

PMCPOA PLANNING COMMITTEE

PRESENTS

PANCAKES & PREPPING

an

EMERGENCY PREPAREDNESS COMMITTEE
PANCAKE BREAKFAST TOWN HALL

TOPIC: WINTER (& DISASTER) PREPAREDNESS

Saturday, October 14th, 9am-11am

DISCUSSION ON PREPARATIONS FOR WINTER,
NEIGHBORHOOD "RADIO WATCH" SIGN-UPS,
EMERGENCY KIT PRIZES,
AND OF COURSE PANCAKES!



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the Condor

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

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www.pinemountainclub.net

661.242.3788 . 661.242.1471 (fax)

**PMC New Member Orientation
and All Member Meet & Greet
taking place Oct. 1**
New members are invited to a PMCPOA
orientation on Sunday, Oct. 1 from Noon-1pm
in the Pavilion, and all members are invited
to a Meet & Greet from 1-3pm in the Condor
Room. Refreshments will be served. Come
learn all about our clubs, committees and
activities while making new friends.



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VOLUME 45 . NUMBER 10 . OCTOBER 2023

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

Meet Your New Board Members: Jennifer Emett



Jennifer Emett, one of the three new directors elected to the PMCPOA Board in June, says she decided to run for the board based on her previous experiences serving on an HOA. "I watched a prior HOA where I had purchased a home get sued for non-payment of a construction contract to replace the roofs and repaint," she explains. "I joined that HOA and became chairperson. We negotiated a much better contract with a new contractor, and we finished on time and under budget, so I felt my experience would be helpful for PMC."

Jennifer Emett

Jennifer brings her expertise from a 34-year career in information technology (IT) with Kaiser Permanente to the PMC Board. In this role, she developed software, managed projects, provided business and technology consulting and trained project managers. At age 40, she decided to pursue a lifelong dream to be an actress. "I studied at Santa Monica College and was a lead actor in two

'JENNIFER' Continued on page 3

Planning Comm. Town Hall #2: Emergency Prep. and Pancakes

On Saturday, Oct. 14 from 9-11am, the Planning Committee will present its second in a series of Town Hall meetings featuring the PMCPOA committees. This month's meeting is a pancake breakfast and will feature the Emergency Preparedness Committee. Topics include winter and disaster preparedness in PMC, neighborhood "radio watch" signups, emergency kit prizes and more! *(Please see flier on back cover.)*

For a related story about winter weather preparations, please see page 4.

Bear Break-ins are Up in PMC

Patrice Stimpson, Patrol Chief

The 2023 season has seen more bears breaking into PMC homes, garages, cars and sheds than ever before. There are several bears that have learned that if they break windows or doors, they are almost guaranteed to get food. Bears are extremely strong – they can tear a solid wood door right off the hinges.

It's extremely important to report bear damage to the California Dept. of Fish and Wildlife. The more people who report, the more state resources our area will be assigned. We need help.

PMCPOA continues to do all we can to mitigate property damage from bears. Residents can call Patrol at (661) 242-3857 for active bear situations. However, we need your help to solve the bear problem!

When property damage occurs, members are strongly encouraged to report property damage directly to the California Dept. of Fish & Wildlife (CDFW) at <https://apps.wildlife.ca.gov/wir>. This is an essential part of solving the bear problem -- getting them involved in solutions. PMC cannot report these incidents on your behalf. Only you can report bear damage to your property.

There is a lot of information available to help property owners deal with bear problems. The Los Padres Bear Aware Facebook page has many helpful tips on how to make your property more bear-resistant.

The PMC Clubhouse has a book called "Living With Bears" available for purchase at the office window. There is free literature from CA Fish & Wildlife about bears and other local wildlife available in the lobby at the clubhouse.

There are a number of products available for purchase to for-

'BEARS' Continued on page 11

Our World of Nature

Coyotes

Lynn Stafford with Liz Buchroeder

Besides the black bear, the large wild mammal we most aware of in Pine Mountain Club is the coyote (Fig. 1). Their yips and howls often can be heard outside our homes at night.



Fig. 1: This alert coyote surveys its territory in Pine Mountain Club (BB).

Daytime sightings are common. Like the bear, the coyote is an animal we all need to know how to live with. They are not going away. In fact, the population of coyotes in the United States has greatly increased with the presence of modern human occupation.

The first European invaders and settlers slaughtered many na-

'NATURE' Cont. on page 12

Safe Drinking Water in an Emergency

PMCPOA Emergency Preparedness Committee

WHY STORE WATER

Disasters can disrupt our water distribution system, and since you will need water within a couple of days, you need to know where to find an emergency source of water and how to make it safe to drink.

HOW MUCH DO YOU NEED

A normal active adult should drink at least ½ gallon of water per day. Additional water is needed for brushing teeth, bathing, and cleaning cooking utensils. Store as much water as you have space for, but a three-day supply is considered to be a minimum amount per person.

WHERE CAN YOU OBTAIN AN EMERGENCY WATER SUPPLY?

You can store tapwater in clean beverage bottles so long as you have an airtight seal. However, do not use containers that have held fluids or materials that were not drinkable or edible.

Water can be purchased at a market in soft plastic containers or from water retailers in large five-gallon hard plastic bottles. Other emergency sources are toilet reservoir tanks (not the bowl), so long as chemical disinfectants and cleaners have not been added; ice cubes, and hot water heaters. NOTE: To ensure your water heater survives an earthquake, secure it to the wall with metal strapping and heavy bolts. Fill bathtubs and any other containers with water to use other than for drinking.

