

*Help Us Keep Our Valley Beautiful  
and  
Our Wildlife Safe!*

We are all so lucky to be living in scenic Pine Mountain Club, surrounded by magnificent mountains and enchanting wildlife! Over the years, many of our residents have been diligent about picking up litter when they see it and disposing of it properly.

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We invite you to join us in an on-going campaign to keep litter picked up!

**See Something? Pick It Up!**

Pine Mountain Club Property Owners Association

# the Condor

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

2524 Beechwood Way . PO Box P  
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[www.pinemountainclub.net](http://www.pinemountainclub.net)  
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**Please see page 14  
 for the 2021/2022 final  
 Draft Summary Budget.**



# the Condor

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

VOLUME 43 . NUMBER 5 . MAY 2021

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

## Our World of Nature

### A Welcome Return of Spring Birds

By Lynn Stafford



Figure 1: Steller's jay

In Pine Mountain Club, the month of May means lilac blossoms, longer and warmer days, greenery, butterflies and birds. Many of our wild birds are here year-round, but come spring and summer, they are more obvious and louder, and other migrants show up. It is time to establish guarded territories, pair up, build or repair nests and begin the

family. Baby birds need a lot of protein. When the plant life rejuvenates, the insects emerge. These insects are like protein bars for the growing avian youngsters.

One of our most well-known mountain forest birds is the Steller's jay (Fig. 1). It is all the parents can do to provide enough food for their ravenous, fast-growing, screaming-for-more-eats brood (Fig. 2). Our other local jay is the California scrub-jay (Fig. 3), more common in brushy



Figure 2: Two baby Steller's jays just out of the nest

areas, often around oaks and pinyon pine. It is not as loud as the Steller's jay, but equally skillful at harvesting pinyon pine nuts and acorns in the fall, and hiding them for later groceries.



Fig. 3: California scrub-jay

I will mention two of our small woodland birds. These are the white-breasted nuthatch and the mountain chickadee. Both of these little busybodies love trees and build nests in woodpecker holes (or nest boxes). And both species eat insects and other small invertebrates. But, in lifestyle, they could hardly be more different. The nuthatch (Fig. 4, page 12) views the world differently than do humans and most other birds.

'NATURE' Continued on page 12

## Four Candidates Running for Four Seats on PMC Board

The PMCPOA annual election is around the corner, and there are four candidates running for four seats on the board of directors. Following are brief introductions to the candidates, listed in the order in which they submitted their Letters of Intent.

**Bill Lewis II**, the current board chairman, is running again for a three-year term. He was first elected to the board in 2018 and has served as chairman for the past two years. He has also served on the Governing Documents, Planning, Budget & Finance and Greens and Grounds committees. Having retired from the Oxnard Police Department in 2005 after serving almost 28 years there, Lewis II and his wife, Lorena, moved to PMC full time in 2014. He says his focus for the board is fire mitigation, the clubhouse complex revitalization, maintain-

'ELECTION' Continued on page 4

## PMC Development in 1973: \$19,000 for 1,000-Sq.-Ft. Home

As we continue to celebrate Pine Mountain Club's 50th birthday by commemorating the people, places and things that make our community so special, it's only fitting to look back to the beginning.

In this Condor, we revisit a few old issues of the Condor newsletter dating back to the 1970s, when PMC was just getting started. In the Fall 1973 edition, the lead story is about the development of the community. It says:

"Twenty-six months after its opening to the public, Pine Mountain Club is nearly sold out. There were 2,593 owners of record, as of the last week in July, and 326 homes were either occupied or nearing completion." The article goes on to say, "The development and sale of property at Pine Mountain Club has been one of the fastest-moving in the history of California, according to Sales Director David Peters. From the very first, the public appreciated what was offered. For city dwellers, this mountain retreat located only 83 miles from



'ANNIVERSARY' Continued on page 8

# WILDFIRE EVACUATION TIPS

*PMCPOA Emergency Preparedness Committee*

In earlier safety tips we talked about preparing your home for a wildfire by creating defensible space. We also need to prepare in advance for evacuation in case of a wildfire.

## **How to be Prepared Before Wildfire Strikes**

- Plan where to go: hotel, evacuation center, a friend's or a family home out of the area.
- Plan your evacuation route. We only have two ways in and out of Pine Mountain Club. Follow the direction of the emergency personnel on which direction they want you to go. Practice different routes from your home to Mil Potrero Highway. Streets may be blocked, and you need to know alternate ways to get to the main road. Drive out Hudson Ranch Road to Highway 166 to become familiar with that route.
- Long before a fire threatens, prepare an evacuation checklist. Prepare an emergency kit for each member of your family and your pets. Go to [www.Ready.gov/kit](http://www.Ready.gov/kit) for more information on packing an emergency kit.
- Look around every room in your home and make a list of the most important items and mementos you would want to take with you. You may only have 5 or 10 minutes to evacuate. You may want to prioritize them by what to take depending upon how much time there is to evacuate.
- Make copies of important documents. Take photos of all the rooms and the outside of the house. This may be needed for insurance purposes. Save these on a thumb drive and put it in your Grab and Go Kit.

## **Stay Informed**

- Sign up for ReadyKern, the reverse 911 system. You can sign up at [www.ready-kern.gov](http://www.ready-kern.gov).
- Listen to local television and 1610 AM

## **If Evacuation is a Possibility**

- Locate your Evacuation Checklist and place items in your vehicle.
- Cover up to protect against heat and flying embers. Wear long pants, a long-sleeved shirt, heavy shoes/boots, cap, dust mask or dry bandana and goggles or glasses.
- Park your vehicle facing outward and carry your car keys with you.
- Locate pets and keep them nearby.
- Place connected garden hoses and buckets full of water around the house.
- Move propane BBQ appliances away from structures.
- Leave lights on in the house and the door unlocked.
- Leave windows closed and air conditioning off.
- Remove flammable window shades and curtains.
- Move flammable furniture away from the windows.
- Have a ladder available and place it at the corner of the house.
- Seal attic and ground vents with pre-cut wood.
- Remove flammable items from your deck.

