



# the Condor

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

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**PMC Hoedown is  
Sept. 4! See details  
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VOLUME 38 . NUMBER 9 . SEPTEMBER 2016

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

## PMCPOA Board Approves 2016 Five-Year Strategic Plan

*John Cantley, PMCPOA Board of Directors*

The new Five-Year Strategic Plan, developed by the Planning Committee from members' opinions obtained in the Strength, Weakness, Opportunity and Threat (SWOT) survey, has been approved and accepted by the PMCPOA Board of Directors. The plan was posted on the PMCPOA website for over a month to allow members to comment on the action plans addressing concerns of the community. The comments received through the online SurveyMonkey.com tracking poll were predominantly positive. The Planning Committee will now go forward with supporting those who are designated as responsible for achieving each plan over the next five years.

The SWOT survey results, published in their entirety in the Condor, were used by the Planning Committee to establish the action plans contained in the Strategic Plan. There were two categories of responses from the members. In the first, the members characterized the results of the previous Five-Year Strategic Plan with a designation of strength, weakness, opportunity or threat. The second type of response was written comments in which the members offered opinions and ideas about these categories. The committee could clearly see where the members would like to see improvement. Finally, the members could comment on all the services and amenities offered by the association. These comments were also taken into account when the committee developed the action plans.

An overriding theme to many of the SWOT survey responses and thus the action plans stemming from them is the need to improve communication. There are a number of action plans that are intended to improve communication between the association and the members on such issues as budget development, the capital reserve, the amount of assessment designated to support

**Remember: There is still very high fire danger in the Mountain Communities. Please be very careful with use of fire.**

amenities and services, as well as rules and CC&R enforcement. There is a plan to increase email communication. Other areas of concern to the members are wildfire prevention, improvement in services such as the Bistro and Lounge, rules compliance such as speeding on Association roads, website improvements, campground improvements, increased youth activities and water conservation.

Once the action plans are being implemented, there will be a tracking page on the PMCPOA website where members will be able to see the progress on each plan.

## New PMC Fitness Program Kicking off This Month

PMCPOA is offering a new fitness lineup beginning on Monday, Sept. 5. The new fitness program has a variety of class offerings. Take one class, or take a bunch!

The new lineup includes long-time favorites Tai Chi on Mondays, Wednesdays and Fridays from 9:30 to 10:30 a.m. and Gentle Stretch/Yoga on Tuesdays and Thursdays from 9:30 to 11:00 a.m.

There are new class offerings every day, taught by new-to-PMC-fitness instructors Stephanie Neely and Lindsey Eichler-Leitelt. On Mondays, Zumba is offered from 8 to 9 a.m., followed by Weights from 9 to 9:30 a.m. (free weights). The day is capped off with Drum Fitness from 5 to 6 p.m. Tuesdays, Cardio Dance & Tone is offered from 8 to 9 a.m., with Night Club Zumba offered as an evening class from 5:30 to 6:30 p.m. On Wednesdays, Drum Fitness is offered from 8 to 8:45 a.m., followed by Body Works from 8:45 to 9:30 a.m. Thursdays, Zumba is offered again from 8 to 9 a.m., and on Fridays, Cardio Dance & Tone is offered again from 8 to 9 a.m.

On Saturdays, fitness moves outside with an Outdoor Activity from 8 to 9 a.m. These activities will include hikes, trail running, walks/runs, Boot Camp in the Park, etc.

Except for the Saturday outside fitness, all classes are held in the Clubhouse. Classes can be paid for one at a time, or monthly packages are available. For pricing details, please contact the Business Office.

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

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

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

# Are You Ready? September is National Preparedness Month

*Emergency Preparedness Committee*

September is recognized as National Preparedness Month, which serves as a reminder that we all must take action to prepare now and throughout the year for all types of emergencies that could affect us where we live, work and visit.

Don't wait, communicate: Make your emergency plan today. Here are tips on how to do so.

**Make a plan:** Your family may not be together when a disaster strikes, so it is important to plan in advance how you will get to a safe place, how you will contact one another, and what you will do in different situations.

**Family Communications:** Make a contact card for each adult family member. Keep the cards handy in a wallet, purse, briefcase, etc. Also complete a contact card for each child. Put the cards in their backpacks or book bags.

Identify a contact, such as a friend or relative who lives out of state, for family members to notify that they are safe. It may be easier to make long distance calls than to make calls across town.

Be sure family members know the phone number and have cell phones, coins or prepaid phone cards. On your cell phone, list that person as "ICE" (in case of emergency).

Teach family members how to text. Text messages can often get around network disruptions.

Subscribe to alert services. ReadyKern is the alerting system for Kern County. Go online to ReadyKern.gov to sign up.

## **BUILD YOUR EMERGENCY KIT**

Prepare a disaster supplies kit for home and a grab-and-go pack for each member of your family, including pets. Kits should contain:

- At least 1 gallon of water per person per day to last for two weeks.
- Ready-to-eat food
- Essential medications
- First Aid Kit
- Sanitation supplies
- Solar and/or battery-powered radio, flashlight and batteries
- Extra clothing
- Sturdy shoes, work gloves, extra clothing and jackets
- Warm blankets or sleeping bags
- Important papers
- Emergency Cash
- For more information on how to prepare a pack, visit [www.ready.gov](http://www.ready.gov).

