLUTION #03-06-17-2023**, maintenance of the pastures, road, fencing and erosion control, NTE \$130,000 from the Operating Fund. **MOTION carried.**

MOTION by Director McClellan, **SECOND** by Director Hoyt-Voelker to approve **RESOLUTION #04-06-17-2023**, the purchase of an awning for the swimming pool, NTE \$13,000 from the Operating Fund. **MOTION carried.**

MOTION by Director McClellan, **SECOND** by Director Hoyt-Voelker to approve **RESOLUTION #05-06-17-2023**, the purchase of a 2023 Honda Pioneer 500, NTE \$11,220 from the Operating Fund. **MOTION carried.**

MOTION by Director Acosta, **SECOND** by Director Gilbert to approve sanctioning the Pine Mountain Meditation Club. **MOTION carried.**

MOTION by Director Acosta, **SECOND** by Director Ballard to approve Business Policy & Procedures B-4 (Employee Hiring). **MOTION carried.**

‘**BOARD**’ Continued on page 13

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 May 31, 2023

	Actual	Budget	Better (Worse) Variance	
Revenue				
Current Year Assessment Revenue	4,745,701	4,734,251	11,450	
Operations/Maintenance	297,910	254,410	43,500	
Social Activity	606,854	656,655	(49,801)	
Projects	41,753	52,250	(10,497)	
Interest Income (Operating)	24,434	15,655	8,779	
Total Revenue	5,716,652	5,713,221	3,431	
Payroll Summary				
Wages	(2,146,280)	(2,248,283)	102,003	
Benefits	(370,364)	(371,555)	1,191	
Taxes	(183,332)	(198,260)	14,928	
Worker's Comp	(59,201)	(93,671)	34,470	
Total Payroll Expense	(2,759,177)	(2,911,769)	152,592	
Operating Expenses				
Operations/Maintenance	(1,762,716)	(1,770,703)	7,986	
Social Activity	(333,930)	(345,859)	11,929	
Operating Projects	(24,373)	(100,000)	75,627	
Designated Fund Projects	(143,877)	(175,427)	31,550	
Reserve Contribution	(501,600)	(501,600)	0	
Total Operating Expenses	(2,766,496)	(2,893,589)	127,092	
Other Operating Transactions				
Additional transfers to Reserve fund	(220,120)	(220,120)	0	
Assets purchased	(7,856)	0	(7,856)	
Foreclosed Lots transferred to Property	11,360	0	11,360	
Total Other Transactions	(216,616)	(220,120)	3,504	
Total Change in Operating Fund	(25,637)	(312,257)	286,619	
	Assessment Billed	Assessment Collected	Assessment Receivable	Assessment Receivable %
21/22 Assessment Collection Update	4,695,620	4,690,057	5,563	0.12%
22/23 Assessment Collection Update	5,168,214	5,071,547	96,667	1.87%
	Beginning Balance July 1, 2022 *	Plus: YTD Interest and Contributions	Less: YTD Purchases and Adjustments	Ending Balance Current Period
Reserve Fund Update	0	263,957	(194,166)	69,791
Operating Fund Cash Balance	1,713,791			
Reserve Fund Cash Balance	4,161,697			

Respectfully Submitted



Ellen McClellan / Treasurer
 Saturday, June 17, 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

On June 17, I attended my last board meeting as general manager. This report serves as my goodbye to you as your PMCPOA general manager.

I have completed six years as the PMC-POA general manager, and 12 years working for the association. I am the 30th general manager, and the second-longest-serving GM since the inception of this association. This job has been challenging and fulfilling. I have met many wonderful members and guests over the years, and received many complimentary emails and emails of encouragement. Thank you for all the support over the years. My husband and I will continue to live in PMC. We love the beauty of the forest that surrounds us and seeing the wildlife come through the yard. It is very peaceful here, especially if you stay off Facebook.

