
Recreation Roundup

Movie on the Greens

**Friday, Aug. 11th 8:30pm
"Dr. Strange" (Rated PG-13)**

Concessions Available for Purchase

**Anyone Under Age 13 MUST
Have Adult Supervision**

Concert On the Greens Lineup

August 19th--Box Car 7

September 3rd--Annual Hoe Down with

The Jimi Nelson Band

All concerts 4:30-7 p.m.

the Condor

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

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

**Water Aerobics
continuing
through Sept. 7.
See Page 13.**



the Condor

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

VOLUME 39 . NUMBER 8 . AUGUST 2017

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

The Bears are Back in Force: Please, Do Not Feed Them!

This is an important reminder that it is essential you do not feed the bears. Remember, a fed bear is a dead bear! PMC is having a big bear problem right now because the local bears have been fed and no longer have any fear of humans. They are coming into town looking for human and pet food, have become habituated, and thus have become more aggressive. They are breaking into homes and confronting humans. Many of these bears will wind up getting shot.

It is essential that you haul your garbage to the Transfer Site as often as possible, and never leave human or dog food outside or even near an open window inside. Here are tips offered by the California Department of Fish and Wildlife on how to safely live in bear country. Please take them seriously; the safety of the residents, pets and bears of the PMC community depend upon it.

Stash Your Food and Trash

- Remember that bears and other animals are attracted to anything edible or smelly.
- Store garbage in bear-safe containers. They are available for home use and cost about \$150.
- Keep food indoors or in airtight and odor-free containers.

Board of Directors Elects New Officers for 2017-2018

The 2017-2018 Board of Directors nominated new officers during a Special Organizational Regular Meeting on Saturday, July 15 just prior to the regular monthly meeting of the Board. The officers were then elected during the regular meeting.

The officers for the new fiscal year are: Chair, Bill Gurtner; Vice Chair, John Cantley; Secretary, Sandy Browne; and Treasurer, Steve Bates.

Please congratulate these hardworking volunteers and offer your ongoing support.

- Put away picnic leftovers and clean barbecue grills right away.
- Keep pet food inside, and put all bird feeders away.
- Pick up fallen tree fruit as soon as possible, or protect fruit trees with electric fencing.
- Remove any items with fragrance from your yard (sunscreen, insect repellent, soap, candles, etc.) and other attractants, including compost piles.
- Don't leave trash, groceries or animal feed in your car.
- Keep garbage cans clean and deodorize them with bleach or

'BEARS' Continued on page 11

EC Reminders About Noise, Particularly Barking Dogs

PMCPOA EC Committee

We all bought in Pine Mountain Club because of its difference from city life, with noises, odors and problems. We have sought beauty, tranquility and the atmosphere of the natural surroundings in PMC. The clear blue sky is amazing, and the quiet is delightful.

To obtain and maintain this, PMCPOA has set up certain published regulations, including Section 7.18 of the EC Code. The purpose of this regulation is so that people may enjoy what Mother Nature has provided without worry that someone else may interrupt the enjoyment of their property. This code relates to noises of the obnoxious type, including loud radios or other music and barking dogs.

Barking dogs are the primary reason people call PMC Patrol. Some dogs bark once or twice and then stop. But there are those that bark continually for hours on end, with no reason, and with no attempt by the owner to silence them. "Dogs bark, so live with it" or "get ear plugs" are not the answers to these complaints.

Dogs are the responsibility of the owner. It's not fair to the

'BARKING' Continued on page 13

**Reminder: No open fires are
allowed in Pine Mountain Club.**

WILDFIRE EVACUATION TIPS FOR MOUNTAIN RESIDENTS

Emergency Preparedness Committee

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

HOW TO BE PREPARED BEFORE WILDFIRE STRIKES

- Plan where to go; to a hotel, evacuation center, a friend's house or a family home out of the area.
- Plan your evacuation route. We only have two ways in and out of Pine Mountain Club. Follow the direction of the emergency personnel on which direction they want you to go.
- Long before a fire threatens, prepare an evacuation checklist. Prepare an emergency kit for each member of your family and your pets. Go to Ready.gov for more information on packing an emergency kit.

STAY INFORMED

- Sign up for ReadyKern, the reverse 911 system. You can sign up at ReadyKern.com.
- Listen to local television and 1610 a.m. radio.

IF EVACUATION IS A POSSIBILITY

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

WHEN TO EVACUATE

Leave as soon as evacuation is recommended by fire officials to avoid being caught in fire, smoke or road congestion. Don't wait to be ordered by authorities to leave. Evacuating early also helps firefighters move more freely to do their job. In an intense fire, officials may not have time to knock on every door.