## **FIRE SAFETY**

September is not the end of fire season in California! The risk of wildfires is highest in September and October. Many of us worked on clearing our properties before the June deadline. We had some late spring moisture, which means the grasses and weeds have grown up again. We need to look around our properties and see what needs to be cleared again.

# Town Hall

**Friday, Sept. 9  
7 p.m.  
Condor Room**

***Fern's Lake: Don't  
Take It For Granted***

***A Photo Presentation by***

***Liz Buchroeder,  
Photographer/Naturalist***

***Comments by  
Lynn Stafford, Biologist***

*Fern's Lake, at the lower end of the PMC golf course, is a special feature of Pine Mountain Club. It serves several important purposes, including the golf course, recreation and, in emergencies, as a fire-fighting water source. It compliments the natural unique wetlands within our green belts.*

*Liz Buchroeder has concentrated on a photo study of some of the birds attracted to the Lake. She has acquired an in-depth awareness of the lives of these water-dwellers.*

*Her excellent photographs document the complex worlds of these wild animals found right in our community.*

***Town Hall Moderated  
by A.J. and Frances  
Durocher***

# PMC CERT Presents Academy

*Tom Yancey, PMC CERT*

On Oct. 8, 22 and 29, the Pine Mountain Club Community Emergency Response Team (CERT) is presenting a CERT Academy for those wishing to join the team. The session runs from 8 a.m. to 4 p.m., and participants must complete all three sessions to graduate.

The CERT Basic Course educates people about disaster preparedness for hazards that may impact their area. It trains them in basic disaster response skills such as fire safety, light search and rescue, team organization and disaster medical operations. Using the training learned in the classroom and during exercises, CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help. CERT members also are encouraged to support emergency response agencies by taking a more active role in emergency preparedness projects in their community.

**Recommended prerequisites:** It is recommended that you complete the "Introduction to Community Emergency Response Teams" IS317 Course Overview online. This is an independent study course that serves as an introduction to CERT. You can access the IS317 Course Overview at <https://www.fema.gov/training-materials>.

Pre-registration for CERT Academy is mandatory. No walk-ins are permitted. You will receive an e-mail notification in-

dicating that you have been successfully enrolled in the course after your pre-registration is complete.

To pre-register, please email to [tomlyancey@gmail.com](mailto:tomlyancey@gmail.com). For further information, call (661) 242-1094 or visit the webpage at <https://pinemtcacert.samariteam.com/Default.aspx>.

# Community Picnics in Park Continue

The Thursday "Picnics in the Park" at Lampkin Park continue through the summer until the weather turns cold. Picnics start at 5:00 p.m. Bring a meat to cook, dish to share and your own table service. Come out and enjoy the great food and visiting with your friends and neighbors.

# Want to Talk With the Board Chair?

If you would like to speak with PMC-POA Board of Directors Chair Bill Gurtner, there is a way to do so. To book some one-on-one time with him, contact the front desk and schedule an appointment. Visits will be booked in 15-minute increments.

This is the members' chance to vent, inform, question, enlighten, propose a solution or put an end to issues and concerns they believe the Board should know about. Please call the Business Office to schedule an appointment.

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## PMC Golf Season Continues With Scrambles, Chip & Sip

*PMC Pro Shop*

The golfing season continues, with more fun and festivities coming up this month. Here are details:

- **Friday Night Golf Scrambles** take place Sept. 2<sup>nd</sup> and 16<sup>th</sup> at 5 p.m. The cost

is \$5 entry and \$5 Closest to the Pin plus twilight green fees of \$5 for members and \$9 for guests. Carts are extra.

- **Chip & Sip** will be held on Saturday, Sept. 3<sup>rd</sup>. The cost is \$10 per person and includes your choice of three glasses of wine or beer. Advanced tickets will be available at the Pro Shop, and will be sold at the event subject to availability.

For more information about any golf event, contact the Pro Shop at 242-3734.

## Do We Have Your Email Address?

Did you know that PMCPOA has an email blast system that is used to provide information in the quickest way possible?

While many members are already receiving these emails, many are not yet on the list. This established system is being used to enhance the timely distribution of information to the membership, and the new Board of Directors is exploring ways to use the system even more frequently.

At the same time, the system is only effective if the Business Office has your email address. The list is growing, but the staff needs to have as many of the members provide email addresses as possible to maximize effectiveness.

Please stop by the office and sign up. It will be worth your while to do so.

## Golf Shop Hours:

**8 a.m. - 6 p.m. Sunday-Thursday**

**7 a.m. - 7 p.m. Friday-Saturday**

**Call 242-3734 for tee times.**

*Twilight hours/rates are available at 4 p.m. Contact the Pro Shop for details. Remember: For safety reasons, non-golfers may NOT be on the course during hours of daylight.*

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— "Measuring Broadband America" Report, 2013 & 2014

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# Greens & Grounds Committee Works to Help Improve Property Values

*Mike DeAngelis, Greens & Grounds Committee*

Have you ever taken a minute to consider how much the golf course, park and ball field, hiking trails, campground and green belt areas contribute to your property value? Even in the midst of our ongoing and seemingly never-ending drought, these areas throughout the community add value to your property.

