
Recreation Roundup

Mother's Day Brunch

Sunday, May 14, 10am to 2pm

Movie Night at Clubhouse

Friday, May 26, 7 p.m.

***"Rogue One: A Star Wars
Story" (Pg-13)***

Candy and Sodas Available for Purchase
Anyone Under Age 12 MUST
Have Adult Supervision

Concert On the Greens Lineup

May 27th--Lil Elmo and the Cosmos

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)

**Meet the
Candidates
Forums...See
Page 1.**



the Condor

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

VOLUME 39 . NUMBER 5 . MAY 2017

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

Kern County Fire Department Bringing Wildfire Expo to PMC

The Kern County Fire Department is presenting a Wildfire Expo in Pine Mountain Club on Saturday, May 6th from 11:00 a.m. to 1:00 p.m. at Kern County Fire Station 58.

Fire Department officials will talk to mountain communities residents about new hazard reduction guidelines, show wildland firefighting equipment and seasonal crews will talk about completed projects in their area. They will also be grilling hot dogs for the crowd.

For more information, contact smeeks@co.kern.ca.us; call 661-391-7073 or 661-330-0163; or visit www.kerncountyfire.org.

Cinco de Mayo Buffet

Friday, May 5 -- 5 to 9 p.m.
Drink specials all evening long
Condor Room/Condor Lounge

EC REMINDERS: Property Clearance Deadline is 6/1

EC Committee

Now is the time to start planning for your property clearance. The deadline this year is June 1st. It may seem early to plan, but with the rain and snow this season, the growth of weeds, etc. will be in total abundance. The fire department asked and received from Kern County a significant increase in the fines for noncompliance.

Property owners will be subject to a \$500 administrative citation. The cited property owner will be given 15 days from the mailing date to either dispute the citation or show proof of correction. The property owner may be subject to an additional \$1,000 fine for continued non-compliance.

Remember: Fire danger remains very high. There are to be NO OUTSIDE OPEN FIRES! Further, DO NOT dump hot or cold ashes anywhere on your property. When cold, take them to the Transfer Site's ash disposal container.

PMC Pool Opens May 26!

Open Swim 10am-7pm

Lap Swim 8-10am and 7-8pm

Complete schedule coming soon

It's PMC Election Time Again

The PMCPOA election takes place at the Members' Annual Meeting on Saturday, June 17, when three new members will be elected to the Board of Directors for three-year terms. Voting will take place up until the closing of the ballot box on election day (usually around 1 p.m.). An Inspector of Elections tallies the votes, with the winners announced immediately thereafter. Election packets will be mailed to the membership this month.

The seven candidates vying for the three openings are Phyllis Throckmorton, Bryan Skelly, Michael Glenn, Bill Lewis II, Prescott 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 (www.pinemountainclub.net) and click on the "PMCPOA Elections" menu. The candidates are listed above and on the website in the order in which they submitted Letters of Intent.

The ballot will also include an item asking if the voting member supports the current Clubhouse renovation plans presented by the Planning Committee on Jan. 14, 2017; five Board amendments to bylaws; and four petition amendments to bylaws.

Meet the Candidates Forums

**Come hear what the PMCPOA Board of
Directors Candidates Have to Say**

Saturday, May 13, 1-3 p.m.

Friday, May 19, 6:30-8:30 p.m.

Hosted by the Election Committee

Moderated by the Corporate Secretary

Both forums in the Condor Room

May Safety Tip

WHAT IS A 'HARDENED' HOME?

Emergency Preparedness Committee

Along with “defensible space” around your home, there are other things you can do to protect your home. There are measures you can take to safeguard your home from wild-land fire, aka making it a “hardened” house.

ROOFS: Roofs are the most vulnerable surface where embers land because they can lodge and start a fire. Roof valleys and rain gutters are points of entry. Make sure your roofing is of a fire-resistant material.

EAVES: Embers can gather under eaves and ignite exposed wood or other combustible material.

VENTS: Embers can enter the attic or other concealed spaces. Vents in eave cornices are particularly vulnerable. All vents should be covered with 1/8-inch or smaller metal mesh.

