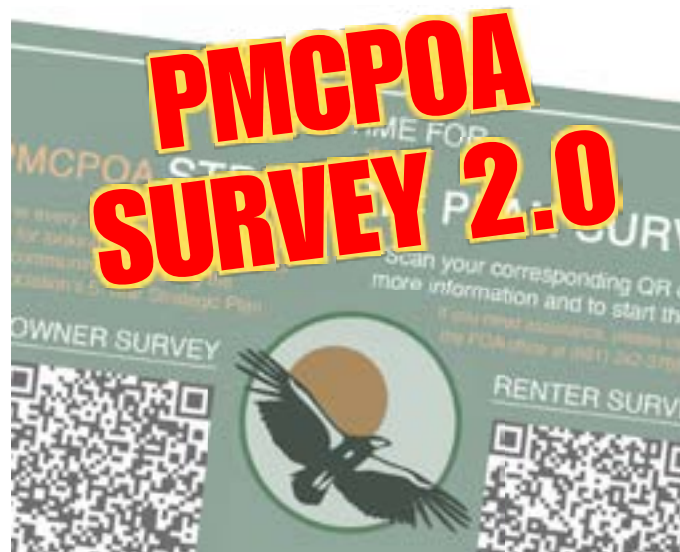


THE UPDATED STRATEGIC PLAN SURVEY IS HERE!

We conduct this important study every 3-5 years, to gain a deeper understanding of our community, and to better serve you.



Survey 2.0 ensures full anonymity for respondents, and clarifies questions that caused some confusion.

MEMBERS, if you get emails from the POA, you will receive your survey link and unique access code via email. If not, watch for your link and code in your assessment mailer.

**SURVEY is open thru
MAY 31st**

RENTERS, you may access your survey by scanning this QR code or going directly to this URL:



<https://www.surveymonkey.com/r/PMCRENTER2024>



the Condor

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

VOLUME 46 . NUMBER 5 . MAY 2024

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

Eight Candidates Vying for Three Seats on PMC Board

PMCPOA Staff

The PMCPOA annual election is next month, and there are eight candidates running for three, three-year terms on the board of directors. This year's election takes place on Saturday, June 15 at 1 p.m. Please note that there will be no in-person voting. To attend this meeting virtually, please log in at us02web.zoom.us/join, meeting ID 840 3531 8743, passcode 967290. Dial in to (669) 444-9171 with the same meeting ID and passcode.

The candidates, listed in the order in which they submitted their letters of intent, are Shawn Coulter, Candace Bennett, Randall Gates, Natalie Sturm, Rob Fredericks, Ross Canton, Cecilia Torres and Arturo Preciado. To view their full candidate packets, please visit the website at pinemountainclub.net/group/pages/election-documents-results. Members are being provided with a mail-in secret ballot. Your mailed ballot must be received at the Inspector of Elections Principal Offices no later than 12 noon on June 15, 2024. Please contact the PMCPOA office immediately if your ballot is lost or destroyed.

Get to know these wonderful volunteers by participating in the Meet the Candidates forums taking place on Friday, May 17 from 6-8 p.m. and Saturday, May 25 from 10am-Noon in the Condor Room. The forums will be recorded on video and posted on our website for viewing afterward.

Outgoing directors are Richard Ballard, Bill Lewis, and Ellen McClellan, whose terms of office will end on June 15, 2024. Thanks to these hard-working volunteers!

**MEET
THE
CANDIDATES**

**Friday, May 17
6-8pm**

**Saturday, May 25
10am-noon**

Forums in the Condor Room

**Come get to know the eight candidates
running for the PMCPOA Board!**

**For more information about the election
and forums, please read the story above.**

Our World of Nature

Our Mountain Birds Welcome the Return of Spring

Lynn Stafford with Liz and Bill Buchroeder

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. Other migrant species 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.



Fig. 1: Steller's jays are intelligent, inquisitive and quite loud (RC).

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). It is more common in brushy areas, often around oaks and pinyon pines. 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.

I will mention two of our small woodland birds. These are the white-breasted nuthatch and the mountain chickadee.

Both of these little busy-bodies love trees and build nests in woodpecker holes (or nest boxes). And both species eat insects and other small invertebrates. But, in terms of lifestyle, they could hardly be more different. The nuthatch (Fig. 4) views the world differently than do humans and most other birds. Their world is upside down; or, to them, our world is upside down! For the nuthatch, foraging for food usually means flying to the top of a tree, 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 skip-

'NATURE' Continued on page 12

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)

**May brings Cinco de Mayo
and Mother's Day food and
festivities to the Clubhouse.
See page 5 for details.**

Defensible Space Works! Make Your Home Fire Safe

PMCPOA Emergency Preparedness Committee

A defensible space of 100 feet around your home is required by law. The goal is to protect your home while providing a safe area for firefighters.

ZONE ONE: Zone One extends 30 feet from buildings, structures, decks, etc.

- Remove ALL non-ornamental combustible and vegetation materials from around all structures. For more information on ornamental vegetation and “fire-wise” plants go to www.readyforwildfire.org.

- Remove any dead/dry material such as grass, leaves, limbs etc.

