

PMCPOA PLANNING COMMITTEE PRESENTS

# LET'S TALK MONEY

a

BUDGET & FINANCE COMMITTEE TOWN HALL

TOPIC: RESERVE FUND

Tuesday, September 26th at 6:30pm

The Condor Room

INTERACTIVE ZOOM WILL BE AVAILABLE



This will be a short presentation on the Reserve Fund, how a Reserve Study works and the treasurer's report, followed by an open Q&A for attendees both in person and on Zoom.

## the Condor

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

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

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



# the Condor

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VOLUME 45 . NUMBER 9 . SEPTEMBER 2023

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

## Our World of Nature

### How Local Animals have Adapted to Us Humans - Part 1

Lynn Stafford with Liz Buchroeder

Most of the wild animal species currently living in the Pine Mountain Club area have probably been here for several thousands of years. They followed the shifts in the geographic locations of natural habitats that occurred because of climate changes since the last ice age. During much of that time, they co-existed with the indigenous people of these mountains. These early people prospered by utilizing naturally occurring foods, plant medicines and building and clothing materials. They maintained a sustainable use of the natural world around them, without greatly changing that environment.



**Fig. 1: The California towhee is very content around our mountain homes (MAR).**

Since European people began arriving in California in the 1500's, much of the natural landscape has changed due to grazing, agriculture, river diversion, groundwater extraction, mining and sprawl of permanent structures. The indigenous human cultures mostly disappeared. Native wildlife



**Fig. 2: This spotted towhee stays close to shrubbery for protection (CN).**

has also been seriously impacted. This has resulted in extinctions, reduction in populations and survival by adjusting to modern human presence.

Pine Mountain club has existed for 50 years. Before that, disturbance in our area was limited to some seasonal grazing of

livestock, minor logging and small mining operations. Since the development of PMC after 1970, wildlife has reacted to our growing presence in different ways. This and following Nature articles will discuss a few of these adaptations. In this article, Part I, two groups

'NATURE' Continued on page 12

## Planning Committee Debuts Town Hall Series with Budget & Finance: Reserve Fund

Beginning this month, the PMCPOA Planning Committee is hosting a series of monthly Town Hall Meetings with each of the association's various committees.

The first Town Hall will take place on Tuesday, Sept. 26 at 6:30pm in the Condor Room and will focus on the Budget and Finance Committee. The topic will be the ins and outs of the Reserve Study. (See back cover.)

On Tuesday, Oct. 10 at 6:30pm, the Town Hall will feature the Emergency Preparedness Committee. The topics for this meeting are winter preparations in PMC, the formation of a POA Emergency Task Force and volunteer recruitment.

## Meet Your New Board Members: Brad Hudson



**Brad Hudson** Four years ago, Brad Hudson, a newly elected PMCPOA Board member, and his husband, Paul, were living in Santa Barbara and looking for a weekend getaway. They scoped out possible locations within a two-hour radius from their home on a map, and Brad noticed Pine Mountain Club, which he remembered hearing about while growing up in California. "We drove up one afternoon on a bit of a whim, immediately fell in love with the town, and made an appointment with a Realtor two weeks later," says Brad. "Paul grew up in Big Bear, and his love of the mountains helped steer us here."

Brad says they planned to spend one or two weekends a month in PMC and rent only to friends and family the rest of the time, but they ended up coming here almost every weekend and quickly realized PMC was becoming their home. "We couldn't bear to rent it out, even to people we knew."

When COVID hit eight months after they closed escrow, Brad and Paul were both able to work from home, and PMC became their full-time residence for the next year and a half. "During that period, I retired, and Paul, who works for an infrared technolo-

'BRAD' Continued on page 13

# BE POWERFUL...BE PREPARED

## Shutting off Power for Safety

*PMCPOA Emergency Preparedness Committee*

As a safety precaution, Southern California Edison monitors local fire danger and extreme weather conditions to evaluate whether to turn off electric power. The decision and action to turn off power is made by Edison and is based on a combination of factors:

- High Winds
- Low Humidity
- Dry Vegetation
- Fire Threat
- On-the-ground Observations
- Public Safety Risk

### What You Can Expect

If a Public Safety Power Shutoff is needed due to extreme conditions, you can expect:

Early Warning Notification – Edison will aim to send alerts before shutting off power.

Ongoing Updates – Edison will provide ongoing updates through social media, local news outlets and their website.

Safety Inspections – After extreme weather has passed, Edison will inspect the lines in affected areas before power is safely restored.

Power Restoration - Power outages could last multiple days depending on the severity of the weather and other factors. It is important that you and your family have an emergency preparedness plan in place.

Update your contact information with Southern California Edison at [sce.com/PSPS](http://sce.com/PSPS) so you can receive notifications.