WALLS: Combustible siding or other combustible or overlapping materials provide surfaces for embers to nestle and ignite. There are fire-resistant siding materials.

WINDOWS AND DOORS: Embers can enter gaps in windows and doors, including garage doors. Heat from wild-land fire can cause windows to break even before the home ignites. Single-paned and large windows are particularly vulnerable. Install dual-paned windows with the exterior pane of tempered glass to reduce chance of breakage.

BALCONIES AND DECKS: Embers can collect in or on combustible surfaces or the undersides of decks and balconies. Use heavy timber or non-flammable material for decks. Enclose the underside of balconies and decks with fire-resistant materials.

CHIMNEY: Cover your chimney and stovepipe outlets with a non-flammable screen of ¼-inch wire mesh.

SPRINKLERS: Consider an exterior sprinkler system. Have multiple garden hoses that are hooked up to exterior faucets.

KERN COUNTY FIRE HAZARD REDUCTION PROGRAM MUST BE COMPLETED BY JUNE 1st.

Note that this is earlier than previous years. Starting June 2nd, Fire Department personnel will begin inspecting properties. Properties found to be in violation will be issued a \$500 citation. The owner of the property will be given 15 days from the mailing date of the citation to either dispute the citation or show proof the violation was corrected. For more information, go to www.kerncountyfire.org to view the Hazard Reduction Guidelines, or look at them in the “Notices and Postings” page of the PMCPOA website at www.pinemountainclub.net.

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!

the Condor

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Call 661.242.3788

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

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

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

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

Notice of Assessment:

The Board of Directors has set the 2017-18 Assessment Level.

The 2017-18 assessment will be \$1,452.00 per lot. It will be due and payable on July 1, 2017 and will become delinquent on Sept. 15, 2017 at 5:00 p.m.

Payments by mail should be sent to:

Pine Mountain Club Property Owners Association Inc.

P.O Box P

Pine Mountain Club, CA 93222

Hand carried payments should be delivered to:

Pine Mountain Club Property Owners Association Inc.

2524 Beechwood Way

Pine Mountain Club, CA 93222

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. Shareholders in good standing desiring to place their names in nomination for a seat on the Board of Directors should submit their resume, as defined by the Equal Access Policy adopted by the Board of Directors on May 26, 1987, to the Water Company office no later than 4:00 p.m. on May 19, 2017. The resume must be typed on a single 8 1/2 x 11 page and must include the candidate's signature. The Equal Access Policy is available for review upon request.

The resumes may be mailed to: Secretary of the Board, Mil Potrero Mutual Water Company, P.O. Box W, Pine Mountain Club, CA 93222, or may be taken to the business office located at 16275 Askin Drive, Pine Mountain Club, CA 93222. Nominations will be accepted from the floor at the Annual Meeting before the close of the proxy box.

Robert Lame, Secretary
Mil Potrero Mutual Water Company

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

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

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

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

Please stop by the office and sign up, or email your request to the office at recept@pmcpoa.com. It will be worth your while to do so.

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PMC Garden Club Welcomes Newcomers

Have some fun growing something -- come join us (the PMC Garden Club) in the experience of getting your hands in the soil and producing vegetables you can be proud of (and of course eating them).

All PMCPOA members and renters (limited) are welcome to join. Our goal is to provide individuals, families and organizations with a place to enjoy the art of growing organic vegetables.

The Garden Club has many benefits and amenities. Here are just a few: There are large individual grow boxes, which are automatically watered via a drip system; the Garden Club area is fenced in, which keeps out large foraging animals (such as bears and deer); and the club has a large lockable shed containing tools and supplies that you can use to work your garden box. New to the group is a greenhouse that can be used to do starter plants

from seed or sproutings, or just for growing. In the summertime, we will have erected a gazebo-type shade area for resting from the hot sun, or getting out of the rain. Also new is a large plot community grow area, which all members can use.

We have one (or more) Master Gardeners onboard, and lots of other savvy people that have been doing gardening for many years. They are here to help you

succeed in having a wonderful gardening experience.