- Remove trees and limbs within 10 feet of stovepipe and chimney outlets.

- Remove any limbs that overhang/adjacent to structures.

- Clear roof of all combustible vegetation, including leaves and pine needles.

- Provide a 10-foot clearance of all combustibles around propane tanks.

- Relocate woodpiles or other combustible materials out of this zone.

- Remove flammable plants and shrubs from around windows, remove combustibles from under your decks.

ZONE TWO: Zone Two extends 30 feet to 100 feet from the structure. Reduce ALL combustible fuels in this area.

- Remove dead material and remove and/or thin vegetation.

- Remove “ladder fuels” (low-level vegetation that allows the fire to spread from the ground to the tree canopy). There should be a minimum of a 6-foot clearance from vegetation to the lowest tree limb of all non-ornamental trees, or one-third the height of the tree.

Hardening Your Home

Flying embers from a wildfire can destroy homes up to a mile away. Taking the necessary measures to harden (prepare) your home can help increase its chance of survival when a wildfire strikes.

- ROOF:** The roof is the most vulnerable part of your home. Homes with wood or shingle roofs are at high risk during a wildfire.

- VENTS:** Cover all vent openings with 1/16- to 1/8-inch metal mesh. Protect vents in eaves or cornices with baffles to block embers.

- WINDOWS:** Heat from a wildfire can cause windows to break even before the home is on fire. Install dual-paned windows with one pane of tempered glass to reduce the chance of breakage.

- CHIMNEY:** Cover your chimney and stovepipe outlets with a non-flammable screen. Use metal screen no smaller than 3/8 inch and no larger than 1/2 inch to prevent embers from escaping and igniting fire.

- WALLS:** Consider fire-resistant siding on your home.

KERN COUNTY FIRE HAZARD REDUCTION PROGRAM MUST BE COMPLETED BY JUNE 1st.

Beginning June 2nd, fire department personnel will start inspecting properties. Properties found to be in violation will be issued a \$500 citation. The owner of the property will be given 15 days from the mailing date of citation to either dispute the citation or show proof the violation was corrected.

For more information, go to www.kerncountyfire.org to view hazard reduction guidelines.

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.

PMCPOA Patrol Service Calls for March

Compiled by Patrice Stimpson, Patrol Chief

During the month of March 2024, Patrol responded to 372 calls for service.

Observations and calls included:

STR		#	YTD (fiscal)
1	Enforcement	57	564
		Citations	1
		Written Warnings	0
		Incident Reports	0
	Public Assists	197	1584
		House/alarm checks	35
	Agency Assists	7	65
	Animal Control	9	58
	Conflicts	4	31
	Deaths reported	1	8
	General complaints	14	162
	Injury	0	2
	Medical	0	1
	Suspicious incidents	11	85
	Traffic incidents	9	28
	Welfare checks	3	38
	Wildlife	24	584
	STR CALL TOTALS	1	14
	Other:		
	Other:		

Ellie Melili
Direct Property Management
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**REAL ESTATE &
INVESTOR SPECIALIST**



Learn About Weed Abatement and Home Hardening at May 4 Town Hall

Learn directly from the experts on how to protect your home against wildfire. Our PMC fire department engineers will show you how to clear your lot of wild vegetation and growth and our Fire Safe Council will show you how to harden your home to make your property as resilient as possible against fire.

This town hall will take place at 10am on Saturday, May 4 in the Condor Room. Pancakes and beverages will be served.

On June 8, a town hall titled “Building Household Survival Kits” will be offered, and on July 13, a CPR/First Aid Class will be held where participants can become CPR and First Aid certified. On August 10, the movie “Quake Heroes” will be screened.

For more information, contact Elisa Christensen at 805-223-3314 or pinemountainpulse@gmail.com, or visit www.pinemountainclubpulse.com/town-halls.

Celebrating 28 Years of Preserving Local History Come Visit!!

Ridge Route Communities
Museum
3515 Park Drive, Frazier
Park

Open Fri thru Sun 12-4
p.m. or by appointment
Call 661-245-7747

Pine Mountain Club POA, Inc.
Final Summary Budget for 2024/2025
As of April 20, 2024

