

**Happy
St. Patrick's Day!**

**Friday March 17th Condor
Lounge**

Dinner is 4-8pm

**Featuring
Dave Wilson & Robert Heft**

Regular menu available

Corned Beef & Cabbage Special



St. Patrick's Day Menu

Corned Beef, Cabbage & Potatoes \$18.95

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the Condor

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

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www.pinemountainclub.net
661.242.3788 . 661.242.1471 (fax)

**Please mark your
calendars and plan to
attend the town hall
meeting about wildfire
preparedness on Saturday,
March 25.
(See page 1 for details.)**



the Condor

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

VOLUME 45 . NUMBER 3 . MARCH 2023

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

Our World of Nature

The Wondrous Raven

Lynn Stafford with Liz Buchroeder

The common raven (Fig. 1) is a well-known bird found throughout the northern hemisphere. It is a permanent resident from Siberia to North Africa to Norway, to Greenland, to Mexico and to Alaska. It is the largest of all songbirds. It can be very obvious with its soaring flight ability (Fig.2) and loud rasping call. Also, it is a member of the Corvidae, the family of birds known to include some of the most intelligent animals in the world. Other corvids include crows, jays, magpies, nutcrackers, rooks and others.

And, yes, we have ravens in our mountains. Different ravens assume distinct behaviors and roles. Older, mated pairs occupy separate territories for many years (Fig. 3), raising their families at permanent nest sites. We have a few such pairs here in Pine Mountain Club. These pairs have probably lived here



Fig. 1: The common raven is one of our largest all-black wild birds. (BB)

longer than many of their human neighbors. Ravens in the wild live for 10 to 15 and more years. They can be seen flying in tandem (Fig. 4) or heard calling to each other. Their diet is highly varied, including roadkill, small mammals, bird eggs and young, and various plant foods.

Also present are groups of ravens in flocks similar to American crows. Generally, these are younger, unmated birds. They tend to roam around, seeking food sources. Some can be found near the fast-food outlets next to I-5 Freeway. Travelers stopping at highway rest stops often encounter these opportunistic feeders. Other flocks search for pinyon pine nuts and other wild nut crops. This writer once estimated 500 ravens flying together from Carizo Plains to an abundance of pine nuts on the ridges near PMC.

PMC residents and photographers Bill and Liz Buchroeder have kept track of a mated pair near Hudson Ranch Road west of PMC (Fig. 5).

This pair has returned to the same nest in a utility pole near the road for several years. Both parents have been involved in all

'NATURE' *Continued on page 12*

Come to 'Preparing Yourself and Your Home for a Wildfire' Community Town Hall Meeting

There will be a very important community Town Hall meeting on **Saturday, March 25 at 10 a.m.** in the Condor Room. The topic will be **"Preparing Yourself and Your Home for a Wildfire."** The PMC-POA Emergency Preparedness Committee, Pine Mountain Club CERT and the Fire Safe Council will be hosting the event. Kern County Fire Department and U.S. Forest Service personnel will be there to answer questions on clearances and how to protect your home. We will be showing a short video called "Ready Set Go," which shows how to prepare for a wildfire. After the film, there will be an open forum time to ask questions of our fire personnel and gather information. Do you know the latest Kern County Fire Hazard Reduction Guidelines?

While wildfires are a natural part of California's landscape, the fire season in California and across the West is starting earlier and ending later each year. Warmer spring and summer temperatures, reduced snowpack and earlier spring snowmelt create longer and more intense moisture stress on vegetation and make forests more susceptible to severe wildfires. We are under severe drought conditions at this time.

Pine Mountain Club is surrounded by forest land, which makes our community susceptible to wildfires. Are you and your home prepared for a wildfire? There are many things you can do to help protect your home in a wildfire and prepare yourself and your family on how to deal with a wildfire... **The first of which is to attend the March 25th meeting and gather information and talk to the firefighters.**

There will be emergency preparedness and fire information handouts, displays, goodies and a children's table.

GREAT DOOR PRIZES AND REFRESHMENTS!