Many things have been accomplished over my six years. We have enlarged Fern's Lake back to its original size so that we could have more water available for firefighting. The bridges on the golf course were literally fall-

ing down, but they got repaired and are sturdier than ever now. The restrooms on hole 6 of the golf course, and the campground, were long overdue for refurbishing in the Reserve Study, and both have been remodeled, and new cement picnic tables were placed in the campground. The number of mailboxes at Tirol was increased, and the mailboxes are now covered. The Equestrian Center had been ignored over the years but is now receiving needed attention: A new round pen with a cover was installed, and now boarders can use the round pen year-round to exercise their horses. The barn wood was old and splintering, but the wood was replaced where needed and the barn was painted and new barn doors were installed. This month, the pastures will be redone. The hill is eroding with the weather, and there have been a lot of large boulders that have fallen down with the hill as it continues to erode. This is a danger to the horses, humans walking by and the cars in the parking lot. The current fencing is coming down, footings have come out of the ground and piping has come loose from the footings causing possible injury to horses. Grading will be done on the entire hill and new fencing will be put back up, making the pas-

tures smaller for better manageability. The top of the hill will have jute put down for erosion control.

Two surface water sources were found. One is behind the Native Garden. Staff cleaned out a gully, put in piping that ran under the bridge and then under Mil Potrero Highway, and now the water gets dumped into the upper pond. The other surface water source starts behind the Archery Range. Staff made a French drain and put a pipe in so that water will drain into Fern's Lake when it rains or snows.

A new pool was installed that holds about 170 people. The old pool was leaking from the bottom and held 84 people and was 50 years old. When the old pool was pulled out, contractors found many violations. Electrical lines, propane lines and water lines were buried only 2" into the ground, which may have been standard in the 1970's. Today, those lines have to be buried 14" below the ground. The fireplace in the lounge was falling and had to be shored up. Two ADA ramps have been added to the clubhouse; one ramp on the south side and one ramp on the north side. We put in an automatic door coming into the lounge on the north side of the building to assist people who are in wheelchairs or walking with canes. I see swimmers in the new pool who fought against the

'UPDATE' Cont. on page 11



**FULL SERVICE
PROPERTY MANAGEMENT**
SERVING PINE MTN CLUB &
SURROUNDING AREAS
NO UPFRONT COST!

MENTION THIS AD TO GET A DISCOUNT ON
YOUR FIRST YEAR OF MANAGEMENT FEES!

SERVICES INCLUDE BUT NOT
LIMITED TO: ONLINE APPLICATIONS
& SCREENINGS, CRIMINAL
BACKGROUND CHECKS, ELECTRONIC
LEASES, ONLINE PAYMENTS, ROBUST
ACCOUNTING & E-STATEMENTS,
SITE INSPECTIONS, MAINTENANCE
COORDINATION AND MUCH MORE.

CALL (661) 242-2246 TO SCHEDULE YOUR
FREE PROPERTY VALUATION TODAY!

STACY NEVINS
(PROPERTY MANAGER)
DREF 02102919



TWIN OAKS PROPERTY
MANAGEMENT, INC.
DREF 02173214

**gerger
CONSTRUCTION**

Conrad Gerger
Remodeling, Decks,
Kitchens, Bathrooms & More
Lic: 898659
818-357-0873
gergerconstruction@
yahoo.com

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

Acupuncture and Herbal Therapies at PMC

By Shakéh Avanesian L.Ac.
Alternative Health Center
16241 Askin Dr. #103
(At The Hideaway Court)
Tel: (818) 445-5423



Email: avanessiansshakeh@gmail.com
www.shakehavanessian.com

More than 16 years experience. Treatments for neck and shoulder pain, low back pain, sciatica, arthritis, carpal tunnel, bell's palsy, GI issues, hormone imbalances, fertility, stress, anxiety, insomnia, depression and more.

'GM' Cont. from page 1

education and case study work. When completed, it will give him the Professional Community Association Manager (PCAM) designation, considered to be the highest-level certification in the industry.