IF YOU ARE ADVISED TO LEAVE, DON'T HESITATE!

the **Condor**

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The Condor is published monthly by PMCPOA, Inc. and is the official publication of the corporation. Opinions expressed do not necessarily reflect the views of the Condor Committee, the PMCPOA Board of Directors, or the management. The Condor is mailed to members in good standing. Please contact the PMCPOA office with change of address. 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.

Transfer Site Trouble-Shooting

Environmental Control Committee

Most members are respectful and very aware of the need for our Transfer Site.

Can you imagine having to take all your trash to Lebec? And, the money received for our recyclables helps to defray the cost of operating the site.

With new members moving into the community regularly, it's important to remind the membership that the Transfer Site operates under federal, state and local regulations. These require that disposal of Pine Mountain Club refuse meet stringent standards, including waste separation. Those regulations are outlined in Article 18 of the Association Rules.

It is very important for us all to SORT all materials according to the labels on the containers. Bins are provided for: (a) ashes (b) aluminum cans (c) plastic separated by white or milk, clear, CA redemption, plastic #2 and up, and colored (d) newspapers (e) magazines (f) phone books (g) glass separated by blue/green, clear, and brown/red (h) scrap metal (i) electronic waste (j) appliances, and (k) cardboard.

Also, please carefully study the list of items NOT allowed at the site. Prohibited items include: hazardous waste, dead animals, explosives, poisons, pesticides, infectious wastes, friable asbestos, tires, sewage sludge, mattresses, large furniture and construction materials.

Our site is for member household items, NOT large dumping of construction materials.

Those items need to be taken to Leb-

ec. Our workers spend time keeping the site as neat as possible. If WE sort, it saves them time. Remember, time is money, and in this case it's OUR money.

For more detailed information about Transfer Site requirements, please view the Association Rules on the PMCPOA website. The rules are listed in full under the "Association" menu in the "Governing Documents" section of the PMCPOA website.

Play a Role in the Community: Join a PMCPOA Committee

Pine Mountain Club Property Owners Association (PMCPOA) committees play a vital role in the successful continuation of our community. The committees help the Board plan the future operations of PMC, including the governance, communications, parties and activities, preparing for emergencies, and so much more. Won't you consider joining one of the committees here? Many of them are in need of members and can benefit from your time and talents.

Much of the business of PMCPOA is conducted by volunteers who contribute generously of their time and effort. Becoming a committee volunteer is a great way to get involved, meet new people and have a voice. If you are a PMCPOA member in good standing and think you might be a good fit for one of our committees,

please come by the office or visit our website www.pinemountainclub.net to get a committee application. If you have questions, please contact the Business Office at (661) 242-3788 or any PMC Board member for more information. Below is a listing of the committees and current meeting times.

Greens and Grounds: Oversees matters pertaining to the improvement and maintenance of the golf course and other PMCPOA outdoor facilities. Meets the first Friday of the month at 8:30 a.m. in the Pro Shop.

Governing Documents: Responsible for revising and updating PMCPOA governing documents including bylaw revisions and rule changes. Meets the first Saturday of month at 9 a.m. in the Pool Pavilion.

Planning: Develops and recommends long-range and strategic planning ideas for the Association and carries out specific projects as requested by the Board. Meets

'COMMITTEE' *Cont. on page 4*

Town Hall
Friday, Aug. 11
7 p.m.
Condor Room
Anne Burnaugh
Mountain
Communities'
Family Resource
Center

Next month's topic is:
Sept. 8th -- Vicky Kraft
"PMC: Issues & Resources"

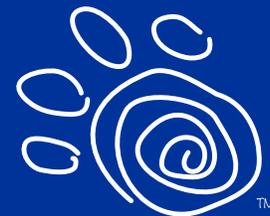
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Senior Board Games Day

Sunday, Aug. 20
Aging in Place Task Force Meeting

Sunday, Aug. 6
Both at 2 p.m.
in the Pool Pavilion

Assessment Past Due

The 2017-18 assessment is \$1,452.00 per lot, and was due and payable on July 1, 2017. It becomes delinquent on Sept. 15, 2017 at 5:00 p.m. Payments may be made by mail or can be hand delivered to the Business Office.

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Call Maureen
928-925-7097

'COMMITTEE' Cont. from page 3

the first Saturday of the month at 1 p.m. in the Pool Pavilion.

Equestrian: Ensures that stable facilities are maintained properly and provides an avenue of communication between horse owners and the PMC Board. Meets the first Tuesday of the month at 3 p.m. at the Equestrian Center.

Environmental Control: Assists property owners with improvements, environmental issues and enforcement of the governing documents. Meets the first Friday of the month at 2 p.m. in the Condor Room.