The Garden Club grow area is located just north of Lampkin Park. The dues have been considerably reduced this year. For a new member with a box lease, the cost is \$35, one-half the cost of previous years. Membership forms can be picked up in the PMCPOA office to help you get started on your growing adventure.

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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Two Great Events!

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Presents the 35th annual



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both days**

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and parking**

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- * 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**

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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 filling in for Bill Gurtner this month because he is still recovering at home from an illness. He is doing well and should be returning to his duties as Board Chair very soon.

The Board approved the largest election ballot in the history of PMC at its May meeting. There are seven candidates, five board-approved bylaw amendments, a vote on the proposed Clubhouse remodel and four petition-derived bylaw amendments. This will require three separate ballots, and all the supporting materials, instructions, envelopes, etc. We maxed out on the amount of material the Inspector of Elections will include without considerable added expense. There are no “pros” and “cons” included. This ballot will take longer to count, so the members’ meeting will take longer than usual while the results are tabulated.

On Saturday, April 29 at 9 a.m. in the Condor Room, a second presentation by the Planning Committee on the Clubhouse Remodel takes place. The presentation is focusing on answering questions and ad-

ressing concerns expressed by members in writing and on social media since the first presentation, and looking at the goals for a remodel set by the Board to which the committee was responding as it developed the plan. It will also include a report from both the first Clubhouse survey and the recently concluded survey on the plan.

There is a question on this year’s election ballot regarding a presentation on the Clubhouse remodel concept presented by the Planning Committee on Jan. 14th 2017. If you have not seen the video loop running in the Clubhouse lobby, you can view it on the YouTube site at <https://www.youtube.com/watch?v=HJx-iPdIZA&feature=youtu.be>.

There is apparently a rumor that in the recent survey, all the answers in which members chose all “1’s” as the ranking were excluded. I have no idea where this rumor came from, but the committee did no such thing. There is another rumor that the committee has been keeping the survey results from the members. On the contrary,

the results of the first survey were extensively reported in the Condor in the November issue of 2014, and the entire result was available on the website for almost a year after that. The new survey has not been reported yet. We just closed it a week ago. I gave a preliminary report two board meetings ago and it will be fully reported on in the presentation on the 29th. Both survey results will have a link on our current temporary website after the presentation.

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

Karin Shulman, Recording Secretary

These are highlights of the Board of Directors’ open meeting of April 15, 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 10:00 a.m. Seven Directors attended: Stephan Bates, Gary Biggerstaff, Sandy Browne, John Cantley, Garry Kemmer, Phyllis Throckmorton and Doug Wilde. Bill Gurtner and Susan Cnaan were excused. Also present were General Manager Rory Worster and Recording Secretary Karin Shulman.

The Board approved the Consent Agenda of the Board of Directors’ Meeting of April 15, 2017, which included the Special Open Meeting Minutes of March 11, 2017 and the Regular Minutes of March 18, 2017. There were two committee applica-

tions approved. The Board acknowledged receipt of “Committee-Approved Committee Minutes for Board Review.” There were three (3) Environmental Control Committee Projects and three (3) Cottage Industry Permits submitted for approval.

Vice Chairman Cantley presented the Chair’s report. General Manager Worster presented the General Manager’s report. Treasurer Bates presented the Treasurer’s Report.

BOARD ACTION ITEMS:

UNFINISHED BUSINESS:

APPROVED RESOLUTION #03-03-18-17, THEREFORE, BE IT RESOLVED, that the Board of Directors approve the revision of the Pine Mountain Club User Fee Schedule for fiscal year 2017-2018.

MOTION by Director Browne, **SECOND** by Director Kemmer. **MOTION** carried unanimously.

NEW BUSINESS:

APPROVED RESOLUTION #01-04-15-17, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors approve a change of time for the regularly scheduled Board of Directors meeting on May 20, 2017 from 10:00 a.m. to 8:00 a.m. in order to facilitate board and membership participation in the Lilac Festival activities, and that the Board of Directors direct that notice of the change of time be published in the Condor, the website and posted in the Clubhouse lobby. **MOTION** by Director Cantley, **SECOND** by Director Browne. **MOTION** carried unanimously.