FINAL

	2023/2024			2024/2025 Budget	Increase / (Decrease)
	Pro Forma Actuals	Budget	Variance		
Revenue					
Assessment Income	5,585,547	5,574,812	10,735	5,670,232	95,420
Operating Interest	70,000	69,408	592	72,227	2,819
General & Administrative	120,933	102,961	17,972	117,853	14,892
Association Business	11,428	9,000	2,428	10,000	1,000
Patrol	40,984	24,000	16,984	25,000	1,000
Maintenance Operations	20,696	24,690	(3,994)	18,762	(5,928)
Environmental Control	58,175	22,500	35,675	22,799	299
Greens & Grounds	0	0	0	0	0
Refuse & Recycling	23,270	17,004	6,266	17,500	496
Equestrian Center	93,318	73,080	20,238	81,160	8,080
Pro Shop	113,088	100,627	12,461	100,627	0
Food & Beverage	548,948	540,370	8,578	560,420	20,050
Recreation & Events	6,123	2,900	3,223	2,900	0
Pool	3,758	4,000	(242)	4,000	0
Post Office	80,820	76,500	4,320	102,420	25,920
Projects	83,217	36,000	47,217	36,000	0
Total Revenue	6,860,305	6,677,852	182,453	6,841,900	164,048
Expenses					
General & Administrative	(1,664,611)	(1,736,851)	72,240	(2,033,402)	(296,551)
Association Business	(77,137)	(91,333)	14,196	(52,380)	38,953
Patrol	(485,628)	(487,771)	2,143	(525,658)	(37,887)
Clubhouse Maintenance	(356,071)	(375,786)	19,715	(497,110)	(121,324)
Maintenance Operations	(871,672)	(862,708)	(8,964)	(915,407)	(52,699)
Environmental Control	(132,523)	(147,921)	15,398	(152,572)	(4,651)
Greens & Grounds	(353,312)	(397,615)	44,303	(357,726)	39,889
Refuse & Recycling	(199,772)	(208,672)	8,900	(243,798)	(35,126)
Equestrian Center	(257,652)	(267,457)	9,805	(300,802)	(33,345)
Pro Shop	(124,874)	(126,258)	1,384	(141,131)	(14,873)
Food & Beverage	(616,640)	(624,079)	7,439	(651,442)	(27,363)
Recreation & Events	(177,187)	(173,900)	(3,287)	(210,943)	(37,043)
Pool	(89,741)	(61,965)	(27,776)	(64,179)	(2,214)
Post Office	(148,713)	(146,324)	(2,389)	(142,641)	3,683
Projects	(303,815)	(213,000)	(90,815)	(348,000)	(135,000)
Future Designated Projects	0	0	0	0	0
Project Contingency	0	(50,000)	50,000	(50,000)	0
Reserve Funding - Budget	(706,212)	(706,212)	0	(499,454)	206,758
Total Expenses	(6,565,560)	(6,677,852)	112,292	(7,186,644)	(508,792)
Net Revenue Over Expenses	294,745	0	294,745	(344,744)	(344,744)
Carryover					
Confirmed Carryover funds FY 2022/2023	235,236	235,236	0	0	(235,236)
Designated Projects	(185,236)	(185,236)	0	0	185,236
Carryover Pro Forma FY 2023/2024 to offset FY 2024/2025 Budget	0	(50,000)	50,000	344,745	394,745
Total Carryover	50,000	0	50,000	344,745	344,745
Total Net Income Over Expenses	344,745	0	344,745	0	0
Assessment Amount		1,928		1,961	33
Billable Lots		2,891.5		2,891.5	0

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.

Mother's Day Buffet

Sunday, May 12, 10am-2pm

Adults \$24.95 + Tax & Gratuity, Kids \$14 + Tax & Gratuity
Ages 5 and under eat free

Menu

- GLAZED BAKED HAM CARVING STATION
- OMELET BAR
WITH ALL THE FIXINGS
- ASSORTED APPETIZERS
- SEASONAL MIXED VEGETABLE
- COUNTRY POTATOES
- SCRAMBLED EGGS
- SAUSAGE / BACON
- FRENCH TOAST
- TRI-COLOR CHEESE TORTELLINI
- DINNER ROLLS & BUTTER
- ARCADIA MIXED SALAD
- DESSERT BAR
- COFFEE, JUICE & ICED TEA



Tickets required

Purchase tickets
in the PMCPOA
office, 661-242-
3788.
No refunds.

PMC Facebook Page

The only
OFFICIAL PMCPOA
Facebook page can be
accessed at

www.facebook.com/pmcpoa

Next Blood Drive in PMC is May 17

The next blood drive in PMC is Friday,
May 17 from 11am to 3pm in the club-
house parking lot.

Watch for more details coming soon.

The editorial and
advertising deadline
for the June 2024
Condor is Monday,
May 13, 2024.

CINCO DE MAYO

4-7:30PM DINNER HOURS

SPECIAL BAND: MERIDIAN 5-9PM

CHICKEN STREET TACOS 13.95

3 Chicken Street Tacos Topped with a Home-Made Salsa, Tomato & Jack & Cheddar Cheese.
Drizzled with a Chipotle Lime Sauce.
Served with Tortilla Chips & Salsa.

CHICKEN FRESCA DINNER 20.95

Grilled Chicken Breast Topped with Pico de Gallo. Served with Refried Beans & Mexican Rice

CHICKEN POZOLE MEXICAN SOUP 12.95

3 BLACKENED MAHI STREET TACOS 17.95
Seasoned Seared Mahi Mahi Topped with a Jalapeno Slaw then Drizzled with a Chili Lime
Cilantro Vinaigrette Sauce.
Served with Chips & Salsa

TACO SALAD BOWL 21.95

Chili Crusted Steak, Roasted Corn, Cilantro, Roasted Onions & Peppers, Pico de Gallo,
Shredded Iceberg, Mixed Cheese with a House Made Crispy Flour Tortilla Bowl.
Chili Lime Vinaigrette & Jalapeno Ranch