HOW LONG CAN YOU STORE IT?

Well-sealed containers can be kept for at least a year. Mark containers with the current date and place in a cool, dark place. Replace soft plastic bottles within one year of the storage date.

CAUTION: Do not use empty bleach bottles and other containers that were not used for beverages; these are not food-grade bottles and the plastic may slowly decompose into the water. However, large five-gallon hard-plastic drinking bottles can be reused for several years.

HOW TO PURIFY WATER

If your stored emergency water is destroyed in the disaster, how do you purify available water? Water, whether cloudy or clear, that has been exposed to the air for a few days should be boiled vigorously for 10 minutes to kill bacteria. Also, water purification tablets are available at many drug and camping supply stores; follow directions on the label. Some kinds of liquid chlorine bleach can be used. Check the label; it should contain 5.25% hypochlorite to be effective in killing bacteria. Add to water using an eye dropper in the amount indicated below. Stir. Wait 30 minutes before drinking.

Amount of bleach to use:

Clear Water: 1 gallon, 8 drops bleach; 5 gallons, ½ teaspoon bleach

Cloudy Water: 1 gallon, 16 drops bleach; 5 gallons, 1 teaspoon bleach

For additional information, call the EPA – Save Water Hotline at (800) 426-4791.

Source: Environmental Protection Agency and U.S. Department of Health and Human Services Stock No. 202-717, LA form 974

For more information, see American Red Cross Community Disaster Education at http://www.redcross.org/disaster/comm_ed/community.htm1.

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Editor/Designer

Ronni Wilde

rwilde@pmcpoa.com

Condor Proofreaders

Connie Baldin

Marcy Axness

Mailing Volunteers

Amber Lawrence

Shirley Meythaler

Advertising Information

RWilde@pmcpoa.com

Printed by the PMCPOA Business Office.

PMCPOA Corporate Office

2524 Beechwood Dr. PO Box P

Pine Mountain Club, CA

93222 • 661.242.3788

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Call 661.242.3788

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

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

'JENNIFER' Cont. from page 1

stage plays and several other plays and musicals around So Cal. More recently, I've been pursuing film, TV and commercials."

In serving on the PMC Board, Jennifer says she hopes to see the ban on future short-term rentals (STR) be removed since she says the rules enforcement seems to be working in reducing the number of complaints. She wants to work with the STR hosts and managers to ensure continued compliance and peace surrounding the STR homes. "I believe our community is not benefiting from the ban; it's discouraging home purchases, harming home values and reducing tourism, which supports our village businesses."

She believes her greatest challenge in serving on the Board will be understanding the clubhouse revitalization issues. To accomplish this, she says she hopes to search for the most economical method to bring the facility up to where it should be with the increasing membership needs, while also keeping the assessments reasonable. "The cost of living and construction is nearly always increasing, which makes this challenge even more difficult to manage."

Despite these challenges, Jennifer says she loves our community even though she may not agree with everyone all the time. "I feel most people here help each other whenever possible; cleaning up after the bear break-ins, snow shoveling, with grocery and trash runs and rides off the mountain, and with welfare checks." She adds, "It takes a village of neighbors helping neighbors to live here in the forest."

Jennifer is no stranger to the struggles life in PMC can bring. "In 2017, I had my first bear break in. He saw the baker's rack in the basement because I hadn't yet heard to cover the windows, especially when I'm not home." She continues, "He pushed in the window, broke the frame and found a sealed container of nuts on the back of a shelf. I walked in on him to find his very large hind end going out that window," she says with a laugh. "Since that event, I've been so careful not to encourage a re-visit. So far, I've been successful, and I still love the bears and all of our forest critters." She adds, "There's nowhere else I'd rather live."

Article written by Ronni Wilde from information provided by Jennifer Emett.

PMCPOA Patrol Service Calls for Aug.

Compiled by Patrice Stimpson, Patrol Chief

During the month of August 2023, Patrol responded to 652 calls for service.

Observations and calls included:

	#	YTD (fiscal)
Enforcement	107	224
<i>Citations</i>	3	10
<i>Written Warnings</i>	1	1
Incident Reports	1	1
Public Assists	237	453
<i>House/alarm checks</i>	23	37
Agency Assists	10	17
Animal Control	3	11
Conflicts	4	10
Deaths Reported	0	2
General Complaints	33	55
Injury	1	1
Medical	0	0
Suspicious Incidents	14	32
Traffic Incidents	2	3
Welfare Checks	2	3
Wildlife	205	475
STR Call Totals	3	5
STR Enforcement	3	
STR Citations	0	

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Property Addresses

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Winter Weather in PMC: Now is the time to Prepare

Winter weather and snowy conditions are common in Pine Mountain Club, and the time to get prepared for winter storms is before they happen. It's never too soon to start your planning and preparations.

First Step: Stay Informed

The PMCPOA Emergency Preparedness Committee contributes articles about safety preparation that are published on page 2 of the Condor newsletter every month. Topics range from fire safety to severe weather precautions and preparations. Please read these articles and stay informed. It will help when severe weather or another emergency strikes.

