
Recreation Roundup

Father's Day BBQ Buffet

Sunday, June 18th, 12-4 p.m.

Movie on the Greens

Friday, June 16, 8:30 p.m.

***“Fantastic Beasts and Where
to Find Them”***

Concessions Available for Purchase

Anyone Under Age 13 MUST

Have Adult Supervision

Concert On the Greens Lineup

June 24th--Rebel Heart

July 15th--The Doo Wah Riders

July 29th--Community Appreciation Day
with City Beat

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)

**Splish splash.
PMC's favorite
summer hangout
is open for the
season.....See
Page 4.**



the Condor

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

VOLUME 39 . NUMBER 6 . JUNE 2017

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

Annual Meeting of PMCPOA Membership is June 17

The 2017 PMCPOA election takes place at the Members' Meeting on Saturday, June 17, when three new members of the Board of Directors will be elected to three-year terms. By now, you should have received the election packet in the mail. If not, please contact the Business Office immediately at (661) 242-3788.

In accordance with the Civil Code, you are being provided with a mail-in secret ballot for your vote. If desired, you may bring the mail-in ballot to the Annual Meeting and hand-deliver it during the registration period. Registration for hand-delivered ballots opens at 12:45 p.m. and ends with the closure of the polls at 1:00 p.m. Voting will take place until the hour of the election at 1 p.m. An Inspector of Elections will tally the votes, with the winners to be announced immediately thereafter.

The meeting will be held in accordance with the bylaws of the Association to elect the three new members to the Board of Directors and to transact other business as may be properly presented and discussed at the meeting. In order to conduct the annual meeting, a quorum of at least 25 percent of the membership entitled to vote must do so by mail or in person. If the lack of a quorum results in adjournment of the annual meeting, a second meeting will be immediately convened with a quorum of 15 percent in accordance with the Bylaws.

There are seven candidates vying for the three openings. The candidates (in the order in which they submitted Letters of Intent) are Phyllis Throckmorton, Bryan Skelly, Michael Glenn, Bill

Lewis II, Scott Lieberg III, Carole Trudeau and Ross Canton. To view the complete resume and position statement packages of these candidates, please refer to the PMCPOA website. The ballot will also include an item asking if the voting member supports the current Clubhouse renovation plans; five Board amendments to bylaws; and four petition amendments to bylaws.

Link to Shared Remodel File Regarding Clubhouse Remodel

Planning Committee

During its Clubhouse remodel presentation in April, the PMCPOA Planning Committee provided a link that leads to a shared file containing a number of documents and information regarding the remodel. The link to view the shared file is: <https://planningcommittee.box.com/s/4unmj10hktf7gzen5702lo7fhjzhrn0h>. The link is also accessible via the PMCPOA website on the "Notices and Postings" page. For further questions, please email the Planning Committee at plancommittee@pmcpoa.com.

A reminder that the property clearance deadline this year is June 1st. If you have not completed clearances around your home, please do so immediately to avoid fines.

EC Reminders: No Fireworks or Open Fires

EC Committee

The Fourth of July is coming. A reminder that no fireworks of any kind are allowed in any part of PMC.

Also, no discharge of firearms is allowed on any association property. Remember that animals are sensitive to unusual noises; please keep your dogs inside on the Fourth.

It is the members' sole responsibility to maintain their lots and all improvements in a neat, clean and sanitary condition, and to keep lots in good repair and in such a manner as not to create a fire hazard or create a public nuisance.

Further, there are no outdoor open fires of any kind allowed in Pine Mountain Club. Please help to keep our community safe.

Please Don't Feed the Bears

PMCPOA Staff

A Reminder: A fed bear is a dead bear!

The bears and their cubs are out in full force this season. If you see a bear or bears, do not approach them! The cubs are cute, but they have very sharp claws that can hurt you, and the mama bear is close by and will protect her cubs.

Please follow the association rules and DO NOT FEED the bears or leave trash outside. Take your trash to the Transfer Site often to keep the bears' temptation at bay. The Transfer Site is open 8:30 a.m. to 5 p.m. every day, and stays open until 7 p.m. on Thursdays during bear season. For more information about living with bears, please pick up a pamphlet in the lobby.

READY TO HIT THE ROAD! SUMMER TRAVEL TIPS

Emergency Preparedness Committee

Before you back out of your driveway:

- Check the tires, including the spare.
- Inspect the engine, battery, hoses, belts and fluids, and check the AC.
- Do a “once around”-- test the lights and wipers and clean the windows.
- Prepare an Emergency Roadside Kit, including jumper cables, flashlight, food, water and a first-aid kit.
- Stop mail and newspaper deliveries. Let a neighbor know you will be gone.
- Keep interior and exterior lights on timers.
- Lock all windows and doors.
- Never broadcast your plans on social media.
- Plan your trip and let family or friends know your itinerary.