APPROVED RESOLUTION #02-04-15-17, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors approve and adopt the 2017/2018 budget and approves the assessment for

‘HIGHLIGHTS’ *Cont. on page 7*

'HIGHLIGHTS' Cont. from page 6

fiscal year 2017/2018 in the amount of \$1,452 (One thousand four hundred fifty two dollars) per lot per CC&R Article 6. The assessment shall be due and payable to Pine Mountain Club Property Owners Association, Inc., 2524 Beechwood Way, Box P, Pine Mountain Club, CA 93222 on the first day of July 2017 in the Business Office and the PM-CPOA Board of Directors determines that the assessment shall become delinquent on Friday, Sept. 15, 2017 at the close of business at 5:00 p.m. pursuant to Bylaws Section 10.02. **MOTION** by Director Bates, **SECOND** by Director Browne. **MOTION** carried unanimously.

APPROVED RESOLUTION #03-04-15-2017, THEREFORE, BE IT RESOLVED, that the Board of Directors approve the purchase of "Therefore Document Management" system, no to exceed (NTE) \$12,000 from the Operating Fund to replace the current system that is now in use, full and no longer supported. **MOTION** by Director Bates, **SECOND** by Director Browne. **MOTION** carried unanimously.

APPROVED RESOLUTION #04-04-15-17, THEREFORE, BE IT RESOLVED, that the Board of Directors approve the repair of the south concrete pad that holds the trash compactor, NTE \$9,500 from the Operating Fund. **MOTION** by Director Browne, **SECOND** by Director Bates. **MOTION** carried unanimously.

APPROVED MOTION to approve Bylaw Amendment 9.02 E. Rules (Italics indicate new wording); second paragraph now reads: Association rules may be adopted, amended or repealed from time to time by majority vote of the Board, provided, however, that no Association rules or amendments thereto shall be adopted by the Board until at least thirty (30) days after *the text of the proposed rule or amendment and a description of the purpose and effect of the proposed rule or amendment* is posted in the Association office for inspection by the owners. The notice describing the proposed rule or amendment shall also set forth the date, time and location of the Board meeting at which ac-

Please note that there is no Treasurer's Report in this Condor due to a data system issue.

tion on the proposed rule or amendment is scheduled to be taken. Any duly adopted rule or amendment to the Association rules shall become effective immediately following the date of adoption thereof by the Board, or at such later date as the Board may deem appropriate.

Fourth paragraph now reads: *As soon as possible after making a rule change, but not more than 15 days after making the rule change, the Board shall deliver general notice pursuant to §4045 of the California Civil Code of the rule change.* A copy of the Association Rules shall also be available for inspection during normal business hours at the Association office. **MOTION** by Director Bates, **SECOND** by Director Throckmorton. **MOTION** carried unanimously.

APPROVED MOTION to approve revisions in policies and procedures C-3 Compliments, Complaints, Concerns (CCC) Box (italics indicate new wording), Policy: *The Board of Directors shall establish a locked suggestion box in the lobby of the business office to accept compliments, complaints and concerns submitted by the membership. An additional method of submission shall be by means of the Association website.* The box shall be opened and the contents processed at least once per month.

Procedure: Submissions: *Members may submit compliments, complaints or concerns on pre-formatted paper kept next to the locked box marked "Compliments, Complaints, Concerns (CCC) Box, in the lobby of the business office. They may also submit by means of the Association website at the "CCC box" web page.*

Concerns that involve maintenance, sanitation or safety issues or that are of a confidential nature may be communicated to the Association directly by telephone. This statement and the Association phone number shall be included on the form and the website.

All submissions must include the member's name, phone number and lot and tract number. Anonymous submissions will not be addressed.

Matters of a confidential and privileged nature designated for executive session of the Board of Directors such as litigation, contracts, personnel, and member hearings shall be referred to the Board and shall not be discussed outside of executive session.

Communications shall not contain personal attacks, threats or harassment as defined in the California Civil Code (Code Vic. Proc §527.6(b)(3) as amended.

If a submission is received that does not meet these guidelines, only an acknowledgement of the communication will be sent with an explanation as to why it violates this policy and therefore will not receive a response to the content.