### Stay Safe – Take Action

#### Create Your Emergency Plan

- Update your contact information.
- Identify backup charging methods for phones and keep hard copies of emergency numbers.
- Plan for any medical needs like medications that need refrigeration or require power.
- Plan for the needs of pets.
- Build or restock your emergency kit with flashlights, fresh batteries, first aid supplies and cash.
- Designate an emergency meeting location.
- Know how to manually open your garage door.
- Ensure any backup generators are ready to safely operate.
- Identify the unique needs of your family & loved ones in your area have your emergency plan.

Additional information on creating an emergency plan is available at [preparefor-powerdown.com](http://preparefor-powerdown.com).

#### Other sources include:

[Readyforwildfire.org](http://Readyforwildfire.org) – CAL FIRE’s wildfire preparedness website

[Firesafecouncil.org](http://Firesafecouncil.org) – California Fire Safe Council’s website

*Resource: Public Utilities Commission*

# the Condor

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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.

# Bears in PMC

*Patrice Stimpson, PMC Patrol Chief*

This season has seen more bears breaking into PMC homes than ever before. There are 5-6 bears that have learned that if they break windows or doors, they are almost guaranteed to get food. Bears are extraordinarily strong – they can tear a solid wood door right off the hinges.

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

If you have had a bear damage your property, enter your home, garage or shed, go to <https://apps.wildlife.ca.gov/wir> and fill out the form. The warden assigned to our area will contact you directly.

PMCPOA has become aware of a company based at Lake Tahoe that have created a very effective electric bear mat. For information on these bear mats, go to their website <https://www.tahobearbusters.com>.

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 bear-proof your property.

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

## Assessment Grace Period Ends 9/15

A reminder that the 2023/24 assessments were due on July 1, and must be paid in full by the end of the grace period, which is Sept. 15 at 5pm.

To make the payment, you can mail a check to PMCPOA at PO Box P, Pine Mountain Club, CA 93222; drop it in the drop box outside to the right of the front door of the clubhouse; call the office with a credit card (242-3788); or come to the clubhouse. You can also pay online on the website by logging into the member's side of the site.

If paying by check, please make sure to put your tract and lot number on your check.

# PMC CERT Team Training Coming Up

The CERT program educates people about disaster-preparedness for hazards that may impact their community and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization and disaster medical operations. Using training learned in the classroom and during exercises, CERT members can assist others in their neighborhood following an event when professional responders are not immediately available to help. We have one fire station with three firefighters; in a large disaster they may be overwhelmed. The CERT team works under the guidance of Kern County Fire Department.

To become a member of the CERT team, you are required to take a 20-hour CERT training class and must be over 18. We will be conducting CERT training classes on Sept. 9, Sept. 23, and Oct. 14, 2023. The classes usually run from 8am-4pm and you must attend all three sessions. We have an active CERT team in PMC, but we need more members. We have a meeting and training on the second Saturday of the month at 10:30 a.m.

For more information, or to sign up for the classes, contact Steve Glaseman at [mjaynel@gmail.com](mailto:mjaynel@gmail.com), or, for more information about CERT, visit our website at [pmccert.com](http://pmccert.com).

Preregistration is required, and the deadline to sign up is Sept 2.

**Ellie Melili**  
DRE# 01301719

Property Management/Real Estate Specialist

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## Equestrian Center Spring Fling and Open House Fun

The PMCPOA Equestrian Center is home to many good times. Recent events have included the Spring Fling and the Open House, where equestrians and the community gathered to mingle with the horses and other animals, watch amazing demonstrations, eat yummy food and have a blast together. Here is a sampling of photos from those events.





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### Blood Drive

**Friday, Sept. 29**  
**11am-3pm**  
**Clubhouse Parking Lot**

**Update on Last Blood Drive:**  
There were 20 donors, with 18 whole blood units collected.  
With each unit saving three lives, your contributions will help save 54 lives in our community.  
Thank you so much!!

## PMCPOA Patrol Service Calls for July

Compiled by Patrice Stimpson, Patrol Chief

During the month of July 2023, Patrol responded to 625 calls for service.

Observations and calls included:

	#	YTD (fiscal)
<b>Enforcement</b>	117	117
<i>Citations</i>	7	7
<i>Written Warnings</i>	0	0
<b>Incident Reports</b>	1	1
<b>Public Assists</b>	216	216
<i>House/alarm checks</i>	14	14
<b>Agency Assists</b>	7	7
<b>Animal Control</b>	8	8
<b>Conflicts</b>	6	6
<b>Deaths Reported</b>	2	2
<b>General Complaints</b>	22	22
<b>Injury</b>	0	0
<b>Medical</b>	0	0
<b>Suspicious Incidents</b>	18	18
<b>Traffic Incidents</b>	1	1
<b>Welfare Checks</b>	1	1
<b>Wildlife</b>	205	205
<b>STR Call Totals</b>	2	2
STR Enforcement	2	
STR Citations	0	

### Property Addresses

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

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## 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.