These certifications include training in facilities management, financial and risk management, as well as association law and ethics. In addition, each has continuing education requirements for him to keep up to date with changes to association management best practices, as well as changing state and federal laws that affect communities like Pine Mountain Club.

Being well-versed in community management, he's been a trainer of newer managers, and his articles have also been published in association management trade journals. Recently, he received the California Association of Community Managers' Innovation Award for his 'outside-the-box' solutions to community problem solving.

Some of his other leadership careers have been in restaurant management, and

14 years in high-tech positions that include management of network design & consulting teams, national account sales, and marketing. His careers have moved him to many places around the United States, and he lived in Germany for two of his four years in the Air Force. He's also travelled back to Europe multiple times since.

He has four children, and four grandchildren. His wife will be maintaining their northern California home until his youngest son graduates from high school in two years. Meanwhile, they'll be commuting back and forth as schedules allow family visits. Following that, his wife will join him, making Pine Mountain Club their permanent home together.

In his off time, he enjoys hiking, camping, backpacking, archery, and amateur astronomy. His favorite sports are golf and tennis, but he's put them on hold over the years as his family grew... time to get those going again!

Most of all, Todd says he considers himself privileged to serve as PMC's General Manager and COO. "This is the perfect place for me - I'm in my zone here in PMC," he says. "I love what I do for a living; I love the mountains, and I have the bonus of an amazing place to pursue my hobbies in my off time!" Todd is approachable, and says he is happy to meet you all, if you haven't met him already. To do so, contact him at the office at 661-242-3788 x210, or by email to gm@pmcpcpa.com.

PMC Facebook Page

The only OFFICIAL PMCPOA Facebook page can be accessed at:

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

PROFESSIONAL SERVICES

Electrical Work

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

Backhoe Services

Lewis W. Larmon
(661) 699-8630

Yardwork/Hauling

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

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

**MIL POTRERO MUTUAL WATER COMPANY
NOTICE OF ANNUAL ELECTION**

In accordance with the By-Laws of the Mil Potrero Mutual Water Company, Inc., the Annual Shareholder's Meeting is scheduled for July 8, 2023 at 10:00 a.m. at the Administrative Office of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Conference Room, Pine Mountain Club, California.

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

Kris Staidle, Board Secretary
Mil Potrero Mutual Water Company

California Energy Contractors

Est. 1999, License #B769663

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

We specialize in:

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

Call for a free estimate: (800) 574-3006

www.Cal-Energy.com

Mention Pine Mountain Club for your 24% coupon

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.

Thank you for your submissions to the Compliments, 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

- The Condor Cafe Thursday night

special for May 25th was Shrimp Tacos and they were amazing, the best ones I've ever had. Please do that again!

Response: We are happy you enjoyed the shrimp tacos. Thank you for the nice compliment and for your input; we will likely serve those tacos again.

- The Sidemen are a great and underrated band. We love them!

Response: Thank you for your compliment of the "Sidemen," who played June 10th in the Condor Room. They are always well-received, and we hope to have them playing again soon.

- Gold star for the early alert on the coming closure of our Transfer Site. The signs on the compactors are awesome! Clubhouse too! This service impressed me as very professional.

Response: We try our best to give ample warning to residents when access to association operations are impacted by repairs with signage, emails, and paper no-

tices. Thank you for acknowledging it in your compliment.

COMPLAINT

- After months of waiting for our pool to open, I eagerly went there today to soothe myself in our spa. As I was about to enter, a group of tiny children swarmed in to join the one adult and one toddler. With six toddlers yapping and squealing in the spa, I was instantly turned off on the idea of attempting to "relax." Please restore the "no kids in the spa" rule!

Response: We understand your complaint of young children in the spa. Our current pool rule 16.08 states that "No child under five (5) years of age shall be allowed in the Jacuzzi in accordance with state law." Unfortunately, state age discrimination laws prevent any greater restrictions than this. With heavy pool usage on Memorial Day weekend, it's possible the pool monitor missed the toddler in the spa violation as it occurred. If you observe this violation again in the future, please report it at the time of the violation.