Buckle up Driver and Passengers:

- Make sure you use the correct safety seat for young passengers and be sure the seat is installed properly. Go to www.chp.ca.gov/programs-services/safety-seats for more info.
- Long trips can be tough on youngsters. Pack plenty of snacks and water.
- Use books, toys, DVDs and video games to keep children occupied.
- Make frequent stops to give everyone a chance to stretch their legs.

Focus on the Road

- Don't text or talk on your cell phone while driving -- even hands-free. If you need to make a call, pull over in a safe place to do so.
- Don't program your GPS while driving. Either have a passenger do it or stop in a safe place.

Share the driving with others.

- Stop for food and beverages. Avoid eating while driving.

NEVER LEAVE A CHILD ALONE IN A CAR -- NOT EVEN FOR A MINUTE!!!

Watch for next month's safety tip on BBQ safety!

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!

Assessment Due 7/1

The 2017-18 assessment is \$1,452.00 per lot, and is due and payable on July 1, 2017. It will become 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.

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.

Community Yard Sale

Saturday, June 24th

8 a.m. - 2 p.m.

Lampkin Park Blacktop

10 x 10 spots are available on a first-come, first-served basis

Save the Date!

Town Hall Resumes

Friday, July 14

7 p.m.

Condor Room

Supervisor David Couch will be the Keynote Speaker

Board Approves E.C. Code Change Regarding Vehicles

During its May meeting, the PMCPOA Board of Directors approved by motion E.C. Code 7.22 D (1). It reads as follows: "1) As used herein, the term "Commercial vehicles" shall be defined as stated in section 5.11 of the CC&Rs. A commercial vehicle may only be temporarily parked on the lot or the street during the time the operator of the commercial vehicle is delivering goods or is providing services to the owner or occupant of the residence. Personal vehicles with advertising decals may be parked on the property, but in no case can any advertising decal be larger than 200 square inches (e.g. 12" x 16.6") and no more than three such decals on any personal vehicle. If a personal vehicle has any advertising decal larger than 200 square inches and/or more than three (3) decals as described above, it must be screened from view by an earth-toned cover or tarp, anytime it is parked on the property."

Also during the meeting, the Board ratified the Association Rules and EC Code. Copies of these are available for members to pick up at the front desk.

CERT Seeking Community Yard Sale Items

The PMC CERT Team and Emergency Preparedness Committee will have a table at the Community Yard Sale on June 24th. If you're doing spring cleaning and have items you want to get rid of but don't

want to have your own table, we are accepting donations for our team. The money goes toward buying more equipment for the team and the Emergency Preparedness Trailers. Please note, this is a community yard sale and only sales from our table go toward the CERT and EP. You can drop off items to our table the day of the sale.

For more information, call Tom and Dayne Yancey at 242-1094

MIL POTRERO MUTUAL WATER COMPANY NOTICE OF ANNUAL ELECTION

In accordance with the By-Laws of the Mil Potrero Mutual Water Company, Inc., the Annual Shareholder's Meeting is scheduled for July 15, 2017, at 10:00 a.m. at the administrative office of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Conference Room, Pine Mountain Club, California. The deadline for clearing the Water Company accounts of overdue charges to be eligible for submitting a proxy shall be June 7, 2017.

*Robert Lame, Secretary
Mil Potrero Mutual Water Company*

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Summer Fun for all Ages Begins at the Pool!

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/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
 Open Swim: (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.

Family Swim Night

Begins June 6
 Every Tuesday
 5 to 7 p.m.
Hot dog BBQ, music and games for families

Late Night Swim

Fridays
 June 9th & 23rd
 8 to 9:45 p.m.
Ages 13 and older only please.

Water Aerobics is Underway

Every Tuesday & Thursday 9am-10am
 Every Wednesday 6pm-7pm
 1st Session: May 30-July 13 (No class week of July 4)
 2nd Session: July 18-August 24

Cost:

\$5 Daily (1 Class)
 \$45 Per Morning Session (12 Classes)
 \$20 Per Evening Session (6 Classes)
 Already have monthly access to Fit to Live Program?
 Add a Morning Session for only \$20
 Add an Evening Session for only \$10
*All Classes Subject to a Minimum Number of Participants.
 Sorry, NO REFUNDS.*

Call the office at 242-3788 to register.