## Clubhouse Serves as Cooling Center/Shelter

This is a reminder that the PMC Condor Lounge is open as a cooling center until 4pm each day.

Also, The clubhouse serves as a shelter during extreme weather or power outages. There is a generator that kicks on during outages, so if you need electricity to operate medical equipment, come to the clubhouse.

### OUTDOOR MOVIE NIGHT

#### CINEMA UNDER THE STARS

	<p><b>Sept. 1</b> <i>Bad Guys</i> (PG) 8pm / Golf Course</p>		<p><b>Sept. 15</b> <i>Hook</i> (PG) 8pm / Pool</p>
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# A Message from the Vice Chairman

Richard Ballard  
pmcboard@pmcpoa.com

Chairman Lewis was on vacation and asked me as the vice chairman to fill in for him in his stead.



Richard Ballard

August was a busy month here in PMC. On the 3rd, California Fish & Wildlife came and presented us with some very helpful ideas to deal with the bear problem we have. The session was well attended and resulted in lots of questions from members. The bottom line seems to be that we can't totally prevent bears from causing the issues we've experienced this year, but that there are ways we can deter and perhaps mitigate the problem that the entire community seems to face. There are several devices on the market that seem to provide some help with this issue, but we

all can be proactive by storing food and attractants away from areas where bears can get to them.

On the 12th, we had our long-awaited unveiling of the revisions to the Environmental Control Code as presented to the board by the Governing Documents Committee. I would like to thank the EC Committee, the EC staff, and the Governing Documents Committee for their work on this document over the past year or so. I know it has been a tedious process, so thank you all and a special thank you to John Cantley, the Governing Documents chairman, who presented to us the proposed draft along with visual aids and a slide show. As might be expected, there were many relevant and pertinent ideas articulated by not only the Board members but by the membership at large. After the

meeting had gone on for more than four hours, the board decided to send the ideas back to the Governing Documents Committee for their review and analysis. It is our hope that they can devise some alternatives to the areas of concern in their next meeting and that the Board can then consider those changes in October.

On Aug. 26th and 27th we had our annual community garage sale. I hope you found that hidden gem you were looking for.

Remember, the next person you meet might be going through a tough time... a smile, a nod or a kind gesture could make somebody's day. Enjoy the rest of your summer and be safe.

*This message is based in part on the Vice Chairman's Report from the Aug. 19, 2023 Board Meeting.*

## PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of Aug. 19, 2023. Complete minutes are available at the business office or online at [www.pinemountainclub.net](http://www.pinemountainclub.net) after their approval at the next board meeting. In the regular open meeting, vice chairman Richard Ballard called the meeting to order at 10:00 a.m. Eight directors attended: Cam Acosta, Mark Bailey, Richard Ballard, Jennifer Ematt, Philip Gabriel, Carolyn Gilbert, Brad Hudson, and Ellen McClellan. Director Bill Lewis II was excused. Also in attendance were General Manager Todd Greisen and Recording Secretary Grace Wollemann.

**MOTION** by Director Gilbert, **SECOND** by Director Gabriel that the agenda for the Board of Directors Meeting of Aug. 19, 2023, be adopted. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Gabriel to approve the committee applications. **MOTION** carried.

There were thirteen (13) committee applications for approval.

Vice-chairman Ballard presented the

(vice) chairman's report.

General Manager Greisen presented the general manager's report.

Director McClellan presented the treasurer's report.

The board acknowledged receipt of the committee minutes.

There were three (3) Environmental Control Committee projects recommended.

There were zero (0) cottage industry permits requested.

### BOARD ACTION ITEMS:

**OLD BUSINESS:** None

**NEW BUSINESS:**

**MOTION** by Director McClellan, **SECOND** by Director Acosta to approve **RESOLUTION #01-08-19-2023**, M201HW Hot Walker, Reserve Item #1209, NTE \$6,500 from the Reserve Fund. **MOTION** carried.

**MOTION** by Director McClellan, **SECOND** by Director Acosta to approve **RESOLUTION #02-18-19-2023**, adding the green waste retaining wall project to the Reserve Study in the amount of \$9,202.64 in accordance with Business

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

**MOTION** by Director Gilbert, **SECOND** by Director Gabriel to amend and approve **RESOLUTION #03-08-19-2023** and remove the **SECOND** "whereas" from the resolution for Reserve Item 6025, Golf Toro Rough Mower (#2093) with a 010-GM4500 contour rough mower, not to exceed (NTE) \$109,000 from the Reserve Fund. Director Bailey opposed. Directors Acosta, Ematt, Gabriel, Gilbert, Hudson, and McClellan approved. **MOTION** carried.