Budget & Finance: Meets with the treasurer and general manager to assist with financial operations and help plan the annual budget. Also reviews the detailed report of each month's operation for compliance and/or deviations to provide guidance to the PMC Board. Meets at 5 p.m.

in the Pool Pavilion on the Wednesday before the monthly PMC Board meeting.

Communications: Facilitates communications within the community including The Condor, PMCPOA website, Volunteer Recognition Awards, and the CCC Box (Compliments, Concerns, Complaints). Meets the second Saturday of the month at 10 a.m. in the Pool Pavilion.

Emergency Preparedness: Maintains a series of strategically located emergency survival supply depots. Meets the second Saturday of the month at 9 a.m. in the Condor Room.

Recreation: Assists with planning and setting up social events such as the annual adult Halloween Party, trips, family parties and much more. Meets the first Thursday of the month at 10:30 a.m. in the Condor Lounge.

Summer Golfing Fun

Summertime fun continues on the PMC golf course. Here's what the Pro Shop has in store for the rest of the season. Please call the Pro Shop for further details.

- Aug. 3rd, Friday – Night Scramble
- Aug. 12th, Saturday – Chip & Sip
- Aug. 26th, Saturday -- 9 and Dine
- Sept. 1st, Friday – Night Scramble
- Sept. 23rd, Saturday -- Chip & Sip

Golf Shop Hours:

8 a.m. to 6 p.m. Daily

Call 242-3734 for tee times.

Twilight hours/rates are available at 2 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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Sierra Club Meeting Featuring Use of Trail Cameras

The PMC group of the Sierra Club will meet on Friday, Aug. 4 at 7 p.m. in the Pool Pavilion and feature presenter Ben Teton, a wildlife biologist with the Tejon Ranch Conservancy.

Teton's topic is "Trail Cameras, Capturing the Secret World of Wildlife." During the presentation, he will demonstrate the application of modern trap-camera technology for research and recreation. He will discuss research at Tejon, installation and management techniques, choosing the right camera and exploring your own backyard.

All are welcome at the gathering. For more information, call Liz Buchroeder at 661-242-0619.



The Sierra Club will have a presentation about trap-camera technology during its August meeting.



Want to Be on the Email Blast List? Sign Up in Office

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, or email your request to the office at receipt@pmcpoa.com. It will be worth your while to do so.

***Family Dining is available
in the Condor Room on
Friday and Saturday
nights pending other
events.***

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 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!

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A Message from the Board Chair

I am sure that most of you have heard that General Manager Rory Worster has tendered his resignation, effective July 27. On behalf of the Board, I want to extend our sincere appreciation to Rory for his dedicated service and professionalism over the last seven years. Very few of us understand the difficulties the General Manager faces on a daily basis. The range of issues is wide and the pressure constant. The PMCPOA has been well served by Rory's tenure. We owe him a true debt of gratitude for a job well done. We wish Rory success in his new adventure. Their gain is truly our loss.

The process of filling the position of General Manager has already begun, and will move as quickly as possible. The association is extremely fortunate to have Karin Schulman and Ron Nesbit to lean on during this period of transition. I have every confidence that we can keep the Association functioning smoothly and the Board stands ready to help and support our staff where ever it is required.

The Board has also begun the review of the four amendments that were passed in the recent election. The most

urgent of the four impacts the future of the Bistro and the Lounge. In the opinion of counsel, the amendment is unenforceable as written. In the Board's view, it could only be enforced by closing both the Bistro and Lounge; action the Board does not support. At the same time, having been assured by the author of the amendment that closure was never the intent, the Board believes the principle of reducing the deficit to a level as close to breakeven as possible is worth pursuing.

As a result, I am appointing a Task Force charged with reviewing the current structure and business plan for the Bistro and Lounge. It shall report to the Board its recommendations and findings by Sept. 1st. I have asked Mike Glenn to chair the Task Force with the following membership: Garry Kemmer, Bryan Skelly and Phyllis Throckmorton. I have directed the Task Force to hold at least two meetings open to the membership to solicit input and suggestions in preparing their recommendations.

The Board also reviewed the amendment titled, "Financial Planning & Admin-

istration Transparency." In this case, we already do all that is requested except the publishing of the detailed financial data. This can be accomplished with a "members only" section of the new website.

The remaining two amendments relate to the Board's ability to borrow. Given the fact that no borrowing is currently contemplated, they remain under discussion.

There has been extensive discussion on the continuing and serious problem of aggressive bears in the community, including a Department of Fish and Wildlife special meeting held last month about this topic. We will keep you posted on any new developments.

The Board held its annual organizational meeting and elected officers for the new fiscal year. They are: Bill Gurtner, Chairman; John Cantley, Vice Chair; Steven Bates, Treasurer; and Sandy Browne, Secretary.

