

**WHO TO CALL FOR  
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**Kern County Roads:  
(661) 248-6535**

**CHP Lebec: (661) 248-6655**

**CHP Roads: (800) 427-7623**

**CHP Traffic Accidents:**

**(661) 334-3913 or (661) 864-4444;  
on Weekends (661) 864-4400**

**US Forest Service: (661) 245-3449**

**23 News 24-hour Weather Line:  
(661) 637-1010**

**the Condor**

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

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

661.242.3788 . 661.242.1471 (fax)

**There was much fun to be  
had at the Clubhouse during  
the Christmas season.  
See photos on page 4.**



# the Condor

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

VOLUME 44 . NUMBER 1 . JANUARY 2022

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

## Our World of Nature Wintertime is Bird Feeder Time

By Lynn Stafford  
With Liz and Bill Buchroeder, Terre Ashmore

Watching our wild birds at residential bird feeding stations is great entertainment. However, because of our BEAR situation in PMC, it is inadvisable to have bird food outside during much of the year. The PMCPOA designates November 1 through April 1 as "bird feeder time." Hopefully, the bears are at rest during that time period. The birds that visit us during the winter months are not here because we are here. They are present because this is their habitat, and has been since long before PMC existed. So, basically, the birds don't need us. However, they will try to convince us that they need us desperately. Many of us have Steller's jays that DEMAND that we keep those feeders full (Fig. 1).

As far as I am concerned, the main reason for feeding birds is what it does for us. Many of us get great joy out of watching the juncos, sparrows, towhees, finches, chickadees, titmice, nuthatches, woodpeckers, hummingbirds and even the bossy jays fuss over the feeders and bird baths. The environmentalist in me thinks that people who enjoy nature are more apt to respect nature. Sitting in one's living room on a snowy day, watching the feeder activity, is a very calming and mentally healthy occupation. It is a win-win situation, as long as the bears sleep.



**Fig. 1: Steller's jay on mixed seed feeder (CN)**

Different species of birds have different diets. Producers of commercial bird food know this. Pet stores and hardware stores (like Ace Hardware in Frazier Park) have many types of food and feeders for sale. I will discuss some of the common visitors to PMC's feeding stations by the type of food and the method of eating. First, I wish to emphasize that there are important features of one's yard beyond commercial food for wild bird comfort and safety. The planting and encouragement of bird-friendly plants, especially local natives, is essential. Also, small birds need to feel safe while they feed. Feeders should be placed near

**'NATURE'** Continued on page 12

## Berms Happen: PMC's Snow Berm Removal Procedure

During the winter months, our Association faces many weather-related challenges. The first priority in the event of a snowstorm is clearing and sanding the roads of the community. In a nutshell, we have well-established and effective procedures that determine the order in which snow is removed throughout PMC.

The removal of berms from property owners' driveways is provided as a courtesy to members who, in advance, have requested this assistance. In order to be added to this list, you need to present a current ADA placard or doctor's note at the Business Office.

**'BERMS'** Continued on page 3

## PMCPOA Snowplowing Policy

During winter storms, the Pine Mountain Club Maintenance Department's snowplow equipment will be dispatched as needed to maintain all roadways, cul de sacs and access roads within the PMC community.

This equipment will be dispatched as soon as possible after the snow begins to stick to the road surfaces, and plowing will continue until all of the roads are clear of snow. Cinders will be applied when the Pine Mountain Maintenance Department deems it appropriate.

The streets in our community will be plowed in the following order: First, the main roadways. Second, all access roads. Third, all cul de sacs. Kern County Roads is responsible for clearing snow on Mil Potrero Highway, while PMCPOA is responsible for clearing snow on Mil Potrero FTC.

Here are some things you should not do during a snow event:

- Do not park vehicles on roadways or along the edge of roadways. Vehicles blocking snow removal operations will be towed at the owner's expense.
- Do not play, ski, toboggan, sled or snowmobile on roadways, snow berms or along roadway edges. Cars, trucks and snowplows cannot stop quickly on snow and ice.

**'PLOWING'** Continued on page 3

# January is the Deadliest Month for Carbon Monoxide Poisoning

*PMCPOA Emergency Preparedness Committee*

Often called the invisible killer, carbon monoxide is an invisible, odorless, colorless gas created when fuels (such as gasoline, wood, coal, natural gas, propane, oil and methane) burn incompletely in your home; heating and cooking equipment that burn fuel can be a source of carbon monoxide poisoning.

In May 2010, the state of California enacted a law requiring homeowners to install carbon monoxide (CO) detectors in their homes and apartments. All new homes and remodels must have hard-wired detectors with battery backup. In older homes, detectors should be plug-in with battery backup. CO alarms should be installed outside each sleeping area and on every level of the home. For best protection, interconnect all CO alarms throughout the home. Follow the manufacturer's instructions for placement and mounting height. Test the CO and smoke alarms once a month.