**MOTION** by Director Gilbert, **SECOND** by Director Ematt to sanction the Archery Club, Equestrian Club, Gardeners Club, Golf Club, Guitar Society Club, Mountain Communities Amateur Radio Club, Pickleball Club, Scrappers Quilt Guild, and White Sage Lace Guild. **MOTION** carried.

The board sent and received twenty-six (26) items of correspondence.

The next regular open board meeting will take place on Sept. 16, 2023, at 10:00 a.m. in the Condor Room.

Meeting adjourned at 12:10 p.m.

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

First, I want to say thank you for all the positive responses I've received in recent weeks, acknowledging what a significant undertaking I'm faced with, taking on management of PMC operations. In a very short time, I've had many things to fix, which is slowing down progress on the many improvements I hope to make for the future. But even some of these fixes will ultimately result in improvements to the benefits of owning and living here.



**Todd Greisen,**  
*CACM, CMCA,*  
*AMS*

you follow our Facebook page, open to all members, you may have recently noticed some small improvements in our interactions with you. I appreciate those who've recognized these baby steps. We have a long way to go on this, but please know that communication is extremely important, too. There are several behind-the-scenes fixes I need to put in place that will allow for obvious improvements in the future. I've heard many suggestions for overall improvements, and welcome more ideas. Please know that many of these will take time for us to implement, and your patience, as urgent matters continue to shift my priorities.

Now, let me share a few other updates on what's been going on at PMC.

For example, you all know about the pool challenges we've faced this summer. What you don't know is every single detail of all the effort and pool-related problems staff has faced. I haven't shared all the details because, in my experience, I find that they are sometimes misunderstood as blaming or excuses. I see no value in either. I just want to get everything in working order, while learning from commercial pool experts what we can do to prevent the same mechanical issues from happening again next year.

The grading at the Equestrian Center continues, addressing the hillside erosion and providing a better facility for members' horses. We expect that project to be completed by the end of August. Operations there continue to run smoothly, and stables remain at full capacity, helping keep your contribution to that amenity at a minimum through boarders' monthly fees.

I've had conversations with some of you, sharing that my number one priority is improving efficiency of staff operations. Accomplishing that priority will allow us to reduce the number of urgent fixes and spend more manhours on improvements for the future. To do this, we are working toward implementation of a software management system designed specifically for home or property owner associations. I expect this system will synchronize and streamline many daily functions we perform for the members behind the scenes, such as accounting, maintenance work orders, and citation management. Improvements visible to the members will include a secure mobile app and web portal for POA-related information and tools such as online statements and payments, EC and Patrol requests, and much more. So, this software will simultaneously solve some of our operational functions, while making improvements for Pine Mountain Club members.

We've recently installed two gazebos for picnics and outings next to Fern's Lake. If you haven't already, go check them out. We've also had a successful year at the golf course, so far, with several tournaments and a golf camp for kids. I have a lot of ideas for improvements to this and other amenities, with the goal of increasing their profitability.

As routinely scheduled every summer, some of our roads have been resurfaced. We're done for this summer. More roads are scheduled for next year.

Ongoing greenbelt fire mitigation work has also continued this year. For those of you unaware of this project, it is one that is paid in part by grants. It is overseen by federal agencies that ensure wildlife and the environment are protected, while reducing the wildfire risk we have living inside a national forest area. On that note, we are also working with local and national fire-prevention agencies on strategies to reduce fire risk to members' homes, with the goal of keeping insurance increases to a minimum. Some are reportedly at risk of

losing their home insurance completely because of the high-risk environment we're in, so this effort may even help in those cases. The POA's fire insurance is also a significant portion of your annual assessment, and a cost that increases every year. So, efforts are also underway to identify ways to keep that necessary expense down at the clubhouse and other POA facilities.

Overall, we had a successful Member Appreciation Day last month. However, because of the overwhelming attendance, we ran out of free food. I apologize to those affected members. Like the pool issues, this was a learning experience for me. I consider all mistakes as new – meaning, they won't be repeated under my watch. Despite the challenges since my start on July 1, I continue to be excited to live here and serve the community as General Manager. I consider these challenges as stepping-stones toward my ongoing goal of improving life at Pine Mountain Club.