HOME LOANS

- Purchase

- Refinance

- Reverse Mortgages

R E BALLARD COMPANY

NMLS # 845784

DRE # 1167880

Richard Ballard

NMLS # 337662

805-340-4118

reballard88@gmail.com

PMC Resident

Over 35 years experience



The editorial and advertising deadline for the August 2023 Condor is Monday, July 10, 2023.



**Dr. Kolodner
Dental Group**

**In PMC
9 years!**

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

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

www.kdgsmiles.com

Dog Adoptions Happening in PMC

In partnership with Kern County Animal Services, a

dog adoption event will take place in PMC on Saturday, July 22 from 11 a.m. to 2 p.m.

in the clubhouse parking lot. All dogs will be spayed or neutered, vaccinated (including rabies) and microchipped.



'UPDATE' Cont. from page 9

new pool but now tell me how much they enjoy the new pool.

When I took the position of GM, so many things needed repair. It was one thing after another, but I persevered, and the association is better now than when I took over.

The café was subsidized around \$250,000 per year in 2017. That has been brought down to about \$118,000 in subsidization last year. This department is always a work in progress, and progress is happening. We have a great food and beverage manager, Mike Buerer, who has many years of restaurant service and is always conscious of his budget, and his staff works very well as a team. Also, great food is being served thanks to Richard, our dinner chef.

What I learned is that the board in its fiduciary duty must stay on top of keeping the amenities in great condition. The amenities tie into the value of our homes. The board must be cognitive of the need to continue to build up the Reserve Account to make our association solid. Now that the new board members have taken their seats on the board, they will learn that this is now their responsibility, and it is a big responsibility. Our

board members are working board members. We have been fortunate to have these board members, who put their effort and time into the association to make it better. For the past six years, the boards have been transparent. Complete financials are posted on the website every month. When lies are put out into the community as truths, our current chairman counters those lies with truth in his report every month. The community appreciates truth, so let's spread truth and make this association the best it can be. One day, there will be a catastrophic event, and we will have to help and depend on each other. Let's be united.

In further reflection on my time as GM, there are a few other items I want to mention, such as the two-plus years of COVID-19 we had to deal with. We kept our staff working to maintain our amenities such as the golf course, tennis courts, Equestrian Center and the Transfer Site. The post office had to operate differently, such as having only one person at a time inside. Again, many thanks came from members who appreciated the efforts I made to keep the community safe.

I was able to hire a tree service to clean up Snowflake Trail, and the association won a grant from Cal Fire for fire mitigation be-

hind the campground and the greenbelt along MPH behind the mobiles. That grant work resulted in 37 acres of fire mitigation being completed. Currently, we have a fire mitigation grant from the Dept. of Agriculture to clear 107 acres of brush and dead trees; 57 acres have been completed to date for that grant. Both of those grants were found and applied for by directors Phyllis Throckmorton and Peggy Hoyt-Voelker. We also won another grant from the Cesar Chavez Conservation group, and they are hoping to start fire mitigation in August.

Two wooden gazebos have been ordered that will be put on the southwest side of Fern's Lake. Many families enjoy Fern's Lake, and now they can have some shade. Also, shade coverings for the north side of the pool by the showers will be ordered and put up sometime soon.

These are just a few of the accomplishments that I achieved with the help of many others during my tenure. I have had great support from all the boards I have worked for, and I have had two chairmen who have served as my bosses during my six years as GM: Bill Gurtner and Bill Lewis II. Both were wonderful bosses. They were very accessible and always available for a conversation. I have appreciated their wisdom and support and thank them wholeheartedly.

So again, thank you to all of those who have been supportive and kind. Thank you to the members who supported me. Thank you to all the board members who I have had the privilege of working with, and most importantly, thank you to all of the managers and staff who made me look like a good manager. I couldn't have done it without all of you. To my husband and kids, thank you for the support, and thank you to Grace Wollemann, my right arm who kept me on track, and to Adel Martin who kept my spirits up in difficult times.