**Notice of Special Open
PMCPOA Board Meeting**

**Saturday, March 11, 2023
10 a.m., Condor Room**

Draft Budget Discussion

Please see Draft Summary Budget, page 4.

PREPARING FOR AN EARTHQUAKE

PMCPOA Emergency Preparedness Committee

Pine Mountain Club sits atop the San Andreas Fault, therefore, we should all be prepared for an earthquake. There are many important things we can do before an earthquake to prepare our homes.

When the earth shakes, everything inside your home moves. Items fall off shelves, hanging objects can fall from the wall, glass breaks, heavy furniture topples over. You can check your home for potential hazards by conducting a “**Home Hazard Hunt.**” Here are some simple low-cost things you can do to make your home safe.

HANGING OBJECTS

- Do not hang heavy objects above beds and sofas. Beds should not be placed under windows that could break.
- Hang mirrors, pictures, and other heavy objects on closed picture hooks. Secure hanging plants in heavy pots that could swing free of hooks.

OBJECTS ON OPEN SHELVES AND TABLETOPS

- Store heavy items and breakables on lower shelves.
- Secure valuable items in place by using removable putty museum wax or quake gel. Most hardware stores have an earthquake safety supplies section.

FURNITURE AND HOME ELECTRONICS

- Secure furniture to the wall to keep it from falling using flexible-mount fasteners such as nylon straps. Secure top corners of tall furniture into a wall stud, not just to the drywall.
- Secure heavy items, such as TVs, computers, and microwave ovens with flexible nylon straps.

KITCHENS

- Secure all cabinet doors, especially those high up. Use latches designed for child proofing or earthquake.
- Secure refrigerators and other major appliances to walls using earthquake appliance straps.

WATER AND GAS PIPES

- Brace water heaters and other gas appliances.
- Replace rigid gas connections to water heaters and other gas appliances with flexible stainless-steel gas connectors.
- Know where your propane and water shutoff valves are located and how to shut them off.

STORAGE AREAS

- Move flammable or hazardous materials to low areas that are secure.
- Ensure that items stored above or beside vehicles cannot fall so that they cannot damage or block the vehicle.

CHIMNEY

- Check your masonry chimney, which could collapse in an earthquake, and if needed, reinforce it.

the **Condor**

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The Condor is published monthly by PMCPOA, Inc. and is the official publication of the corporation. Opinions expressed do not necessarily reflect the views of the Condor Committee, the PMCPOA Board of Directors, or the management. Please contact the PMCPOA office with change of address at the phone number above.

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.

Want to Make Monthly Payments on Assessments?

Did you know that there is a way to make monthly payments on the annual PMCPOA assessment?

The business office accepts pre-payments for assessments, and you can set up monthly automatic payments through your bank or online banking, just like you can for other monthly bills.

Checks can be mailed to PMCPOA, P.O. Box P, Pine Mountain Club, CA 93222. If you prefer to pay in person, checks can be dropped into the drop box outside the clubhouse (to the right of the front door). You can also call the office with a credit card, or come into the office to make payments.

Some members find making monthly pay-

ments easier than coming up with the total amount all at once in July. The actual amount of the 2023-2024 assessment will not be determined until the April Board meeting, but you can get a head start on it if you would like. Please make sure you put your tract and lot number on your checks.

Do You Know How to Find Your Member Number?

Every member of PMCPOA has a membership number, but not everyone knows how to find it.

Your member number is your tract & lot number, a seven-digit number followed by a hyphen and then three zeroes or two zeroes and a 1. The number can be found on your membership card, underneath your name.

PMC Election Filing Deadline is 3/27

The filing deadline for potential PMC-POA Board of Directors candidates is Monday, March 27 by 5 p.m. The Letter of Intent must include the nominee's intent to seek office, the term of office and tract and lot numbers, and must be signed by the nominee. All the required information must be contained on one side of an 8-1/2 x 11-inch sheet of paper. The written notice of intent to be a candidate must be accompanied by a completed Candidate Filing Form and biography/resume.

Members may nominate themselves by submitting the above-listed documents, or a member may nominate another member after first obtaining the written permission of the nominee.