The Greens and Grounds Committee has been tasked by the Board of Directors with overseeing these and many other outdoor space areas, and to make recommendations for usage and ongoing maintenance.

Initially formed many years ago, the Greens Committee was responsible for providing oversight for the golf course and its activities. But things have changed. The



**Your friendly Greens & Grounds Committee, from left: Ron Gauvin, Linda Fendley, Kelly Fendley, Maxine Brown, Kay Chilano, Gary Kemmer (Board liaison), Bill Kelly, Danny Hoff (club golf professional) and Mike DeAngelis.**

committee's scope has widened to include virtually all outdoor space areas in PMC-POA. As of September 2015, the committee received a new charter that broadened its responsibilities to include these areas outside of the golf course.

A small but dedicated Golf Course Maintenance staff has been instrumental in maintaining and caring for not only the golf course, but many other outdoor areas including the tennis courts, Lampkin Park and ball field, the PMC campground, the RV storage area, and the hiking trail system and greenbelt areas. The committee has made specific recommendations to the Board of Directors to reduce the green footprint of the golf course, reducing water usage in this time of drought. To help facilitate that, the Committee monitors water

storage and usage, and continues to make recommendations to the Board.

Many other changes are in store for the future. As time and staffing permit, a number of par fitness stations -- with instructions on usage -- will be added to the existing walking path along Mil Potrero Highway. There are also plans to expand the hiking trail system. New picnic tables have been ordered for Lampkin Park, and a survey regarding campground use is coming soon.

The Greens and Grounds Committee meets the first Friday of every month at 8:30 a.m. in the Pro Shop. The meeting is open to anyone, and the committee is always looking for new members. *(Please note that PMCPOA members must be in good standing to join committees.)*

## PMC Specialists!

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# A Message from the Board Chair

Bill Gurtner  
pmcboard@pmcpoa.com

The events of this past month have left our community sad and angry. Not only did we lose a large and well-known black bear, but in the process, a weapon was discharged within the confines of Pine Mountain Club. Although I accept that there are moments when firing a weapon may be the only option, discharging a firearm in the community puts us all at risk for injury or worse, and could start a fire that could decimate our community. Both events are, on many levels, unacceptable. I want to assure the community that citations have already been issued and will be pursued aggressively. The question we must ask ourselves is, "Where do we go from here?"

In trying to look forward, we need to reflect on the reasons we are all here and what the role of the Association should be. We have a set of Governing Documents and Rules and Regulations that are a reflection of the members' desire to live in a well-ordered community, where we live together in a shared understanding of what is acceptable and what is not acceptable.

When someone fails to meet those ex-

pectations, the Association should take action. In doing so, we must recognize that we function within a larger structure of authority that includes law enforcement, wildlife management and government at many levels. The Association responds through the process of citation and fines.

We must remember that associations like ours function because the vast majority of its members subscribe to a common understanding of what is and what is not acceptable behavior.

In the case of recent events, we need to reaffirm some of those assumptions. First, we live in a mountain community surrounded by a national forest inhabited by a wide range of wildlife. They were here first. The animals are not required to conform to our presence. Living here requires an acceptance of the obligation to adjust to the presence of wildlife and to do all we can to protect them and our shared habitat.

There are many things the association cannot do. We are not law enforcement or the Department of Fish and Wildlife, but we can review our rules and the enforce-

ment of them. In the case at hand, two very important issues stand out for me. First, we must stop the feeding of bears! The authorities have told us time and time again that a fed bear is a dead bear. If we want to have bears here in the future, they must not be fed by us. It starts with a review of our rules and regulations focused on the issues of domestic livestock, the intentional feeding of wild animals, and the discharging of a weapon within the confines of PMC. I also believe that the current structure of fines must be adjusted to reflect the seriousness of the problem.

I have asked the Governing Documents Committee to take up these issues this month, and that the rule change concerning domestic animals offered earlier this year be reposted now so that any decision the Board reaches on the topic at the September meeting can be implemented without delay.

I, for one, wish to confirm that I live here because of the location and the closeness to nature. We must do everything we can to protect what we have and assure its' continuation into the future.

## PMC Board of Directors Meeting Highlights

Karin Shulman, Recording Secretary

These are highlights of the Board of Directors open meeting of Aug. 20, 2016. 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.

Chairman Bill Gurtner called the meeting to order at 10:00 a.m. Eight Directors attended: Stephan Bates, Gary Biggerstaff, Sandy Browne, John Cantley, Bill Gurtner, Garry Kemmer, Tom McMullen and Doug Wilde. Susan Canaan was excused. Also present were General Manager Rory Worster and Recording Secretary Karin Shulman.

The Board approved the Consent Agenda of the Board of Directors' meeting of Aug. 20, 2016, which included the Board of Directors' Special Organizational Meeting Minutes of July 16, 2016 and Board of Directors' Regular Board Meeting of July 16, 2016 and 18

committee applications. The Board acknowledged receipt of "Committee-Approved Committee Minutes for Board Review." There was one (1) approved Environmental Control Committee Project Recommendation and two (2) Cottage Industry Permits.

Chairman Gurtner presented the Chair's report. General Manager Worster presented the General Manager's report. Director McMullen presented the Treasurer's report.