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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 July 31, 2023**

	Actual	Budget	Better (Worse) Variance	
<b>Revenue</b>				
Current Year Assessment Revenue	465,376	464,567	809	
Operations/Maintenance	31,787	22,135	9,652	
Social Activity	73,919	71,906	2,013	
Projects	4,250	3,000	1,250	
Interest Income (Operating)	7,997	7,400	597	
<b>Total Revenue</b>	<b>583,329</b>	<b>569,008</b>	<b>14,321</b>	
<b>Payroll Summary</b>				
Wages	(196,429)	(209,019)	12,590	
Benefits	(28,251)	(34,268)	6,017	
Taxes	(15,523)	(16,588)	1,065	
Worker's Comp	(5,292)	(8,341)	3,049	
<b>Total Payroll Expense</b>	<b>(245,494)</b>	<b>(268,216)</b>	<b>22,722</b>	
<b>Operating Expenses</b>				
Operations/Maintenance	(445,651)	(481,770)	36,119	
Social Activity	(53,697)	(40,132)	(13,565)	
Operating Projects	(78,486)	(213,000)	134,514	
Designated Fund Projects	(2,475)	(12,500)	10,025	
Reserve Contribution	(58,851)	(58,851)	0	
<b>Total Operating Expenses</b>	<b>(639,160)</b>	<b>(806,253)</b>	<b>167,093</b>	
<b>Other Operating Transactions</b>				
Additional transfers to Reserve fund	0	0	0	
Assets purchased	0	0	0	
Foreclosed Lots transferred to Property	0	0	0	
<b>Total Other Transactions</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Change in Operating Fund</b>	<b>(301,326)</b>	<b>(505,461)</b>	<b>204,135</b>	
	<b>Assessment Billed</b>	<b>Assessment Collected</b>	<b>Assessment Receivable</b>	<b>Assessment Receivable %</b>
<b>21/22 Assessment Collection Update</b>	4,695,620	4,691,681	3,939	0.08%
<b>22/23 Assessment Collection Update</b>	5,168,214	5,089,221	78,993	1.53%
<b>23/24 Assessment Collection Update</b>	5,584,507	3,168,930	2,415,577	43.25%
	Beginning Balance July 1, 2022 *	Plus: YTD Interest and Contributions	Less: YTD Purchases and Adjustments	Ending Balance Current Period
<b>Reserve Fund Update</b>	82,666	63,931	(49,994)	96,603
Operating Fund Cash Balance	2,905,676			
Reserve Fund Cash Balance	4,140,488			

Respectfully Submitted



Ellen McClellan / Treasurer  
 Saturday, August 19, 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.

# FINES

The following fines were imposed by the Board of Directors at their executive session on August 19, 2023 for the violations listed:

- \$500 for Rule 7.04 (Trash/Food Outside)
- \$500 for Rule 7.04 (Trash/Food Outside)
- \$1,000 for Rule 3.10 (Abusive Behavior)
- \$500 for Rule 14.04 (Swimming/Wading in Fern's Lake Prohibited)
- \$1,000 for EC Code 7.13C (No Exterior Fires)
- \$500 for Rule 7.04 (Trash/Food Outside)
- \$500 for Rule 7.04 (Trash/Food Outside)
- \$1,000 for EC Code 7.17 (Maintenance of Lots)
- \$250 for EC Code 7.10 (Propane Sur-

round)

- \$500 for EC Code 7.22D3 (RV Storage)
- \$500 for EC Code 7.12A (Unapproved Colors)
- \$1,000 for EC Code 7.17 (Maintenance of Lots)
- \$250 for EC Code 7.04F (Fencing)
- \$1,500 for EC Code 7.13C (No Exterior Fires, 2nd violation)
- \$250 for Rule 4.13 (Excessive Barking)
- \$500 for Rule 4.11 (Dogs Off Leash)
- \$500 for Rule 7.04 (Trash/Food Outside)

## PMC Facebook Page

The only OFFICIAL PMCPOA Facebook page can be accessed at:

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

*Please remember: The speed limit on our roads is 25 miles per hour. Let's protect our wildlife by obeying the speed limit. Our furry friends depend on you to keep them safe as they move around the mountain looking for food.*

## PROFESSIONAL SERVICES

### Electrical Work

Old Wire Electric  
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(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.*



## Dog Adoption Event

Saturday, Sept. 23, 11am – 2pm

PMC Clubhouse Parking Lot

In partnership with Kern County Animal Services

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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](http://www.pinemountainclub.net). Anonymous submissions will not be published, and individual submissions of a more personal nature that don't pertain to the membership in general may not be published.**

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

Look for responses in the Condor. Please be sure to include your contact information. While your name will not be published or posted, we don't respond to anonymous submissions.

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

### COMPLIMENTS

- Thank you Erin, Raymond, Mike and

the "greens crew." Thanks for your work to keep the pool in good shape for all of us swimmers (in spite of all the difficulties and complaints.) We appreciate the extra hours and split shifts you have worked to maintain the pool. And, thanks to Mike and crew for your work to keep the golf course looking good and in good playing condition.