For a complete listing of requirements and procedures on running for a seat on the Board, please call the office (242-3788) or visit the PMCPOA website's "Governing Documents" page.

This year's Board election takes place on Saturday, June 17 at 1 p.m.

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Thank you,
Karin Shulman, GM

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Pine Mountain Club POA, Inc.
Draft Summary Budget for 2023/2024
As of February 21, 2023

Draft

	2022/2023			2023/2024 Budget	Increase / (Decrease)
	Pro Forma Actuals	Budget	Variance		
Revenue					
Assessment Income	5,173,057	5,164,638	8,419	5,687,581	522,943
Operating Interest	17,708	17,111	597	71,999	54,888
General & Administrative	112,243	105,450	6,793	102,961	(2,489)
Association Business	15,672	6,600	9,072	9,000	2,400
Patrol	44,511	20,100	24,411	24,000	3,900
Maintenance Operations	4,265	5,340	(1,075)	4,770	(570)
Environmental Control	31,010	19,200	11,810	22,500	3,300
RV, Campground, Parks, & Grounds	20,085	18,300	1,785	19,920	1,620
Refuse & Recycling	14,882	25,500	(10,618)	17,004	(8,496)
Equestrian Center	74,597	71,700	2,897	73,080	1,380
Pro Shop	95,999	99,615	(3,616)	99,727	112
Lounge	157,556	162,100	(4,544)	179,500	17,400
Condor Café	342,136	384,510	(42,374)	360,870	(23,640)
Recreation & Events	632	2,800	(2,168)	2,900	100
Pool	1,500	0	1,500	4,000	4,000
Post Office	76,500	76,500	0	76,500	0
Projects	46,931	57,000	(10,069)	42,000	(15,000)
Total Revenue	6,229,283	6,236,464	(7,181)	6,798,312	561,848
Expenses					
General & Administrative	(1,649,686)	(1,703,853)	54,167	(1,747,159)	(43,306)
Association Business	(90,818)	(89,130)	(1,688)	(91,333)	(2,203)
Patrol	(461,049)	(452,705)	(8,344)	(487,771)	(35,066)
Clubhouse Maintenance	(339,796)	(304,043)	(35,753)	(385,786)	(81,743)
Maintenance Operations	(808,319)	(841,263)	32,944	(858,764)	(17,501)
Environmental Control	(132,561)	(136,950)	4,389	(147,921)	(10,971)
RV, Campground, Parks, & Grounds	(10,086)	(21,475)	11,389	(150,478)	(129,003)
Refuse & Recycling	(178,708)	(199,830)	21,122	(208,672)	(8,842)
Equestrian Center	(242,800)	(260,240)	17,440	(267,457)	(7,217)
Pro Shop	(119,639)	(119,327)	(312)	(134,070)	(14,743)
Golf Maintenance	(363,350)	(397,859)	34,509	(248,181)	149,678
Lounge	(154,172)	(162,060)	7,888	(186,498)	(24,438)
Condor Café	(465,943)	(502,648)	36,705	(470,581)	32,067
Recreation & Events	(114,671)	(132,358)	17,687	(140,900)	(8,542)
Pool	(59,162)	(68,983)	9,821	(61,965)	7,018
Post Office	(133,479)	(139,540)	6,061	(146,324)	(6,784)
Projects	(68,074)	(107,000)	38,926	(197,000)	(90,000)
Future Designated Projects			0	0	0
Project Contingency	(50,000)	(50,000)	0	(50,000)	0
Reserve Funding - Budget	(547,200)	(547,200)	0	(817,452)	(270,252)
Total Expenses	(5,989,512)	(6,236,464)	246,952	(6,798,312)	(561,848)
Net Revenue Over Expenses	239,771	0	239,771	0	0
Carry-over					
Confirmed Carry-over funds - prior yrs	362,249	362,249	0	0	(362,249)
Project Contingency	(12,202)	(12,202)	0	0	12,202
Designated Projects	(129,927)	(129,927)	0	(50,000)	79,927
Reserve Funding - Carryover	(220,120)	(220,120)	0	(189,771)	30,349
Current Projected Carry-over funds (actual will be different)	0	0	0	239,771	239,771
Additional Reserve funding (pending verification by the Audit & Board approval)				0	0
Total Carryover	0	0	0	0	(239,771)
Total Net Income Over Expenses	239,771	0	239,771	0	(239,771)
Assessment Amount		1,788		1,967	179
Billable Lots		2,888.5		2,891.5	3

The complete budget is available at the Association Office to members upon request at the Association's expense and will be provided by agreed upon method (mail, email, etc) within 5 days of the request.