SHRIMP AVOCADO CUCUMBER BITES 15.75

4 Extra Large Sautéed Shrimp then Topped with Avocado and Cucumber drizzled with a
Chipotle Lime Sauce.
Awesome!

CINCO BURGER 14.99

Certified Angus Burger: - Cheddar Cheese, Crisp Lettuce, Fresh Tomato, Onion & Kosher Dill
Pickles, Home-Made 1000 Island Dressing on a Toasted Bun.
Served with Crispy Fries

Beautiful Home For Sale



2 story, 3 bedroom, 3 bath custom built
2190 sf home located on a quiet cul de sac

This beautifully landscaped, 1/3 acre lot has
spectacular unobstructed views of
Golf course, Clubhouse, Tennis courts,
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A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com



Bill Lewis II

On March 28, Director Brad Hudson and I attended the U.S. Forest Service open house at the Chuchupate Ranger Station. Andrew Jones and James Douglass from our Emergency Preparedness Committee also attended, as well as several other members including Peggy Hoyt-Voelker and Kathy Weinstein, who serve on the Kern Fire Safe Council.

During the open house, we received updates about several forest service projects related to fire mitigation within the Mountain Communities, including projects on and around Frazier Mountain, the Tecuya Ridge Fuelbreak Project, and the Pine Mountain Club Fuels Reduction Project. We were able to meet and speak with members of the forest service and Kern County Fire Department.

When we spoke about fire mitigation in and around PMC in March during our budget discussions, we mentioned the recent \$900,000 grant for fire mitigation work that has already started within the community and the home-hardening assessment grant that will span from PMC to the I-5 Freeway. Unbeknownst to many of

us, the Forest Service has an ongoing project that is addressing 1,865 acres directly west of our border to reduce fuels and they have already completed work on an area encompassing 497 acres.

At the open house, we were asked by the fire department if a fire hydrant existed at Fern's Lake that could be accessed by a fire truck – not a helicopter - to remove water from the lake if needed for an emergency fire response in PMC. We learned afterward we do not have such a hydrant and we are now working in conjunction with the water company and fire department to determine the feasibility and the cost to possibly acquire and install a hydrant at Fern's Lake.

Director Philip Gabriel mentioned at the last two board meetings that we as an association were guilty previously of ignoring the fire dangers within our community and those responsible simply “kicked the can down the road” to avoid dealing

with it so that others could address the situation down the road if they chose to do so. He was absolutely correct.

Fortunately, during the past five years, we have taken a pro-active approach and pursued the realities of fire mitigation to reduce fuel hazards, educate members, promote home hardening, enforce fire-related violations more diligently, and spent our own money and sought out and received several grants in an effort to make our community safer from fire. Members have also taken steps to make their own properties more fire safe.

We still have a lot of work to do toward achieving a fire safe community – but we are no longer ignoring the dangers and we can thank our many volunteers and staff for working diligently to address the situation.

Be safe, stay healthy, and please be positive.

This message is based in part on the Chairman's Report from the April 20, 2024 board meeting.

FINES:

The Board of Directors imposed a fine at their executive session on April 20 (2024) for the following violation:

EC Code 21.20B (exterior fire)

Dr. Kolodner Dental Group *In PMC 10 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, \$150 (includes cleaning, exam, Xrays & oral cancer screening)

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PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of April 20, 2024. Complete minutes are available at the business office or online at www.pinemountainclub.net after their approval at the next board meeting. Chairman Bill Lewis II called the meeting to order at 10:00 a.m. Eight directors attended: Cam Acosta, Mark Bailey, Richard Ballard, Philip Gabriel, Carolyn Gilbert, Brad Hudson, Bill Lewis II, and Ellen McClellan. Director Jennifer Emmett was excused. Also in attendance were General Manager Todd Greisen and Recording Secretary Grace Wollemann.

MOTION by Director Hudson, **MOTION** by Director Bailey to amend the agenda for the Board of Directors Meeting of April 20, 2024 to include a **MOTION** to approve a change in time of the regular open board meeting to 8:00 a.m. **MOTION** carried.

MOTION by Director Hudson, **MOTION** by Director Bailey to approve the amended agenda for the Board of Directors Meeting of April 20, 2024 be adopted. **MOTION** carried.

MOTION by Director McClellan, **MOTION** by Director Gilbert to approve **RESOLUTION #07-04-20-2024**, and adopt the 2024-2025 budget and assessment for fiscal year 2024-2025 in the amount of \$1,961 (one thousand, nine hundred and sixty-one dollars) per lot per CC&R Article 6. Directors Bailey and Gabriel opposed. Directors Acosta, Ballard, Gilbert, and McClellan approved. **MOTION** carried.

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

There was one (1) committee application for approval.

Chairman Lewis II presented the Chair-

man's report. General Manager Todd Greisen presented the General Manager's report. Director Ellen McClellan presented the Treasurer's report.

MOTION by Director McClellan, **MOTION** by Director Ballard to ratify the Association's March 2024 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

The board acknowledged receipt of the committee minutes.

MOTION by Director Gilbert, **MOTION** by Director McClellan to approve three (3) Environmental Control Committee project recommendations. **MOTION** carried.

There were zero (0) cottage industry permits.