## **How Can I Prevent Carbon Monoxide Poisoning in my Home?**

- Have your heating system, water heater and any other gas-burning appliances serviced by a qualified technician every year.
- Do not use portable flameless chemical heaters indoors.
- **Never** use a generator inside your home, basement or garage or less than 20 feet away from any window, door, or vent; fatal levels of carbon monoxide can be produced in just minutes.
- Have your chimney checked and cleaned every year, and make sure your fireplace damper is open before you light a fire and well after the fire is extinguished.
  - Make sure your gas appliances are vented properly.
  - If you use a propane camping stove inside a home only do so with good ventilation. Have a couple of windows open.
  - Never use a gas oven for heating your home.
  - Never let a car idle in the garage.
  - During and after a snowstorm, make sure vents for the dryer, furnace, stove and fireplace are clear of snow build-up.
  - Know the symptoms of carbon monoxide poisoning:
    - \* Low- to moderate-level carbon monoxide poisoning brings headache, fatigue, shortness of breath, nausea, dizziness; and
    - \* High-level carbon monoxide poisoning causes mental confusion, vomiting, loss of muscular coordination, loss of consciousness, death.

## **Steps to Take When Carbon Monoxide Alarm Sounds**

- Never ignore a carbon monoxide alarm.
- Immediately move outside to fresh air.
- Call 911.
- Do a head count to check that all persons are accounted for.
- Do not reenter the premises until emergency responders have given you the permission to do so.

# the Condor

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

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

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

**'PLOWING'** *Continued from page 1*

- Do not allow children and pets to play on roadways, in snow berms or along edges.
- Do not park in restricted areas of PMC Parking Lots.

Parking is not permitted on PMC Roads. If you do not have adequate on-site parking that is well out of the way of snow-clearing activities, consider carpooling or shuttling your guests in from a public parking lot. Vehicles left on the road will be towed at owner's expense.

*(Copies of this policy are available in the PMC Business Office. The Snow Removal Policy brochure is also viewable on the PMCPOA website in the Association Governance & Business menu. Just click on the "Business Office" tab to view (<https://pinemountainclub.net/web/pages/business-office>).*



**'BERMS'** *Continued from page 1*

This free service is only provided after snow removal from all Association roads and necessary sanding have taken place. As a result, it could be two or more days before the crews begin to remove berms. When plowing is taking place, please expect the berms. Even if you have already removed your berm and it continues to snow, the plows may have to make a second run plowing your streets depending upon how much snow is coming down,

and you may get another berm.

As with the roads, this courtesy service has an established procedure in determining the order in which property owners' berms are removed. When crews are available to begin berm removal, they will follow the approved ADA berm removal list. Our berm removal list is quite long; and due to limitations of time, equipment and manpower, the process of removing berms for every property owner on the list can take several days, even after the snow has stopped falling. The berm removal list is intended for the physically impaired.

Please do not park your cars at the end of the driveway thinking you will not get a berm. If the snow hits your car and dents it, it will be your responsibility to fix it, not the association's. If you have a 911 emergency, please call 911, and they will notify the office of the call and our staff will make sure the emergency vehicles can get to your house. Going to the doctor, grocery store or any event you have planned is not considered an emergency.

If you have any questions regarding our snow plowing and berm removal policies, please call 242-3788.

## Clubhouse Generator is Under Repair

During severe weather, the PMCPOA Clubhouse typically remains open 24/7 in the event of the power going out. PMCPOA has an emergency generator that provides power immediately upon an outage, so the Clubhouse stays warm and lit. However, the generator is not working at this time. If the power goes out, the clubhouse will have to close and lock the doors, as there will be no power or heat. The phones won't work either, so if you have to get ahold of Patrol, please call this number in AN EMERGENCY ONLY: 661-556-1685.

The repair of the generator is in process; the part was ordered, and the repair work will be done when the roads are clear enough for the repair person to get here. We don't expect a power outage, but we want to plan ahead just in case.

During inclement weather when the power stays on, you can tune into PMCPOA's radio station, AM 1610, for regular updates, or call 242-3857 after hours for current conditions. It's a good idea to keep a transistor radio in the house that operates on batteries in case of a power outage.

***Please help us to save trees and keep our costs down substantially by allowing us to email all of your member notices and your monthly Condor to your email address. Simply email me at [gm@pmcpoa.com](mailto:gm@pmcpoa.com) and we will add your email address to your member account.***

*Thank you,  
Karin Shulman, GM*



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Santa was a busy guy at the Breakfast, with 112 people in attendance.



The annual tree lighting is a short but sweet evening that kicks off the holiday season.



Allie Jo Thomas provides entertainment for the tree lighting.

## Christmas at the Clubhouse!

*PMCPOA held a variety of festive events for the Christmas season, including the annual tree lighting, Craft Fair and Breakfast with Santa. The events were well attended, and a welcome relief after another year of the pandemic.*



The Craft Fair is a great place to find unique gifts.