A new year has begun for the Association. We will deal with many problems both old and new, and your Board of Directors will respond openly and directly on your behalf. We look forward to meeting the challenges ahead.

PMC Board of Directors Meeting Highlights

Karin Shulman, Recording Secretary

These are highlights of the Board of Directors open meeting of July 15, 2017. Complete minutes are available at the Business Office or online at www.pinemountainclub.net after their approval at the next Board meeting.

Chairman Bill Gurtner called the meeting to order at 10:00 a.m. Nine Directors attended: Stephan Bates, Gary Biggerstaff, Sandy Browne, John Cantley, Bill Gurtner, Garry Kemmer, Bryan Skelly, Phyllis Throckmorton and Doug Wilde. Also present were the General Manager Rory Worster and Recording Secretary Karin Shulman.

The Board approved the Consent

Agenda of the Board of Directors meeting of July 15, 2017, which included the Board of Directors Regular Open Meeting minutes of June 17, 2017 and committee applications. The Board acknowledged receipt of "Committee-Approved Committee Minutes for Board Review." There were five (5) Environmental Control Committee Project Recommendations; one was a variance and two (2) Cottage Industry Permits were approved.

Chairman Gurtner presented the Chair's report.

General Manager Worster presented the General Manager's report.

Director Bates presented the Treasurer's report.

UNFINISHED BUSINESS:

None

BOARD ACTION ITEMS:

NEW BUSINESS:

APPROVED RESOLUTION #01-07-15-17, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors approve authorizing funds not to exceed (NTE) \$20,000 from the Reserve Fund, for septic system replacement at the Equestrian Center and Maintenance Yard. MOTION by Director Bates, SECOND by Director Kemmer. MOTION carried unanimously.

APPROVED RESOLUTION #02-

'HIGHLIGHTS' Cont. on page 9

Treasurer's Report

Prepared by Todd Draa

Pine Mountain Club POA, Inc
Treasurer's Report and Y-T-D Budget vs Actual Summary
Year to Date Through June 30, 2017

Operating Fund	Actual	Budget	Over (Under) Variance
Revenue			
Current Year Assessment Revenue	4,072,479	4,066,152	6,327
Operations/Maintenance	142,384	126,500	15,884
Social Activity	639,424	619,250	20,174
Interest Income (Operating)	5,022	12,000	(6,978)
Total Revenue	4,859,309	4,823,902	35,407
Operating Expenses			
Operations/Maintenance	3,023,007	3,084,166	(61,159)
Social Activity	1,175,930	1,270,151	(94,221)
Operating Projects	53,767	75,000	(21,233)
Designated Fund Projects	3,361	0	3,361
Worker's Comp Safety Incentive	0	0	0
Bad Debt Expense	46,584	46,585	(1)
Capital Improvements	0	0	0
Transfer to Property Fund	0	0	0
Reserve Contribution	360,000	360,000	0
Total Operating Expenses	4,662,649	4,835,902	(173,253)
Net Operating Revenue Over Expense	196,660	(12,000)	208,660

	2016/2017 Assmt Billing	YTD Assessments Collected	YTD Assessments Receivable
Assessment Collection Update	4,066,152	3,992,819	73,333

Payroll Summary	Actual	Budget	Variance
Payroll Wages	1,761,522	1,791,000	(29,478)
Payroll Benefits	390,361	347,991	42,370
Taxes and Worker's Compensation	270,412	285,933	(15,521)
Total Payroll Expense	2,422,295	2,424,924	(2,629)

Reserve Fund Update	Beginning Balance July 1, 2016	Interest and Contributions	Less YTD Tmsfrs and Purchases	Ending Balance June 30, 2017
	2,409,498	370,676	327,407	2,452,767

Respectfully Submitted

Operating Fund Cash Balance 2,569,050
Reserve Fund Cash Balance 2,452,767


Stephan Bates
July 13, 2017

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

Rory Worster

Bears

The Pine Mountain Club community is experiencing some extraordinary bear behavior. Your association is working with the California Department of Fish and Wildlife, local law enforcement and the USDA to try and solve the pressing problems involving what appear to be habituated bears. Traps are being set and depredation permits are being issued for some properties in the community. I must reiterate that a fed bear is a dead bear. The association has ZERO TOLERANCE for anyone caught feeding wildlife in violation of our association rules.

While we have a few problem bears, not all are habituated and in need of being dispatched. This leads me to the following: There is no hunting allowed in PMC, and you are not allowed to discharge a firearm in PMC. The Pine Mountain Club Patrol is being outfitted with enhanced bear hazing equipment. This consists of paintball rifles to be used has a hazing tool and to mark and make readily discernible the problem bears. The rifles will be used if all normal hazing methods are not effective and if it is safe to do so.