PMCPOA, Inc. takes the interest of its members and guests into consideration when formatting these programs. Classes offered may at any time be reevaluated and restructured or even eliminated from the schedule. In the case of elimination, a pro-rated refund will be given.

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Caregiver Support Groups Forming

PMC Aging Team

Caregiver Support Groups for people assisting patients with Alzheimers and Dementia are being created by Gladys Zoble with Mountain Communities' Family Resource Center. Gladys is a past Director of the Alzheimer's Disease Association of Kern County (<http://www.adakc.org>). One of her specialties was facilitating the Adult Day Services, such as games, music, crafts and other fun interactive activities.

Recently, Gladys and other PMC Residents have teamed-up to create an "Aging-in-Place" Task Force. The PMC Aging Team is facilitating programs to help residents with potential needs. This "neighbor-helping-neighbor" team has created "Senior Board Games Day" to help stimulate the brain through social interaction, basically trying to remember how to play "Chinese Checkers" and other old favorite games.

Now, Gladys is ready to implement Phase II of her plan: create and facilitate a Caregiver Support Group. Depending on our Mountain Communities' needs, (everywhere from

Lebec to PMC including Lake of the Woods and Pinon Pines), Gladys is here to help.

For more information about a Caregiver Support Group, call MCFRC at (661) 245-4303 Monday through Friday from 8:30 a.m. to 4:00 p.m., check out the website at <http://www.mcfrc.com> or email to healthystart@frazmtn.com.

For more information regarding "Friendly Neighbors" and the Aging Team in Pine Mountain Club, contact the Vice Chair, Michael Dulle, MPA, at (661) 388-8905 or email to mrdullez@yahoo.com.

**Senior
Board Games Day
Sunday, June 11
Aging in Place
Task Force
Sundays, June 4 & 25
All at 2 p.m.
in the Pool Pavilion**

PMC's Aging Team Offering Community Needs Survey

Michael Dulle, MPA

PMC's Aging Team comprises volunteers who are implementing a safety net of assistance with food, transportation, caregivers, home care, community services, health and insurance information, as well as social activities to support our neighbors.

Since December 2016, the Team has met more than a dozen times to brainstorm and research the needs of our community and possible resources that can assist PMC residents, regardless of PMCPOA membership status. To further understand potential "needs" and "resources," the Team has developed a PMC Community Survey, available via Survey Monkey at <http://www.surveymonkey.com/r/9BV9HGK>.

Please take a few minutes to complete this valuable community tool. We are seeking solutions to real problems, i.e., Senior Board Games Day, which iterates socialization through behavioral activation.

Wine In The Pines

- ★ Fine Wineries
- ★ Specialty Beers
- ★ Gourmet Food
- ★ Live Music

**Saturday
June 10, 2017
1 - 4pm (VIP
Noon entry)**

Prices:

**\$55 in advance/\$70 at door
VIP Tickets (Noon Entry), available at \$80
in advance only**

**For ticket information, to reserve a spot
for your winery, lodging or any other
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info@wineinthepines.com**



**Sorry:
No dogs allowed
at WITP**

A Message from the Board Chair

John Cantley, Vice Chair
pmcboard@pmcpoa.com

I am pleased that we have our Board Chair, Bill Gurtner, back on duty with us now. He has gone through a difficult time with a serious illness, and it is a testament to his dedication to the Association and the members that he has fought his way back. Welcome back, Bill.

I regret to report that Sue Canaan has resigned her position on the Board effective immediately. Sue served this community with intelligence and energy. She will be missed. Since it is so close to the end of the fiscal year, we will not appoint a replacement director. Her seat is one of those up for election and a new director will take her place.

I want to thank the candidates for the Board of Directors for their willingness to volunteer to run for a demanding and time-consuming position in our community. I also thank them for participating in two lively Meet the Candidates forums, during which they were subjected to a gauntlet of questions from members.

It is not easy to be probed for knowledge about arcane subjects like fiduciary duty and the legalities of a community interest development.

The candidates' sense of humor and patience was tested thoroughly and often. I was pleased to observe that at the conclusion, there was a general sense of friendly camaraderie and community spirit among the candidates. This is vital to the democratic process in any election.

After the voters make a choice, the various factions need to come together for the greater good. For democracy to function, civility is critical. It is being said that we as a nation are losing sight of civility in government and politics. Debate and dialogue seem to be taking a back seat to the politics of destruction and anger. Here in our small community, it is critical that we not allow this to happen.