BOARD ACTION ITEMS:

OLD BUSINESS:

MOTION by Director Ballard, **MOTION** by Director Hudson to approve **RESOLUTION #03-02-17-2024**, the update to Association Rule Article 20 (Election Rules), as submitted. **MOTION** carried NEW BUSINESS:

MOTION by Director McClellan, **MOTION** by Director Acosta to approve **RESOLUTION #01-04-20-2024**, the Rules Violation/Fine Penalty for the Annual Assessment mailing package for the 2024-2025 fiscal year as submitted. **MOTION** carried.

MOTION by Director Ballard, **MOTION** by Director McClellan to approve **RESOLUTION #02-04-20-2024**, the update to Association Rule 2.02 (C) (Due Process and Enforcement), as submitted. **MOTION** carried.

MOTION by Director Ballard, **MOTION** by Director Acosta to approve **RESOLUTION #03-04-20-2024**, the update to Association Rule Article 3.18 (General Rules), as submitted. **MOTION** carried.

MOTION by Director Ballard, **MOTION** by Director Hudson to approve **RESOLUTION #04-04-20-2024**, the update to Association Rule Article 21.17 (Screening of Storage Facility), as submitted. **MOTION** carried.

MOTION by Director Ballard, **MOTION** by Director Acosta to approve **RESOLUTION #05-04-20-2024**, the update to Association Rule Article 21.20 (Hazards) & Article 21.25 (Maintenance of Lots), as submitted. **MOTION** carried.

MOTION by Director Hudson, **MOTION** by Director Ballard to approve **RESOLUTION #06-04-20-2024**, the update to Association Rule Article 22, sections 22.03 and 22.11 (Rentals), as submitted. **MOTION** carried.

MOTION by Director McClellan, **MOTION** by Director Gabriel to approve **RESOLUTION #08-04-20-2024**, allocating an estimated \$294,745 from the projected year-end budget variance for calculation in the development of the 2024/2025 budget as follows: \$144,768 toward administrative costs for general insurance, property taxes and operation expenses, \$40,092 toward clubhouse maintenance for electric and water billings, and \$109,885 toward member assessments. Director McClellan opposed. Directors Acosta, Bailey, Ballard, Gabriel, and Gilbert approved. **MOTION** carried.

MOTION by Director Gilbert, **MOTION** by Director McClellan to approve **RESOLUTION #09-04-20-2024**, the 2024-2025 Election Packet and Candidates pursuant to Bylaw 8.08 (F) (6). **MOTION** carried.

MOTION by Director Gilbert, **MOTION** by Director Gabriel to approve, resolve and designate Best Alliance Foreclosure and Lien Services Corp., as agent (Agent) for the Association, and hereby authorizes Agent to prepare, sign and record a Notice of Delinquent

'BOARD' Continued on page 11

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Treasurer's Report

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

Pine Mountain Club POA, Inc.
Treasurer's Report
As of March 31, 2024

	Actual	Budget	Better (Worse) Variance	
Revenue				
Current Year Assessment Revenue	4,189,290	4,181,108	8,182	
Operations/Maintenance	269,425	208,820	59,605	
Social Activity	523,013	535,741	(13,728)	
Projects	70,458	27,000	43,458	
Interest Income (Operating)	58,288	55,300	2,988	
Total Revenue	5,110,485	5,010,969	99,526	
Payroll Summary				
Wages	(1,859,568)	(1,912,544)	52,976	
Benefits	(293,290)	(333,975)	40,676	
Taxes	(158,133)	(158,437)	304	
Worker's Comp	(48,587)	(75,305)	26,719	
Total Payroll Expense	(2,359,584)	(2,480,262)	120,678	
Operating Expenses				
Operations/Maintenance	(1,597,173)	(1,589,516)	7,657	
Social Activity	(289,397)	(288,856)	541	
Operating Projects	(20,582)	(213,000)	192,418	
Designated Fund Projects	(131,699)	(168,237)	36,538	
Reserve Contribution	(529,659)	(529,659)	0	
Total Operating Expenses	(2,559,510)	(2,789,068)	230,558	
Other Operating Transactions				
Additional transfers to Reserve fund	0	0	0	
Assets purchased	(167,884)	0	(167,884)	
Foreclosed Lots transferred to Property	(13,440)	0	(13,440)	
Total Other Transactions	(181,323)	0	(181,323)	
Total Change in Operating Fund	11,077	(258,301)	269,438	
	Assessment Billed	Assessment Collected	Assessment Receivable	Assessment Receivable %
21/22 Assessment Collection Update	4,595,570	4,595,046	574	0.01%
22/23 Assessment Collection Update	5,188,214	5,133,591	34,623	0.67%
23/24 Assessment Collection Update	5,584,507	5,423,856	160,641	3%
Reserve Fund Update				
	Beginning Balance July 1, 2023 *	Plus YTD Interest and Contributions	Less YTD Purchases and Adjustments	Ending Balance Current Period
	71,058	481,110	(285,565)	246,601
Operating Fund Cash Balance	1,396,376			
Reserve Fund Cash Balance	4,888,221			

Respectfully Submitted

Ellen McClellan
Ellen McClellan / Treasurer
Saturday, April 20, 2024

* 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---

As of March 28th, escrow closed for the commercial building on Askin Drive, where the post office is located. The board of directors is contemplating the best use of the available space on the second floor, and other potential improvements to the building, such as entry ways to and from the post office. We also continue to make modifications to the post office interior to improve staff efficiencies in running the operations there.