## **When to Evacuate**

Leave as soon as evacuation is recommended by fire officials to avoid being caught in fire, smoke or road congestion. Do not wait to be ordered by authorities to leave. Evacuating early also helps firefighters move more freely to do their job. In an intense fire, officials may not have time to knock on every door. **IF YOU ARE ADVISED TO LEAVE, GO. DON'T HESITATE!**

the **Condor**

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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.

# Ridge Route Museum: A Great Resource for All

By Susan Amon

The Ridge Route Communities Museum and Historical Society is a great resource in our mountain communities for learning about local history, as well as our geology, plant and animal life, Native American culture and the first settlers and explorers to live in the area.

As a recent or even long-time resident of Pine Mountain Club, you'll find the Museum a great place to visit. It offers archival materials on a variety of subjects, which are available to peruse while visiting. There are indoor and outdoor displays depicting local native culture, mining equipment, equipment used to build the Old Ridge Route Road, John Cuddy's original log cabin and other interesting histories of early ranch families.

The Museum's bookstore offers a variety of books about local geology, plants and animals and books about historical figures. Bonnie Kane, the Museum's historian, has written a wonderful series (six volumes) about early native life in the area, mining activities, the building of the roads and the history of each of the communities built along the Old Ridge Route.

Throughout the year, the Museum offers events such as car tours of the Old Ridge Route, pine needle basket weaving, tours to historical sites, tours of the San Andreas Fault, speakers on various topics and occasionally, historic plays. The Mu-



*The Ridge Route Communities Museum & Historical Society*



*A mural on the side of the museum*



*Old gas station and pump*



*Cuddy Cabin*



*Native American culture*

seum will be re-opening soon and is located at 3515 Park Ave. in Frazier Park, behind the post office. The Museum is in need of volunteers to serve on the Board and/or as docents or volunteers during

events. Please visit the website at [www.rrchs.org](http://www.rrchs.org) and the Facebook page at Ridge Route Communities Museum, or call 661-245-7747 or email to [rrchs@frazmnt.com](mailto:rrchs@frazmnt.com) with questions.

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**'ELECTION' Cont. from page 1**

ing assessments at a reasonable level and resuming some normalcy with the COVID pandemic.

**Ellen McClellan** first visited PMC in 2010 with her husband, Bob, and on their third trip here decided to buy a house. In 2013 following retirement, they moved here full time. McClellan was the operations manager for the Continuing Care Service Departments for Kaiser Permanente SCAL, focusing on yearly budgeting and monthly financials. She has served on the Budget & Finance Committee for the past six years, and as chairperson of that committee for three years. In 2018, she joined the Planning Committee, and in February 2020 became chairperson. When Dianne Pennington resigned her Board position in September 2020, McClellan was asked to fill the vacancy. She is running for a three-year term.

**Richard Ballard**, who stepped in and accepted an appointment to the board when previous director Sandy Browne resigned in February due to health concerns, is running for a three-year term. Ballard left the military in 1969 as a First Lieutenant in the U.S. Army, and spent most of his working life in management or as a self-employed individual. He has extensive background in accounting and mortgage banking, and now has a real estate brokerage with a mortgage lending arm. Though not fully retired yet, he says he and his wife love PMC, and plan to spend the rest of their lives here.

**Steve Burkett**, who is concluding a three-year term on the board, is running for the two-term term. Prior to serving in PMC, he spent more than five years as executive

## A Thank You to Richard Ballard

The PMCPOA board of directors and the association wish to thank Richard Ballard for his service on the board for the past three months. Ballard has held a seat on the board since February, when former director Sandy Browne resigned due to health concerns. The association appreciates the time and effort needed to serve on the board, and is grateful to Richard for his contributions as an appointed director who stepped in to fill an interim vacancy.

vice president of the board of the Harmony Home Owners Association in Ventura. He was a partner and co-owner of a computer maintenance services company for more than 20 years, where he held positions as executive vice president, chief financial officer and general manager of operations. Prior to retiring at the onset of the pandemic, he worked for 10 years as a security consultant, training manager and senior instructor in the professional security personnel field.

John Martin, who filed a Letter of Intent to run for a three-year term, withdrew his application.

Get to know these wonderful volunteers by participating in the Meet the Candidates forum taking place Saturday, May 22 from 2-4 p.m. in the Condor Room by video. If you would like to submit questions for the candidates, please turn them in by May 8 via email to [recept@pmcpoa.com](mailto:recept@pmcpoa.com), or drop them in the box outside the front door to the clubhouse. Please write "Candidate Questions" on the envelope or in the subject line of the email.

**Save the Date**

*The next blood drive for Houchin Blood Bank will be on Friday, May 14 from 10am-2pm in the PMC Clubhouse parking lot. Free T-Shirt to all who donate.*

*The link for appointments is at [https://connect.hcbb.com/donor/schedules/drive\\_schedule/6199](https://connect.hcbb.com/donor/schedules/drive_schedule/6199)*

### Lot Clearance Reminder

Lot Clearance (for each and every lot) deadline is June 1. We suggest you start now while the weather is good.