### UNFINISHED BUSINESS:

**MOTION** to Review and Possible Motion of the 2016 Five-Year Strategic Plan. **MOTION** by Director Browne, **SECOND** by Director Bates to remove from the table. **MOTION** by Director Browne, **SECOND** by Director Bates to approve the 2016 Five-Year Strategic Plan. **MOTION** carried. Director Biggerstaff opposed.

### BOARD ACTION ITEMS:

### NEW BUSINESS:

**APPROVED RESOLUTION #01-08-20-16, THEREFORE, BE IT RESOLVED**, that the PMCPOA Board of Directors approve the purchase of an ice machine for the Bistro, NTE \$3,500 from the Operating Fund. **MOTION** by Director Browne, **SECOND** by Director Kemmer. **MOTION** carried unanimously.

**APPROVED RESOLUTION #02-08-20-16, THEREFORE, BE IT RESOLVED**, that the PMCPOA Board of Directors approve the revisions in Business Policies and Procedures E-14, Annual Budget Process. **MOTION** by Director McMullen, **SECOND** by Director Bates. **MOTION** carried unanimously.

**APPROVED RESOLUTION #03-08-20-16, THEREFORE, BE IT RESOLVED**, that the Board of Directors approves the Quarterly Financial report for the

'HIGHLIGHTS' Cont. on page 9



# Treasurer's Report

## *Prepared by Todd Draa*

Pine Mountain Club POA, Inc  
 Treasurer's Report and Y-T-D Financial Statement  
 Year to Date Through July 31, 2016

Operating Fund	Actual	Budget	Over (Under) Variance	
<b>Revenue</b>				
Current Year Assessment Revenue	339,373	338,846	527	
Operations/Maintenance	2,627	7,449	(4,822)	
Social Activity	63,046	67,161	(4,115)	
Interest Income (Operating)	360	1,000	(640)	
<b>Total Revenue</b>	405,406	414,456	(9,050)	
<b>Operating Expenses</b>				
Operations/Maintenance	515,572	523,072	(7,500)	
Social Activity	105,898	118,886	(12,988)	
Operating Projects	4,610	6,250	(1,640)	
Designated Fund Projects	0	0	0	
Worker's Comp Safety Incentive	0	0	0	
Bad Debt Expense	0	0	0	
Capital Improvements	0	0	0	
Transfer to Property Fund	0	0	0	
Reserve Contribution	0	0	0	
<b>Total Operating Expenses</b>	626,080	648,208	(22,128)	
<b>Net Operating Revenue Over Expense</b>	(220,674)	(233,752)	13,078	
	<b>2016/2017 Assmt Billing</b>	<b>YTD Assessments Collected</b>	<b>YTD Assessments Receivable</b>	
<b>Assessment Collection Update</b>	4,066,152	2,210,747	1,855,405	
<b>Payroll Summary</b>				
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
Payroll Wages	150,860	150,444	416	
Payroll Benefits	41,940	26,580	15,360	
Taxes and Worker's Compensation	24,820	24,446	374	
<b>Total Payroll Expense</b>	217,620	201,470	16,150	
<b>Reserve Fund Update</b>	Beginning Balance July 1, 2016	Interest and Contributions	Less YTD Trnsfrs and Purchases	Ending Balance July 31, 2016
	2,409,498	31	0	2,409,529

Respectfully Submitted



Thomas McMullen  
 August 17, 2016

Operating Fund Cash Balance	2,494,992
Reserve Fund Cash Balance	2,409,529

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

Rory Worster

If you smoke while driving a vehicle on the roadways, please do not flick your ashes or drop your cigarette out the window. Use the ashtray inside your car for all such purposes.

If you are towing a trailer of any kind, make sure the safety chains do not and cannot drag the ground and cast off sparks. Please keep your vehicles in good repair, but if there is a problem, please safely pull to the side of the road and do not if at all possible stop in dry grass or brush.

Carrying a fire extinguisher is also a great thing to do. Should you witness a person who did not follow any of the above protocols and a fire starts alongside the road, quick action can mean all the difference between a small incident and an 80,000-acre wildfire. Recently, we

had several fires around Kern County start, including one on I-5 pretty close to Fort Tejon. Quick action by a very good and fortunate crew stopped the fire at just 10 acres, but it could have been much worse. Diligence and awareness are behaviors we all need to practice around our dry mountain community.

## Maintenance Projects

It is summertime, and the maintenance crews are in full project and maintenance mode. We have been completing the installment of sitting benches -- two new ones in the park and two along the walking trails. Several more will be placed over the next couple of weeks. We also plan to complete two par exercise stations per month starting in September.

Most of the asphalt work has been completed for the year. We have a few berm/gutter areas that need attention, but the items that affect traffic are done. We continue to stripe the streets, change out faded stop and speed limit signs, paint the limit lines and so on. Please slow down in general, but especially when your road crews are out working on the streets.

This is also the time of year we look at bigger projects and equipment needs for the upcoming winter. I will be asking the Board for some replacement vehicles. The big-ticket item we need is a replacement backhoe. We will be looking for a

gently used (2000 hours or less) unit. The backhoe we need here typically runs about \$88,000.00. We think we can find one a little less than that.

We are going to try to set up a location to pile up some firewood for the membership to cut and haul away. We are targeting Labor Day weekend for this fun family event. This will be a mix of sizes and pine woods only. We will try to place about four piles to work from, and this will be a first-come, first-served offering. You will need to show a valid plastic member or guest card to join in on the fun. More details will come in the email blast and on the electronic sign.