PMCPOA also has an official Facebook

page located at <https://www.facebook.com/pmcpoa>. Pertinent weather and safety information will be posted on this page as needed.

Helpful Info on PMCPOA Website

There is a State of CA Disaster Ready Guide available for viewing on the PMCPOA website on the "About Us" page (<https://pinemountainclub.net/web/pages/about-us>). Click on the "Living in PMC" tab and scroll down to "Alerts/Disaster Preparedness." Then click on the link to the pamphlet.

There are weather and road condition links available on the "Alerts/Weather" page of the website (<https://pinemountainclub.net/web/pages/weather-road-links>). Snowplowing procedures and updates are also available on the Alerts page, including a Snowplow Status Map that will be updated during storms. Emergency numbers and information are posted on the website as well at (<https://pinemountainclub.net/web/pages/emergency-number>) and on



the Patrol page at (<https://pinemountainclub.net/web/pages/patrol-office>).

Clubhouse Serves as Shelter

During severe weather, the PMCPOA Clubhouse remains open 24/7 in the event of the power going out. PMCPOA has an emergency generator that provides power immediately upon an outage, so the Clubhouse stays warm and lit. You can bring sleeping bags and games and hunker down during the storm until the power comes back on. (No pets please; and a note that PMCPOA cannot provide transport to the Clubhouse.)

Snow Removal in PMC

During winter storms, the Pine Mountain Club Maintenance Department's snowplow equipment will be dispatched as needed to maintain all roadways, cul de sacs and access roads within the PMC community. This equipment will be dispatched as soon as possible after the snow begins to stick to the road surfaces, and plowing will continue until all the roads are clear of snow. Cinders will be applied when the Maintenance Department deems it appropriate. The streets in our community will be plowed in the following order: First, the main roadways. Second, all access roads. Third, all cul de sacs. (Copies of this procedure are available in the PMC Business Office.)

PMC's Snow Berm Removal Process

The first priority in the event of a snowstorm is clearing and sanding the roads of the community. Once this is accomplished, the removal of berms from property owners' driveways is provided as a courtesy to members who, in advance, have requested this assistance. To be added to this list, you need to present a current ADA placard or doctor's note at the Business Office. The berm removal list is intended for the physically impaired. If you have any questions regarding our snow plowing and berm re-

Continued on Page 5



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Continued from Page 4

moval policies, please call 242-3788 or come see us. More detailed articles about snow and berm removal will be published in the Condor during the coming months.

FEMA Recommendations

FEMA (the Federal Emergency Management Agency) offers the following advice in being prepared for winter weather before it strikes:

Before Winter Storms/Extreme Cold

Get or put together an emergency supply kit, which includes items such as non-perishable food, water, a battery-powered or hand-crank radio, extra flashlights, and batteries. Thoroughly check and update your family's emergency supply kit before winter approaches, and make sure you have rock salt to melt ice on walkways; sand to improve traction; and snow shovels and other snow removal equipment before the storms hit.

Prepare Your Home

• Prepare for possible isolation in your home by having sufficient heating fuel, as regular fuel sources (electricity or propane delivery) may be cut off. For example, store a good supply of dry, seasoned wood for your fireplace or wood-burning stove or an abundance of pellets for a battery-backed-up pellet stove. Pellets can be ordered here through Let's Live Local; call 310-704-9020 or 661-242-6988 for details.

• Winterize your home to extend the life of your fuel supply by insulating walls and attics, caulking and weather-stripping doors and windows, and installing storm windows or covering windows with plastic.

• Winterize your house, shed or any other structure that may provide shelter for your family, neighbors or equipment. Clear rain gutters; repair roof leaks and cut away tree branches that could fall on a house or other structure during a storm.

• Keep fire extinguishers on hand, and make sure everyone in your house knows how to use them. House fires pose an additional risk as more people turn to alternate heating sources without taking the necessary safety precautions.

• Learn how to shut off water valves (in case a pipe bursts).

• Know ahead of time what you should do to help elderly or disabled friends, neighbors or employees.

• Hire a contractor to check the structural ability of the roof to sustain unusually heavy weight from the accumulation of snow -- or water, if drains on flat roofs do not work.

• Maintain ventilation when using kerosene heaters to avoid build-up of toxic fumes. Refuel kerosene heaters outside and keep them at least 3 feet from flammable objects.

• Conserve fuel, if necessary, by keeping your residence cooler than normal. Temporarily close off heat to some rooms.

Prepare Your Car

Check or have a mechanic check the following items on your car: Antifreeze levels - ensure they are sufficient to avoid freezing; battery and ignition system - should be in top condition and battery terminals should be clean; brakes - check for wear and fluid levels; and the exhaust system - check for leaks and crimped pipes and repair or replace as necessary. Carbon monoxide is deadly and usually gives no warning.

Additional items to check: Fuel and air

filters - replace and keep water out of the system by using additives and maintaining at least half a tank of gas; heater and defroster - ensure they work properly; lights and flashing hazard lights - check for serviceability; oil - check for level and weight, and know that heavier oils congeal more at low temperatures and do not lubricate as well; thermostat - ensure it works properly; windshield wiper equipment - repair any problems and maintain proper washer fluid level; and install good winter tires. Make sure the tires have adequate tread. All-weather radials are usually adequate for most winter conditions. However, chains or snow tires with studs may be required here.