**Response:** We appreciate your recognition of the extraordinary efforts we have taken this summer season to overcome the challenges we've faced with the pool and golf course. Thank you!

- The band Saturday night, the Sidemen (a personal friend as well), was very upbeat, really fun and everyone was dancing. Thank you for having them. Hopefully you will have them again soon! Thank you, Liz!

**Response:** Thank you for the compli-

ment. These guys are among the favorites that we want to keep coming back. We hope others who haven't heard them play at PMC yet, will in the future!

### COMPLAINT

- I'm here at the Community Appreciation Day at 4:30 only to discover that the food that was to be served from 2-5 PM has apparently long sold out. I can't adequately express how frustrated I am that the association has yet again failed to adequately plan and deliver on promised services.

I understand that our nearly \$2,000 in annual assessments goes to cover a lot of expenses in the community, but the pool is by far the splashiest (so to speak) and most celebrated by most of the community. The fact that it has been in dubious shape all summer, even as members raised concerns that went unaddressed, is a big problem, as is the lack of transparency about the issues involved.

I think most of us are happy to support an effective association that contributes to our quality of life up here, but these repeated failures and shortcomings are incredibly problematic and disappointing and need to be addressed.

**Response:** Thank you for your feedback. Clearly, the Association has many needed improvements to operations to be addressed. Please see this month's General Manager report for a more detailed response.

## HOME LOANS

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- Refinance

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### PMCPOA Office Hours

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

**8am-3pm Sat**

(Closed for lunch 12-1 pm)

**Office 242-3788**

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



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## Run to the Pines Auto Show is 9/2

The 23rd annual Run to the Pines Auto Show in PMC is on Saturday, Sept. 2. The show is located in the Village beginning at 9am. Vehicles of all kinds and ages are welcome, and there will be live music, vendors, food and more for the entire family. There are awards and T-shirts for registered entrants. Registration on the day of the show is \$40. This event will take place rain or shine! Enter today at [www.runtothepinesautoshow.com](http://www.runtothepinesautoshow.com).

For more information, email to [info@runtothepinesautoshow.com](mailto:info@runtothepinesautoshow.com).

***The editorial and advertising deadline for the October 2023 Condor is Monday, Sept. 14, 2023.***

## Condor Viewing Booth

Here is something fun and educational you can do this summer: There is a California Condor Viewing Booth from 10am to 3pm on the first and third Saturdays through September.

The booth is located on Hudson Ranch Road (west of PMC between PMC and Highway 33) at the Bitter Creek NWR sign. Look for the shade canopy. For more information, visit [www.friendsofcondors.org/events](http://www.friendsofcondors.org/events), or email Helen Johnson [ki-osc@friendsofcondors.org](mailto:ki-osc@friendsofcondors.org).

### **Pickle Ball**

**Mon, 9-11am**

**Wed, 7-9pm**

**Sat, 9-11am**

***Pickle ball players generally gather to play during the above days and times, though times are subject to change.***

## **Condor Cafe Hours**

### **Breakfast and Lunch**

**Wednesday - Friday**

**8 am to 2 pm**

**Saturday - Sunday:**

**Breakfast 9-12 / Lunch 12-3**

***Sundays: Breakfast & Lunch in the Lounge with a full bar.***

***The Condor Café is open for inside dining for breakfast and lunch. Patio seating is available. Takeout is also available; please call 661-242-2233.***

### **Dinner**

**Thursday Night Special**

**4 to 7:30 pm**

**Fridays and Saturdays**

**4 to 8:30 pm**

*The Condor Lounge is open for dinners on Thursdays from 4-7:30pm and Fridays and Saturdays 4-8:30pm. (The Bar is also open Thursdays through Saturdays.) Walk-ins are welcome. If you have a party of four or more, we request a reservation. You can call the café any time during our hours of operation at 661-242-2233 to place your reservation with a server. Takeout is available for dinner Thursdays, Fridays and Saturdays.*

## ***Celebrating 27 Years of Preserving Local History***

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**'NATURE'** Continued from page 1

of related birds are presented that reflect different responses to our human community.

Three towhees: One of the most common birds at ground level around our homes is the California towhee, also known as brown towhee (Fig. 1). It rests under our vehicles, checks out the garages when the doors are open and inspects our decks. Any garden will attract its attention. It can be found from sea level suburbs to mid-elevation mountains. This sparrow relative is quite friendly, unobtrusive and quiet.