Property inspections by the Fire Department will begin June 2. You don't want to get a hefty fine from the Fire Dept., so get those dead trees, dead bushes, weeds, pine needles and pinecones picked up and taken to the Green Waste Site. For more info on yard clearing, visit [readyforwildfire.org](http://readyforwildfire.org). If you transport the cuttings/leaves etc. in bags, please empty them at the site and take the bags back home with you.

**The editorial and advertising deadline for the June 2021 Condor is Monday, May 10.**

**Liliana West**  
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## 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 10, 2021 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. The deadline for clearing the Water Company accounts of overdue charges, to be eligible for submitting a proxy shall be June 2, 2021. Shareholders in good standing desiring to place their names in nomination for a seat on the Board of Directors should submit their resume, as defined by the Equal Access Policy adopted by the Board of Directors on May 26, 1987, to the Water Company office no later than 4:00 p.m. on May 21, 2021. The resume must be typed on a single 8 ½” x 11” page and must include the candidate’s signature. The Equal Access Policy is available for review upon request.

The resumes may be mailed to: Secretary of the Board, Mil Potrero Mutual Water Company, P.O. Box “W,” Pine Mountain Club, CA 93222, or may be taken to the business office located at 16275 Askin Drive, Pine Mountain Club, CA 93222.

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

*Robert Lame, Secretary*

*Mil Potrero Mutual Water Company*

## Condor Cafe Hours and Updates

**Limited Indoor & Outdoor Dining/Take-out/Curbside Pickup Available**

### Breakfast and Lunch

**8 am to 2 pm**

**Wednesday thru Sunday  
Dinner**

**Thursday (Special)**

**4 to 7:30 pm**

**Fridays and Saturdays  
4 to 8 pm**

*Kern County has moved into the Orange Tier, which means inside dining on Thursday, Friday and Saturday Nights is now at 50%. We have more tables available and outside tables are also available. Please call 661-242-2233 for reservations if you have four or more or people. For breakfast and lunch, the outside patio is available and inside dining downstairs in the Café is at 50%.*

*The Condor Lounge is open at 50% capacity for dinners on Thursdays from 4-7:30pm and Fridays and Saturdays from 4-8pm. The Bar is open once again Thursdays thru Saturdays – but drinks (if not with a meal) must be consumed out on the deck, and of course drinks may be ordered with dinners inside.*

*For take-out, please place your food order at 661-242-2233 and then call us again when you are in the parking lot and your food will be brought out to your car.*

*Home delivery is offered for dinners for \$3.50 when weather permits. If it gets icy and/or snows, the delivery stops.*

**661-242-2233**

**Ellie Melili**  
DRE# 01301719

Property Management/Real Estate Specialist

**818-983-9689**

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

# A Message from the Chairman

Bill Lewis II  
 pmcboard@pmcpoa.com

As you probably know, we must address the issue of rentals within our community this year because Assembly Bill 3182 requires us to make a decision and amend our governing documents to reflect that decision whatever it may be. It is not an optional process. One of the proposed solutions that was withdrawn at the last board meeting would prohibit new owners from operating short-term rentals.



We have members who are strongly opinionated on the matter related to rentals – both for and against. We have some members who are open-minded and somewhat educated on the issue – and others who are not. One of the things most concerning to me is the members who appear to be more concerned about the people who are not invested here, instead of the people who are – our members. Our first obligation should be our current members.

Unfortunately, some of the people who often get overlooked and forgotten in re-

cent discussions are the members who are actually being victimized when problems and violations occur – regardless if the violator is a full-time resident, a guest, a long-term renter, or a short-term renter. Some members believe there are few problems and there are only a few problem locations – but a few problems are a few too many problems for the victims who have to experience them.

As we move forward to consider the options and impacts on our community, we must also think about our members and their ability to be free from noxious and offensive activity that may be a nuisance, disturbance, or annoyance as they attempt to enjoy their home and surroundings in Pine Mountain Club.

It is also important to understand there are two issues to be considered – our required compliance with civil code and addressing current or future rules that may apply to rentals to include educating owners and considering enforcement actions. We will do both.

We had 22 applicants apply for the po-

sition of general manager. I'm pleased to announce the board has selected Natasha Bialuski to become our next general manager. She is on schedule to start her training and orientation period on June 1st. Natasha is from the Los Angeles area, has previous general manager experience of an HOA, and she has been experiencing the challenge of finding a home in PMC to rent long term or purchase. She is truly excited about the opportunity to work in our community and with our association. I'd like to thank Vice Chair Phyllis Throckmorton for her leadership and oversight of the general manager selection process and interviews. I also want to thank Grace Wollemann for assisting Phyllis and the other directors in helping prepare for and accomplish the process. I'm confident the board did a good job and selected the best candidate.

I hope you are continuing to be safe and you are enjoying the gradual changes and fewer restrictions we are able to offer in regards to the pandemic. Let's hope the trend continues.

## PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of April 17, 2021. Complete minutes are available at the business office or online at [www.pinemountainclub.net](http://www.pinemountainclub.net) after their approval at the next board meeting. In the regular open meeting, Chairman Bill Lewis II called the meeting to order at 10:00 a.m. Eight directors attended: Cam Acosta, Richard Ballard, Steve Burkett, Philip Gabriel, Tony Harmon, Peggy Hoyt-Voelker, Chairman Lewis II and Ellen McClellan. Director Phyllis Throckmorton was excused. Also in attendance were General Manager Karin Shulman, Recording Secretary Grace Wollemann and Confidential Clerk Adel Martin.

The board acknowledged receipt of the committee minutes.

There were two (2) committee applica-

tions for approval.