Parting Words

This is my final report as the 29th General Manager for PMCPOA. It has been my

extreme pleasure to lead a wonderful group of employees these past seven years and four months. It has also been my pleasure to serve some wonderful Boards of Directors during that time. Most, like the current Board, have taken their role as fiduciaries to heart and have acted accordingly and provided direction and support for the staff working on behalf of all the members.

I would also like to take a moment to remind members that the association has a method of communication required by its governing documents: the Condor Newsletter. We also have a variety of other means of getting information out, and none of them involve the Mountain Enterprise. Had the local paper adhered to reasonable journalistic standards, I might have spoken more frequently to its editor. However, in my opinion, it does not, so I often opted not to discuss association

Want to Help With PMC's Youth?

The PMCPOA Youth Committee is being re-established to address the needs and concerns of the youth in PMC. Meetings will be held on the fourth Saturday of the month beginning Aug. 26, 2017 at 10:00 a.m. in the Pool Pavilion.

For more information, please contact the PMC Business Office/Recreation Room.

business with the paper. Perhaps this will change with a new General Manager coming in. I hope so.

To keep up to date on PMCPOA, I would like to encourage everyone to please sign up for the email blasts, read your Condor newsletter, show up at the Board meetings, and, when the new website gets launched, please review it often as there will be more updates than ever before. These are the best ways to stay informed about the association and all its happenings.

Meanwhile, I wish this Board of Directors and the members all the best in the future.

Patrol Recap

During the month of June, Patrol responded to 121 calls for service. Observations and calls included the following:

Enforcement: 49
Public Assist: 45
Suspicious Incident: 3
Wildlife: 24

EC Office Recap- June 2017

Construction Projects/EC Committee Recommendations

Solar Project: 1

EC Officer Approvals of Minor Projects (No KC Permit Needed): 43

EC Letters Written: 72

No citations to the Board

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'HIGHLIGHTS' Cont. from page 6

07-15-17, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors approve authorizing funds NTE \$60,000 from the sequestered Operating Fund approved by Resolution #01-06-17-17 to have an engineering study done at Fern's Lake. MOTION by Director Kemmer, SECOND by Director Cantley. MOTION carried unanimously.

APPROVED RESOLUTION #03-

Have a Renter? Please Pick Up a Renter's Packet

The PMCPOA has created a packet for renters, both short-term and long-term, so that they may be advised of the most important aspects of living in PMC. These include bear awareness, fire dangers, snow/ice advisories, etc.

These packets will be available at the PMC office. You can find out about them by calling the receptionist at 661-242-3788 or by going to the front desk. We heartily encourage anyone with a home that is rented out to acquire a packet and to post the items that need to be posted in the house and leave the extra pamphlets where renters can find them. We DO fine renters for offenses against PMC rules, so please help keep them -- and us -- safer by utilizing these materials. Thank you.

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.

Please call the Business Office to schedule an appointment.

07-15-17, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors approve authorizing funds NTE \$15,000 from the Operating Fund to upgrade the North Star System and pay a consultant to train staff. MOTION by Director Browne, SECOND by Director Bates. MOTION carried unanimously.

MOTION to approve variance at 3405-074 to build a golf cart garage in the side setback. MOTION by Director Browne, SECOND by Director Bates. MOTION carried. Directors Throckmorton and Glenn opposed.

MOTION by Director Browne, SECOND by Director Throckmorton to approve the PMCPOA clubs. AMENDED MOTION by Director Glenn, SECOND by Director Browne, to remove the Sierra Club from the agenda and direct management to have discussion with the Sierra Club about amending their charter. MOTION carried unanimously.

The Board sent and received 14 items of correspondence this month.

The next Regular Open Board Meeting will take place on Aug. 19, 2017, at 10:00 a.m. in the Condor Room.

The meeting adjourned at 12:35 p.m.

PROFESSIONAL SERVICES

Real Estate Agents

Greg and Monica Brackin
(661) 242-2685

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

Professional Services ads are \$5 per line per month, two line minimum,

Tree Service/Arborist

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

when paid by the year. Otherwise, \$6 per line per month. No refunds. The fee includes the name of your business and phone number. PMCPOA does not guarantee the accuracy of the information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.

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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 PMC's website at www.pinemountainclub.net.

Thank you for your submissions to the Complaints, 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.

If you are a PMCPOA member in good standing, 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!

CONCERN

- Please get rid of the door separating the stalls from the sinks. It is so gross to think someone could have gone to the bathroom on their hands and then pulled the door open to put sanitizer on their hands instead of soap because that's what is directly in front of them. It doesn't need two doors, and you can't fit strollers/wheelchairs because of it.