Place a winter emergency kit in each car that includes a shovel, windshield scraper and small broom, flashlight, battery powered radio, extra batteries, water, snack food, matches, extra hats, socks and mittens, first aid kit with pocketknife, necessary medications, blanket(s), tow chain or rope, road salt and sand, booster cables, emergency flares and a fluorescent distress flag.

This article was compiled by Condor Editor Ronni Wilde.

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A Message from the Chairman

Bill Lewis
pmcboard@pmcpoa.com

On Sept. 15, we tested the remote activation capability of three fire evacuation sirens located in PMC in cooperation with the Mil Potrero Mutual Water Company. The purpose of the test was to de-



Bill Lewis

termine the ability to remotely activate the sirens, and our next step will be to determine the effective range of these sirens within the community.

We are aware that some people heard the sirens and others did not. We will let you know in advance the dates and times for the next tests and how you might be able to assist us in determining the range of each siren. After those tests, we will meet with the fire department to determine an activation protocol and troubleshoot things that might go wrong.

These sirens are intended for one purpose -- to let people know that the fire department is recommending an immediate evacuation due to an approaching fire. I want to thank (again) the water company for their continuing assistance with this important endeavor.

We have received a letter from the Internal Revenue Service that once again reaffirms our status as a 501(c)(7) organization in response to the claims we were non-compliant in filing our taxes based on our tax-exempt status. I'm certain you'll be glad to know we have been filing our taxes appropriately and will continue to do so.

In August, we received a notice from the Department of Justice that a complaint had been filed against the association for alleged violations of falsifying association records or reports. I want it to be clear the complaint was not independently generated from the Attorney General or his office -- it was not an "Attorney General complaint" as often referenced. The complaint was sent to the Public Inquiry Office and the office of the Attorney General.

We were given 30 days to respond to the five claims alleged. After a review by and consultation with our legal counsel, a response was sent. The original complaint and our response are both posted in the members' side of our website under "Legal and General Notices" in the "Notices & Postings" section.

We have several members concerned about audits of our financial records. One member recently wrote "I feel the PMCPOA are long overdue of having an audit done" and another wrote in part "Audits should be a normal

course of business... I would like to see an audit." These members should be pleased to learn that the association has been having its financial records audited on an annual basis by independent audit firms for many years.

Each year, the association mails a copy of the independent auditor's report to its members. Audits conducted since 2017 by three independent audit firms are currently posted online in the "Financials" section of our website on the member's side. Within that same section, members can review a myriad of financial information to include the monthly financial reports, budget process documentation, history of assessments, reserve study disclosure, and more.

As you may know, there is/was a petition circulating to convene a meeting of the members to hold a special vote on two bylaw changes for reserve funding and term limits, and the elimination of two rules related to short-term rentals. I met with Shawn Coulter on Sept. 15 to share and clarify information that had not been previously shared with him prior to the drafting of the petition. Our purpose in meeting was an attempt to reach a compromise on how to best proceed with the items of concern on the petition without the expense of conducting a special vote and creating division within the community.

First, regarding the elimination of the rules that prohibit new owners from operating a short-term rental, we agreed that Civil Code 4365 allows a special vote of members with a written request to reverse a rule, but that request must occur not more than 30 days after the rule is first implemented. The opportunity for members to reverse the rule has passed. Shawn agreed those proposals should be removed from the petition.

However, Shawn was not aware that efforts were already underway for the board to consider a change in the rule to allow a 25% cap and I'm told that change could be proposed at the November board meeting by one of our directors. The challenge of crafting and submitting

a 25% rule is that it must be clearly understood how it will be implemented and managed -- and that work is in progress, is time consuming to both create and verify, and will likely generate further discussion when presented.

Next, regarding term limits, a resolution has already been submitted by one of our directors to restore the previous language in Bylaw 6.06 and it is scheduled to be on the October agenda.

Lastly, we discussed the bylaw change to eliminate reserve funding from carryover funds and we did not reach a consensus despite an explanation of how the reserve fund operates and is funded. The current fund is underfunded.

I will admit there was a failure to communicate in advance the work being done by directors that was either underway or in progress that could have potentially avoided the petition. I asked Shawn to consider the intent of the petition and the current efforts by the board to make the changes to see if a compromise can be reached. He did address the board at the September board meeting and asked for an emergency meeting of the board be scheduled to approve the changes that was unreasonable due to the timing for bylaw changes to be reviewed. It will also be necessary to confirm if the rental restriction for a 25% cap is worded appropriately and lawfully and that will not occur within a two-week period.

The day after the board meeting, Shawn posted on Facebook that the compromise we both proposed was now not what we discussed, but he did not articulate the differences nor dispute that compromise or disagree with my version of our conversation during the board meeting, so I am unsure about what actually caused his reversal as this message is being prepared.

Be safe, stay healthy, and please be positive.

This message is based in part on the Chairman's Report from the Sept. 16, 2023 Board Meeting.

PMC Facebook Page

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

**[https://www.facebook.com/
 pmcpoa](https://www.facebook.com/pmcpoa)**

PMCPOA Office Hours

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

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of Sept. 16, 2023. Complete minutes are available at the business office or online at www.pinemountainclub.net after their approval at the next board meeting. In the regular open meeting, Chairman Bill Lewis II called the meeting to order at 10:00 a.m. Seven directors attended: Mark Bailey, Richard Ballard, Jennifer Emett, Philip Gabriel, Brad Hudson, Chairman Lewis II, and Ellen McClellan. Directors Cam Acosta and Carolyn Gilbert were excused. Also in attendance were General Manager Todd Greisen and Recording Secretary Grace Wollemann.