*Reminder: All outside Christmas decorations must be taken down by January 15 (Per EC Code - Section 7.09)*

### PMCPOA Office Hours

8am-5pm Mon-Fri

8am-3pm Sat

(Closed for lunch 12-1 pm)

Office 242-3788

Patrol 242-3857 (24 hrs)



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# Kern Transit Offers Bus Service to PMC Six Days a Week

Despite the ongoing pandemic, PMC still has bus service six days a week, Monday through Saturday. Here's what you need to know:

1. To leave Pine Mountain Club or return here, Kern Transit provides Dial-a-Ride service. This is not a fixed-route bus with a set schedule. You'll go when you want to go between the hours of 7:15am and 5:15pm.
2. To use Dial-a-Ride, you need to make an appointment. Call (800) 323-2396 and press option 1. This will connect you with a live dispatcher who will help you schedule your departure and return. You can make a reservation up to two weeks in advance.
3. You'll catch your Dial-a-Ride at the bus shelter in front of the clubhouse, and you'll return there.
4. The Dial-a-Ride driver will drop

you off wherever you want to go in Frazier Park, Lebec, Pinon Pines, Lake of the woods or Gorman.

5. You can also use Dial-a-Ride to connect with a bus to Bakersfield, The Tejon Outlets or Santa Clarita. This bus is Route 130 and is sometimes called "the Commuter." It's a scheduled, fixed-route bus, so you don't need to make an appointment to ride it. Just take the Dial-a-Ride to the bus shelter across from the post-office in Frazier Park, where you can catch the Commuter.

6. Schedules for Route 130 were set to change at the end of last month. You'll be able to find a printed Schedule/Timetable in the clubhouse lobby, in the bus shelter in front of the clubhouse, from the Dial-a-Ride Driver or online at [www.kerntransit.org](http://www.kerntransit.org). Please note that the bus to Santa Clarita doesn't run on Saturdays.

7. The general fare for Dial-a-Ride is \$2. Seniors, youths and disabled passengers ride for \$1.

8. The general fare for Route 130, north or south from Frazier Park, is \$3. Se-

'BUS' Continued on page 11

## Condor Cafe Hours

### Breakfast and Lunch

*Wednesday through  
Sunday*

*8 am to 2 pm*

**Wednesday thru Saturday:  
Breakfast 8-11 / Lunch 11-2**

**Sunday:**

**Breakfast 8-12 / Lunch 12-2**

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

### Dinner

**Thursday (Special)**

**4 to 7:30 pm**

**Fridays and Saturdays**

**4 to 8 pm**

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

*Friday and Saturday night dinner takeout is back!*

## Condor Lounge Hours

*Thu, 4-9 p.m.*

*Fri, 4-11 p.m.*

*Sat, 4-11 p.m.*

**Breakfast and Lunch served in Lounge on Sundays, with full bar available.**

**Ellie Melili**  
DRE# 01301719

Property Management/Real Estate Specialist

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# A Message from the Chairman

Bill Lewis II  
pmcboard@pmcpoa.com

I plan to appoint a working group to review the rules and impact of short term rentals in Pine Mountain Club this month with respect to the new civil code and a goal to present a report of their findings to the board at the May open meeting to potentially include the economic viability of the rentals to both the association and possibly the village merchants. Once the goals for the group are finalized, and they will be subject to change if necessary, I will share that information with members.



I also anticipate the submission of the cost estimation for the remaining phases for the clubhouse complex revitalization soon

so that we can determine how we might fund these next phases if we decide to move forward with those plans submitted and make necessary adjustments if needed.

It's hard to believe that we still have members and guests starting open fires on their properties despite our best efforts to educate and inform – and despite the potential fire danger these fires present. Exterior fires are prohibited. Please do not start an open fire outside your home or on a vacant lot and if you rent your house, emphasize the prohibition to the renters and do it twice to hammer home the point. We suggest that owners get a minimum \$1,000 deposit on their rentals in the event an exterior fire is started by renters as a deterrent that might get their attention to pre-

vent a fire and to assist in recovering a fine should a citation be issued and fine imposed. If you have a fire pit at your home that may tempt renters or you to start a fire, I recommend you get rid of it. And, a fire pit with a cover or mesh screening around or on top of it is still not allowed.

Unfortunately, we are starting to resume and implement some familiar mandates and guidelines with respect to COVID based on the increase in cases across the country and in our state. We appreciate in advance your patience and cooperation in assisting us to attempt to keep our members, residents and guests safe within the association properties and our community.

Be safe, healthy and positive – and Happy New Year!

## PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of Dec. 18, 2021. Complete minutes are available at the business office or online at [www.pinemountainclub.net](http://www.pinemountainclub.net) after their approval at the next board meeting. In the regular open meeting, Chairman Bill Lewis II called the meeting to order at 10:00 a.m. Nine directors attended: Cam Acosta, Richard Ballard, Steve Burkett, Philip Gabriel, Tony Harmon, Peggy Hoyt-Voelker, Chairman Lewis II and Ellen McClellan. Director Phyllis Throckmorton attended by phone. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Acosta that the agenda for the Board of Directors Meeting of Dec. 18, 2021 be adopted. **MOTION** carried.