A reminder: Construction-type noise is only allowed 7a.m. to 7 p.m.

## Wildlife Issues

We have had some huge issues in the community lately regarding our wildlife. REMINDER: NO HUNTING IN PMC-POA!!! NO DISCHARGE OF ANY FIRE-ARMS INCLUDING BB AND PELLET WEAPONS. All violations of these rules will result in a citation being issued immediately.

This is the third month in a row we are going to repeat the following: Wildlife is around and very active. Please remain bear aware and ensure you are not the one in the neighborhood who attracts these creatures in for a food fest. We have had several reports of bears breaking into homes through slightly open windows to get to food on the inside. Bears and raccoons are very opportunistic and have great noses for food. They will travel long distances to get it. Secure your house and clean up after a barbecue; these are just a couple of things you can do to be wildlife friendly.

## Swimming Pool

Please remember that you must have a current member or guest card to use the pool. This means each person needs a valid card, and members or property owners

## Annual Assessment Now Past Due

The assessment for the Fiscal Year 2016/2017 is \$1,406 per lot. It was due and payable to Pine Mountain Club Property Owners Association, Inc. as of July 1. Payments should be made in the Business Office. The assessment shall become delinquent on Thursday, Sept. 15, 2016 at the close of business at 5:00 p.m., pursuant to Bylaws Section 10.02 (A)(D).

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'GM' Continued on page 9

**'GM' Continued from page 8**

are limited to six guests at any one time in the pool. We have a very limited occupancy level for the pool area. You also must show the card when asked to do so by staff. Failure to provide the requested card will result, at a minimum, in you being asked to leave the pool. Please do not give the pool attendants a hard time for doing their jobs. Any abusive language and/or threatening actions may result in citations being issued.

**Assessments**

Your assessments were due on July 1st for each and every lot you own in PMC. Those assessments become delinquent at 5 p.m. on Sept 15th if not paid. Your account will be forwarded to our collection agent on Sept. 16. Please pay your assessments by Sept. 15th to avoid having to pay fees and interest and becoming a member not in good standing. Members not in good standing are not entitled to use any of the association facilities or attend any events until your account is brought current.

**Hoedown**

The Hoedown is here. Jimmy Nelson will be here Sunday, Sept. 4. The menu is fantastic and the music will be great. There's no better way to celebrate the Labor Day holiday weekend than with friends and family and great food.

**PMC Patrol Recap – July 2016**

During the month of July, Patrol responded to 285 calls for service.

Observations and calls included in the following:

- Enforcement - 114
- Public Assist - 95
- Reports - 1
- Suspicious Incident - 24
- Traffic Incident - 5
- Wildlife – 45

**EC Office Recap – July 2016**

- Construction Projects/EC Committee Recommendations: 3
- Carport - 1

**'HIGHLIGHTS' Cont. from page 6**

Fourth Quarter of Fiscal Year 2015-2016 (April, May and June 2016). **MOTION** by Director McMullen, **SECOND** by Director Cantley. **MOTION** carried unanimously.

**MOTION** by Director Browne, **SECOND** by Director Kemmer to approve the following Clubs: Pine Mountain Amateur Radio Club, Pine Mountain Archers, Pine Mountain Scrappers Guild, PMC Mahjong Club and Keeping You in Stitches Knitting Guild.

The Board sent and received 52 items of correspondence this month.

The next regular open Board meeting will take place on Sept. 17, 2016 at 10:00 a.m. in the Condor Room.

The meeting adjourned at 12:32 p.m.

Deck – 2

EC Officer Approvals of Minor Projects (No KC Permit Needed): 25

EC Letters Written: 66, resulting in 5 citations

**Sierra Club Hosting Program About Weather Spotting**

The PMC Condor Group of the Kern Kaweah Chapter of the Sierra Club will host its next gathering on Friday, Sept. 2 beginning with a Social Hour at 6 p.m., followed by the program at 6:30 p.m.

This month's meeting will include a program about weather spotters from the NOAA National Weather Service in nearby Hanford, California. Also included will be discussion on PMC's own unique weather. Skywarn Storm Spotters are citizen-scientists who report weather conditions as they are happening to enhance their community's weather updates.

All Sierra Club programs are free and open to the public. The meeting will take place in the Condor Room at the PMC Clubhouse. For more information or to check ahead for program changes, call 242-8529.

**PROFESSIONAL SERVICES**

**Real Estate Agents**

Jennings Realty/Jeff Mowry  
www.jenningsrealty.org  
(661) 242-4242/204-1732

Greg and Monica Brackin  
(661) 242-2685

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

**Tree Service/Arborist**

Lewis W. Larmon  
Tree Service Contractor  
(661) 242-2979 (Lic. #852182)

per line per month. No refunds. The fee includes the name of your business and phone number. PMCPOA does not guarantee the accuracy of the information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.

**Dr. Kolodner  
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# COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPOA welcomes your input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on PMC's website at [www.pinemountainclub.net](http://www.pinemountainclub.net).

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

- Swimming in the pool this summer has been glorious. Thank you for the upkeep!