DREW RANKEL
YOUR LOCAL REAL ESTATE PROFESSIONAL

LIST YOUR HOME WITH DREW RANKEL

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

(818) 631-1160
DRE Lic. # 01993430

Jennings Realty
16206 Pine Valley Lane
PMC, CA 93222

Celebrating 27 Years of Preserving Local History
Come Visit!!

Ridge Route Communities Museum
3515 Park Drive, Frazier Park
Open Fri thru Sun 1-4 p.m.
Or By Appointment
Call 661-245-7747

‘NATURE’ *Continued from page 1*
ed, including Clark’s nutcracker (a member of the jay/crow family) and the blue grouse (which is on the verge of local extinction).

There also are several isolated plant species, including a timberline pine called limber pine. One must drive to the upper end of the Mt. Pinos Road, then hike up the trail towards the top of Mt. Pinos, before encountering this five-needled pine at



Fig. 3: The highest slopes of Mt. Pinos are covered with sparse timberline forests (DN).

about 8,700 feet in elevation. These mountain species of plants and animals are probably stranded populations of a much more widespread mountain flora and fauna that existed several thousands of years ago after the last ice age.

Several unusual habitats have developed

within our mountain. Up near the end of Mt. Pinos Road is a fine iris meadow (Fig. 8 and 9), otherwise not found in our local mountains. Here in PMC, our water supply is entirely local, coming off the

north slopes, mostly as snow. The downward flow and seepage of water has produced the



Fig. 5: The attractive white-headed woodpecker is common in the higher forests (KP).

Mil Potrero Wetlands (Fig. 10), a highly unusual feature in Southern California mountains. This wetland lies completely within PMC.

Our mountain features altitude-related seasonal differences. One can find wildflowers blooming in Antelope Valley and Carrizo Plains in March and April, while there is still



Fig. 4: The strangely attractive snow plant rises out of the last spring snow from host roots and rhizomes (LB).

Photographers

- Bill Buchroeder (BB)**
- Liz Buchroeder (LB)**
- Randy Cushman (RC)**
- Dave Nelson (DN)**
- Katy Penland (KP)**
- Edie Stafford (ES)**



Fig. 6: The light-colored Mt. Pinos chipmunk is found only on our highest mountain peaks (LB).

snow up on the peaks. Summer does not come until July and August up above.

One of the important features of Mt. Pinos is the absence of dark sky pollution. Modern humans, especially those who reside in cities, do not see much of the night sky. Light pollution of the night sky by modern human

activity has been well documented. Many children in Los Angeles have hardly ever seen stars. We in PMC are able to watch the Milky Way, study the phases of the moon, notice which planets are



Fig. 7: The Mt. Pinos chipmunk requires undisturbed old forests with logs (LB).

visible (Fig. 11) and can observe the rotation of stars around Polaris (the North Star). Amateur astronomers



Fig. 8: The type of meadow near the end of Mt. Pinos Road is rarely found in local mountains (LB).

gather at the parking area at the upper end of Mt. Pinos Road many times each year to observe the visible universe. This is one of their most important gathering points in Southern California. And it is part of the legacy of our mountains.

Mt. Pinos has a fascinating human history. The mountain has long been considered a sacred place to the Chumash. The trail to the peak has been named in honor of one Chumash elder,

HERITAGE

FINANCIAL

HOME LOANS SINCE 1990

Emily Wilson
CEO, Broker
NMLS 233366 | DRE 01423562

Great Rates
Award Winning Service
Real Time Solutions

805.640.1717
 Emily@HFLoansCA.com
 HFLoansCA.com



‘NATURE’ *Continued on page 13*

'NATURE' Continued from page 12

Vincent Tumamait (Fig. 12). The Ridge Route Communities Historical Museum in Frazier Park features local history



Fig. 9: The blue flag gives the meadow its local name – Iris Meadow (LB).

with exhibits and special events and tours. The museum also sells maps and books.