MOTION by Director Emett, **SECOND** by Director McClellan that the agenda for the Board of Directors Meeting of Sept. 16, 2023, be adopted. **MOTION** carried.

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

There were three (3) committee applications for approval.

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

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

The board acknowledged receipt of the committee minutes.

There were five (5) Environmental Control (EC) Committee projects recommended.

There were three (3) cottage industry permits requested; one was approved.

BOARD ACTION ITEMS:

OLD BUSINESS:

MOTION by Director Gabriel, **SECOND** by Director Hudson to remove the **SECOND** sentence in EC Code 21.17A. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Gabriel to remove the proposed changes to EC Code 21.22 (Signs) and replace it with revised language that has been reviewed by the Governing Documents Committee and the EC officer. **MOTION** carried.

MOTION by Director Lewis, **SECOND** by Director Bailey to change EC Code 21.23H as presented. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director McClellan to approve the draft Environmental Control (EC) Code for final approval at the Oct. 21, 2023 board meeting. Director Gabriel opposed. Directors Bailey, Emett, Hudson, Lewis, and McClellan approved. **MOTION** carried.

NEW BUSINESS:

MOTION by Director McClellan, **SECOND** by Director Ballard to approve **RESOLUTION #01-09-16-2023**, the re-striping to designated Association roads, not to exceed (NTE) \$10,200 from the Operating Fund. **MOTION** carried.

MOTION by Director McClellan, **SECOND** by Director Ballard to approve **RESOLUTION #02-09-16-2023**, the authorization for four board officers, Chairman Lewis II, Vice Chairman Ballard, Secretary Gilbert and Treasurer McClellan and General Manager Greisen, to sign checks and contracts for the Association. **MOTION** carried.

MOTION by Director McClellan, **SECOND** by Director Hudson to approve **RESOLUTION #03-09-16-2023**, adding the 2023 Honda Pioneer 500 to the Reserve Study in the amount of \$11,220 in accordance with Busi-

ness Policy E-25 (Capital Reserve). **MOTION** carried.

MOTION by Director McClellan, **SECOND** by Director Bailey to approve **RESOLUTION #04-09-16-2023**, Mailbox Solar Surveillance Camera Project NTE \$15,245 for Mailbox Solar Surveillance Camera and NTE \$250 per month for internet service connection, from the Operating Fund. **MOTION** withdrawn.

MOTION by Director McClellan, **SECOND** by Director Hudson to approve **RESOLUTION #05-09-16-2023**. **MOTION** withdrawn.

MOTION by Director Emett, **SECOND** by Director McClellan to sanction the Tuesday Celtic Session Club and the Tennis Club. **MOTION** carried.

MOTION by Director Emett, **SECOND** by Director McClellan to direct staff to commence with the Capital Reserve Study Update. **MOTION** carried.

The board sent and received forty-four (44) items of correspondence.

The next Regular Open Board Meeting will take place on Oct. 21, 2023 at 10:00 a.m. in the Condor Room.

Meeting adjourned at 1:00 p.m.



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Treasurer's Report

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

**Pine Mountain Club POA, Inc.
Treasurer's Report
As of August 31, 2023**

	Actual	Budget	Better (Worse) Variance	
Revenue				
Current Year Assessment Revenue	930,751	929,134	1,617	
Operations/Maintenance	50,743	44,370	6,373	
Social Activity	139,890	135,986	3,904	
Projects	10,000	6,000	4,000	
Interest Income (Operating)	15,584	14,800	784	
Total Revenue	1,146,967	1,130,290	16,677	
Payroll Summary				
Wages	(402,169)	(418,787)	16,618	
Benefits	(63,622)	(68,536)	4,914	
Taxes	(31,592)	(33,176)	1,584	
Worker's Comp	(10,658)	(16,682)	6,024	
Total Payroll Expense	(508,040)	(537,181)	29,141	
Operating Expenses				
Operations/Maintenance	(591,887)	(619,914)	28,028	
Social Activity	(91,236)	(77,615)	(13,621)	
Operating Projects	(82,524)	(213,000)	130,476	
Designated Fund Projects	(42,975)	(25,000)	(17,975)	
Reserve Contribution	(117,702)	(117,702)	0	
Total Operating Expenses	(926,324)	(1,053,231)	126,907	
Other Operating Transactions				
Additional transfers to Reserve fund	0	0	0	
Assets purchased	(11,220)	0	(11,220)	
Foreclosed Lots transferred to Property	0	0	0	
Total Other Transactions	(11,220)	0	(11,220)	
Total Change in Operating Fund	(298,617)	(460,122)	161,505	
	Assessment Billed	Assessment Collected	Assessment Receivable	Assessment Receivable %
21/22 Assessment Collection Update	4,695,620	4,692,205	3,415	0.07%
22/23 Assessment Collection Update	5,168,214	5,094,689	73,525	1.42%
23/24 Assessment Collection Update	5,584,507	4,128,653	1,455,853	26.07%
	Beginning Balance July 1, 2023 *	Plus: YTD Interest and Contributions	Less: YTD Purchases and Adjustments	Ending Balance Current Period
Reserve Fund Update	82,666	157,584	(127,920)	112,330
Operating Fund Cash Balance	2,875,606			
Reserve Fund Cash Balance	4,768,341			

Respectfully Submitted

Ellen McClellan / Treasurer
Saturday, September 16, 2023

* Due to the auditor's recommendation during the 21/22 audit, the Reserve fund beginning balance has been moved to contract liability. See Reserve financial statement for more detail.