Jeremy Irons, the noted British actor,

has said, "Civility and politeness—it's like cement in a society: it binds it together. And when we lose it, then I think we all feel lesser and slightly dirty because of it." Once the ballots have been counted, let's make an effort to put aside our differences and go back to being neighbors.

With that I conclude my report.

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.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of May 20, 2017. Complete minutes are available at the Business Office or online at www.pinemountainclub.net after their approval at the next Board meeting. In the Regular Open Meeting, Acting Chairman John Cantley called the meeting to order at 8:00 a.m. Seven directors attended: Stephan Bates, Sandy Browne, John Cantley, Bill Gurtner, Garry Kemmer, Phyllis Throckmorton and Doug Wilde. Susan Canaan and Gary Biggerstaff were excused. Also present were General Manager Rory Worster and Recording Secretary Grace Wollemann.

The Board approved the amended Consent Agenda of the Board of Directors Meeting of May 20, 2017, which included the Regular Minutes of April 15, 2017. There were six committee applications approved. The Board acknowledged receipt of "Committee-Approved Committee Minutes for Board Review." There were three (3) Envi-

ronmental Control Committee Projects and one (1) Cottage Industry Permit submitted for approval.

Vice Chairman Cantley presented the Chair's report. General Manager Worster presented the General Manager's report. Treasurer Report - None.

BOARD ACTION ITEMS:

UNFINISHED BUSINESS: None

NEW BUSINESS:

APPROVED MOTION to ratify Association Rules and the Environmental Code. **MOTION** by Director Gurtner, **SECOND** by Director Bates. **MOTION** carried unanimously.

APPROVED MOTION to approve EC Code 7.22D (1) (italics indicate new wording added to EC Code): As used herein, the term "commercial vehicles" shall be defined as stated in section 5.11 of the CC&Rs. A commercial vehicle may only be temporarily parked on the lot or the street during the time the operator of the commercial vehicle is delivering goods or is providing ser-

vices to the owner or occupant of the residence. *Personal vehicles with advertising decals may be parked on the property, but in no case can any advertising decal be larger than 200 square inches (e.g. 12" x 16.6") and no more than three such decals on any personal vehicle. If a personal vehicle has any advertising decal larger than 200 square inches and/or more than three decals as described above, it must be screened from view by an earth-toned cover or tarp, anytime it is parked on the property.* **MOTION** by Director Browne, **SECOND** by Director Throckmorton. **MOTION** carried unanimously.

APPROVED MOTION to approve bids for the 2003 Brush Bandit. **MOTION** by Director Gurtner, **SECOND** by Director Browne. **MOTION** carried unanimously.

The Board sent and received 37 items of correspondence this month.

The next Regular Open Board Meeting will take place on June 17, 2017 at 10:00 a.m. in the Condor Room.

The meeting adjourned at 9:11 a.m.

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 April 30, 2017

Operating Fund	Actual	Budget	Over (Under) Variance
Revenue			
Current Year Assessment Revenue	3,393,733	3,388,460	5,273
Operations/Maintenance	113,642	107,932	5,710
Social Activity	507,304	504,034	3,270
Interest Income (Operating)	4,273	10,000	(5,727)
Total Revenue	4,018,952	4,010,426	8,526
Operating Expenses			
Operations/Maintenance	2,559,044	2,625,221	(66,177)
Social Activity	945,488	1,030,545	(85,057)
Operating Projects	51,008	62,500	(11,492)
Designated Fund Projects	3,361	0	3,361
Worker's Comp Safety Incentive	0	0	0
Bad Debt Expense	38,820	38,820	0
Capital Improvements	0	0	0
Transfer to Property Fund	0	0	0
Reserve Contribution	360,000	360,000	0
Total Operating Expenses	3,957,721	4,117,086	(159,365)
Net Operating Revenue Over Expense	61,231	(106,660)	167,891

	2016/2017 Assmt Billing	YTD Assessments Collected	YTD Assessments Receivable
Assessment Collection Update	4,066,152	3,973,319	92,833

Payroll Summary	Actual	Budget	Variance
Payroll Wages	1,454,051	1,482,934	(28,883)
Payroll Benefits	331,083	286,835	44,248
Taxes and Worker's Compensation	226,631	237,079	(10,448)
Total Payroll Expense	2,011,765	2,006,848	4,917

Reserve Fund Update	Beginning Balance July 1, 2016	Interest and Contributions	Less YTD Trnsfrs and Purchases	Ending Balance April 30, 2017
	2,409,498	370,025	314,970	2,464,553