## CONCERNS

- I am noticing the poor state of the shower knobs and the cleanliness and smelliness in the bathrooms at the pool. Can more funds be allocated to bring these up to better standards to complement the wonderful pool?

**Response:** We are constantly providing maintenance to the shower area. The amount of abuse placed on these controls is amazing. We have replaced the complete units several times and tried commercial- and residential-style units. We have yet to find a bullet-proof item. That said, we will ensure that we are still proactively changing out the stems and handles due to over tightening and abuse. As for the bathroom cleanliness, there is a cleaning checklist, and we look at the facilities and clean them often throughout the open

hours as needed. We have put a lot of upgrades into these bathrooms in the past few years, and when the pool is shut down for the season, we'll be doing even more upgrades.

- I suffer from migraine headaches and unfortunately fragrances can be one of my triggers. For over 25 years now I have noticed a sickeningly sweet fragrance in the Clubhouse women's bathroom. Even without a headache, I find the smell unpleasant and overpowering in that small space. Can another fragrance be used that is less potent for people who notice the smell like I do? How about a slight pine fragrance since we live in the pines?! Thank you for everything you do and for the opportunity to share some of my observations/opinions about this place I love.

**Response:** We have gone through a lot of samples and companies to come up with the two nontoxic fragrances we use. Sorry it is not to everyone's liking, but we do switch between the two that had the most favorable responses. We also tried it without any scent sprays, and this was not received well at all.

- I notice there are lots of huge, dead standing trees on PMC land that do not appear to be on private lots. Why doesn't the POA investigate lumber companies that would pay the POA to harvest these huge, dead trees? It could generate revenue, while removing hazards.

**Response:** The association has explored this idea. We brought foresters and a mill representative up to our community to explore any potential help for us here within the last year and a half. There is not enough useable timber here to make it worth a harvester's time and expense. Pinion Pines have no appeal to lumber companies, and the Ponderosas and Jefferies we have here are doing better than those in a lot of areas. That's the good news.



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'CCCs' Continued on page 11

# Letter to the Editor

## Respect Both Bylaws and Members

As a former PMCPOA director and long-time member of the Governing Documents Committee (2006-2013), I was dismayed at the lack of respect for Bylaw 10.03 demonstrated at the April 16 Board meeting. In the video of the meeting that I watched twice, the GM seemed to dismiss the bylaw as antiquated and unchangeable, and therefore to be ignored. The Directors apparently concurred with his assessment. On May 21, it responded to concerned members with a tongue-lashing, disparaging their criticism of the foreshortened budget procedure as merely "injecting personal interpretations." In the June Condor, the chair accused those who criticized the GM's justification of this year's process of being "disrespectful, mean, and without honorable intentions."

It is not the legality of the Board's actions in their April 6 special meeting that concerns me, but their rejection of all criticism of that action. That makes me wonder whether PMCPOA will maintain the balance of power between the membership and the Board that Bylaw 10.03 establishes.

Bylaw 10.03 established a long budget process to ensure: 1) that a detailed financial statement of income and expense for the fiscal year (the operating budget) will be available to both the Board and to the

### 'CCCs' Continued from page 10

- Some people have very isolated lots where having chickens or ducks would not bother anyone. It would be very nice if these people could apply for a permit from the POA to be able to do so. The permit would cover the cost of checking the site and proximity of the neighbors, and the cost of drafting regulations about keeping poultry. Thank you!

**Response:** The Board is currently looking at the poultry situation again. This was brought up last year during at least three different meetings and is now before the Board again for requested actions.

membership several weeks before the projected detailed budget was adopted; and 2) that the membership will have ample opportunity to review and give input into the proposed budget.

Those who created Bylaw 10.03 felt that this process is so important that they stipulated a super-majority to change it. Those who called for the Association to respect that process should merit thanks—not scorn.

Fortunately for the Association, the Governing Documents Committee has now drafted an excellent new budget procedure that respects both the process of Bylaw 10.03 and the calendar requirements of Civil Code.

**Katherine King**

*I am solely responsible for the contents of this letter and acknowledge that my views are not necessarily shared by the Association, the Editor or the Condor Committee.*

## Pool Open Every Day

The swimming pool will remain open every day for as long as weather permits. For hours, please pick up a flyer in the lobby. All members and guests must sign a 2016 Pool Waiver (at the pool or in the Business Office) in order to use the pool.

---

## Join us for... Sports Variety Night!

**Every Tuesday**

**5 - 7 p.m.**

**Lampkin Park**

*Sports equipment provided, but  
feel free to bring your own.*

**All Ages Welcome!**

---

## Photography Club for Kids Starts 10/1

A Photography Club for children ages 6 to 18 will begin on Oct. 1 at the Artworks Community Gallery in the PMC Commercial Village.

The meetings will take place the first Saturday of the month at 11 a.m. Each class will last for one hour and will feature rotating instructors. The free class has space for 10 kids. Light snacks and drinks will be provided.

For more information, call Mel Weinstein at 310-829-6868.

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## Quilters Host Julia Fikse

*Kathy Weinstein, Scrappers Quilt Guild*

Julia Fikse, AQS Certified Quilt Appraiser, will be in Pine Mountain Club on Thursday, Sept. 1 and Friday, Sept. 2. On Thursday, Julia will be the featured speaker at the Pine Mountain Scrappers monthly meeting, which begins at 6:30 p.m. in the Pool Pavilion. Everyone is welcome to attend.