PMCPOA Transfer

Site Hours:

8:30am - 5pm Daily

Reminders:

- * **For PMC residents/guests only; please bring your member or guest card.**
- * **Four vehicles at a time at the site; please wait your turn outside.**
- * **Please secure your trash before heading to the site.**
- * **Please do not leave trash outside the gate of the Transfer site. This is for your safety and the safety of the bears.**
- * **Please Help! We cannot accept hot ashes at the Transfer Site!**

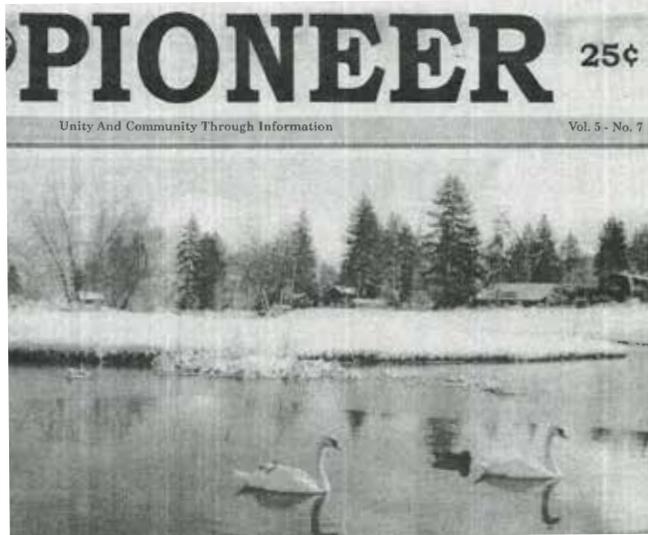
Please water your ashes down before you place them in large gray ash container.

Recycling Reminder:

Don't forget, the PMCPOA Transfer Site accepts recycling of cardboard, bottles and cans and more, and is open seven days a week. Let's help keep our beautiful community clean.

A Little Step Back into PMC History

The association was recently gifted some old issues of the Condor and the Pioneer newspaper. The photo below is from the Feb.13-March 12, 1995, edition of the Pine Mountain Pioneer newspaper, a monthly publication that was founded in 1990, produced by Linda and Terry Sawyer, and distributed by Pioneer Publishing. The news-



paper reported on the entire mountain community, and Pine Mountain Club in particular.

In this issue, a story about the swans on Pelican Pond appeared on the front page. The article reports that Pelican Pond, the pond near the clubhouse on the golf course, "was so named because a pelican spent the summer before last there, feasting on the abundant gold fish. Before him (or her), a blue heron was a visitor. Last summer, it was the California condors which drew the most attention in Pine Mountain." The two swans in the photo

arrived in late October 1994, gifted by SOKA University. They were cared for and fed alfalfa pellets twice a day by PMC resident and fowl hobbyist Don Johnson and other volunteers. A duck joined the swans in the pond, and a threesome was formed.

At the time of publication of this Pioneer, then Environmental Enhancement officer Lee Benavidez was sponsoring a contest to name the three birds.



Ellie Melili
DRE# 01301719



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A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com

At the start of our board meeting on Feb. 18, we introduced Todd Greisen, who will become our next general manager. Todd is scheduled to start his training-and-orientation program with Karin Shulman on June 1, and he will become our new general manager on July 1. We are looking forward to his service and contributions to our association for many years. We will be providing information about Todd in an upcoming edition of the Condor.