Respectfully Submitted



Stephan Bates
 May 24, 2017

Operating Fund Cash Balance	1,565,798
Reserve Fund Cash Balance	2,464,553

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

Rory Worster

We have had numerous bear sightings, and unfortunately, most of the interactions have had negative outcomes. I have no other way to say this, and we have proved this again and again: A FED BEAR IS A DEAD BEAR. When our grand furry friends lose their natural fear of people, it is just a matter of time before they wind up having to be put down. Feeding wildlife is not only against the rules, it is plain dangerous. It is dangerous for you, for the animals, and not the least of which your neighbors. So again, please be bear aware and follow the common sense rules regarding trash, pet feeding and storing items in your car.

Assessments

Your assessments are due and payable on July 1, 2017 and become delinquent on Sept. 15, 2017 at 5:00 p.m. Payments should be made by mail and sent to Pine Mountain Club Property Owners Association, Inc., P.O. Box P, Pine Mountain Club, CA 93222 or can be handed in to Pine Mountain Club Property Owners Association, Inc., at 2524 Beechwood Way, Pine Mountain Club, CA 93222.

Board Candidates

Here are the Board of Directors candidates on this year's ballot, in the order in which they turned in their letters of intent to run:

Phyllis Throckmorton

Bryan T. Skelly

Michael John Glenn

Bill Lewis II

Scott Lieberg III

Carol Trudeau

Ross Canton

Brush Clearance

This year, brush clearance for the county needs to be completed by June 1st, 15 days earlier than in past years. Please look over your lots and make sure you have met this important deadline. Property owners are responsible for the proper maintenance of their lots. This includes keeping all aspects of the lot, including vegetation and all improvements, in a neat and well-maintained condition. The Kern County Fire Department will be focusing this year on grasses and weeds, in addition to normal defensive space requirements.

Fire Safe Council

This brings me to a troubling item that affects us all here in PMC. The Mt. Pinos Fire Safe Council is just about to shut down. The work they have done, especially since the Day Fire, has been fantastic. But the same volunteers who have been running it for the past seven or eight years are tired and need to turn the reins over to some new people. They have held on as long as they can, and no new volun-

teers are stepping up to the plate. The local Fire Safe Council was responsible for getting tens of thousands of dollars for local fire prevention-related projects, including the numerous sections of the shaded fuel breaks, dip tanks and the list goes on. Please contact the council if you can donate time and expertise; they need money to renew the insurance policy, they need a new president, vice president, secretary and treasurer for a 501c3, a grant writer and other volunteers. Their contact information is Mt. Pinos Communities Fire Safe Council, email address mtpinosfsc@frazmtn.com.

Correction of Facts

I really hate to have to do this yet again, but it is necessary. There was a member who wrote an OP ED in the May 19th issue of the Mountain Enterprise. Among many other items, there was one portion dealing with the petition-driven by-law amendments on the ballot. He wrote, "Keep in mind that all the petition amendments were sent to the POA's legal counsel to decide if the amendments comply with California's Davis-Stirling Act and with our PMCPOA's governing documents." He then went on to say, "Our attorney of over 10 years also said they do not conflict with our PMCPOA governing documents." This is an absolute fabrication

'GM' Continued on page 9

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'GM' Continued from page 8

of any facts. The bylaw 5.06 says in part, "Once any proposed bylaw amendment is received by the Board of Directors, the Board shall cause the proposed changes to be considered by the association's general counsel for general counsel's opinion as to the legality of the proposed amendment." This was a very narrow mandate and it was accomplished. The amendments were found to not be illegal in the current form, and thus could be placed on the ballot. But that is all. They were not reviewed at that time for conflicts, enforceability or a plethora of other issues that might need to be looked at.

Final Notes

• All trails or paths outside the golf course, unless specifically authorized, are off limits to motorize machinery. This includes ATV's, golf carts, motorcycles, electric carts, side-by-sides, etc. Also, if you see any acts of vandalism of association property, please call the sheriff's office or Patrol and report it.

• The Concert on the Greens series kicked off on Memorial Day weekend with plenty more to come. There are new food offerings, a green golf course, and the opportunity for more fun than we should be allowed to have. As always, stop by the lobby and see the flyers for details.