In addition to Mt. Pinos Road, Cerro Noroeste Road ascends from the pass two miles west of PMC known as Apache Saddle. Cerro Noroeste Road goes to the top of the mountain of the same name (Fig. 13). Information

on other dirt roads and trails penetrating our wild country can be found at the Chuchupate Ranger Station of



Fig. 10: The Mil Potrero Wetlands are very unusual for Southern California (BB).

the Los Padres National Forest south of Lake of the Woods on Lockwood Valley Road. Enjoy our mountains. Be prepared for emergencies, leave little trace of your presence, and do be alert for summer thunder and lightning storms.

Richie's Plumbing
**New Construction/
 Remodel/ Repairs**
Hydronic/ Radiant Heating
*More than 30 years
 in business in PMC*
California Contractors
License #604332
661-242-1390
richmann1@sbcglobal.net



Fig. 11: The dark night sky of our mountains permits this view of Jupiter and four of its moons (BB).



Fig. 12: Vincent Tumamait Trail sign - Mt. Pinos (BB).



Fig. 13: PMC sits in the mountain valley northeast of Cerro Noroeste (ES).

'BOARD' Continued from page 6

MOTION by Director Acosta, **SECOND** by Director Ballard to approve Business Policy & Procedures C-1 (Communication). **MOTION carried.**

MOTION by Director Acosta, **SECOND** by Director Gilbert to approve Business Policy & Procedures C-2 (Condor monthly newsletter). **MOTION carried.**

MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker to approve the new Business Policy & Procedures C-5 (Bulletin Boards). **MOTION carried.**


MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker to approve the new Business Policy & Procedures C-6 (PMCPOA Website Policy). **MOTION carried.**

MOTION by Director Acosta, **SECOND** by Director Ballard to approve the new Business Policy & Procedures C-7 (Email and Written Communication to the Board). **MOTION carried.**

The board sent and received twenty-four (24) items of correspondence.

The next Regular Open Board Meeting will take place on July 15, 2023 at 10:00 a.m. in the Condor Room.

Meeting adjourned at 3:11 p.m.



**Proudly Serving
 PMC for
 30 Years!**

**Backhoe, Bucket Truck, Dump Trailer
 Services**



661-699-8630

Insured

Lewis W. Larmon, General Contractor Lic. # 852182

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

2500 Arbor Dr. Frazier Park, CA 93225 Email: ablazetreeservice@outlook.com

FINES

The following fines were imposed by the Board of Directors at their executive session on May 26 (2023) for the violations listed:

1. \$1,000 for Rule 22.03B (STR operation)
2. \$1,000, EC Code 7.17 (maintenance of lot, 2nd violation)
3. \$750 for Rule 22.03C (STR advertising)
4. \$250 for EC Code 7.13A (material not permitted)
5. \$250 for EC Code 7.13D (ashes discarded on ground)
6. \$250 for Rule 3.06 (littering)
7. \$500 for EC Code 7.17 (maintenance of lot)
8. \$500 for Rule 3.10 (harassment)
9. \$500 for Rule 7.04 (trash with food left outside)
10. \$250 for EC Code 7.13C (exterior fire)
11. \$1,500, EC Code 7.17 (maintenance

of lot, 3rd violation)

12. \$250 for Rule 6.04 (driving vehicle on other's lot)

13. \$250 for Rule 6.05 (driving vehicle recklessly)

There were no hearings held on June 17 due to other meetings and elections.