There were no committee applications for approval.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Burkett to approve the draft minutes of the Board of Directors' Regular Board Meeting of Nov. 20, 2021. **MOTION** carried.

Chairman Lewis II presented the Chairman's Report.

General Manager Karin Shulman presented the General Manager's Report.

Director Cam Acosta presented the Treasurers Report.

**MOTION** by Director Acosta, **SECOND** by Director Gabriel to ratify the Association's November 2021 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

The board acknowledged receipt of the committee minutes.

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

There were no cottage industry permit recommendations.

### BOARD ACTION ITEMS:

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**MOTION** by Director Acosta, **SECOND** by Director Hoyt-Voelker to approve **RESOLUTION #01-12-18-2021**, to repair and replace Reserve Item #2011 Golf Course Lake System at a cost not to exceed (NTE) \$20,000 from the Reserve Fund. **MOTION** carried.

**WITHDRAWN - MOTION** by Director Hoyt-Voelker, **SECOND** by Director Harmon to approve **RESOLUTION #02-12-18-2021**, the amendment of Bylaw 3.05 as submitted to provide a direct benefit to the encumbered properties and property owned by the Association for environmental, conservation and fire mitigation.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gabriel to amend **RESOLUTION #02-12-18-2021**, and add "effective as of January 15, 2022" to the submitted amendment of Bylaw 3.05 adding "Effective as of January 15, 2022." Director Throckmorton abstained. Director Ballard opposed. Directors Acosta, Burkett, Gabriel, Harmon, Hoyt-Voelker and McClellan approved. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve the amended **RESOLUTION #02-12-18-2021**, and add "effective as of January 15, 2022" to the submitted amendment of Bylaw 3.05 adding "Effective as of January 15, 2022." Director Throckmorton abstained. Director Ballard opposed. Directors Acosta, Burkett, Gabriel, Harmon, Hoyt-Voelker and McClellan approved.

'BOARD' Continued on page 10

# Treasurer's Report

**Pine Mountain Club POA, Inc.**  
**Treasurer's Report**  
**As of November 30, 2021**

	Actual	Budget	Over (Under) Variance
<b>Revenue</b>			
Current Year Assessment Revenue	1,955,867	1,953,196	2,671
Operations/Maintenance	146,192	85,725	60,467
Social Activity	303,859	297,225	6,634
Interest Income (Operating)	9,042	8,760	282
<b>Total Revenue</b>	2,414,960	2,344,906	70,054
<b>Operating Expenses</b>			
Operations/Maintenance	1,772,821	1,891,307	(118,486)
Social Activity	466,065	513,561	(47,496)
Operating Projects	61,610	130,202	(68,592)
Designated Fund Projects	810	30,000	(29,190)
Reserve Contribution	190,000	190,000	0
<b>Total Operating Expenses</b>	2,491,306	2,755,070	(263,765)
<b>Other Operating Transactions</b>			
Additional transfers to Reserve fund	(325,129)	(325,128)	(1)
Assets purchased	(25,389)	0	(25,389)
Foreclosed Lots transferred to Property	7,991	0	7,991
<b>Total Other Transactions</b>	(342,527)	(325,128)	(17,399)
<b>Total Change in Operating Fund</b>	(418,873)	(735,292)	316,419

**Payroll Summary**

Payroll Wages	900,948	989,823	(88,875)
Payroll Benefits	141,262	165,885	(24,623)
Taxes and Worker's Compensation	109,682	134,900	(25,218)
<b>Total Payroll Expense</b>	1,151,891	1,290,608	(138,717)

	Assessment Billed	Assessment Collected	Assessment Receivable	Assessment Receivable %
<b>18/19 Assessment Collection Update</b>	4,231,452	4,230,582	870	0.02%
<b>19/20 Assessment Collection Update</b>	4,631,550	4,629,946	1,604	0.03%
<b>20/21 Assessment Collection Update</b>	4,628,342	4,616,854	11,488	0.25%
<b>21/22 Assessment Collection Update</b>	4,694,082	4,584,347	109,735	2.34%

	Beginning Balance July 1, 2021	Plus: YTD Interest and Contributions	Less: YTD Purchases	Ending Balance Current Period
<b>Reserve Fund Update</b>	3,082,499	524,703	(172,839)	3,434,363

Operating Fund Cash Balance	2,674,820
Reserve Fund Cash Balance	3,699,563

Respectfully Submitted



Cameron Acosta / Treasurer  
 December 18, 2021

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

*Karin Shulman*

We all received letters from Kern County about a month ago about recycling organics starting Jan. 1, 2022. Organics consist of the food we throw away and recycled paper. After a phone conference with Cal-Recycle and Kern County recently, PMC is receiving a low population exemption. We will not be recycling organics.