The CCC box will be opened by the confidential executive secretary.

All CCC box entries will be scanned and forwarded to the communications committee (CC) chair or designated cc member.

CCC box entries will be sent to the general manager for distribution and response.

The designated CC member for the CCC box will report all submissions during the CC meeting and review the CCC section of the Condor newsletter to verify all questions are answered.

Scanned submissions will be kept in a digital file by the confidential executive secretary as part of the maintained administrative files.

Responses to submissions: CCC box submissions meeting guidelines and their responses will be printed in the Condor. Questions of similar content may be combined. Names of members submitting to

'HIGHLIGHTS' Cont. on page 11

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

Rory Worster

I reported last month that we had a ransom ware attack on our systems and one server got infected. We have been upgrading our intrusion-prevention status and our backup redundancy since then. We are still in the process of rebuilding some of the impacted data files. We hope to have everything back up to date by the end of the month. It will be corrected for the statements getting mailed out in early May. The website is tied to this issue also. The office data information will interact with the website going forward, so we need the data fixed before we can start the website construction. This means we should be looking around the middle of June for the new website target go-live date.

Dispelling Rumors

I need to correct some information out in the social media world that is apparently running rampant. A member, who is currently suing the association, referenced a statute that is about four years out of date. The statute number was 1363.03 (the current statute is 5105) and it reads, in part: "...ensure that if any candidate or member advocating a point of view is provided access to association media, newsletters or Internet websites during a campaign, for purposes that are reasonably related to that election, equal access shall be provided to all candidates and members advocat-

ing a point of view, including those not endorsed by the Board, for purposes that are reasonably related to the election." And it goes on from there.

It is amazing how one little word can change the meaning of something a great deal. So what was posted on a site espousing to be the place to get the truth about what is really going on in PMC is as follows: In part, (1) "... ensure that any candidate or member advocating a point of view is provided access to association media, newsletters or Internet websites during a campaign, for purposes that are reasonably related to that election, equal access shall be provided to all candidates and members advocating a point of view, including those not endorsed by the Board, for purposes that are reasonably related to the election." Please notice the word "if" was missing from the first few words in the post, and it really does change the context of what the statute says. If most people take the post as the truth, this can be very divisive and contentious. I ask all members to please do your own research and homework.

The post went on to say that the Condor newsletter, because of changes to the policies, etc., has become just a mere propaganda rag of this Board. Again, not true, never true. The Condor has been, for the 12 years operating under the same essential policy, the official method of relating Association business to the membership and to promoting PMC as a communi-

ty. The policy reads: "The Board of Directors shall establish a monthly publication ('The Condor') that is the official PM-CPOA newsletter. The Board shall provide editorial guidelines and shall authorize a review process for its content. The purpose of the Condor is to inform the members about the activities and the business of the Association and to promote Pine Mountain Club as a community."

Assessment Update

If the board approves the budget and sets the assessment sets at today's board meeting the assessment (current draft assessment Number is \$1452.00 per lot) will be due and payable on July 1, 2017 and become delinquent on Sept 15, 2017 at 5:00 PM. 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.

Election Update

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

Phyllis Throckmorton
Bryan T. Skelly
Michael John Glenn

'GM' Continued on page 9

HIGH SPEED INTERNET ACCESS IS HERE!



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'GM' Continued from page 8

- Bill Lewis II
- Scott Lieberg III
- Carol Trudeau
- Ross Canton
- Brush Clearance

There is also a question on this year's ballot regarding a presentation on the Clubhouse remodel concept presented by the Planning Committee on Jan. 14th 2017. If you have not seen the video loop running in the Clubhouse lobby, you can view it on the YouTube site at <https://www.youtube.com/watch?v=HJx-iPdIZA&feature=youtu.be>.

This year's brush clearance for the county will need to be completed by June 1st. That is 15 days earlier than past years. Please look over your lots and have a maintenance plan in place to meet 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.

Clarification About Petitions on Ballot

Another item that needs to be clarified is the petitions on the upcoming election ballot. The association's legal review of the petitions looked at one thing and one thing only: if the petition language was "illegal." The four that will be on the ballot were found not to be illegal. That is all that was reviewed.