Patrol Recap

During the month of April, Patrol responded to 206 calls for service. Observations and calls included the following:

- Enforcement -- 88
- Public Assist -- 77
- Suspicious Incident -- 23
- Wildlife -- 18

EC Office Recap – April 2017

Construction Projects – EC Committee Recommendation

- SFR – 1
- Addition – 1
- EC Officer Approvals of Minor Projects (No KC Permit Needed) -- 39

EC Letters Written

Letters of enforcement – 45, resulting in 2 citations forwarded to the Board

Letters to the Editor

Clubhouse Remodel Is Controversial

The clubhouse remodel is so controversial that divided not only our community but even families.

Planning Committee doesn't have a plan for the project, only an idea, so nobody can estimate construction cost. Without engineering plans it's all speculation. Comparable structures are Frazier Park library \$6.3 million and PMC fire station \$5 million. Library has about 10,000 square feet compare to the clubhouse 24,364 square feet. Based on that our cost will be \$15,350,000 plus new swimming pool \$680,000. Parking, commercial kitchen,

golf simulator, weight lifting room, fiber optics and other upgrades will add even more. Size of the clubhouse will increase 275 % so members call it Taj Mahal.

Proposed structure location is appx. 1000ft from the San Andreas Fault and over high level underground water, which will not only increase substantially construction cost but it might cause structural failure during an earthquake.

Raising assessment to build the clubhouse will cause more lots foreclosures decreasing revenues and forcing even more assessment's increases. In 2016 there were 129 lots in foreclosure or surrendered to POA. Association revenues are down \$295,194 this year compares to 2011

'LETTERS' Continued on page 12

PROFESSIONAL SERVICES

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COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on 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.

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

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

COMPLIMENTS

- The Easter brunch was outstanding! The setup, decorations and presentation were beautiful and professional. The food

was plentiful and beyond excellent. Thank you to James and the entire crew.

Response: We are very glad you liked the event. The staff was happy to put on such a great brunch for the members. It was a nice day all the way around.

- I am continually impressed by the professionalism of our golf pro, Danny Hoff. Every time I come up the hill and take my kids to the golf course, we are greeted with a friendly smile and a motivating feeling when we walk into the Pro Shop. As a father, it is priceless to see my children excited and motivated to play golf because someone other than Dad took the time to engage in a golf conversation with them. Danny even took it to another level and provided some instruction and challenged them to a putting match on the putting green. These are the things that I value most about PMC, and they make

me a proud owner. Kudos to Danny Hoff! We are very lucky to have a head pro with so much knowledge of the game of golf.

Response: Thank you for the very nice words for our Golf Operations Manager and Golf Pro Danny Hoff. We agree that he continues to make very good and positive contributions to the association through his professionalism.

- Yesterday I had a fun time at the golf course. I learned some new drills and games for me to practice with. Danny taught me them and I did them with him. We had a putting and chipping match. The winner won a sleeve of balls, and I won. (Written by a 10-year-old member.)

Response: Congratulations on the winning of the chipping and putting contest. It appears that Danny is a very good teacher and you are a great student. Keep practicing and doing the drills so one day we can see you playing on television at the Masters Tournament.

CONCERNS

- The architects you hired are competent and conventional, but do not understand their job. This is a residential mountain community. That is why we bought our home. Your architects propose just the opposite. We do not desire "seminars, small education conferences and frequent wed-'CCCs' continued on page 11



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‘CCCs’ continued from page 10

dings.” It is a falsehood that this fundamental change to our community can be built for \$6,000,000-\$7,000,000. More like double that is likely. Worse, the increased traffic will trash our precious air quality.

Response: Thank you for your opinion on this starting point for a facilities and member services improvement plan.

• The other day, my husband was driving his golf cart down Woodland toward the golf course, as he has done for the last 26 years. When he saw a vehicle approaching in his rear view, he went as far right as he could to let him pass. An angry man in a gray pickup nearly sideswiped him, and stopped to tell him that he is sick of people in golf carts slowing him down. My husband explained that these are private roads, and that PMC allows golf carts on their roads only. The man angrily insisted that PMC has now allowed CHP and sheriffs to patrol our roads and ticket vehicles that are not “street legal.” I would like to know PMC’s position on this and, if we ARE allowed to use our golf carts on PMC streets, to post a sign saying so.

Response: Sorry your husband encountered one of our less-than-amiable community members. Golf carts are allowed on our private roadways/streets. Kern County is very aware of this, as you can plainly see with the Golf Cart Crossing signs on Mil Potrero Highway at Freeman Drive and Symonds Drive. Those signs would not be there if golf carts were not legal on PMC streets.

• We will be able to vote on the “remodel” of the clubhouse. I’ve heard that the Board counts the foreclosure lots as a vote in favor of the remodel. Is this true? I don’t feel these lots should be counted at all because they are “not in good standing.”