I heard some rumors, or as I like to say, some untruths passed along as truth. It was said that an ambulance was sent to PMC on Tuesday, Dec. 14, and we did not clear the street for the ambulance to get in. Wrong! We received the call from Hall Ambulance saying they were on the way up and the address of where they were going. Our staff got there and cleared the street, and it was cleared 10 minutes before the ambulance arrived.

Second untruth, the person saying this was told that the generator is not working because there was not fuel in it and we let it run and burned out the generator. Wrong again! There is plenty of fuel in the generator. A switch went out on the 10-year-old generator. The part has been ordered and once it comes in, weather permitting, the technician will be up to replace the switch.

Third untruth: Some Patrol staff spend more time at home than at work while on duty. Wrong again! Patrol works 10-hour shifts, and they are entitled to two 10-minute breaks and a 30-minute lunch. They may go home to check on their pets or to eat lunch or whatever. That is their time.

I don't know why people like to disparage the association and staff. Like most of you, I love this association and the members are good people. Associations are not for everyone. I will always be honest when I hear these things and call them out. Our staff works hard to provide good services to our membership, and I believe we do just that.

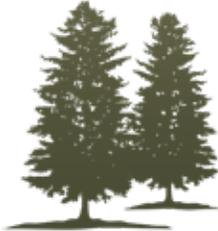
If you are leaving the mountain when there is snow in the forecast, there will be a lot of snow bunnies out, so plan accordingly and give yourself plenty of time to go and come.

On to happier things. The tree lighting was the best ever, with about 200-plus peo-

ple singing Christmas Carols, drinking hot chocolate and eating brownies. It was cold, so thank you to all who participated. It started the holidays off well with a nice small-town feeling, and these events bring us all closer together. They give us a break from the hardships of the past two years and let us take a breath and be joyful. From the

new vendors who attended the Craft Fair on Thanksgiving weekend, they couldn't believe how many people came for the fair and said they are looking forward to next year. Breakfast with Santa was a smashing success as well. We had 112 participants. As of this writing, there were only

*'GM' Continued on page 9*



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'GM' Continued from page 8

four New Year's Eve dinner tickets left. It's great to see everyone getting out and enjoying themselves once again.

I look forward to a New and Happier Year for the association and for all of you.

## What To Do if You Get Trapped in Your Car During a Storm

Here are some useful safety tips should you ever get trapped in a car during a storm.

- Stay in the car. Do not leave the car to look for help unless help is visible within 100 yards.
- Display a "call for help" sign. Raise the car hood or hang a brightly colored cloth on the antenna to signal for help.
- To keep warm, turn on the car's engine for about 10 minutes each hour. Run the heater and lights only (Avoid running the car battery down).
- Keep the exhaust pipe clear of snow.
- Open a window slightly for fresh air.
- Do light exercise to stay warm.
- If you're alone, stay awake as much as possible.
- If more than one person is in the car, take turns sleeping, and for warmth, huddle close together.
- Wrap your body and head with extra clothes, blankets, newspapers, maps or removable objects.
- Do not eat snow (lowers your body temperature). If no other water is available, snow can be used for water, but it must be boiled to kill germs if possible.

### Golf Course/ Pro Shop Hours

**9am - 5pm Every Day**

*The Pro Shop has T-shirts, beanies, sweatshirts, hats, drinking glasses with PMC logos on them, greeting cards, PMC license plate holders and puzzles available for purchase.*

**661-242-3734**

## PROFESSIONAL SERVICES

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*Professional Services ads are \$5 per line per month, two-line minimum, when paid by the year. Otherwise, \$6 per line per month. No refunds.*

### Tree Service/Arborist

Ablaze Tree Service  
(661) 699-8630

### Yardwork/Hauling

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

*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 the members'-only side of the PMC website at [www.pinemountainclub.net](http://www.pinemountainclub.net). Anonymous submissions will not be published.**

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.

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**

I am a new owner of a property at PMC. I have read Article 22 of the Association rules regard STR (short-term

rentals) as well as the article in the Condor, and I would like a clarification. Per Article 22, I understand that one must have taken title to their property on or before Jan. 1, 2022 in order to be eligible to use their property as a STR. I also see that once you intend to operate as a STR, then you must file with Kern County for taxes and register (and pay the fee) to PMC.

What I want to clarify, that as an owner who holds title prior to Jan. 1, 2022, I am eligible to do STR in the future but that I am NOT required to register my property as such until such time that I decide I want to rent it. I want to

make sure that I do not lose the right to do STR simply for not registering my property now when I am not renting it out. Can you please confirm? Article 22 does not seem to require me to register now, but I have been getting conflicting information from different sources including the PMC office.

**Response:** Yes, you are entitled to have a short-term rental if you own before Jan. 1, 2022. When you decide to operate an STR, then you would notify the office and we will send you a packet to fill out with an invoice for an association permit to operate the STR, which is \$250. You must also file with Kern County to obtain a TOT Certificate (Transit Occupancy Tax Certificate), which our office must have on file.