Lawsuit Update

Lawsuit Kern County case BCV-15-101383 update: Ross Canton has dismissed his portion of the lawsuit with the association; his spouse's case is still active and ongoing. This means Mr. Canton can run for the Board now as he has no active litigation with the association. Our association attorneys are planning to go after recouping fees very soon in this case.

Project Updates

The repairs are made to the south compactor pad at the Transfer Site and it is back in operation.

All trails or paths outside the golf course, unless specifically authorized, are off limits to motorize machines. This in-

cludes 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.

Patrol Recap

During the month of March, Patrol responded to 134 calls for service. Observations and calls included the following:

- Enforcement: 36
- Public Assist: 74
- Suspicious Incident: 22
- Traffic Incident: 1
- Wildlife: 1

EC Office Recap – March 2017

Construction Projects – EC Committee Recommendation: Four each

EC Officer Approvals of Minor Projects and Inspections (No KC Permit Needed): 34 each

EC Enforcement Letters Written: 83
Resulting Citations to the Board: 3

Condor Lounge
Winter Hours

Mon, Thurs – 4-8 p.m.
Closed Tues/Wed
Friday -- 4-10 p.m.
Saturday – 2-11 p.m.
Sunday – 1-8 p.m.
Happy Hour 4-6 p.m.
(Monday-Friday)

PROFESSIONAL SERVICES

Real Estate Agents

Greg and Monica Brackin
(661) 242-2685

Tree Service/Arborist

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

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. The fee includes the name of your business

and phone number. PMCPOA does not guarantee the accuracy of the information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.

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COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on PMC's website at www.pinemountainclub.net.

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

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!

CONCERNS

• I was reading the new Condor I received this morning and two items caught my eye. No. 1 is the proposed E.C. Code

rule change requiring personal vehicles used for business with advertising decals to only have three decals no larger than 12 inches x 16.6 inches. If the vehicle(s) do not conform, they have to be covered when parked on the owner's property. What does this mean for people who are required to bring home their work vehicles?

Also, on page 8, there was a paragraph letting homeowners know they are responsible for "proper maintenance" of their property. The reason I bring these up? I have let the GM know on more than one occasion that there is a motor home parked on a piece of property that is an eyesore to our neighborhood. It is old, not covered and parked right on the front of the owner's property. Our friend was told that there was nothing that could be

done. I say "baloney." Per the CC&R's, motor homes are not to be parked right on the front of the property and clearly visible.

You want to require business people to keep decals on their vehicles to a minimum and tell owners they have to keep their property looking nice, but we cannot get an ugly, rundown motor home stored as it should be. It seems there are so many double standards with the PMCPOA Board, and when someone wants to keep their neighborhood looking nice, there are excuses. Honestly? I'd rather see someone with a business truck in their driveway than this motor home that we have to look at every day. Thank you.

Response: Thank you very much for your opinion on these issues. Your CCC has been forwarded to all current Board members so they know of your concerns. We have forwarded the motor home issue to EC as a complaint, and if warranted, enforcement actions will be taken. Again, thank you.

• Please give the adults time to play pool without kids!

Response: Thank you for the note. As we move into the summer months, we will look into what might be able to be arranged for billiards to be played in a quieter environment.



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'HIGHLIGHTS' from page 7
the CCC box will not be published. **MOTION** by Director Bates, **SECOND** by Director Browne. **MOTION** carried unanimously.

APPROVED MOTION to approve revised Business Policies and Procedures H-1, Board of Directors *Calendar* (Italics indicate new wording), Purpose: To set forth the calendar for the Board of Directors meetings.

Policy Reference: H-2, H-3

Policy: *The Board of Directors shall conduct all meetings according to an established calendar and schedule that complies with the California civil code and all PMCPOA governing documents.*

Procedure: *The meetings shall be held according to the following calendar: Open meetings calendar.*

Monthly open meetings

The PMCPOA Board of Directors shall meet on the third Saturday of the month at 10:00 a.m. at 2524 Beechwood Way, Pine Mountain Club, CA or if unavailable, at or near 2524 Beechwood Way.