There were six (6) Environmental Control Committee projects recommended and one (1) cottage industry permit.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Burkett that the agenda for the Board of Directors Meeting of April 17, 2021 be adopted. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Acosta to approve the consent agenda. **MOTION** carried.

Chairman Lewis II presented the Chairman's report.

General Manager Shulman presented the General Manager's report.

Director Cam Acosta presented the Treasurer's report.

**MOTION** by Director Acosta, **SECOND** by Director McClellan to ratify the

Association's March 2021 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

### BOARD ACTION ITEMS:

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**MOTION** by Director Acosta, **SECOND** by Director Burkett to approve **RESOLUTION #01-04-17-2021**, adopt the 2021-2022 budget and approve the assessment for the fiscal year 2021-2022 in the amount of \$1,624 (one thousand, six hundred and twenty-four dollars) per lot per CC&R Article 6. Director Acosta, Ballard and Gabriel opposed. Directors Burkett, Harmon, Hoyt-Voelker and McClellan approved. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director McClellan to ap-

'BOARD' Continued on page 11

# Treasurer's Report

Pine Mountain Club POA, Inc.  
Treasurer's Report  
As of March 31, 2021

	Actual	Budget	Over (Under) Variance	
<b>Revenue</b>				
Current Year Assessment Revenue	3,475,153	3,470,052	5,101	
Operations/Maintenance	198,195	137,215	60,980	
Social Activity	336,939	531,275	(194,336)	
Interest Income (Operating)	14,013	24,885	(10,872)	
<b>Total Revenue</b>	<b>4,024,300</b>	<b>4,163,427</b>	<b>(139,127)</b>	
<b>Operating Expenses</b>				
Operations/Maintenance	2,773,778	3,043,460	(269,682)	
Social Activity	610,325	864,759	(254,434)	
Operating Projects	11,205	51,417	(40,212)	
Designated Fund Projects	269,452	304,229	(34,777)	
Reserve Contribution	342,000	342,000	0	
<b>Total Operating Expenses</b>	<b>4,006,760</b>	<b>4,605,865</b>	<b>(599,105)</b>	
<b>Other Operating Transactions</b>				
Additional transfers to Reserve fund	(121,895)	(121,895)	0	
Assets purchased	(24,510)	0	(24,510)	
Foreclosed Lots transferred to Property	15,270	0	15,270	
<b>Total Other Transactions</b>	<b>(131,135)</b>	<b>(121,895)</b>	<b>(9,240)</b>	
<b>Total Change in Operating Fund</b>	<b>(113,595)</b>	<b>(564,333)</b>	<b>450,738</b>	
<b>Payroll Summary</b>				
Payroll Wages	1,485,723	1,682,383	(196,660)	
Payroll Benefits	254,186	295,279	(41,093)	
Taxes and Worker's Compensation	206,176	230,283	(24,108)	
<b>Total Payroll Expense</b>	<b>1,946,085</b>	<b>2,207,945</b>	<b>(261,860)</b>	
	<b>Assessment Billed</b>	<b>Assessment Collected</b>	<b>Assessment Receivable</b>	<b>Assessment Receivable %</b>
<b>18/19 Assessment Collection Update</b>	4,231,452	4,230,582	870	0.02%
<b>19/20 Assessment Collection Update</b>	4,631,550	4,627,065	4,485	0.10%
<b>20/21 Assessment Collection Update</b>	4,628,342	4,560,973	67,369	1.46%
<b>Reserve Fund Update</b>				
	Beginning Balance July 1, 2020	Plus: YTD Interest and Contributions	Less: YTD Purchases	Ending Balance Current Period
	3,268,288	515,894	(676,808)	3,107,374
Operating Fund Cash Balance	1,965,989			
Reserve Fund Cash Balance	3,199,705			

Respectfully Submitted



Cameron Acosta / Treasurer  
04/17/21



**'ANNIVERSARY' Cont. from pg. 1**

Los Angeles Civic Center provided an easily accessible and very beautiful opportunity to escape city pressures.”

The story concludes by saying, “Although Pine Mountain Club is primarily a second home community, there already are a dozen families living here full time. Some of the permanent residents are retired; others commute daily to Bakersfield, Valencia and even to Los Angeles. We expect that there will be more year-round residents before winter.”

Throughout the Fall 1973 Condor, articles focused on families moving into the community. Headlines in the issue read: “Airline Pilot Builds Home,” “Dramatic View from a Golf Course Home,” “Do-it-Yourselfers Assemble Log Cabin,” “Family of Six Plan a Second Home at PMC” and “Owner Surprises Wife with Cabin.” In the Winter 1973 issue, a photo and story appeared about the building of the Snowflake House, which was described as an “unusual three-level home to be built this spring on (property owners Maurice and Patricia Oppenheim’s) Alpen Court land.” The article says, “Pat Oppenheim had pretty well decided on a name for their second home before seeing the final plans, which consist of four full hexagon-shaped wings with two one-half-size hexagons forming the terrace areas. ‘It looks like a snowflake to me, so that’s the name we’ve selected – appropriate, too, for our snowflake country!’”

In the October/November 1976 Condor issue, an ad by real estate company PMC Devco reads: “We will build you a 1,000-square-foot home for \$19,000. Our prices start at \$14 per square foot including septic system.” In the December 1977/January 1978 edition of the Condor, an ad by PMC Devco advertised two-bedroom cabins for \$29,500, and three-bedroom cabins for \$34,900. Those were the days!

Do you have any old photos of PMC? We are looking for old photos to make a display to celebrate PMC’s 50’s Anniversary. Please contact Liz at the Business Office at 661-242-3788, ext. 203. And feel free to share your stories of PMC lore to [rwilde@pmcpoa.com](mailto:rwilde@pmcpoa.com).