Response: We are sorry the design of the restrooms at the lobby level of the Clubhouse have caused you concern. There are two other Clubhouse restrooms that might be better configured for your noted concerns. There is a restroom in the

Lounge and one down in the Bistro area that are a little newer in design.

SUGGESTION

- Please put an Igloo with ice and water in it at the park on hot days.

Response: Thanks for the suggestion. We will not, however, be able to go forward with your idea at this time due to logistic and health reasons. You do bring up a good point to expand upon though: Please make sure that if you are hiking, working outside or playing in the great outdoors that you remember to stay hydrated and drink plenty of non-alcoholic beverages throughout the day.

Letter to the Editor

Sad to See General Manager Leaving

As you may have heard, our general manager, Rory Worster, is moving on in his career. I can't express what a great loss this is to the Association. I don't believe everyone in the community understands everything he has accomplished for our community and the employees of PMCPOA.

For example, in the past seven years, he has aided in keeping the assessments down, with no assessment increase from years 2010/2011 through 2013/2014; and minimal increases of \$1.50 per month in 2014/2015; \$0.25 per month in 2015/2016; \$1.17 per month in 2016/2017; and \$3.83 per month in 2017/2018. This is despite a minimum wage increased of \$2.50 per hour and ongoing increases every year, including increases in workers' compensation, insurance, cost of goods, etc.

I have worked for other association managers, and none have demonstrated Rory's knowledge and understanding of all aspects of the Association, including our Governing Documents, equipment, road maintenance, golf maintenance, accounting, inventory, environmental control, etc. His mountain of

knowledge will be hard to replace.

Working for him has been an honor, and no amount of words can convey the gratitude I feel. It has been a pleasure and an experience I will always treasure. I wish to thank Rory publicly for not micromanaging, which allowed me to make mistakes. His comments on those mistakes and his compliments on my performance motivated me to do better and gave me a chance to prove my worth to the Association.

I also wish to thank him for sharing his massive knowledge, for listening to the staff's insights on how to make the Association better, for his patience and for his support. Through all the bullying and accusations spoken throughout the community and on Facebook, Rory has never shown anger or rudeness. He supported his colleagues and has had to make tough decisions. He has been truly inspirational and I am sorry to see him go.

Grace L. Wollemann, HR On-Site Specialist

The writer is solely responsible for the contents of the letter and acknowledges that the viewpoint, opinions, and validity of the facts expressed in the letter are those of the writer only, and are not necessarily shared by the editor, the Association or the Condor Committee.

Run to the Pines 19th Annual Car Show

**Saturday, Aug. 12
9 a.m. - 4 p.m.**

**Registration 7:30am
Awards Presentation
3:30pm**

For information, visit www.runtothepinesautoshow.com/

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----- BIRD'S EYE VIEW -----

Summertime in PMC

We in Pine Mountain Club welcome our guests, whether they are in the community for a short visit or are renting homes here full-time. However, if you are a renter, vacationer or someone who is renting out a home here, there are things you should know to regarding summertime in this community. If you are a landlord, please share these regulations with your tenants. The restrictions listed below exist in the PMCPOA Governing Documents; violations will result in fines to the property owner and tenants.

For Your Safety

- When smoking, use an ashtray. Do not drop ashes or cigarettes on the ground.
- Watch for rattlesnakes when walking in the forest or on your property.
- The discharge of firearms or fireworks is strictly prohibited, as is hunting.
- Open flame barbecues, campfires or fire pits of any kind are prohibited. Barbecues must have a closed cooking unit. No open flames are allowed at any time. Keep an extinguisher or water nearby. There is a \$500 fine for a first offense.
- Pedestrians are not allowed to walk on the golf course.

Consideration For Others

- Please respect your neighbor's privacy and property. Do not trespass on neighboring lots.
- Dogs must be leashed or confined to the property if unleashed. Dogs are not permitted in the PMC lakes, on the Clubhouse grounds or walkways or in Lampkin Park. Service animals are the only exception.
- Loud, noxious or offensive activity is prohibited.
- Remember that PMC enforces dark sky rules.

Parking

- On-street parking is prohibited year-round. Parking is permitted on neighbor-

ing lots with written permission of the owner.

Camping

• Camping is permitted in the PMC Campground only. Motor homes or trailers may not be inhabited on private property. Camping spaces may be reserved through the PMC office.

Sharing the Forest with Wildlife

- When driving, be on the lookout for wildlife. Curvy streets require more frequent braking, and a deer or other creature may be around the next bend. The speed limit is 25 mph on community streets.
- Bears are a very real problem in PMC.