Response: PMCPOA does not cast votes from the foreclosed lots.

• My husband and I have owned our cabin in PMC for 13 years now. The association fees have more than doubled in this time. Now it’s going up another \$46. If the plans go forward on the “remodel” on the clubhouse, not only will the cost go up, the association fees will probably continue to increase also. How can we sustain the additional costs and still live here?

There have been so many foreclosures already. How many more will there be if the “remodel” goes forward?

Response: To assume all properties that were foreclosed on were due to the costs of annual assessments is not supported by facts. Just the minimum wage since 2004 has risen 56%. Benefits such as medical insurance have risen even more, and the assessment has gone up about 70.5% during that same time. We can be certain that with the minimum wage set to increase another approximately 43% in the next few years, there will most likely be assessment adjustments. We still believe that this is one of best performing Common Interest Developments (CID) in the Southern California area.

COMPLAINTS

• I feel that the Board hasn’t been forthcoming with the members. Example: when the idea about taking over the post office was decided, we never heard ahead of time that if we took over this function, that we would have to pay more for health insurance since this would make more than 50 employees. This will be another “extra” cost to all the members.

Response: We are sorry you feel that way, however, in this case, we believe your feelings are misdirected. The Association is already a “large employer” for all regulations, and a “small group” in terms of being able to source the best medical insurance. Having staff in the post office has not changed any of those dynamics at all.

• As Condor mailing volunteers, the folding of the Condors has been very difficult for us and many others. Most of the group are senior citizens and our hands and arms do not take strain very well!

Response: First off, thank you so much for volunteering for this very important task. We are aware of the increased workload and we are doing two things: First, we continue to see if we can source a folding machine capable of folding our newsletter that will not break the bank. Secondly, we continue in our efforts to get more volunteers to spread the workload out a little more to make it easier on everybody. This is usually a once-a-month weekday morning endeavor with a lot of great people.

Note: If anyone would like to help out this

great group of mailing volunteers, please notify the reception desk, and they will put you in touch with the leader of the volunteer group.

• We need a public phone. Many part-timers have neither cabin landline phones nor cells that work here. A public phone is our only voice connection to the world. The last public phone, in Lampkin Park, has been removed, and I’ve heard will not be replaced because a) the club made no money off it, and b) public phones are obsolete. I’d point out the club has decided to subsidize indoor snail mail pickup for a minority of members to the tune of \$20,000 per year, (though) snail mail (is) also becoming obsolete. I’m asking the club to be equally kind to its now phoneless members by establishing a new public phone, perhaps at the clubhouse where vandalism should not be a problem. Thank You.

PS: While the three-minute local courtesy phone is nice, it’s useless for calling home, dealing with contractors, etc., which require more time and off-mountain calling. We need a public phone.

Response: Thank you for the note. We continue to look into this issue and are searching for a long-term, viable plan that addresses the absence of a public phone and other issues along the same lines. The part about the club not making money was not the deciding factor at all for the removal of the phone in Lampkin Park. It was primarily because of the continued vandalism and the difficulty in sourcing parts, etc.

PMC Sierra Club Featuring Talk on Local Birds

Bill and Liz Buchroeder

Biologist Lynn Stafford will give a talk and slide show on “Local Birds, Local Photographers” at the June Sierra Club gathering. His talk will focus on birdlife that can be seen and heard from PMC’s mountain homes. It’s spring in the mountains -- full of amazing local birds and their intricate songs. Come join us and learn more about our feathered friends.

The Sierra Club meeting is free, and all are welcome. The meeting takes place on Friday, June 2, at 7 p.m. in the Pool Pavilion. For more information, please call 242-0619.

'LETTERS' *Continued from page 9*
but expenses are going up. Bistro is losing around \$20,000 a month plus utilities and maintenance. Utilities, insurance, property taxes and additional staffing for the new clubhouse will raise expenses substantially.

There are many members on fixed income living here, who rarely go to the clubhouse and will have a hard time to pay hundreds dollars more in assessment fees. They might be forced to sell their homes.

Janusz Kocol

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.

Board-Approved Bylaws Deserve Scrutiny before Voting

On the June ballot the Board asks us to ratify two revised bylaws crucial to how

PMC forms its annual budget. Unfortunately, the ballot's explanations of the changes to bylaws 10.02 and 10.03 are insufficient and partially inaccurate, and the original bylaws have already been modified on the website. A truly informed vote has therefore been made impossible for most.