The association was presented with two petitions last month that both proposed financing caps that would require votes by the membership on projects anticipated to exceed \$1.5 million before any financing or construction contracts could be approved by the board.

We had to eliminate a few signatures on the petitions due to multiple signatures for one membership being submitted instead of one signature per membership. However, it does appear preliminarily the minimum number of signatures were obtained, and these petitions have been forwarded to our legal counsel for their opinion as to the legality and/or conflicts with other existing governing documents according to our bylaws.

I'd like to revisit the past – once again – to correct some misinformation about the revitalization project that is being shared about the 2017 project and the cost of the new pool.

The 2017 project and the current project are not the same. It's like comparing apples to oranges. The project in 2017 was much larger in scope and included a two-story administrative wing. The project in 2017 did not include an overall cost or an official cost estimate. A cost per individual membership was never estimated nor shared with members. A cost estimate of \$20 million or more for that project was not provided by the Planning Committee, the board nor a general contractor – the misinformation was disseminated by advocates against the project.

The 2017 project was rejected by the membership. However, the incoming board afterward still believed it was necessary to upgrade this complex to repair, replace, maintain and improve Association property per our CC&R's. That board appointed a task force to take a new look at repairing and improving the facility while reducing the scope of the previous project and avoiding band-aid solutions.

The clubhouse building is over 50 years old. According to the Davis-Stirling website, boards are encouraged to take ad-

vantage of improved building materials and designs, and improved technologies, including installation or incorporation of upgraded materials and technologies into a repair/replacement when those upgrades result in components that have a longer useful life and/or provide more benefit/cost savings than what they are replacing. One of these upgrades should be the use of fire-resistant material for the exterior of the buildings. We need to take advantage of these upgrades whenever possible – and the time is now.

Some members are still unclear about the misleading numbers being shared by others that are associated with the pool and the overall costs for Phases 1 and 2. It was communicated recently – again – that the pool bid was \$500,000 and it cost almost \$1.2 million upon completion. That is not accurate.

If we use \$500,000 as an example of the bid, and that number does not represent the true amount, you will find that the construction of the new pool came in under budget.

The bid for the pool submitted by
'MESSAGE' *Continued on page 9*

This message is based on the Chairman's Report from the Feb. 18, 2022 Board Meeting.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of Feb. 18, 2023. 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, Chairman Bill Lewis II called the meeting to order at 10:00 a.m. Nine directors attended: Cam Acosta, Richard Ballard, Steve Burkett, Philip Gabriel, Carolyn Gilbert, Peggy Hoyt-Voelker, Chairman Lewis II, Ellen McClellan, and Phyllis Throckmorton. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

MOTION by Director Acosta, **SEC-**

OND by Director Throckmorton that the agenda for the Board of Directors Meeting of Feb. 18, 2023 be adopted. **MOTION** carried.

MOTION by Director Acosta, **SEC-OND** by Director Burkett to approve the minutes of the Board of Directors' Regular Board Meeting of Jan. 21, 2023. **MOTION** carried.

There were zero (0) committee applications for approval.

Chairman Lewis II presented the chairman's report. General Manager Shulman presented the general manager's report. Director McClellan presented the treasurer's report.

MOTION by Director McClellan, **SEC-**

OND by Director Ballard to ratify the Association's January 2023 and February 2023 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

The board acknowledged receipt of the committee minutes.

There were five (5) Environmental Control Committee projects recommended.

There was one (1) cottage industry permit requested.

BOARD ACTION ITEMS:

OLD BUSINESS:

Clubhouse revitalization project and survey discussion.