**Fig. 3: The green-tailed towhee is found in mountain chaparral (BB).**

Another towhee is the brightly colored spotted towhee, also known as rufous-sided towhee (Fig. 2). This black, rufous and white towhee likes to check out our gardens, but is quite secretive, retreating to dense brush when alarmed. It will



**Fig. 4: This male California towhee is not shy (BB).**

not be found wandering around our yards and driveways in the open. It often is heard before it is seen. Like the California towhee, it feeds mostly on seeds and insects. Our greenbelts often provide cover and nesting sites. There is a third towhee in our mountains. This is the green-tailed towhee (Fig. 3). It is rarely reported in PMC. It requires very dense stands of brush such as sagebrush and mountain chaparral. It has been found in an old mature stand of sagebrush just west of PMC. There are populations in stands of mountain chaparral on Mt. Pinos.

In summary, one towhee really likes our company (avoiding our cats, of course). Another towhee stays hidden nearby in bushes, but sneaks in to check out our planting. The third towhee has very different living requirements from ours. It avoids open ground and cleared

**Photographers**

- Bill Buchroeder (BB)**
- Liz Buchroeder (LB)**
- Charles Noble (CN)**
- Maryann Ryan (MAR)**

forests. Three closely related birds have reacted to our human presence in three different ways, and all are thriving.

Two quail: Everyone knows our California State Bird, the California Quail (Fig. 4). Many families of this ground-level-inhabiting quail call PMC their home. They are very social and form tight family groups. Both 'Mom' and 'Pop' are active parents, guiding the youngsters to food, guarding them while crossing roads,



**Fig. 5: This was not an easy photograph to obtain of the elusive mountain quail (LB).**

and keeping them all close together. They seem quite comfortable with our existence. They like our gardens. Their loud calls (chi-caa-goo) and busy antics keep us entertained.

The mountain quail is a beauty (Fig. 5). It maintains a stately upright posture, has vivid colors of rufous, gray and white with a long two-pronged head plume. That is, it would be a beauty if we could ever see it! This elusive fowl loves steep, partially brushed and wooded slopes. If disturbed, it silently glides downhill to a hiding place. The calls are loud and carry a long distance. The mountain quail only occasionally visits some residences. The steep, hidden slopes of our greenbelts allow this handsome shy bird to stay nearby.

The next Nature article will focus on the different lifestyles of some of our native predatory mammals, and how they have adapted to our human presence.

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**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.*

**'BRAD'** *Continued from page 1*

gy company, has since had to return to in-person work most of the week at his office in Goleta," he says. "Until he retires, we stay down there mid-week, though I often stay up here." Their family is rounded out by their two mixed-Terrier rescue dogs named Lucy and Ethel. "They are adorable, and also very good at alerting us to bears!"

Prior to his retirement, Brad had a varied professional career, including being a small-business owner (travel agency and a real estate appraisal company), working for a small recycling company, and most recently in public service working as a district representative for a state senator and a member of Congress. He has also volunteered on several non-profit boards, including the Ojai Valley Chamber of Commerce, Diversity Collective/Ventura County Pride, and the Waste Management Committee at the Ojai Valley Green Coalition.

Brad says he decided to run for the PMC Board because it's always been important to him to volunteer and give back to his community. "As I now spend most of my time in PMC, it limits my ability to volunteer with organizations I've previously supported, and this was an opportunity to serve the community we consider home."

In his time living here, Brad says he has observed several areas where he thinks that the association can better serve members. "I bring personal and professional qualities and a varied skill set that will help affect that positive change." His No. 1 priority, he says, is improvement in com-

munication with members, both in the way we share and the way we hear. "I served on the Communications Committee for a year prior to being elected to the board, which further helped me identify areas needing improvement, and I feel I will be much more effective serving as a member of the board." He adds, "I strongly believe better communication will make for a dramatically better POA."

He says he is also interested in finding ways to help improve plans for emergency preparedness and response, and to make it easier for the local senior community to age in place. "These are both issue areas that I shared responsibility for with both elected officials for whom I served."

In serving on the PMC board, Brad says he anticipates that working with board and community members with differing views will likely be the greatest challenge. "It's also one of the things I'm most looking forward to. I have the temperament and ability to listen to all viewpoints, accurately convey information, and build consensus," he says.

During his time living here, Brad says he has fallen in love with many of PMC's wonderful attributes, including the sense of community, nature, the ability to experience all four seasons here, and pickleball, where he says he and Paul "immediately met the most amazing group of friends." They also enjoy Sunday morning coffee at The Bear Claw while listening to the Celtic band Wild Mountain Thyme, hosting friends and family on weekends and holidays, and taking friends and family to their favorite shops and restaurants in The Village or for lunch on the Condor Café balcony overlooking the golf course.

"During the last mega-snowstorm, we were without power, had no cell reception, and were snowed in for three days," Brad explains. "At the top of our street, neighbors would gather to share information, coordinate gas can refills, and perhaps make a call or send a text if they found that perfect pocket of cell service. It was a great way to get to know more of our neighbors." He adds, "This community watches out for its own!"