'BEARS' Continued from page 1

- ammonia.
- Keep doors and windows closed and locked. Scents can lure bears inside.
 - Remove all food from homes and cabins that will be unoccupied for an extended period of time.
 - If camping, never keep food in your tent. Keep a tidy, attractant-free camp by cleaning up and storing food and garbage immediately after meals. Use bear-safe garbage cans whenever possible or store your garbage in a secure location with your food.
 - During wilderness outings or camping trips, store food and toiletries in bear-safe containers or in an airtight container in the trunk of your vehicle.

Bear Country Precautions

- Keep a close watch on children, and teach them what to do if they encounter a bear.
- Keep pets inside as much as possible.
- While hiking, make noise to avoid a surprise encounter with a bear.
- Never approach a bear or pick up a bear cub.
- Securely block access to potential hibernation sites such as crawl spaces under decks and buildings.

Please see Page 1 of this Condor for bear safety tips, and adhere to the steps below.

- Do not feed wildlife or leave food outside to cool. Animals have a keen sense of smell.
- Remove all food from your car. Bears will damage a car if they smell food in it. That includes mints, scented air fresheners, lip balm or gum left in the glove box. Unattended food containers of any kind may not be left outside. Be aware of open doors, including the garage, while cooking food or when food containers are present.
- Trash must be kept indoors until taken to the Transfer Site.
- Barbecues should be cleaned completely after use and closed tightly.

- Consider installing motion-detector alarms, electric fencing or motion-activated sprinklers.
- If a bear attacks a person, immediately call 911.
- If there is a bear in your home, do not approach the bear. Remove yourself from danger, and when safe, call 911 or the PMC Patrol. Do not block any exits that the bear may use to escape.
- If you see a bear in your yard, slowly back away. DO NOT approach the bear. Allow the bear plenty of room to pass or withdraw. Once you are a safe distance away, encourage the bear to leave by banging pots and pans or making other loud noises.

When wild animals are allowed to feed on human food, dog food and/or garbage, they lose their natural ways – often resulting in death for the animal. Once conditioned to eat human food, the bear's behavior will not stop voluntarily, and unless the nuisance behavior can be corrected, bears may be killed to ensure public safety. In order to avoid these deaths, food sources must be removed.

Please visit the website listed here for more info from the Department of Fish and Wildlife: www.wildlife.ca.gov/Keep-Me-Wild.

Late Night Swim**Fridays****Aug. 4th & 18th****8 to 9:45 p.m.****Ages 13 and older
only please.****Family
Swim Night****Every Tuesday****5 to 7 p.m.****Hot dog BBQ, music
and games for families****PMC Specialists!****Greg & Monica Brackin
Lic. #s 01700636/01297633****Alpine Village Realty****16215 Pine Valley Lane
P.O. Box 6588 93222****(661) 242-2685****www.pmchouses.com
brackin@frazmtn.com****2017 Pool Hours**

All members and guests must sign a 2017 Swimming Pool Waiver in order to use the pool.

Weekdays**Lap Swim: 7am-9am (8am-9am Fridays)/7pm-8pm****Personal Fitness Time:****(M,W,F) 9am-10am****Water Aerobics:****(T,TH) 9am-10am****Water Aerobics: (W) 6pm-7pm****Open Swim:****(M,T,TH,F) 10am-7pm****(W) 10am-6pm****Weekends****Lap Swim: 8am-10am/
7pm-8pm****Open Swim: 10am-7pm****Hours subject to change.**

Ages 13-17 may swim alone if Parent/Guardian Waiver has been signed. Ages 12 and under must have parent/guardian supervision.

**Community Picnics
Ongoing in Summer**

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

Save the Date!**Concert on the Greens
Country Hoedown
Sept. 3****Creepy Carnival
Oct. 27****Halloween Party
Oct. 28****Arts & Crafts
in the Rec Room
Come join the fun!
Wednesdays
3-5 p.m.**

The editorial and advertising deadline for the September 2017 Condor is Monday, Aug. 14, 2017.

Content can be submitted to the editor at rwilde@pmcpoa.com or mailed or delivered to the Business Office.

A reminder that the PMCPOA staff and editor of the Condor newsletter do not endorse nor make any representations for any advertiser, and we strongly encourage all persons to perform their own due diligence in selecting with whom they transact business. The association will, however, keep tabs on those that do place and pay for ads in the Condor. If we see a negative trend in performance issues, we will exercise our discretion and remove such ads from future publications.

Transfer Site Hours:**8:30 a.m. - 5 p.m.****Open til 7 p.m. on
Thursdays**

'BARKING' *Continued from page 1*

dog or surrounding neighbors to let dogs bark uncontrollably. Barking dogs are a nuisance, and therefore, according to the above rule, are not permitted in PMC. Please think of your neighbors in PMC when your dog continually barks, and be responsible for training your pet.