'BOARD' *Continued on page 8*

Treasurer's Report

Full financial packets are available for viewing at <https://www.pinemountainclub.net/group/pages/financials>

**Pine Mountain Club POA, Inc.
Treasurer's Report
As of January 31, 2023**

	Actual	Budget	Better (Worse) Variance	
Revenue				
Current Year Assessment Revenue	3,019,241	3,012,703	6,538	
Operations/Maintenance	199,510	163,695	35,815	
Social Activity	406,527	433,420	(26,893)	
Projects	30,503	33,250	(2,747)	
Interest Income (Operating)	6,708	12,123	(5,415)	
Total Revenue	3,662,489	3,655,191	7,298	
Payroll Summary				
Wages	(1,385,125)	(1,441,447)	56,322	
Benefits	(224,918)	(229,279)	4,361	
Taxes	(120,236)	(122,972)	2,736	
Worker's Comp	(35,348)	(59,508)	24,160	
Total Payroll Expense	(1,765,627)	(1,853,206)	87,579	
Operating Expenses				
Operations/Maintenance	(1,238,874)	(1,292,569)	53,695	
Social Activity	(215,059)	(230,768)	15,709	
Operating Projects	(11,348)	(80,000)	68,652	
Designated Fund Projects	(98,925)	(143,440)	44,515	
Reserve Contribution	(319,200)	(319,200)	0	
Total Operating Expenses	(1,883,406)	(2,065,977)	182,571	
Other Operating Transactions				
Additional transfers to Reserve fund	(220,120)	(220,120)	0	
Assets purchased	0	0	0	
Foreclosed Lots transferred to Property	11,687	0	11,687	
Total Other Transactions	(208,433)	(220,120)	11,687	
Total Change in Operating Fund	(194,977)	(484,112)	289,135	
	Assessment Billed	Assessment Collected	Assessment Receivable	Assessment Receivable
21/22 Assessment Collection Update	4,695,620	4,676,304	19,316	0.41%
22/23 Assessment Collection Update	5,168,214	5,035,470	132,744	2.57%
Reserve Fund Update	Beginning Balance July 1, 2022 *	Plus: YTD Interest and Contributions	Less: YTD Purchases	Ending Balance Current Period
	0	159,089	(148,003)	11,085
Operating Fund Cash Balance	1,984,054			
Reserve Fund Cash Balance	4,148,039			

Respectfully Submitted



Ellen McClellan / Treasurer
Saturday, February 18, 2023

* Due to the auditor's recommendation during the 21/22 audit, the Reserve fund beginning balance has been moved to contract liability. See Reserve financial statement for more detail.

---General Manager's Update---

Karin Shulman

Thank you to all who let the office know that they appreciated how well and quickly the snow plowing was conducted last month. At the time of this report, the weather forecast was for more snow. Whenever there is snow in the forecast, please be prepared with food and heat. If your power goes out and you don't have heat, the clubhouse will be open with heat.

There were lots of compliments on the Valentine's Dinner. Kudos to the food & beverage staff. We are fortunate to not have to drive 65 miles in any direction for great food, service and the opportunity to

enjoy camaraderie with our friends over a meal.

One of the PMCPOA employees wrote this quote on my office white board, which I read several times a day:

"You can't calm the storm..."

So, stop trying. What you can do is calm yourself. The storm will pass.

You are free to think thoughts of worry or joy, and whatever you choose will attract the same back to you.

Worry attracts worry. Joy attracts joy."

I choose joy.

Enjoy the beauty in which we live and be at peace within yourself.

'BOARD' Continued from page 6

NEW BUSINESS:

MOTION by Director Ballard, **SECOND** by Director Burkett to approve **RESOLUTION #01-04-18-2023**, Association Rules 9.05, 13.03, 14.06, 16.14, 17.05, 18.13 as submitted. **MOTION** carried.

MOTION by Director McClellan, **SECOND** by Director Burkett to approve **RESOLUTION #02-02-18-2023**, parts and labor for Reserve Item 6050, Telehandler – Gradall (#061) not to exceed (NTE) \$22,000 from the Reserve Fund. **MOTION** carried.

MOTION by Director Acosta, **SECOND** by Director Throckmorton to approve the Planning Committee approved A-2 Equestrian Center project (Pasture & Road Grading, Pipe Fencing & Erosion Control) NTE \$177,100, pending funding in the 2023/2024 budget operating fund. **MOTION** carried.

The board sent and received fifty-eight (58) items of correspondence.

The next Regular Open Board Meeting will take place on March 18, 2023 at 10 a.m. in the Condor Room.