Todd Greisen

We've announced that we're targeting a partial pool opening earlier this year – May 1st. Weather permitting, this will only be a partial opening from 8am to 10am for morning lap swimming. Our target for full opening is Memorial Day weekend, when we expect to have pool monitor staffing available.

Another amenity improvement in the works is on the tennis and pickleball courts. Repairs will be done soon, preventing balls from rolling under the fences. Sorry, we can't control losing your ball hit over the fence! We recently completed the addition of a gazebo at the dog park, to provide shade and protection from the weather for dog owners. If you're a dog owner, you're encouraged to make use of this member amenity up by the campground, which is also scheduled to open May 1st.

The golf course has also been going through preparation for the busy golf season with tournaments and scrambles scheduled. We still have not received the

new mower purchased last year. It's been on backorder, and the vendor has promised its delivery sometime this summer. When received, we'll be able to raise the standards of play conditions for the course. We've recently restocked our driving range golf ball supply, so that amenity will serve us better. Nearby to the golf course, Ferns Lake is soon to be restocked with fish, thanks in great part to the fundraising efforts of Tyler Sogge. Restocking should be completed by June.

Management and the board are pursuing new capabilities of the equestrian center operations that are designed to increase the use of the facility beyond horse boarding and care. These will create additional revenue opportunities beyond routine boarding fees that currently support the cost of that operation and reduce member subsidies of the amenity. More information is forthcoming as we work out details.

We've completed some minor improvements to the clubhouse, attempting to improve the experience for members and guests visiting the lounge or Condor room. A new sound system is being installed to improve the performance of weekend entertainment, other events, and our monthly board meetings. The jukebox has finally been repaired and will also be connected to the sound system. We're working toward extending the lounge hours through a variety of regular events such as trivia nights and comedy shows.

Another change you'll see soon when you take advantage of your food & beverage amenities is a new point-of-sale system. This will improve the efficiency of staff who must run up and down the stairs constantly to and from the kitchen for food service in the lounge. They'll be able to take orders and accept payment at the tables with handhelds for speedier service. This wireless capability will also be available to serve guests at our outdoor summer events such as Concert of the Greens, the first one coming up May 25th. The new system will also improve our back-office restaurant and retail operations with better inventory controls.

Also, regarding back-office functions, our new association management software implementation continues. Those of you who make monthly payments to the POA have already experienced some of the changes - more to come as we roll out this system. To get a peek at the association's new web portal, you can register yourself at the new website – pinemountainclub.org. This new site is still under construction. It will eventually replace the old site – pinemountainclub.net, when all that data and information gets moved over. You'll also be seeing information coming out soon for a Pine Mountain Club smartphone app with access to your account and other information from your handheld device. Annual assessments for the 2024/25 fiscal year will come through these systems, where you'll also be able to make your payments online if you choose. Old school methods of payment will still work – mail in check payments or check/cash payments at the office.

Lastly, Pine Mountain Club has been given some national media coverage. NBC Nightly News was recently here interviewing several residents about the trouble we have with the growing population of bears in the area. In conjunction with our recent town hall on the subject, we're hopeful that the attention given to California Fish & Wildlife will pressure them into greater support for the association and its members to deal with this problem. If you couldn't attend the town hall meeting where Fish & Wildlife participated, it's available on PMC's YouTube channel.

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COMPLIMENTS, CONCERNS, COMPLAINTS

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

Monthly CCC recap: For the May 2024 CCC column, there was one submission from the lobby box, and there were two online submissions. All of the submissions are published here.

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

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

COMPLIMENT

• I know some members are concerned with the amount of HOA fees. However, I think they are awesome value. We get cool amenities, like tennis courts, pool, club house, concerts and golf, plus "hard" services like street maintenance, snow removal, public safety and trash disposal. And all for a cost of about \$160 per month. My monthly HOA dues at my condo are \$341.63, and the only "real" amenities are trash pick-up and exterior maintenance/insurance. Stated simply, I think the Board and staff have done an amazing job of managing services and finances. As

they say Down Under: Good on ya!

Response: Thank you for the compliment. Budget development is always challenging – balancing between maintaining and improving amenities and services, while keeping costs to a minimum. In 2022, the national average monthly assessment for similar single-family-home (SFH) associations across the U.S. is between \$200-\$300. So, PMCPOA continues to be below the average.

CONCERNS

• Three different people and I wrote in comments today about not having an evacuation plan for a fire. If everyone tries to get in their cars, trailers and RVs to try to evacuate, there will be accidents on our curvy two-lane roads on both ends and very few will escape. It will be another Paradise disaster. We need to set up clear areas where people can

safely go and have ways to protect ourselves in those areas. Possibly the golf course and baseball park near the fire station. This continues to be brought up in meetings but there is no response from the board and no action taken. This is a very serious problem and needs to be addressed immediately.