## **Sign Up for Ready Kern to Receive Needed Notifications**

Are you signed up with Ready Kern for emergency notifications? Once signed up, you will be notified on your cell or home phone of any dangers that might be close by, such as fires in the area, flash floods, etc. To sign up, please visit [www.readykern.com](http://www.readykern.com) or call 661-873-2602.

## **PMC Facebook Page**

**The only OFFICIAL  
PMCPOA Facebook page  
can be accessed at:  
<https://www.facebook.com/pmcpoa>**

**'BOARD'** *Continued from page 6*

**MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Burkett to direct the general manager to work on the annual budget for 2022-2023 and direct staff to gather the information. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve Business Policy A-15 (Election Policy & Procedure). **MOTION** carried.

**MOTION** by Director Burkett, **SECOND** by Director Ballard to approve, with respect to Article 22, an extension for properties in escrow as of Dec. 15, 2021 to close by Jan. 15, 2022. Director Gabriel opposed. Directors Acosta, Burkett, Ballard, Harmon, Hoyt-Voelker, McClellan and Throckmorton approved. **MOTION** carried.

The board sent and received fifteen (15) items of correspondence.

The next Regular Open Board Meeting will take place on Jan. 15, 2022 at 10 a.m. in the Condor Room.

Meeting adjourned at 10:55 a.m.



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# Let's Support Our Local Gas Station

Mark Bell, PMCPOA Member

*(I wrote this Nov. 20 on a Facebook group page. I included portions of a couple of comments that other folks made too in support of our local gas station. At the time of this writing, about 107 people had "liked" this posting.)*

Here's a little thing to think about: My van was low on gas. I pay about \$4.20 (per gallon) at Costco, and subtract 4% from that with the card discount. But there's our gas station in PMC, and I filled up there instead, at \$4.50 per gallon. There are a couple of reasons to do this.

One is just to verify that you have the ability to do it. Does your specific card work on that card reader? It's good to know you can do this if you need to, and one has to test things to make sure they work if you are in a jam.

But the other reason is to support the local merchant. His being there is a real



**Mark Bell utilizing our local gas pumps.**

convenience to the folks in PMC. And what keeps him there is selling some gas to people. So, on an eighty-buck fill-up, it's costing me a couple of dollars, sure. But it's worth thinking about local merchants when you're in a small town. Each reinforces the other -- it's a little ecosystem. And in 21st-century America, a gas station is an important part of that.

Plus, honestly, it's a pretty good price.

I've seen small-town gas be \$1.50 or \$2.00 higher than in "Big Burg" with the wide boulevards, fast cars and glittering lights.

## Responses to the Posting

One woman responded: I hate buying gas off the hill because as a woman, it is a vulnerable moment waiting for the tank to fill. I hate lines. I hate having a membership to stand in a line. I don't much like leaving the hill and I am trying to move away from supporting big box stores altogether.

Another fellow said: I agree...I would rather support our local gas station ... just remember how inconvenient it was when it shut down. I'm thankful it's back up and serving our community.

---

## 'BUS' Continued from page 5

niors, youths and disabled passengers ride for \$1.50.

9. Be sure to bring exact change to put in the fare box on the bus.

10. During these COVID times, masks and social distancing are required on all buses. With Dial-a-Ride, it's usually just the driver and one passenger or maybe two. There may be a few more passengers on the Commuter, but usually not many.

11. Winter weather and road conditions may affect bus availability. To check, phone 800-323-2396 and press 1 to speak with a live dispatcher who has the latest information. You can also check online at [www.kerntransit.org](http://www.kerntransit.org).

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Open Fri thru Sun 1-4 p.m.

Or By Appointment

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**'NATURE'** Continued from page 1

cover, such as bushes and trees. Water is important (Figs. 2 & 3). Some folks even bring out warm water to add to their frozen bird baths on frosty mornings (only do this on concrete, not porcelain, baths).



**Fig. 2: Red-breasted nuthatch drinking (MM)**

Let's start with the ground feeding birds. Juncos, sparrows and towhees prefer feeding on the ground, if they can dart out from nearby vegetation to feed on scattered

seed. If the seed contains sunflower seeds, corn or peanuts, it will attract those pesky jays. Millet seed is the best for the little



**Fig. 3: Western bluebirds deciding whether to drink or bathe (MM)**

ones. Some of our wintering ground feeders include the dark-eyed (Oregon) juncos (Fig. 4), white-crowned, golden-crowned and fox sparrows, California and spotted towhees and, occasionally, a secretive California thrasher. And, of course, the quail will grace you with their presence. The common California quail is occasionally joined by the elusive mountain quail.