**--- General Manager’s Update ---**

*Karin Shulman*

We are now in the Orange Tier, which allows more people inside ALREADY opened businesses. That means no more waiting outside of Home Goods while only so many people can be in the store and you have to wait your turn. It also allows for bars to reopen for outdoor operations.

Our Condor Café is now opened at 50% and alcohol can be served on the deck if you are only drinking. Alcohol is served inside with meals only. The clubhouse is still not open, but we are close to opening.

Also, instead of 6 feet apart we can be 3 feet apart. We will continue with one person at a time in the Post Office with masks required. Pine Mountain Club just increased to 50 COVID cases with 16 recovered, and 27 presumed recovered. This is from the Kern County Health Department.

The pool is not quite completed but

getting very close. If Kern County allows the pool to be open, we are targeting Memorial Weekend for our pool’s opening. We need to hire pool attendants, recreation attendants, a server/cook and a stable hand. All these jobs are part-time, so if you or anyone you know wants to make extra money over the summer, please go to our website and fill out an application. These are all seasonal positions.

April 22 was Earth Day. We held a clean-up event in the community, and let’s keep it clean and golden! You can keep picking up trash around your street where you live, the hiking trails in PMC and anywhere at all! Your help is so appreciated. We live here and should be proud to live here. Let’s turn back time and renew our dedication to maintaining the cleanliness of our surrounds for the enjoyment of everyone and for the protection of the health

*‘GM’ Continued on page 9*



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'GM' Continued from page 8

of our wildlife. Every time we are out walking, let's take a bag and gloves and pick up while we walk. It is good exercise too. Together we can succeed in beautifying PMCPOA again.

May 6th from 4-6 p.m., the Resource Center is having a food giveaway in the PMC parking lot. Please call (661) 245-4303 to make reservations to pick up food. Walk-ins are welcome also, but reservations are encouraged so they have enough to give to everyone who comes. No need to get out of your car, they will place the

### Food Distribution

*The Mountain Communities Family Resource Center is doing a food distribution in the PMCPOA parking lot on May 6 from 4-6 p.m. All are welcome, but reservations are required. Call (661) 245-4303. Seniors (55+) can contact Chelsea Palmer to RSVP at (661) 770-0014.*

**Golf Course and Pro Shop Open  
8am to 6pm  
Every Day  
661-242-3734**

### PMCPOA Office Hours

**(Phone Calls Only)**

**8am-5pm Mon-Fri**

**8am-3pm Sat**

**(Closed for lunch from 12-1 p.m.)**

**Office 242-3788**

**Patrol 242-3857 (24 hrs)**

groceries in your car. We are also having a blood drive with Houchin Blood Bank this month. This will also be held in the parking lot. Reservations are required; walk-ins will be welcomed if there is time.

There is a Meet the Candidates forum on May 22nd from 2-4 pm. It will be videotaped and then put on the website. Please send in your questions to the candidate's, and the video will be posted on the website for your viewing. You can drop your questions in the box outside the front door of the clubhouse or email them to the

receptionist. The election is June 19th and will be held by Zoom, same as last year.

For some great news, we will have our first Concert on the Greens June 26th from 4-7 p.m.!

In July, we will be celebrating our 50th anniversary in person if we continue to move into the lower tiers. We will be doing this with the Mil Potrero Mutual Water Company. We will have a bounce house, barbecue and City Beat will be playing. It will be a lot of fun. Further details will be announced later.

## PROFESSIONAL SERVICES

### Electrical Work

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

### Insurance Services

King Insurance  
(661) 753-7080

### Tree Service/Arborist

Ablaze Tree Service  
(661) 699-8630

### Yardwork, Etc.

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

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

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# Letter from the General Manager

## Our Mountain Community is Not a Trash Can

I am struggling with writing this letter, but I feel it is necessary. On a recent Wednesday evening, I decided to go for a walk down Freeman Drive. I had seen some trash on the side of the road that needed picking up, so I brought along a plastic bag and gloves. Little did I realize while walking down Freeman from Bernina to Birchwood how much trash I would pick up. By the time I got home, the plastic bag was filled to the top and I couldn't even tie the bag due to the large amount of trash that was picked up.

I picked up 12 bottles of airplane-sized liquor bottles, lots of broken glass shards,

### **COMPLIMENTS, CONCERNS, COMPLAINTS**

*PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on the members'-only side of the PMC website at [www.pinemountainclub.net](http://www.pinemountainclub.net). Anonymous submissions will not be published.*

**There were no CCC submissions this month.**

broken pieces of plastic, tile, paper, and, to my surprise, more than 70 cigarette butts. This was along with three poop bags full of -- you guessed it -- dog poop. I was really saddened that my neighbors, our guests and our members would think it is OK to throw out trash on the side of the road. I was especially sad to see how little people care about the environment in which we live, with no conscience thought to starting a forest fire

that could burn our homes down and, most importantly, that could cause loss of life. I am glad to see people use the poop bags to pick up after their dogs, but how about not throwing them into the brush, but rather taking the bags home and throwing them in your trash? Our mountain community, which many of us love, is not a trash can.

The office sends out email blasts often. I always see a note that asks that people to not throw out their cigarettes due to the dryness of the forest. We are entering into a bad drought year. Fire is always a great concern from now through November.

Have you driven down the I-5-free-way and commented on all the trash along the freeway? I know I comment on it every time. We pay some of the highest taxes in the country, and our freeways are dirty and filthy with all sorts of trash. More and more trash is being seen along Mil Potrero Highway and Cuddy Valley Road. Coming into PMC, I notice beer cans everywhere. Where is our pride in where we live?