Response: Thank you again for your continued concerns for emergency preparedness in the community. As mentioned before, the Emergency Preparedness Committee is making significant strides toward making this a safer place to live. Among the many projects they are addressing is the very concern you bring up. To be best educated on all they are doing, you're welcome to attend their monthly meetings in the Pavilion pm the fourth Saturday of every month at 9am.

'CCCs' Continued on page 14

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Pine Mountain Club
Property Owners Association, Inc.

Emergency Preparedness Radio Safety Net

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

To improve our Emergency Preparedness Committee's efforts, PMCPOA has started a **Radio Safety Net (RSN)**.

This will link volunteers across PMC, who monitor situations in their own neighborhoods and exchange critical information with fellow RSN members, Patrol, and local agencies. When other communication lines are down, this system is a vital lifeline.

We continue to recruit volunteers throughout PMC. We will teach you everything you need to know about obtaining, setting up, and using specified GMRS radios to help keep our community connected.

Neighbors Helping Neighbors

To find the latest information on the next training session, or to sign up for the PMC RSN call 661-241-3754, go to ep-rsn.org, click or scan the QR code.

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'BOARD' Continued from page 7

Assessment Lien and all other necessary and associated documents on Association's behalf, as agent, against and upon the property/owners, 316-402-09-00-9, 316-452-03-00-6, 316-261-07-00-6 and 316-511-03-00-6, to secure and collect all amounts owed to the Association in accordance with the CC&Rs of Association and the Civil Code of California. **MOTION** carried.

MOTION by Director Gilbert, **MOTION** by Director Acosta to approve the 2024-2025 Pine Mountain Club User Fee Schedule. Director Bailey opposed. Directors Acosta, Ballard, Gabriel, Gilbert, and McClellan approved. **MOTION** carried.

MOTION by Director Bailey, **MOTION** by Director Gilbert to approve a change in time for the regularly scheduled Board of Directors meeting of May 18, 2024, moved from 10:00 a.m. to 8:00 a.m. in order to facilitate board and membership participation in the Lilac Festival activities. **MOTION** carried.

The board sent and received eight (8) items of correspondence.

The next Regular Open Board Meeting will take place on May 18, 2024 at 8:00 a.m. in the Condor Room.

Meeting adjourned at 12:15 p.m.

PROFESSIONAL SERVICES

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Professional Services ads are \$5 per line per month, two-line minimum, when paid by the year. Otherwise, \$6 per line per month. 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.

ping 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.



Fig. 2: These baby Steller's jays grow quickly and need much food from both parents (DS).

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.



Fig. 3: The California scrub-jay finds plenty of native brush in our mountains (MAR).

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 an excellent bluebird habitat. A nice meadow or vacant lot with a tree or fence to perch



Fig. 4: This white-breasted nuthatch is very comfortable descending a pinyon pine trunk (BB).

Photographers

**Bill Buchroeder
Randy Cushman
Mary McDevitt
Charles Noble
Maryann Ryan
David Schindler**

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.



Fig. 5: This mountain chickadee is at home high in a pinyon pine (MAR).

Our second thrush relative is the well-known American robin. It is easy to associate robins with green grass and earthworms (Fig. 7). 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 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



Fig. 6: This male western bluebird has braved our winter and is ready for spring (MM).



Fig. 7: The American robin can be found around our golf course lawns (BB).

as a red-breasted robin is not the same bird. Early settlers in 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 flashy summer visitors. First, we have the black-headed grosbeak (Fig. 8). 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 sings from the nest, which is unusual for male birds.



Fig. 9: The female black-headed grosbeak selects a proper nest site along a tree branch (MM).

Then, we have the Bullock's oriole (Fig. 10). 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 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.

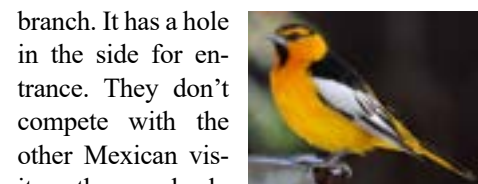


Fig. 10: The Bullock's oriole often builds its hanging 'sock' nest in a cottonwood tree (CN).

Late in the evening and during dawn, we some-

'NATURE' Continued on page 13



Fig. 8: The male black-headed grosbeak arrives in April and establishes its territory (DS).

'NATURE' Continued from page 12
times hear HOO HOO HOO 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). I like to sit on our deck shortly before dawn with a cup of hot coffee and listen for the great horned.



Fig. 11: This watchful great-horned owl mother is guarding her babies (MAR).

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.

Concerts on the Greens Kicking Off

PMCPOA Staff

Our popular Concerts on the Greens series kicks off this month on Saturday, May 25 from 4-7pm on the golf course.

The first concert will feature The Cardiffs, who have performed widely at music festivals and events, and who deliver their own brand of classic rock, jazz, pop, musical theatre and more.

Concerts on the Greens are free. Bring a blanket or lawn chair, or park your golf cart on the driving range. No outside food or alcohol are allowed. Outdoor food and barbecue are available for purchase.