---General Manager's Update---

As summer events and activities wind down, we are gearing up for winter events and planning for the POA's handling of inclement weather.



Todd Greisen,
CACM, CMCA,
AMS

At this point, we are planning to close the pool following Columbus Day weekend. Weather and other factors may change that. Chemical balance problems we had earlier in the summer have been resolved, as proven by daily testing required by the health department. The pool heating system continues to have intermittent problems, which are often challenging to solve. The plumber who originally installed the heating system has been called out to troubleshoot the ongoing heating system issues. Updates will be coming out via email and the PMC Facebook page.

Some fire evacuation sirens have recently been installed in the community

and tested to ensure their operation. Further testing will be occurring in the coming weeks to determine coverage and the need for additional siren installations.

If you're not on our email list or following the sanctioned Facebook page (<https://www.facebook.com/pmcpoa>), I suggest you join these for notifications. To clarify, PMC has a Facebook page available to anyone. It is not a Pine Mountain Club group where you're asked to become a member. Our page is public, and no membership is required.

In other updates, we recently received notice from CHP that they are not going to be able to fulfill the contract we were negotiating with them. The board had previously set aside contingency funds of \$50,000 to pay CHP officers to volunteer for overtime to increase their presence at Pine Mountain Club. The board will vote on how to use these leftover funds in a future meeting.

Progress on the clubhouse amenity continues, as we work toward getting permits

with Kern County. Design plans are nearly finalized, and working with our project planner, we hope to be able to go out to bid for contractors. Bid responses will provide actual pricing, instead of just estimates we've been relying on to this point.

As time and budget allow, staff and I are working on many improvements to amenities, with the goal in mind to maximize usage and reduce member subsidies for them. We'll be doing this by cost reduction and revenue increases. One small example is planned improvements to the audiovisual system here in the clubhouse, allowing us to offer better viewing of football for the fall and winter. Other improvements are being evaluated at the post office, golf course, equestrian center and pool. We welcome member Compliments, Concerns and Complaints via the forms available in the clubhouse lobby or online at the PMC website (located on the members' side of the website; click the "CCC Email Box" button). Suggestions or ideas for improvements are even more helpful.

PROFESSIONAL SERVICES

Electrical Work

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

Backhoe Services

Lewis W. Larmon
(661) 699-8630

Yardwork/Hauling

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

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



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- * Phone numbers and hours of all restaurants, shops and services
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- * A Safety Net working toward safety for all residents during weather events
- * Service Directory with ratings and reviews
- * Master Calendar of all classes & events
- * Fire safety, outdoor activities, forum, live cam of S-curves & so much more!

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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.

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

Monthly CCC recap: For the October CCC column, there were a total of three submissions: two from the online box and one from the lobby box. All three of the submissions and their responses are published below.

COMPLIMENTS

- On Labor Day, bears broke into our house for the first time. As part-timers, handling this would have been very difficult without our neighbors and PMC Patrol, especially Trent. When we arrived the next day, we learned that Trent and others had cleaned up the food left in the yard by the bear. This, to us, was above and beyond what we expect from Patrol, so a big thank you to Trent and his co-workers.

Response: Thank you for this compliment! This has been an exceptionally challenging year in PMC in terms of bears. Many residents have suffered property damage. You took the best action by calling the PMC Patrol department, which is equipped with tools and experience to evacuate bears still

inside (or suspected to be inside) the home. We also urge victims of bear break-ins to report the incidents to the California Department of Fish and Wildlife at <https://apps.wildlife.ca.gov/wir>. This is a very important part of the solution – to engage CDFW in solving the problem with the especially aggressive bears. Other protective solutions for your home can be found on our Facebook page at <https://www.facebook.com/pmcpoa>.

CONCERNS

- I would like to kindly recommend signs that read "Do not pass" when on the highway up to PMC. I have witnessed many cars passing and nearly hitting cars driving in the opposite direction. This is a safety concern, and it would be comforting to know these signs have been implemented. Thank you for your kind consideration.

Response: We agree. This would be an excellent addition to the dangerous "S-curves." To help us push Kern County to implement this, please contact them at 661-832-1493.

- We come to the clubhouse a lot on Sundays. It stresses me out to see one or two bartenders work so hard! They do the work of four to five people. You need to hire!

Response: Thank you for your concern. We agree that more staffing is needed. We've recently added one server, who's in training. It's always a difficult balance to have adequate staff for the fluctuating volume, while keeping costs down. Sometimes the staff is stretched, and other times they are not busy at all. We are working toward minimizing the subsidy that members pay for the restaurant and café. As part of this goal, we are planning to expand our hours of operation by having more events in the restaurant, starting with extending the hours for NFL games. Additional TVs are being installed to accommodate sports enthusiasts in the lounge. This, and more events in the future, will help us justify additional staffing as we attempt to increase patronage and revenue to balance costs.