Meeting adjourned at 12:13 a.m.

Please remember to provide your post office box number to anyone who is sending you something. The PMC Post Office receives a lot of mail that has to be returned to the sender because it does not have a post office box number on it.

PMC Facebook Page

The only OFFICIAL PMCPOA Facebook page can be accessed at:

<https://www.facebook.com/pmcpoa>



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Fines

The following fines were imposed by the Board of Directors at their executive session on Feb. 18 (2023) for the violations listed:

1. \$500 for EC Code 7.13C (exterior fire)
2. \$1000 for EC Code 7.18 (nuisance and noxious activity)
3. \$500 for Rule 22.02 (STR registration)
4. \$250 for Rule 22.03A (TOT certificate)
5. \$250 for EC Code 7.13A (dead trees)
6. \$250 for EC Code 7.17 (maintenance of lot)

PMCPOA Office Hours

8am-5pm Mon-Fri
8am-3pm Sat
(Closed for lunch 12-1 pm)
Office 242-3788
Patrol 242-3857 (24 hrs)

PROFESSIONAL SERVICES

Electrical Work

Old Wire Electric
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 (818) 533-1975

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

Professional Services ads: \$5 per line per month, two-line minimum, when paid by year. Otherwise, \$6 per line per month. Fee includes name of your business and phone number.

'MESSAGE' Cont. from page 6

Harper Pools in Bakersfield was \$448,630 and that included the new pool, the spa, the decking, the fencing, excavation, and the heating and filtering equipment.

The bid for the other construction submitted by R.M. Stowell Construction from Frazier Park was \$489,200 – and that included the demolition of the old pool, the delivery ramp, the ADA ramp on the north side of the clubhouse, the new deck, rest rooms, storage room, and showers.

These two bids equal \$937,830. These two bids represent the original estimates for Phases 1 & 2 and they do not include the extra work or material that was later contracted for an additional ADA ramp on the south side of the clubhouse, a so-

lar pool cover and reel, a solar stub for the pool, repairs to existing structures, rerouting of drainage, landscaping, parking lot improvements, and \$22,000 to bring propane and electrical up to code. The final cost for both phases was \$1,191,428.

If someone tells you that the pool estimate or bid was \$500,000, and the pool cost almost \$1.2 million when it was completed, they would not be telling you the truth. The purpose in misrepresenting these numbers is the attempt to show the project was nearly triple its bid amount and therefore the numbers for the new project cannot be trusted.

Be safe, stay healthy, and please be positive.

Lilac Festival is Back!
May 20-21, 2023.
For details, visit
pmcililacfestival.com

Property Addresses

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

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COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on the members'-only side of the PMC website at www.pinemountainclub.net. Anonymous submissions will not be published, and individual submissions of a more personal nature that don't pertain to the membership in general may not be published.

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

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

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

Thank you!

COMPLIMENTS

- Michelle, our awesome receptionist, friendly greeter and sorter of all questions, extends her knowhow to achieve incredible results! For example, a working wheelchair and walker were left at the Transfer Site. Residents could use these items. An 8am call to Michelle revealed no phone line to the Transfer Site. So we rushed to the site to retrieve the needed items, and Michelle relayed the message to Joe Ladin, who called staff member Eric. Arriving at the Transfer Site at 8:30am, Eric climbed into the metal recycling bin and retrieved the usable items. Thank you all!

Response: Thank you for the compliment on our receptionist. She is very knowledgeable and helpful to the members. As a side note to the membership, the association is not responsible for medical equipment handed out to members by other members due to the liability of someone getting injured on medical equipment that might not be working properly.

CONCERNS/QUESTIONS

- I was looking online at the PMCPOA financial information. I don't see an audit for Fiscal 2022 nor any explanation as to

'CCCs' Continued on page 11



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'CCCs' Continued from page 10

its status. Can you direct me to the proper location? Thank you.

Response: The 2022 audited financial statements are on the PMCPOA website at <https://pinemountainclub.net/group/pages/financials>.

• I understand a new manager has been selected. Can you tell me who was selected and when they will start?