For example, the original 10.03 requires a nearly two-month budget formation process that begins with publishing financial statements, a requirement at least partially enforced the last few years. The revised 10.03 omits this requirement, and thus does not, contrary to the ballot explanation, "reflect the actual process being used by the Association in developing the annual budget." Specifically, the revised bylaw omits making available to members in advance of the budget meeting a draft budget, a written summary of a year-to-date budget, and a comparison of actual vs. budgeted expense for the whole fiscal year. The ballot explanation neglects this omission.

Dropping the financial and operating statements from the budget formation process does not reflect the current budget process and has no relevance to Civil Code 5300, which is the only other explanation offered.

It is a mystery to me why the BOD re-

vised Bylaw 10.03 without preserving our right to have complete budget material sent to us and to have a minimum 7-week member involvement.

I will vote No.

Katherine King, former Director and member of the Governing Documents Committee (2006-2014)

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.

Save the Date!

**Concert on the Greens
July 15**

**Concerts on the Greens
Community Appreciation Day
July 29**

**Run to the Pines Car Show
Aug. 12**

**Concert on the Greens
Aug. 19**

**Concert on the Greens
Country Hoedown
Sept. 3**

**Creepy Carnival
Oct. 27**

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Community Picnics Ongoing in Summer

The Thursday "Picnics in the Park" at Lampkin Park have resumed and 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.

The editorial and advertising deadline for the July 2017 Condor is Monday, June 12, 2017.

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

*Arts & Crafts in the Recreation Room
Come join the fun!
Wednesdays
3-5 p.m.*

Golf Shop Hours:

*8 a.m. to 5 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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Fitness Schedule

Program One

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

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

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

Program Two

Zumba . 8-9 am Monday
. Thursday

Free Weights . 9-9:30
am Monday

Cardio-Dance & Tone .
8-9 am Tuesday

Drum Fitness . 8-8:45
am Wednesday

Body Workz . 8:45-
9:30 am Wednesday

**Resistance Bands &
Core Training** . 8-9am
Friday

Outdoor Activity

• Saturday mornings as
scheduled

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

Classes \$5 each; packages/
monthly rates available.
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*Tues, Thurs
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*Sat, Sun
11 a.m. - 6 p.m.*

*(Open 11 a.m. to
6 p.m. every day
beginning June 19)*

Arts & Crafts

*Wednesdays
3-5 p.m.*

Homework Club

**Every Tuesday/Thursday
2:30 to 4:30 p.m.**

**During the school year
PMC Recreation Room
Free**

**Summer Fun
For the Kids**

Sports Night

**Begins June 8th
Every Thursday
5 to 7 p.m.
Lampkin Park**

*PMCPOA provides sports
equipment for kids of all ages
to use. Parents are encoura-
ged to participate!*

Fishing at Fern's Lake

**Begins June 10th
Every Saturday
5 p.m.**

*We provide the Bait, all you
need is your fishing pole!*

Kids Summer Camps:

PMCPOA Recreation is offer-
ing an array of summer camps,
including golf, four weeks of dance
camps, art, tennis and baseball
camps for two age groups. For
more information, please see the
Summer Camps brochure in the
Clubhouse lobby. To reserve a
spot, please call the clubhouse at
661-242-3788. There are a limited
number of campers per camp.

**Entertainment
Line-Up:**

Saturday Nights

7 to 11 p.m.

*June 3 -- Bandit
(Mix of Classic Rock,
Blues & Country)*

*June 10 -- Breakfast
with Barbi (Formerly
Sierra Highway; Classic
Rock & Country Rock)*

*June 17 -- Rich Herman
Band (Mix of Rock &
Motown Soul)*

*June 24 -- Dave Wilson
Band (Mix of Rock 'n'
Roll & Country Rock)*

Sunday Jams:

June 4 & 18

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*

Concert on the Greens

Saturday, June 24

4:30-7 p.m.

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Activities

Mondays

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

Tuesdays

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

Thursdays

10:00 am . Skins Golf
12:45-4:00 pm . Bridge . Condor Room

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.

Thursday, June 1 (First Thursday)

10:30 am Recreation Committee Lounge

Friday, June 2 First Friday)

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

Saturday, June 3 (First Saturday)

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

Tuesday, June 6 (First Tuesday)

3 pm Equestrian Committee Equestrian Center

Saturday, June 10 (Second Saturday)

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

Wednesday, June 14 (Wednesday Before Board Mtg)

5:00 pm Finance & Budget Pool Pavilion

Saturday, June 17 (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