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FINES

The following fines were imposed by the Board of Directors at their executive session on Sept. 16, 2023 for the violations listed:

- \$250 for EC Code 7.22A (inoperable vehicle)
- \$1,000 for EC Codes 7.17 and 7.13A (maintenance of lot, fire hazards)
- \$1,000 for EC Codes 7.17 and 7.13A (maintenance of lot, fire hazards)
- \$1,000 for EC Codes 7.17 and 7.13A (maintenance of lot, fire hazards)
- \$2,500 for EC Codes 7.17 and 7.13A (2nd violations for maintenance of lot and fire hazards)
- \$1,250 for EC Codes 7.17 and 7.22A (maintenance of lot, inoperable vehicle)

The editorial and advertising deadline for the November 2023 Condor is Monday, Oct. 16, 2023.

PMCPOA
Flu Shot Clinic
Wednesday, Oct. 11
10am - 12pm
and 1-3pm
Clubhouse Lounge
Shots are free

Guitar Society Hosting Event 10/8

The PMC Guitar Society will host a guitar-related event on Sunday, Oct. 8 from 2-5pm in the Condor Room.

Come and enjoy some great music featuring Kevin Quinn, Brendan Coyle, Tony Harmon and more.

Have a glass of wine and some cheese and crackers, and an opportunity to buy/sell/trade music gear.

'BEARS' *Continued from page 1*
tify your home against bear intrusion. This list is not all-inclusive; there may be several companies that provide the same type of products at varying price points. PMCPOA is providing this information as a courtesy to property owners, and does not endorse any particular product or company.

NanaWall Bear Resistant Folding Doors -- <https://www.nanawall.com/glass-walls/bear-resistant-doors>.

Bear resistant trash cans (recommended for garage use only) -- <https://www.bearicuda.com/reference/how-to-bearproof-your-home.php>.

Predator Urine (wolf) -- <https://www.predatorpeestore.com/wolf-urine-for-bear-problems-.html>.

Steel Security Doors -- <https://www.lowes.com/search?searchTerm=security+door>.

Window Security Bars – NOTE: bars must be quick-release type to comply with fire safety regulations -- go to <https://www.homedepot.com> and search for "window security bars." Another option: go to <https://www.lowes.com> and search for "window security bars."

Window Security Products -- <https://glassessential.com/products/window-security-bars-grille-guard>.

Glass Break Alarms -- <https://www.alarmgrid.com/browse/glass-break-detectors>.

Electrified Bear Mats -- <https://www.tahoebearbusters.com/bear-deterrents/electric-doormats/>.

Welded-Wire Machine Guard Security Door -- Visit zoro.com and search for "Hinged Door, W 3 Ft x H 7 Ft."

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'NATURE' Continued from page 1

tive animals. High on the list of target species were wolves and grizzly bears. With the disappearance of these ferocious predators, coyotes increased in both their density of population and the extent of their range



Fig. 2: Most coyotes do not disturb cattle (BB).

in the United States. With the introduction of livestock (Fig. 2), coyotes became the target of hunters, trappers and poisoners.

Coyotes have reacted differently to eradication efforts than have the wolves and grizzlies. Studies have shown that female coyotes react to killing off of adult coyotes by producing larger litters. Coyotes are extremely adaptable. They are quite



Fig. 3: This watchful coyote is very much aware of its surroundings (BB).

common in cities and suburbs, changing their behaviors to fit the environment. Research on the urban coyote population of Chicago estimates



Fig. 4: The coyote hunts alone and silently, traveling many miles a day (Anon).

at least 4,000 coyotes living permanently in the city.

Our coyotes in PMC have had about 50 years to adjust to our presence as rural



Fig. 5: A submissive loner avoids territorial family groups (BB).

residents. We do not shoot animals here, and poisoning and trapping are discouraged. Coyotes can be a problem in our community. Dogs and cats should never be left unattended outside, and dogs should always be on short leashes when being walked. These domestic an-

imals are just too tempting for a cunning hunter. Also, no food -- including dog food -- should ever be available to the coyote. Of course, we all know to practice that habit because of our bears. Another less obvious way of reducing coyote/human interaction is to not appear too friendly. Researchers have determined that coyotes may interpret casual behavior and curiosity by us as subservient behavior. We don't need to hurt or

Photographers

Bill Buchroeder (BB)
Anonymous (Anon)



Fig. 6: After singing to communicate with its family, a coyote travels silently (BB).

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Fig. 7: The 'S' Curves are not just for our vehicles (BB).

haze them, but we need not to try to get to know them better. They are wild, belong here and need to be treated with respect just as they are.

This brings us to the question: How does the coyote live its life? Does it just aimlessly wander through the woods, looking for something to eat? No! Coyote behavior has been well studied. Coyotes have very organized social behavior. They tend to exist in two modes:



Fig. 8: A coyote pup enjoys the warmth of Hudson Ranch Road (BB).

There are small groups that consist of one dominant breeding pair that is monogamous and a few non-breeding members of its group that are mostly related. They protect their territory (Fig. 3), which is often no more than



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Continued on page 13

Continued from page 12

one or two miles wide. The breeding females mate in late winter. All members of the group are involved in pup-raising and territory defense. Coyotes are omnivorous but prefer meat. Each coyote tends to hunt alone most of the time (Fig. 4) and may cover more than 10 miles each day. The coyote groups usually contain no more than five or six individuals. A second mode of existence is practiced by unmated individuals. These solitary free-



Fig. 9: The coyote is an integral part of our mountain home (Anon).

lancers avoid the family groups by traveling between and around the families (Fig. 5).