I know all of us can do better.

*K.L. Shulman, General Manager & COO, PMCPOA, Inc.*

*(661) 242 3788 / [gm@pmcpoa.com](mailto:gm@pmcpoa.com)*



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### **PMC Facebook Page**

**The only OFFICIAL  
PMCPOA Facebook page  
can be accessed at:**

**<https://www.facebook.com/Pine-Mountain-Club-Property-Owners-Association>  
-483903745518764/**

**'BOARD'** Continued from page 6

prove **RESOLUTION #02-04-17-2021**, the 2021-2022 Election Packet and Candidates pursuant to Bylaw 8.08 (F) (6). **MOTION** carried.

**MOTION** by Director Burkett, **SECOND** by Director McClellan to amend **RESOLUTION #03-04-17-2021** the resurfacing and repairs to designated Association roads at a cost not to exceed (NTE) \$300,000.00 as included in the 2021-2022 roads department operating budget. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Burkett to approve **RESOLUTION #04-04-17-2021**, the authorization for four board officers, Bill Lewis II, Phyllis Throckmorton, Peggy Hoyt-Voelker, Cameron Acosta and the general manager, Karin Shulman to sign checks and contracts for the Association. **MOTION** carried.

**MOTION** by Director Acosta, **SECOND** by Director Burkett to approve **RESOLUTION #05-04-17-2021**, allocating up to \$195,352 (NTE) from carryover funds to keep the 2021-2022 assessment low, and allocating the remaining carryover funds to the Reserve Fund following the 2020-2021 Audit as directed by Bylaw 10.12. Director Gabriel opposed. Directors Acosta, Ballard, Burkett, Harmon, Hoyt-Voelker and McClellan approved. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director McClellan to approve **RESOLUTION #06-04-17-2021**, to add Rule 7.03(a) which reads as follows; Feeding wild birds and squirrels is prohibited between April 1 and November 1 of any given year as a public safety effort to prevent property damage by bears and avoid human-bear interaction. Directors Ballard, Burkett, Gabriel, Harmon and Hoyt-Voelker opposed. Directors Acosta and McClellan approved. **MOTION** failed.

**WITHDRAWN – MOTION** to approve **RESOLUTION #07-04-17-2021**, to prohibit the operation of short-term rentals (STR's) by owners who acquire title to their real property on or after June 1, 2021, per the changes listed within Article 22.

**MOTION** by Director Burkett, **SECOND** by Director Hoyt-Voelker to approve the update to Association Rule Ar-



## Low Cost Retrofit List

### 10 Low Cost Ways to Harden Your Home

1. When it is time to replace your roof, replace with a fire-resistant Class A roof material.
2. Block any spaces between your roof covering and sheathing (bird stops).
3. Install noncombustible corrosion resistant metal gutter covers on gutters to prevent the accumulation of leaves and debris in the gutter.
4. Cover your chimney and stovepipe outlets with a noncombustible corrosion resistant metal mesh screen ([spark arrestor](#)), with 3/8-inch to 1/2-inch openings.\*\*
5. Cover all vent openings with 1/16-inch to 1/8-inch noncombustible corrosion resistant metal mesh screens.\*\*
6. Caulk and plug gaps greater than 1/16-inch around exposed rafters and blocking to prevent ember intrusion.
7. Inspect exterior siding for dry rot, gaps, cracks and warping. Caulk or plug gaps greater than 1/16-inch in siding and replace any damaged boards, including those with dry rot.
8. Install weather stripping to gaps greater than 1/16-inch in garage doors to prevent ember intrusion. The stripping must be compliant with UL Standard 10C.
9. When it's time to replace your windows, replace them with multi-paned windows that have at least one pane of tempered glass.
10. When it's time to replace your siding or deck, use compliant noncombustible, ignition-resistant, or other [materials approved by the OSFM](#).

### 5 No Cost Ways to Create Defensible Space and Enhance the Effects of a Hardened Home

1. Regularly clean your roof, gutters, decks, and the base of walls to avoid the accumulation of fallen leaves, needles and other flammable materials (see [Defensible Space](#) for more details).
2. Ensure that all combustible materials are removed from underneath, on top of, or within five feet of a deck.
3. Remove vegetation or other combustible materials that are within five feet of windows and glass doors.
4. Replace wood mulch products within five feet of all structures with noncombustible products such as dirt, stone, or gravel.
5. Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles within 30 feet of all structures or to the property line.

\*This list was developed as a best practices guide and to assist homeowners to ensure their home is more ignition-resistant from wildfires. Low cost can be subjective. Some of these items are based on upgrading to more stringent materials when that feature is up for replacement due to normal maintenance or lifespan, i.e. roofs.  
\*\* Do not use fiberglass or plastic mesh as they can melt or burn.

Updated 1/31/2020

Article 5: Rules for Filming in PMCPOA. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve the update to Association Rule Article 23: Dog Park. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Burkett to approve the PMCPOA Equestrian Club. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve Business Policy A-18 (Pool Entry Cards). **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director McClellan to ap-

prove Business Policy E-17A (Collection Process). **MOTION** carried.

The board sent and received fifteen (15) items of correspondence.

The next Regular Open Board Meeting will take place on May 15, 2021 at 10 a.m. in the Condor Room or on Zoom.

Meeting adjourned at 12:05 p.m.

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

**'NATURE** *Continued from page 1*

Their world is upside down; or, to them, our world is upside down! For the nuthatch, foraging for food means flying to the top of a tree trunk, then working its way straight down the trunk, gleaning insects and such from underneath the flakes of bark. Meanwhile, often in the same tree, way up on top of the smallest twigs, the chickadee is deftly skipping from one clump of needles to another, being very acrobatic and in constant nervous motion (Fig. 5). These two tree-dwellers live close together, but rarely interfere with each other's lives.