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**Golf Course /  
Pro Shop Hours**

**8am - 6pm Daily**

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

**661-242-3734**

**Condor Lounge Hours**

**Thu, 4-10 p.m.**

**Fri, 4-11 p.m.**

**Sat, 4-11 p.m.**

**Reminder: Do Not Feed the Wildlife**

Reminder: Rule 7.03. The feeding of or providing food in any manner to bears, mountain lions, bobcats, raccoons, deer, foxes and/or coyotes is strictly prohibited on any lot or other portion of the Pine Mountain Club development. "Feeding" includes giving, placing, exposing, depositing, distributing, scattering, or allowing food or any edible material to remain in the development that may attract wildlife. Food or any edible material left outside unattended is prohibited and is considered feeding the wildlife. This prohibition will be strictly enforced, and the California Department of Fish & Wildlife will be notified of any violations.

**Greenbelt Reminder:**

*Riding dirt bikes in greenbelts or on hiking trails within PMC is not allowed, due to fire hazard.*

**Entertainment  
Line-Up:**

**Friday nights 7-10pm**

**Saturday nights 7-11pm**

**Friday, Sept. 1**

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

**Saturday, Sept. 2**

**4-7pm -- Concert on Greens: Runaway (Country, Classic & Southern Rock)**

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

**Friday, Sept. 8**

**7-10pm -- Zach Blue and Friends (Country & Rock 'n' Roll)**

**Saturday, Sept. 9**

**7-11pm -- The Dave Wilson Band (Country)**

**Friday, Sept. 15**

**7-10pm -- Asher and Friends (Folksy & Mellow)**

**Saturday, Sept. 16**

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

**Friday, Sept. 22**

**7-10pm -- Open Mic with Steve Burkett**

**Saturday, Sept. 23**

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

**Friday, Sept. 29**

**7-10pm -- Jimmy Dale & the Knot Tying Gang and Marcel Riesco & the Honeymooners (50's Americana-Country/Rockabilly)**

**Saturday, Sept. 30**

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



**Photo by Viva Rankel**

**The Condor Swim Team**

On Saturday, Aug. 5, PMCPOA hosted the second-annual youth Condor Swim Team meet. Here is a small article from Coach Angela:

Being the Pine Mountain Club swim coach is a true honor. The students learned all four competitive strokes and mastered the art of being on a relay team. It was nice to see all the new friendships made. I could feel the joy these kids had despite the challenges they each faced. So much effort and dedication went into each practice. They should truly be happy for all they accomplished; everyone improved. Condor Swim Team 2023 was such a great season. We are already looking forward to next year!

## PMC Fitness Classes

### 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 bring a mat and water.

### Water Aerobics with Stefani

*Mondays, Wednesdays and Fridays from 10-11am*

Classes \$5, payable to the instructors.

**Condor Room / Pool**

## Rec Room Hours:

12-5pm

**Fridays-Sundays  
And on School Holidays**

### Arts and Crafts for Kids

**Sundays, 3-5pm**

## **Having a Yard Sale?**

If you are planning on having a yard sale, please call the EC office at extension #213 and request a permit. You must have one on file before you can have your yard sale. It's free, you just need to fill it out and turn it in to the EC office.

## **Sunday Markets in the Village Ongoing**

The Sunday Markets at the gazebo in the Village will continue on the first and third Sundays through September. The markets are from noon to 4pm and feature multiple vendors, including fresh produce, crafted creations, baked goods, chair massage and more. Come out and enjoy the bounty!

## COMMITTEE MEETINGS

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

### *Friday, Sept. 1 (First Friday)*

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

### *Saturday, Sept. 2 (First Saturday)*

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

### *Tuesday, Sept. 5 (First Tuesday)*

6 pm **Communications ZOOM**

### *Wednesday, Sept. 13 (Wednesday Before Board Mtg)*

5 pm **Budget & Finance Condor Room**

### *Saturday, Sept. 16 (Third Saturday)*

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

### *Saturday, Sept. 23 (Fourth Saturday)*

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

### Important Reminder:

*Your pool card keys do not expire. They are good every year that you own your property. Please do not toss them out at the end of the year; they will cost \$100 to replace.*

### Firewood Stacking:

*Firewood should be stacked neatly, with as few voids as possible, at least 10 feet from the structure and should have surface fuels removed (pine needles, etc.), at least 3 feet around. Earth-tone tarps are acceptable if securely fastened.*

### 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**

## GUILD ACTIVITIES

### **Every Monday and 1st & 3rd Wednesdays**

10-3 . Lace Guild . Pavilion

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

9-3 . Quilt Comfort Zone . Pavilion

### **First Thursday**

6:00 pm . Quilt Guild Business Mtg . Pavilion (April through December)

### **Every Friday**

9-3 . Quilt & Chat & More Pavilion