Golf Course / Pro Shop Hours

8am - 6pm Daily

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

661-242-3734

Entertainment Line-Up:

Friday nights 7-10pm

Saturday nights 7-11pm

Saturday, July 1

**7-11pm -- Wilkie Bob
(Hipster Fun)**

Friday, July 7

**7-10pm -- Cary Park
(Singer/Songwriter Who
Plays Classic Rock &
Country)**

Saturday, July 8

**4-7pm -- Concert on
Greens: Kingston Tree
(Wide Mix of Reggae, '80s
Classics & More)**

**7-11pm -- Bandit (Mix of
Classic Rock, Blues &
Country)**

Friday, July 14

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

Saturday, July 15

**7-11pm -- Dave Wilson
Band (Mix of Rock 'n' Roll
& Country Rock)**

Friday, July 21

**7-10pm -- Open Mic Night
hosted by Steve Burkett**

Saturday, July 22

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

Friday, July 28

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

Saturday, July 29

**7-11pm -- The Rick
Berthod Band (Mix of Rock
& Motown Soul)**

**Now in PMC
and surrounding areas.
Call today for an appointment.**

Whittier's Own
Smokey Joe's
CHIMNEY SWEEP
WHITTIER, CA

562-945-4646

- Fireplace & Pellet stoves
Inspections, cleaning & repairs
- Clothes dryer vent cleaning
- Gas logs - sales & installation

www.smokeyjoeschimneysweep.com





July Summer Camps

The Summer Camp program continues this month as follows:

Art Camp takes place from 10-11am Tuesday, July 11 through Thursday, July 13. The class is taught by Erin Pattarino and Shana Ruiz and is for ages 5-12.

Swim Camp is from 9-10am on Monday, July 17, Wednesday, July 19 and Friday, July 21. The class is taught by Angela Kelly and is for ages 8-12. Campers must know how to swim, bring goggles and wear proper swimming attire.

Beginner's Guitar Camp will be held Monday, July 24 through Friday, July 28 from 1:30 to 2:30pm. The class is taught by Sarah-Jane Owen and is for ages 6-12. Campers should bring a guitar to class.

Camps are \$35 each. To register, please drop by or call the business office at 242-3788.

Want to Have Your Driveway Resurfaced?

VSS International will be improving our roads again this year in July. The roads to be resurfaced and/or repaired will be Aleutian Drive, Arctic Drive, Mil Potrero Frontage, Oakwood Way, Oakwood Court, Askin Court, Maplewood Way, Lassen Way (lower), Shasta Way, Woodland Drive (partial lower), Innsbruck Court, Campground Road, Oakwood Lane, Lupin Way, Gimmewald Court and the Transfer Site. The exact dates for each street will be sent out soon.

If you would like your driveway resurfaced while VSS is up here (it's cheaper since they are already here), please stop by or call the office 661-242-3788 to have the application mailed or emailed to you.

COMMITTEE MEETINGS

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

Saturday, July 1 (First Saturday)

9 am **Governing Documents ZOOM**
1 pm **Planning Pavilion**

Tuesday, July 4 (First Tuesday)

DARK Communications ZOOM

Friday, July 7 (First Friday)

9am **Greens and Grounds Pro Shop**
2 pm **Environmental Control Condor Room**

Wednesday, July 12 (Wednesday Before Board Mtg)

5 pm **Budget & Finance Condor Room**

Saturday, July 15 (Third Saturday)

10 am **PMCPOA Board of Directors Mtg. Condor Room**

Saturday, July 22 (Fourth Saturday)

9 am **Emergency Preparedness Pavilion**
10:30 am **CERT CERT Facility/(Pavilion when cold)**

Rec Room Hours:

12-5pm Every Day

**The Rec Room is open
12-5pm 7 days a week for
summer, until school starts.**

Arts and Crafts for Kids

**Sundays, 3-5pm
PMC Clubhouse Rec Room**



Line Dance Class

A Line Dance class will be offered on Saturday, July 29 from 11am to 12pm in the Condor Room. Watch for details coming soon.

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

PMC Pool Hours

**8am-10am Daily -- Morning
Lap Swim**

**10am-7pm Daily -- Open
Swim**

**(Except on Mon, Wed & Fri,
opens at 11am)**

**7pm-8pm Daily -- Evening
Lap Swim**

**10-11am Mon, Wed & Fri --
Water Aerobics**