On Friday morning, Julia will do appraisals at the Old Bear Bed & Breakfast, 16116 Mil Potrero Highway. The phone number is 242-1622. A written appraisal with Julia's official seal for insurance purposes is \$50 per quilt. An informal appraisal that could date and give an approximate value of a quilt is \$25. You can reach Julia at [www.quilt.ninja](http://www.quilt.ninja).

Now is the time to gather up that quilt Grandma made and find out if it has more than a sentimental value.

## CDFW Offers Tips on Rattlesnake Safety

As the dog days of summer keep the weather warm, snakes can still be found basking in the sun's rays. Although most snakes in California are harmless, venomous rattlesnakes live in the Mountain Communities.

The California Department of Fish and Wildlife (CDFW) offers tips on how to steer clear of rattlesnakes, and what to do if one strikes.

You don't even have to be in the great outdoors to discover a snake. They can be found in your garden and sometimes even your garage, but there is no need to panic. Snakes play an important role in the ecosystem, including keeping the rodent population under control.

Rattlesnakes are generally not aggressive and usually strike only when

threatened or deliberately provoked. Given room, they will retreat. Most snake bites occur when a rattlesnake is handled or accidentally touched by someone walking or climbing. The majority of snakebites occur on the hands, feet and ankles.

On rare occasions, rattlesnakes can cause serious injury to humans. The California Poison Control Center notes that rattlesnakes account for more than 800 bites each year in the U.S., causing one or two deaths. Most bites occur between the months of April and October when snakes and humans are most active outdoors.

The potential of running into a rattlesnake should not deter anyone from venturing outdoors, as there are precautions that can be taken to lessen the chance of being bitten.

### *The Dos and Don'ts in Snake Country*

Remember that startled rattlesnakes may not rattle before striking defensively. Here are some safety precautions to follow to reduce the likelihood of a rattlesnake bite:

*'SNAKE Cont. on page 13*

# ***Annual PMC Hoedown! Sunday, Sept. 4th 4:00pm - 7:30 p.m.***

**Grab your partner and join us for the annual hoedown!**

**\$20-Tent Tickets:**

**Limited amount available for purchase at the front desk.**

**Includes barbecue meal and special VIP tent seating.**

**Live music with the Jimi Nelson Band will be featured.**

**General Admission:**

**Join us for music, drinks and dancing!  
BBQ available for purchase at event.**

## **Want to Receive Your Condor by Email?**

Would you like to receive your Condor newsletter by email? Printed versions are still being sent through the mail to those who prefer it. However, online versions come earlier and save the association as much as \$2.50 per copy in mailing and labor costs.

If you are interested in an online version, please email the Condor editor at [rwilde@pmcpoa.com](mailto:rwilde@pmcpoa.com) or contact the Business Office in person or by phone at 242-3788 to let us know. Please provide us with your name as it appears on the property title, tract and lot number if possible, and your property or mailing address, phone number and email address. Save money, trees, and postage costs!

**'SNAKE'** *continued from page 12*

- Wear hiking boots and loose-fitting long pants. Never go barefoot or wear sandals when walking through wild areas.

- When hiking, stick to well-used trails. Avoid tall grass, weeds and heavy underbrush where snakes may hide during the day.

- Do not step or put your hands where you cannot see, and avoid wandering around in the dark. Step ON logs and rocks, never over them, and be especially careful when climbing rocks or gathering firewood. Check out stumps or logs before sitting down, and shake out sleeping bags before use.

- Never grab "sticks" or "branches" while swimming in lakes and rivers. Rattlesnakes can swim.

- Be careful when stepping over doorsteps as well. Snakes like to crawl along the edge of buildings where they are protected on one side.

- Never hike alone. Always have someone with you who can assist in an emergency.

- Do not handle a freshly killed snake, as it can still inject venom.

- Teach children early to respect snakes and to leave them alone.

- Keeping snakes out of the yard:

- The best protection against rattlesnakes in the yard is a "rattlesnake proof" fence. In keeping with PMCPOA EC codes, if the fence is wooden, there must be a minimum of two inches between the upright boards, then the fence can be lined on the inside with solid green or black mesh. It should be at least 3 feet high, with the mesh buried a few inches into the ground. Keep vegetation away from the fence and remove piles of boards or rocks around the home. Use caution when removing those piles – there may already be a snake there. Encourage and protect natural competitors like gopher snakes, kingsnakes and racers. Kingsnakes actually kill and eat rattlesnakes.

***What to do in the event of a snake bite:***

Though uncommon, rattlesnake bites



do occur, so have a plan in place for responding to any situation. Carry a cell phone, hike with a companion who can assist in an emergency and make sure that family or friends know where you are going and when you will be checking in.

- Stay calm.
- Wash the bite area gently with soap and water.
- Remove watches, rings, etc, which may constrict swelling.
- Immobilize the affected area.
- Go to the nearest medical facility.

For more first aid information, please visit California Poison Control at [www.calpoison.com](http://www.calpoison.com).

***What you should NOT do after a rattlesnake bite:***

- DON'T apply a tourniquet.
- DON'T pack the bite area in ice.
- DON'T cut the wound with a knife or razor.
- DON'T use your mouth to suck out the venom.
- DON'T let the victim drink alcohol.