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 13, 2024, immediately following the Quarterly Board of Directors' Meeting which will be held at 10:00 a.m. in the Administrative Office Conference Room of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Pine Mountain Club California, 93222. The deadline for clearing the Water Company accounts of overdue charges, to be eligible for submitting a proxy shall be June 5, 2024. 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 17, 2024. The resume must be typed on a single 8 1/2" 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.

William Martin, Board Secretary
Mil Potrero Mutual Water Company

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'CCCs' Continued from page 10

• Due to unlevel terrain surrounding the post office, there is a history of falls and injuries in all kinds of weather. Amazon's recent decision to send parcels through the mail (instead of delivering to people's homes) makes this issue even more important. People are now carrying loads of large, cumbersome packages over that uneven and partially graveled ground.

Having purchased the post office building, what can the POA do to make the area safer for all of us?

Response: Yes. The POA will be looking at options for improving access to the facility, among other needed improvements. This one is a priority.

Entertainment Line-Up:

Piano Bar 5-7pm
Friday nights 7-10pm
Saturday nights 7-11pm

Friday, May 3
 5-7pm Piano Bar -- Steve Wilkinson
 7-10pm -- Cary Park (Singer/Songwriter Who Plays Classic Rock & Country)
Saturday, May 4
 5-7pm Piano Bar -- Brendan Coyle
 7-11pm -- The Craig Hasenbank

Band (Classic & Alternative Rock)
Sunday, May 5
 5-9pm -- (Cinco de Mayo) Meridian (Music from '60s, '70s & '80s)
Friday, May 10
 5-7pm Piano Bar -- Steve Wilkinson
 7-10pm -- Walt & Pam (Folk Rock, Country, '50s, '60s & '70s)
Saturday, May 11
 5-7pm Piano Bar -- Richard Schwagerl
 7-11pm -- The Sidemen (Danceable Rock 'n' Roll, Blues, Funk & Country)
Friday, May 17
 5-7pm Piano Bar -- Brendan Coyle
 7-10pm -- Bandit (Mix of Classic Rock, Blues & Country)
Saturday, May 18
 5-7pm Piano Bar -- Dave Silversparre
 7-11pm -- Mile High (Classic Rock, '90's & Country)
Friday, May 24
 5-7pm Piano Bar -- Richard Schwagerl
 7-10pm -- Foxtail Rangers (Country, '50s, '60s, '70s Rock & a Little Bit of Bluegrass & Jazz)
Saturday, May 25
 4-7pm Concert on Greens -- The Cardiffs (Classic Rock, Jazz, Pop, Musical Theatre & More)
 7-11pm -- The Renegades (Classic High-energy '60's & '70's Rock 'n' Roll)
Friday, May 31
 5-7pm Piano Bar -- Brendan Coyle
 7-10pm -- Julia Casebolt & Friends (Contemporary, Classics & Originals)

PMC Pool Opening

Open for Morning Lap Swim Only Starting May 1

As of May 24:

Morning Lap Swim
 8-10am Daily
 Open Swim
 10am – 7pm Daily (Except Mon, Wed & Fri, opens at 11am after Water Aerobics)
 Evening Lap Swim
 7pm – 8pm Daily
 Water Aerobics
 10-11am Mon, Wed & Fri

PMC Fitness Classes

Classes meet in the Condor Room, and are \$5 each (except for Tai Chi, which is \$20 each, and Yoga, which is \$10 each) payable to the instructors.

Yoga with Deb

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

Rise and Shine with SunJay

Mon/Wed 10-11am (Please bring a mat, blanket and water bottle.)

Tai Chi with Shannon

Mondays, 5-6pm
 Tuesdays 4:30-5:30pm
 Thursdays 9-10am

New: Ecstatic Dance Class with SunJay

Ecstatic Dance with SunJay is an introspective spiritual experience of individual expression and self discovery through movement. SunJay says it's a "moving meditation practice held within a safe container of non-judgemental and non-verbal space."

Classes are on the last Wednesday of each month from 7-9pm in the Condor Room. The class is \$15, payable to SunJay.

Reservations for the class are requested by texting to (213) 718-1198 or emailing to sunjaysmedicine@gmail.com.

COMMITTEE MEETINGS

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

Friday, May 3 (First Friday)

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

Saturday, May 4 (First Saturday)

9am Governing Documents ZOOM
 1 pm Planning Pavilion/ZOOM

Tuesday, May 7 (First Tuesday)

6 pm Communications ZOOM

Wednesday, May 15 (Wednesday Before Board Mtg)

5 pm Budget & Finance Condor Room/ZOOM

Saturday, May 18 (Third Saturday)

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

Saturday, May 25 (Fourth Saturday)

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

Rec Room Hours

12-5pm
 Fridays-Sundays
 And Holidays
 Open Memorial Day
Arts and Crafts for Kids
 Sundays, 3-5pm

Teen Nights in Rec Room

Teens, come join the fun at Teen Nights in the PMCPOA Rec Room on May 4 (game night) and May 31 (details to come). The Rec Room stays open from 7-10pm for 9th- to 12th-graders.

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For more information, please visit our website:
 WWW.PMCLILACFESTIVAL.COM