Coyotes use established dens only for pup-raising. These dens are created under bushes, in rock and tree crevices or in burrows in soil. Coyotes can be active during both night and day. They find hidden resting places as they travel.

The formal name of coyote is *Canis latrans*, which means barking dog in Latin. This name underestimates the breadth of coyote vocalizations. They talk a lot, using woofing, growling, huffing, barking, yowling, yelping and whining to communicate with each other. Voices are usually not used during hunting because they mostly hunt alone (Fig. 6). One discovery made by biologists is that humans aren't very good at estimating how many coyotes are around by listening to their howls. We

usually overestimate the number of individuals actually present. So, the melodious cacophony and symphony of sounds does not mean that numerous coyotes are all over the place.

Our community of Pine Mountain Club is situated within the natural world, not in place of it. We are newcomers here. It is important for us to live with our wild neighbors. Coyotes are important native animals. Coyotes roaming their territories are one of the many reasons to drive slowly and cautiously on our mountain roads (Fig. 7) and (Fig. 8). Indigenous cultures have recognized the uniqueness of these creatures, weaving them abundantly throughout their oral histories and lore (Fig. 9). Enjoy the marvelous coyote at a distance.

Fern's Lake Reminder:

There is no fishing allowed in Fern's Lake after the gate is closed at dusk. And NO swimming, rafting or playing are allowed in the lake at any time.



Come to Clubhouse for Football Fun!

Come on in and cheer for your favorite team Mondays and Thursdays! Eat great food while watching the game on the big-screen TV. The fun starts at 4pm, and Happy Hour is offered all night both nights. A special football menu is offered both nights, and the pool table is available for play 4-10pm. If you prefer to take food home, you can order take-out off the football menu by calling 661-242-2233

NEW: PMC is excited to announce that on Sundays, the lounge and restaurant are open for extended hours for NFL football. The bar will be open through the afternoon games and will have chili available for \$8.50.

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**Come join in on the "Spooktacular" fun
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11a.m. to 3p.m.**

**Tour the Haunted Barn
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Friday nights 7-10pm

Saturday nights 7-11pm

Friday, Oct. 6

**7-10pm -- Justin Goudeau
(Folk, Rock & Alternative)**

Saturday, Oct.. 7

**7-11pm -- Journey in Time
(‘60s & ‘70s Soft Rock, Folk
& Country)**

Friday, Oct. 13

**7-10pm -- Bandit (Mix of
Classic Rock, Blues &
Country)**

Saturday, Oct. 14

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

Friday, Oct. 20

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

Saturday, Oct. 21

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

Friday, Oct. 27

**7-10pm -- Steve Wilkinson
(Hipster Fun)**

Saturday, Oct. 28

**7-11pm -- Halloween Party:
Meridian (Music from ‘60s,
‘70s & ‘80s)**

Condor Lounge Hours

Thu, 4-10 p.m.

Fri, 4-11 p.m.

Sat, 4-11 p.m.

**Sundays during
football games**

Robert Antinoro

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PMC Fitness Classes

Classes are \$5 each (except for Tai Chi, which is \$20) payable to the instructors.

Yoga with Deb

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

Core Conditioning with Shawna Rust

Every Thurs at 2pm
Please note that this class will be dark November-December.

Water Aerobics with Charlee

Mondays, Wednesdays and Fridays from 10-11am

Tai Chi with Shannon

Mondays, 5-6pm
Wednesdays 2-3pm
Thursdays 9-10am

Rise and Shine with SunJay

Mondays, 10-11am
Please bring a mat, blanket and water bottle.

Condor Room / Pool

Rec Room Hours:

12-5pm

Fridays-Sundays

And on School Holidays

Arts and Crafts for Kids

Sundays, 3-5pm

Celebrating 27 Years of Preserving Local History

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Ridge Route Communities Museum

3515 Park Drive, Frazier Park

Open Fri thru Sun 1-4 p.m.
Or By Appointment
Call 661-245-7747

COMMITTEE MEETINGS

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

Tuesday, Oct. 3 (First Tuesday)

6 pm Communications ZOOM

Friday, Oct. 6 (First Friday)

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

Saturday, Oct. 7 (First Saturday)

9 am Governing Documents ZOOM
1 pm Planning Pavilion/ZOOM

Wednesday, Oct. 18 (Wednesday Before Board Mtg)

5 pm Budget & Finance Condor Room/ZOOM

Saturday, Oct. 21 (Third Saturday)

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

Saturday, Oct. 28 (Fourth Saturday)

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

PMC Pool Hours

8am-10am Daily -- Morning Lap Swim

10am-7pm Daily -- Open Swim
(Except on Mon, Wed & Fri, opens at 11am)

7pm-8pm Daily -- Evening Lap Swim

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

Closing date Oct. 10

Want to Support the Native Plant Garden?

Susan Amon, Garden Volunteer

The volunteers who take care of the Lockhart Native Plant Garden have created a GoFundMe campaign to raise \$1,800 to cover replacement of a few storm-damaged split-rails fences, hire landscapers to clear overgrowth, order Lockhart Native Plant Garden brochures and order additional plant signs. Please support the garden at <https://www.gofundme.com/f/lockhart-native-plant-garden>.

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