***The editorial and advertising deadline for the October 2016 Condor is Monday, Sept. 12, 2016.***

**Fitness Schedule Program One**

**Tai Chi** • 9:30-10:30 am  
Monday . Wednesday . Friday

**Gentle Stretch** • 9:30-10:15 am . Tuesday . Thursday

**PMC Yoga & Pilates** • 10:15-11:00 am . Tuesday . Thursday

**Program Two**

**Zumba** • 8-9 am. Monday . Thursday

**Weights (free)** • 9-9:30 am . Monday

**Drum Fitness** • 5-6 pm . Monday . 8-8:45 am . Wednesday

**Cardio-Dance & Tone** • 8-9 am Tuesday . Friday

**Night Club Zumba** • 5:30-6:30 pm . Tuesday

**Body Works** • 8:45-9:30 am . Wednesday

**Outdoor Activity** • 8-9 am . Saturday (hikes, trail runs, walk/run, boot camp in park, etc.)

**Classes in PMC Clubhouse unless otherwise noted.**

Classes \$5 each; packages/ monthly rates available. Check the office for details.

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## Homework Club

*Join Us in the Fun of  
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**Every Tuesday/Thursday**

**2:30 to 4:30 p.m.**

(Beginning Tuesday, Oct. 4)

**PMC Recreation Room  
Free**

Any donation of pencils, paper,  
or other supplies is welcome!

**No Homework Club on snow  
days or school holidays**

## Recreation Room Hours

**Mon, Wed, Fri**

**3-6 p.m.**

**Sat, Sun**

**11 a.m. - 6 p.m.**

## Arts & Crafts

**Wednesdays**

**3-5 p.m.**

## Entertainment Line-Up:

### Saturday Nights

**7 to 11 p.m.**

**(unless otherwise  
noted)**

**Sept. 3 -- Boys Nite Out  
(Classic Oldies, Rock &  
Blues)**

**Sept. 10 -- The  
Fulltones (American  
Roots Music)**

**Sept. 17 -- Saggy  
Bottom Boyz (Classic  
Country & Rock )**

**Sept. 24 -- Primal  
Force (Classic Rock &  
Country)**

### Sunday Jams:

**Sept. 11 & 25  
2-5 p.m.**

*Menu available from Bistro*

### Celtic Jam: 6-9 p.m.

**Every Tuesday night**

*Bring your own instrument  
to play or just come enjoy the  
music and have fun.*

**Jams in Condor Room**

**Family Dining is  
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Room on Friday and  
Saturday nights pending  
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# Activities

## ***Mondays***

12:45-4:00 pm .  
Bridge . Condor Room

## ***Tuesdays***

10 am . WOW . Pool Pavilion  
6-9 pm . Celtic Jam .  
Condor Room

## ***Wednesdays***

12:45-4:00 pm . Bridge  
. Condor Room

## ***Thursdays***

11:30 am . Skins Golf

## ***Fridays***

6 pm . Amateur Radio Club . Pool Pavilion .  
(3rd Friday)

## ***Saturdays***

3 pm . Garden Club  
Pool Pavilion (2nd  
Saturday)  
7 pm . Music . Lounge

## ***Sundays***

2-5 pm . Sunday  
Jams (2x per month) .  
Lounge

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# COMMITTEE MEETINGS

**All committee meetings are open to  
PMCPOA members in good standing.**

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

10:30 am Recreation Committee Lounge

### ***Friday, Sept. 2 First Friday)***

8:30 am Greens and Ground Golf Shop  
2:00 pm Environmental Control Condor Room

### ***Saturday, Sept. 3 (First Saturday)***

9:00 am Governing Documents Pool Pavilion  
1:00 pm Planning Pool Pavilion

### ***Tuesday, Sept. 6 (First Tuesday)***

4 pm Equestrian Committee Pool Pavilion

### ***Saturday, Sept. 10 (Second Saturday)***

9 am Emergency Preparedness Condor Room  
10:00 am Communications Pool Pavilion  
10 am CERT Condor Room

### ***Wednesday, Sept. 14 (Wednesday Before Board Mtg)***

5:00 pm Finance & Budget Pool Pavilion

### ***Saturday, Sept. 17 (Third Saturday)***

10:00 am PMCPOA Board of Directors Mtg. Condor Rm

## Transfer Site Hours:

***8:30 a.m. - 5 p.m.***

***Every Day***

***Open Until 7 p.m.***

***Thursdays***

## GUILD ACTIVITIES

### ***Every Monday***

9-3 . Lace Guild . Pool Pav

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

9-3 . Quilt Comfort Zone .  
Pool Pavilion

### ***First Thursday***

6:30 pm . Quilt Guild  
Business Meeting . Pool  
Pavilion

### ***Every Friday***

9-3 . Quilt & Chat & More  
Pool Pav (9-1:30/3rd Fri)

### ***First/Third Saturdays***

1-4 . Knitting Guild .  
Condor Room

## Bistro Hours

**Monday-Sunday**

***8 a.m. - 2 p.m.***

**Friday-Saturday**

***Dinner 5-9 p.m.***

**Sunday**

***Light Menu 5-7 p.m.***

***Bistro -- 242-2233***