Feeders placed higher up, such as on

deck rails, may attract some of the above species, but also others, including finches, chickadees (Fig. 5), titmice (Fig. 6), nuthatches, acorn woodpeckers, and those jays, including both Steller's and California scrub-



**Fig. 4: Dark-eyed juncos feeding on seed spread on ground (BB)**

**Photographers:**

- Bill Buchroeder (BB)**
- Darlene Freeman (DF)**
- Mary McDevitt (MM)**
- Charles Noble (CN)**
- Katy Penland (KP)**

jay. The uncommon red crossbill (Fig. 7) even shows up occasionally.

There are several specialty foods. Nectar feeders bring any Anna's hummingbirds that remain up here in the winter.

There is a special (and expensive) tiny seed called nyjer thistle seed. There are several types of thistle feeders, including socks, tubes and mesh. Various finches will come eagerly. Some of our more common species are lesser goldfinch (Fig. 8),



**Fig. 5: Mountain chickadee on nectar feeder (DF)**

pine siskin and house finch.

Another attractant is suet. Blocks of suet are usually kept in suet cages. Winter is the time for suet feeding. The summer sun won't melt the fat, and bears won't



**Fig. 6: Oak titmouse eating seed spread on deck rail (MM)**

smell the 'goodies.' Woodpeckers (Fig. 9), nuthatches, titmice and chickadees are particularly drawn to suet. Slices of fruit can be placed on branches, although that is more important in the summer, when the orioles

arrive. If one really wants to get serious, meal worms from a pet store will bring out the bluebirds and other insect eaters. Sometimes, just scattering a few seeds on the deck railing will bring in feathered friends, such as pine siskin (Fig. 10).

There are a few caveats I need to mention, besides avoiding hungry bears. We



**Fig. 7: Red crossbill at a sunflower feeder (MM)**

call them bird feeding stations; certain hawks call them hawk feeding stations. Our local Cooper's and sharp-shinned hawks, both eaters of small birds, are aware of each and every PMC bird feeding station, I am sure (Fig. 11). This is the main reason why cover is so important. Another problem concerns windows. Birds do hit and, sometimes, die from window collisions. Keeping feeding stations away from windows can reduce this threat. One study showed that the area between three feet and 30 feet



**Fig. 8: Lesser goldfinch on nyjer thistle tube feeder (CN)**

from the window is the danger zone. I do not know if this conclusion has been verified. Another caution is preventing the transmission of avian disease. Too many feeders all together tend to attract large numbers of birds, which increases the spread of disease. Also, feeders, including hummingbird feeders, need to be kept clean.

There are two distinct attitudes towards  
**'NATURE'** Continued on page 13

**'NATURE'** *Continued from page 12*

our gray tree squirrels. One, "They deserve to eat as well as the birdies." Two, "I did not put out seed for the &\*@ squirrels." If you really care about the issue, there are sites online with squirrel de-



**Fig. 9: Nuttall's woodpecker and pygmy nuthatch on suet cage (KP)**

tractors. However, I am not sure they will work. Fortunately, our ground squirrels are cozy in their underground dens during the winter. And chipmunks are too cute to bother about.

Also, chipmunks don't chase other creatures away, and don't eat very much. So, the gray tree squirrels are the main rodent issue.

I have mentioned some of the local birds that come to feeders, but not all, by



**Fig. 10: Pine siskins enjoying seed on deck rail (MM)**

any means. If you encounter a bird that you do not recognize, please feel free to contact me, especially with photographs, at [stafford@framtn.com](mailto:stafford@framtn.com). I will respond to your email. Enjoy the winter, and its feathered visitors.



**Fig. 11: Cooper's hawk on rail watching the little birds (MM)**

## Adventure Ink Activities

*Adventure Ink in the Village has fun activities for the community. On Thursdays at 3 p.m., the Chess Club meets, and all skill levels are welcome.*

*On the first Thursday of each month, Adventure Ink hosts Poetry Night. All ages are welcome to read their own poems, read poems from other authors or attend and be part of the audience.*

*Reading begins at 6pm outside of Adventure Ink Bookstore, 16229 Pine Valley Lane, or inside at Artwork Community Galley, depending on the weather.*

**The editorial and advertising deadline for the February 2022 Condor is Monday, Jan. 10.**

**Content can be submitted to the editor at [rwilde@pmcpoa.com](mailto:rwilde@pmcpoa.com).**



**Last Night of Monday Night Football Jan. 3!**

*Join your friends to watch the game and eat some tasty food before the season is over!*

**Bar and kitchen open at 4pm**

**Happy Hour all Night!!**

**\$1.00 off draft beers & flights**

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## Wintertime Road Safety Tips

Winter is upon us, and there are some basic safety measures you can take to keep yourself safe while on the roads. Here are a few tips:

### Do I Need Chains?

Yes. Everyone should keep a set of chains with them, even if you have a four-wheel-drive vehicle. CHP does require that vehicles carry chains or traction control devices to access the mountain community roads when there is snow and ice on the ground. Cal-Trans has signs posted to notify drivers and enforce safety. It is the driver's responsibility to ensure the proper installation and maintenance of tire chains or traction-control devices when necessary to prevent loss of traction. Loss of traction is defined as the inability of a vehicle to stop, turn and proceed forward or backward in a sustained, controlled manner without skidding, sliding or becoming stuck.