Special open meetings

In accordance with California civil code 7211(a) 1 or its replacement section upon its amendment or replacement, special open board meetings may be called at the request of the chairman, vice chairman, secretary or any two directors.

The notice of a special meeting shall be given in accordance with California civil code and the PMCPOA governing documents.

A special meeting may be held without 10 days' notice if the directors constituting a quorum of the Board sign a written notice of waiver or a written consent to holding the meeting.

Board and committee quarterly informational meetings.

The chair of the PMCPOA Board of Directors meets quarterly with all standing committee representatives. *This is an informal meeting to exchange ideas and provide information only. No decisions are made and a quorum of the Board is not present.*

Officers meetings

A meeting to set the agendas for the regular and executive board meetings shall be held at the day and time set by the chair. The General Manager and the confidential executive secretary may also attend.

Executive meetings calendar

The PMCPOA Board of Directors regularly meets in executive session on the third Saturday of the month. *In compliance with California civil code*, the agenda is limited to the following matters: personnel, third-party contracts, litigation and disciplinary hearings of Association members if requested by the member.

Special executive meeting

The chair, vice chair, secretary or any two (2) Board directors can call for a special executive meeting.

Emergency executive meeting

The chair, or any two (2) Board directors other than the chair, can call for an emergency executive meeting if there are circumstances that could not have been reasonably foreseen which require immediate attention and possible action by the Board and which of necessity make it impracticable to provide notice. (Civil Code §4920.)

Who may attend: Directors, managers, recording secretaries, the association's attorney, members subject to disciplinary action as well as witnesses (but only for that portion of the meeting involving the disciplinary hearing), and others invited by the Board may attend an executive meeting.

Notice of meetings

All required notices for open, special and executive Board meetings shall be given to the members in compliance with the California civil code and the PMCPOA governing documents. **MOTION** by Director Browne, **SECOND** by Director Bates. **MOTION** carried unanimously.

APPROVED MOTION to approve Board Candidates' Resumes and acknowledgments. **APPROVED MOTION** by Director Bates, **SECOND** by Director Browne. **MOTION** carried unanimously.

APPROVED MOTION to approve the 2017 Election Packet provided by The Inspector of Elections. **MOTION** by Director Bates, **SECOND** by Director Browne. **MOTION** carried unanimously.

The Board sent and received 27 items of correspondence this month.

The next Regular Open Board Meeting will take place on May 20, 2017 at 8:00 a.m. in the Condor Room.

The meeting adjourned at 12:18 p.m.

Revised Editorial Procedures for the Condor Newsletter

The PMCPOA Board of Directors approved an update to Business Policy C-2 regarding editorial procedures for the Condor Newsletter on Feb. 18, 2017. The revised policies and procedures regarding content of the Condor Newsletter are as follows:

The Board of Directors shall establish a monthly publication (The Condor) that is the official PMCPOA newsletter. The Board shall provide editorial guidelines and shall authorize a review process for its content. The purpose of the Condor is to inform the members about the activities and the business of the Association and to promote Pine Mountain Club as a community.

The editor may be assisted by the General Manager, the chair of the Communications Committee, a director or designee appointed by the chair of the Board of Directors, and one volunteer appointed by the chair of the Communications Committee, all of whom act in a consultative capacity. Additional assistance in mailing may be provided by volunteers.

The General Manager, the editor, the chair of the Communications Committee, the director and the volunteer shall review

'CONDOR' cont. on page 12

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

'CONDOR' Cont. from page 11

the content of each month's Condor. Oversight shall be concerned with the quality, layout and accuracy of the content in the publication.

Editorial guidelines:

The Condor may accept advertising. Advertisements shall be limited to PMC (local) members and business entities. No political or religious advertisements will be accepted. Advertising may be further limited pursuant to rules established by the editor and staff.

The Condor shall cover Association news, events and business. General categories include: Board action, committee and club events, information from the Board of Directors and the General Manager, financial reports, election material and features of interest to the community.

PMC members are strongly urged to submit articles and photographs concerning Association events to the Condor. All submissions are subject to editing, and may or may not be published.