Moving to the open areas between the woods, such as meadows, fields and our golf course, we find two common residents who are related, but whose lives are different. These are the western bluebird and American robin, both members of the thrush family. Bluebirds bring to mind bird nesting boxes. Many local residents have successfully reared a clutch of baby bluebirds in their nest boxes. Naturally, bluebirds are hole-nesters, preferring old woodpecker holes. However, they have a problem in and around our community. We humans are required to eliminate the dead trees and dead branches that might have old woodpecker holes in, order to achieve fire safety. Other than that fact, we have excellent bluebird habitat. A nice meadow or vacant lot with a tree or fence to perch on is perfect. (Fig. 6) shows a bright male on a deck railing in the snow. Bluebirds like to sally out from a perch and snag an unfortunate insect. Very little insecticide is used in PMC, so there are plenty of insects. Placing a bluebird nest box on one's property makes good sense in PMC, because we have everything a pair of bluebirds would want except enough tree holes. If one is interested, one can find the proper dimensions for a box online.

Our second thrush relative is the well-known American robin. It is easy to associate robins with green grass and earthworms (Fig. 7, page 13). Worms are one of their favorites foods. Robins have been eliminated in some areas by overuse of insecticides and herbicides, but not here in PMC. The sight of a robin on a green lawn



**Figure 4:** *White-breasted nuthatch descending a pinyon pine*



**Figure 5:** *Mountain chickadee in a pinyon pine*

is a sign that it is a healthy lawn, free of toxins. By the way, the bird mentioned in many English tales and in Shakespeare as a red-breasted robin is not the same bird. Early settlers to America got confused. Our robin has an orange breast.

Spring is also a time for immigrants from the south. I am going to discuss two of the most common and flashiest summer visitors. First, we have the black-headed grosbeak (Fig. 8, page 13). This big-headed and huge-beaked relative of sparrows has wintered in Mexican woodlands. It escapes intense competition for nesting opportunities in the tropics and sub-tropics by coming north. This is a seed-eater. Both parents take turns warming the eggs, the female being the less obvious with her striped coloration (Fig. 9). The male has a powerful voice and often

Photos on Page 1, this page and Page 13 by Ken Baker, Bill Buchroeder, Randy Cushman, Mary McDevitt, Charles Noble, Maryann Ryan and David Schindler



**Figure 6:** *Western bluebird male on snow-covered deck rail*



**Figure 8:** *Black-headed grosbeak male*

sings from the nest, which is unusual for male birds.

Then, we have the Bullock's oriole (Fig. 10, page 13). This is a neon-light beauty that also moves up north from Mexico for the summer, enjoying less competition and plenty of food. Orioles are unusual in that they have to build their nest in a hole, however they do not need a hole in a tree. How is that possible? They weave an elaborate sock out

**'NATURE** *Continued on page 13*



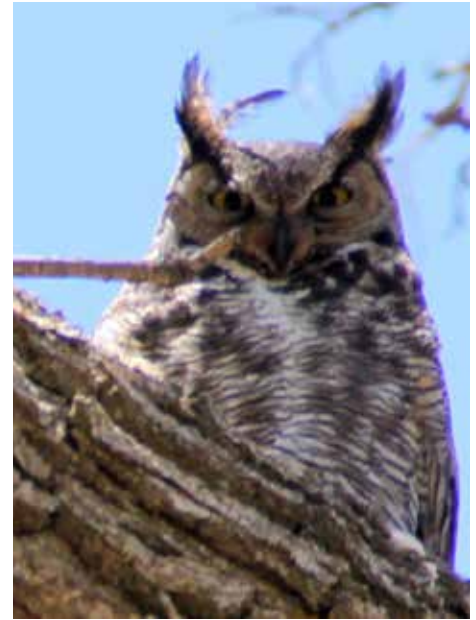
**Figure 7: American robin**



**Figure 9: Black-headed grosbeak female**



**Figure 10: Bullock's oriole male**



**Figure 11: A watchful great horned owl mother near her babies**

**'NATURE** *Continued from page 12*

of plant fiber, attaching it to a branch. It has a hole in the side for entrance. They don't compete with the other Mexican visitor, the grosbeak, for food. They prefer insects, fruit and nectar. Many folks have put out hummingbird feeders. Orioles consider them oriole feeders.

Before we say goodnight, let's listen to the night talk. HOO HOOHOO hoo hoo. We have several owl species in and around PMC. The most likely to be heard is the great horned owl. This is an impressive large predator and fierce parent (Fig. 11). The call often can be heard shortly before dawn. A nice cup of hot coffee on one's deck makes the experience very pleasant. The call is a deep hoot. The male's song is lower in pitch than the female's, even though she is bigger than he is. If one hears a blending of two calls in syncopation, one lower and one higher, especially in late winter, this is the renewal of vows between a pair, and a commitment to raising a brood in the coming spring and summer.

Enjoy the spring; enjoy the renewal of life.