## HOME LOANS

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## What Constitutes Legal Snow Tires?

To be legal, snow tires must have a minimum of 6/32 inch (3/16") of tread. Refer to Section 27465 of the Motor Vehicle Code. Check your tires for your safety, as this is about one-half of new tread depth on many tires. Section 27460 of the California Motor Vehicle Code requires, in part, that no person shall use snow tires on four-wheel drive vehicles in place of tire traction devices (i.e., chains) whenever weather and roadway conditions at the time are such that the stopping, traction and cornering abilities of the tires are not adequate. Four-wheel Drive Vehicles with snow tires are not the "end-all" to your safety, at times you may need to use chains.

## What If I Have Difficulty Due To My Driveway's Steep Upslope Or Downslope?

Unfortunately, some homes have been built without seriously considering winter access. Though PMCPOA will do all it can to maintain access to and from your driveway, it cannot be responsible for the lack of accessibility due to steep upsloping or downsloping driveways, or accessibility problems caused by vehicles not well-suited for winter conditions, unfamiliarity with winter driving, etc.

PMCPOA suggests that homeowners with difficult driveways or driveways that have poor sun exposure and are susceptible to icing maintain a 5-gallon bucket of cinder or kitty litter in their garage.

## Entertainment

### Line-Up:

#### Fri/Sat Nights

**Saturday, Jan. 8**  
**7:30-11pm -- Craig Hassenback Band**  
*(Classic & Alternative Rock)*

**Friday, Jan. 14**  
**7-10pm -- Vince Vinay**  
*(Acoustic Guitar)*

**Saturday, Jan. 15**  
**7:30-11pm -- Comedy Night**  
*(Fundraiser for Peak to Peak Mountain Charter School)*

**Saturday, Jan. 22**  
**7:30-11pm -- Karson City Rebels**  
*(Mix of Country & Rock 'n' Roll)*

**Friday, Jan. 28**  
**7-10pm -- Dave Wilson**  
*(Mix of Rock 'n' Roll & Country Rock)*

**Saturday, Jan. 29**  
**Steve Hill Band**  
*(Country, Master Fiddle Player)*

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**Transfer Site Hours:**

**8:30am - 5pm Daily**

• *Our Transfer Site is strictly for PMC residents/guests and tenants. Please bring your Member or Guest card.*

• *Only four vehicles are allowed into the site at a time. All other cars will wait outside the gate. When one car leaves another car may come in. Please do not leave your car while waiting in line and walk into the site. Please be patient and wait your turn into the site.*

• *Please secure your trash before heading to the Transfer Site. There has been an increase in trash along the side of our roads from trash flying out the back of vehicles going to the Transfer Site. Let's keep our roads clean.*

**Green Waste Site Reminders:**

*There are no trash bags, lumber or other non-green waste material allowed at the Green Waste Site. Please empty your trash bags and take them back with you or bring them to the Transfer Site for disposal. Bags and other trash get buried under the green waste and as a result end up getting ground up in the slash and can damage the machine. Your cooperation with ONLY dropping off green waste would be greatly appreciated.*

**COMMITTEE MEETINGS**

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

**Saturday, Jan. 1 (First Saturday)**

9 am **Governing Documents ZOOM**

1 pm **Planning Pool Pavilion**

**Tuesday, Jan. 4 (First Tuesday)**

6 pm **Communications ZOOM**

**Friday, Jan. 7 (First Friday)**

**DARK Greens and Grounds Pro Shop**

2 pm **Environmental Control Condor Room**

**Wednesday, Jan. 12 (Wednesday Before Board Mtg)**

6 pm **Budget & Finance Condor Room**

**Saturday, Jan. 15 (Third Saturday)**

10 am **PMCP OA Board of Directors Mtg. Condor Room**

**Saturday, Jan. 22 (Fourth Saturday)**

9 am **Emergency Preparedness Condor Room**

10 am **CERT CERT Facility**

**Property Addresses**

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

*Reminder: Riding dirt bikes in greenbelts or on hiking trails within PMC is not allowed.*

**Rec Room Hours**

**Friday, Saturday & Sunday 12-5pm**

*Also open School Holidays and Winter, Spring and Summer Breaks*

*Arts & Crafts for kids every Sunday in the PMC Clubhouse Rec Room 3-5pm*

**PMC Fitness Classes**

**Yoga with Deb**

*Every Tuesday and Thursday at 12pm*

*Please bring a yoga mat and some water.*

**Low Impact Cardio Dance/Tone with Stefani**

*Mondays, Wednesdays, Fridays*

*10-11 a.m.*

*Classes are in the Condor Room. All classes \$5*