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Letters to the editor will be welcomed from members. Letters must include the member's full name, tract and lot number, phone number and be marked clearly "for the attention of the editor" and mailed to PMCPOA, P.O. Box P, PMC, CA 93222, or e-mailed to the editor's email address listed in the Condor (rwilde@pmcpoa.com). The deadline for the submission of letters will be posted in each Condor publication.

Letters may or may not be included depending on space availability and at the discretion of the staff. Short and concise letters are to be given preference so that many viewpoints can be included in the letters section. Letters should not exceed 250 words. Due to space limitations, letters may be published at a later date. When possible, the editor shall inform the writer of such a delay.

To qualify for publication, a letter must be courteous. Each letter shall include the statement, "The writer is solely responsible for the contents of the letter and acknowledges that the viewpoint, opinions, and validity of facts expressed in the letter are those of the writer only, and are not necessarily shared by the editor or the Association." Letters chosen for publication are likely to be edited for brevity and clarity.

Transfer Site Hours:

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

Every Day

Save the Date!

Wine in the Pines

June 10

Father's Day Buffet

June 18

Community Yard Sale

Concert on the Greens

June 24

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

Senior Game Day

Sunday, May 21

Aging in Place Task Force

Sunday, May 28

**Both at 2 p.m. in the
Pool Pavilion**

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Community Picnics in the Park Start 6/1

The Thursday "Picnics in the Park" at Lampkin Park will resume on June 1st and 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 June 2017 Condor is Monday, May 15, 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.*

A Fitness Hike will take place on May 13. Meet in the parking lot at 8 a.m. The cost is \$5 for those without fitness passes.

Please note that there will be no evening Bootcamp or Zumba classes May through June.



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Phone: 661-242-1940
E-mail: handmhansen@gmail.com

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 Works . 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.
Check the office for details.

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Every Tuesday/Thursday

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PMC Recreation Room

Free

Please note that the Rec Room is now open for gaming from 4:30 to 6 p.m. following Homework Club

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

No Homework Club on snow days or school holidays

Recreation Room Hours

Mon, Wed, Fri

3-6 p.m.

Tues, Thurs

4:30-6 p.m.

Sat, Sun

11 a.m. - 6 p.m.

(Open 11 to 6 on school holidays)

Arts & Crafts

Wednesdays

3-5 p.m.

Entertainment Line-Up:

Saturday Nights

7 to 11 p.m.

(unless otherwise noted)

May 6 -- Hollywood Hillbillies (Country, Country Rock)

May 13 -- Boys Nite Out (Classic Oldies, Rock, Blues)

May 20 -- Way Out West (Country, Rock)

May 27 -- Jimi Nelson Band (Country)

Sunday Jams:

May 7 & 21

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, May 27

4:30-7 p.m.

"Lil' Elmo and The Cosmos"

(Vintage Rock 'n' Roll)



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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.

Tuesday, May 2 (First Tuesday)

3 pm **Equestrian Committee** Equestrian Center

Thursday, May 4 (First Thursday)

10:30 am **Recreation Committee** Lounge

Friday, May 5 (First Friday)

8:30 am **Greens and Ground** Golf Shop

2:00 pm **Environmental Control** Condor Room

Saturday, May 6 (First Saturday)

9:00 am **Governing Documents** Pool Pavilion

1:00 pm **Planning** Pool Pavilion

Saturday, May 13 (Second Saturday)

9 am **Emergency Preparedness** Condor Room

10:00 am **Communications** Pool Pavilion

10 am **CERT** Condor Room

Wednesday, May 17 (Wednesday Before Board Mtg)

5:00 pm **Finance & Budget** Pool Pavilion

Saturday, May 20 (Third Saturday)

8:00 am **PMCPOA Board of Directors Mtg.** Condor Rm

(Please note: The PMCPOA Board meeting is 2 hours earlier this month to facilitate participation in the Lilac Festival.)

Bistro Winter Hours

Mon, Thurs-Sun

8 a.m. - 2 p.m.

(Breakfast/Lunch)

Closed Tues/Wed

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