**Annual**  
**Community Yard Sale**  
**August 28-29**

***It will be like last year, with participants selling from their own homes. You will need to fill out a yard sale permit from the office. A list of yard sale addresses will be sent out mid-August.***

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**Pine Mountain Club POA, Inc.**  
**Summary Budget for 2021/2022**  
**As of 04/17/2021**

# Final

	2020/2021			2021/2022 Budget	Increase / (Decrease)
	Pro Forma Actuals	Budget	Variance		
<b>Revenue</b>					
Assessment Income	4,633,037	4,626,738	6,299	4,687,676	60,938
Operating Interest	20,048	30,485	(10,437)	17,958	(12,527)
General & Administrative	98,550	48,420	50,130	68,540	20,120
Association Business	8,349	8,100	249	7,500	(600)
Patrol	15,768	1,200	14,568	15,600	14,400
Maintenance Operations	6,980	5,800	1,180	5,850	50
Environmental Control	27,898	10,200	17,698	20,400	10,200
RV, Campground, Parks, & Grounds	18,178	19,200	(1,022)	18,300	(900)
Refuse & Recycling	13,974	13,200	774	13,800	600
Equestrian Center	59,246	54,300	4,946	55,200	900
Pro Shop	114,556	107,575	6,981	103,725	(3,850)
Lounge	26,186	198,950	(172,764)	184,000	(14,950)
Condor Café	271,591	351,000	(79,409)	336,000	(15,000)
Recreation & Events	48	2,450	(2,402)	2,360	(90)
Post Office	76,500	76,500	0	76,500	0
Confirmed Carry-over funds - prior yrs	834,965	834,965	0	207,608	(627,357)
<b>Total Revenue</b>	<b>6,225,874</b>	<b>6,389,083</b>	<b>(163,209)</b>	<b>5,821,017</b>	<b>(568,066)</b>
<b>Expenses</b>					
General & Administrative	1,487,084	1,653,171	(166,087)	1,704,250	51,079
Association Business	86,542	98,863	(12,321)	91,835	(7,028)
Patrol	366,685	372,361	(5,676)	403,530	31,169
Clubhouse Maintenance	268,078	313,416	(45,338)	269,960	(43,456)
Maintenance Operations	783,747	902,372	(118,625)	793,464	(108,908)
Environmental Control	89,421	91,352	(1,931)	93,530	2,178
RV, Campground, Parks, & Grounds	15,540	20,103	(4,563)	17,561	(2,542)
Refuse & Recycling	144,123	149,013	(4,891)	166,905	17,892
Equestrian Center	211,690	220,581	(8,891)	231,048	10,467
Pro Shop	120,308	127,713	(7,405)	121,500	(6,213)
Golf Maintenance	261,356	266,760	(5,404)	378,790	112,030
Lounge	41,791	197,289	(155,498)	182,385	(14,904)
Condor Café	392,442	469,867	(77,425)	454,150	(15,717)
Recreation & Events	58,841	118,690	(59,849)	118,773	83
Pool	12,899	21,730	(8,831)	72,745	51,015
Post Office	130,926	125,186	5,740	134,335	9,149
Designated Projects	402,229	403,696	(1,467)	207,608	(196,088)
Projects	0	50,000	(50,000)	68,000	18,000
Future Designated Projects	207,608	157,608	50,000	0	(157,608)
Project Contingency	51,261	51,417	(156)	50,000	(1,417)
Reserve Funding	577,895	577,895	0	456,000	(121,895)
<b>Total Expenses</b>	<b>5,710,464</b>	<b>6,389,083</b>	<b>(678,619)</b>	<b>6,016,369</b>	<b>(372,714)</b>
<b>Net Revenue Over Expenses</b>	<b>515,410</b>	<b>0</b>	<b>515,410</b>	<b>(195,352)</b>	<b>(195,352)</b>
<b>Additional Factors</b>					
Additional Reserve funding (pending verification by the Audit & approval by Board)				(320,058)	(320,058)
2020/2021 Carry-over funds (subject to verification by the Audit)				515,410	515,410
<b>Total Net Income Over Expenses</b>	<b>515,410</b>	<b>0</b>	<b>515,410</b>	<b>0</b>	<b>640,117</b>
Assessment Amount		1,604		1,624	20
Billable Lots		2,884.5		2,886.5	(2)

**The complete budget is available at the Association Office to members upon request at the Association's expense and will be provided by agreed upon method (mail, email, etc) within 5 days of the request.**

**Transfer Site Hours:**

**8:30am - 5pm Daily**  
**Open until 7pm Thursdays**  
**through summer**

**Reminders**

*A reminder that our Transfer site is strictly for PMC residents/ guests and tenants. Please bring your Member or Guest card.*

*Only three vehicles are allowed into the site at a time. All other cars will wait outside the gate. When one car leaves another car may come in. Please do not leave your car while waiting in line and walk into the site. We do this for social distancing and that defeats the purpose. Please be patient and wait your turn into the site.*

**COMMITTEE MEETINGS**

All committees are meeting via Zoom, or are dark. Please check with each committee for current details about the meetings.

**Saturday, May 1 (First Saturday)**

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

**Monday, May 3 (First Monday)**

6 pm **Communications ZOOM**

**Friday, May 7 (First Friday)**

10am **Greens and Grounds** Driving Range  
2 pm **Environmental Control ZOOM**

**Wednesday, May 12 (Wednesday Before Board Mtg)**

5 pm **Budget & Finance ZOOM**

**Saturday, May 15 (Third Saturday)**

10 am **PMCPOA Board of Directors Mtg. ZOOM**

**Saturday, May 22 (Fourth Saturday)**

9 am **Emergency Preparedness** (Location TBD)  
10 am **CERT** (Location TBD)

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***Please Pick Up After Pets***

*Please be considerate and pick up after your dog. The association office has been getting lots of complaints about dogs doing their business in other people's yards, on the street, on walking paths, etc. Please take along a bag when you are out walking your dog. Thank you.*

Please don't use Roundup or any poison on weeds in your yard. Deer and rabbits eat them.

**Reminder: Please be courteous and carry your face mask with you while out walking in case you run across other people.**

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**Kern Transit News**

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