Barking dogs lower property values, both for the dog owner's house and for the surrounding neighbors who must listen to the dogs. Real estate customers are completely turned off by barking dogs.

Speaking of property values, you have made an investment in PMC, and maintaining the visual value should also be of importance. If the property is not physically kept up by removing weeds, etc., and is not kept free of clutter and debris, this lowers property values for everyone in the neighborhood.

PMC is a beautiful area and we are privileged to live here. Remember to maintain what you have, for your enjoyment, and to keep PMC enjoyable to all.

Water Aerobics

Every Tues & Thurs

9am-10am

Every Wednesday

6pm-7pm

Through Sept. 7

Cost:

\$5 Daily (1 Class)

\$45 Per Morning Session (12)

\$20 Per Evening Session (6)

Already have monthly access to Fit to Live Program? Add a Morning Session for only \$20.

Add an Evening Session for only \$10.

Sign up in the office.

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

Cardio Dance • 8-9 am
Monday

Free Weights • 9-9:30
am Monday

Total Body Toning • 8-9
am Tuesday

Cardio Dance/Drumfit
• 8-8:45 am Wednesday

Body Work • 8:45-
9:30 am Wednesday

**Body Work/Barre
Combo** • 8-9 am

Thursday

Cardio Dance & Tone •
8-9am Friday

Outdoor Activity

• Saturday mornings as
scheduled

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

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



H and M HansenCorp.

**Legal Document Assistance Registered
and Bonded: LDA #145 - Kern County.**

Non-attorney document preparation

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- * Probate
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E-mail: handmhansen@gmail.com**

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**Recreation
Room Hours**

**11 a.m. - 6 p.m.
Every Day
Through Aug. 14
After Aug. 14,
Hours are:
3 - 6pm M-F
11am-6pm Sat-Sun**

**Arts & Crafts
Wednesdays
3-5 p.m.**

**JukeBox Night
in the Condor Room
Friday, Aug. 25th
5 to 9 p.m.
Come dance the night
away to all your old
favorite tunes!**

***Summer Fun
For the Kids***

**Sports Night
Every Thursday
5 to 7 p.m.
Lampkin Park
*PMCPA provides
sports equipment for kids
of all ages to use. Parents
are encouraged to partici-
pate!***

**Fishing at
Fern's Lake**

**Every Saturday
5 p.m.
*We provide the bait, all
you need is your fishing
pole!
12 & under must be
accompanied by an adult
Non-barbed hooks only
please. Fern's Lake fishing
is catch and release ONLY!***

**Entertainment
Line-Up:**

**Saturday Nights
7 to 11 p.m.
Aug. 5 -- *Bandit
(Mix of Classic Rock,
Blues & Country)*
Aug. 12 -- *Jim Moon
(Wide Range of
60's-80's Styles of
Music)*
Aug. 19 -- *The
Fulltones (American
Roots Music)*
Aug. 26 -- *Way Out
West (Mix of Country
& Rock)***

Sunday Jams:

**Aug. 6 & 27
2-5 p.m.
*Menu available
from the Bistro***

Celtic Jam

**6:30-9 p.m.
Every Tuesday night
*Bring your own
instrument to play or just
come enjoy the music
and have fun.*
**Jams in Condor Room
or Condor Lounge****



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**Lot Clearing and Firewood
We treat for Pine Bark Beetles**

Activities

Mondays

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

Tuesdays

10 am . WOW . Pool Pavilion
6:30-9 pm . Celtic Jam . Condor Lounge

Wednesdays

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

Thursdays

10:00 am . Skins Golf

Fridays

7 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.

Tuesday, Aug. 1 (First Tuesday)

3:00 pm Equestrian Committee Equestrian Center

Thursday, Aug. 3 (First Thursday)

10:30 am Recreation Committee Lounge

Friday, Aug. 4 First Friday)

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

Saturday, Aug. 5 (First Saturday)

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

Saturday, Aug. 12 (Second Saturday)

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

Wednesday, Aug. 16 (Wednesday Before Board Mtg)

5:00 pm Finance & Budget Pool Pavilion

Saturday, Aug. 19 (Third Saturday)

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

Bistro Hours

Monday-Sunday

8 a.m. - 2 p.m.

(Breakfast/Lunch)

Themed Dinner Buffet

Thursday, 5 p.m.

(in Condor Lounge)

Friday-Saturday

Dinner 5-9 p.m.

Sunday

5-7 p.m. (Light Menu)

242-2233

GUILD ACTIVITIES

Every Monday

9-3 . Lace Guild . Pool Pavilion

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