Response: Todd Greisen has been hired to be the next PMCPOA general manager, and was introduced at the Feb. 18, 2023 PMCPOA Board of Directors meeting. He will be introduced in more detail in upcoming editions of the Condor newsletter. Recorded board meeting videos are available for viewing at the PMCPOA website at <https://pinemountainclub.net/group/pages/board-minutes>.

The new manager is slated to start on July 1 at the beginning of the new fiscal year and upon the retirement of current GM Karin Shulman.

The editorial and advertising deadline for the April 2023 Condor is Monday, March 13, 2023.

Content can be submitted to the editor at rwilde@pmcpoa.com or dropped off, mailed or emailed to the PMCPOA Business Office.

Condor Lounge Hours

Thu, 4-10 p.m.
Fri, 4-11 p.m.
Sat, 4-11 p.m.

Condor Cafe Hours

Breakfast and Lunch

Wednesday - Sunday
8 am to 2 pm

Wednesday - Saturday:
Breakfast 8-11 / Lunch 11-2
Sunday:

Breakfast 8-12 / Lunch 12-2

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

Dinner

Thursday Night Special
4 to 7:30 pm

Fridays and Saturdays
4 to 8:30 pm

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

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'NATURE' Continued from page 1

young-raising activities. They usually rear about four very hungry youngsters (Fig. 6).



Fig. 2: The raven often is seen soaring high above. (MAR)

Ravens and other corvids have been studied extensively by animal behavior biologists. The common raven's intelligence is often compared to that of dolphins and chimpanzees. In experiments, they have shown they can solve problems, remember how people treated them, and plan for future events (Fig. 7). Their intelligence has allowed them to adapt to many

different habitats. They are found in deserts, mountains, grasslands, coastlines and frozen arctic tundra. They have adjusted quite well to us humans.

Since many ravens live in deserts and other hot regions, why do they have all-black feathers? Black absorbs heat much more than light colors. It turns out that if the black feathers were next to the skin, they would transfer heat to the body. How-



Fig. 3: Many of our ravens form long-lived breeding pairs with distinct territories. (RC)

ever, birds, including ravens, have a thick layer of downy feathers between the outer feathers and the skin. This keeps the heat in the black feathers. Even the slight-

est breeze will dissipate the heat quickly. Ravens usually live in windy areas. Sit-



Fig. 4: Synchronized flying is commonly seen with mated pairs. (BB)

ting on posts or trees and soaring in the air will distance them from the hot ground surface, as well as exposing them to the cooling

wind (Fig. 8).

In Frazier Park and Lebec, ravens co-exist with American crows (Fig.9). Although these two species look similar, there are definite differences. Crows are



Fig. 5: Ravens build large platform nests on rock ledges, utility poles and in trees. (BB)

smaller and sleeker with a smaller bill and have a high-pitched caw call, rather than the harsh croak often heard from ravens. If one listens to a pair of ravens for a while,



Fig. 6: Feeding baby ravens is a full-time job for both parents. (BB)

'NATURE' Continued on page 13

Photographers

- Bill Buchroeder (BB)**
- Randy Cushman (RC)**
- Maryann Ryan (MAR)**

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Fig. 7: There is an advanced brain behind this eye. (BB)

several very different calls may be heard.

Ravens are one more incentive for us to drive our rural roads with eyes on the natural world around us (as well as on the road while we drive!).



Fig. 8: Sitting on a fence post above the ground allows this raven to cool in the breeze. (BB)



Fig. 9: The smaller trimmer crow can be found in Frazier Park and Lebec for comparison with the raven. (BB)

Want to Talk With the Board Chairman?

If members would like to speak with the Chairman of the PMC Board of Directors, there is a way in which to do so.

Chairman Bill Lewis II meets with members, primarily via phone or email, to provide members with the opportunity to vent, inform, question, enlighten, propose a solu-

tion or put an end to issues and concerns they believe the Board should know about.

To speak with Chairman Lewis II, contact the Business Office, or send inquiries or comments via email to pmcboard@pmc-poa.com. When sending emails, please put "Attention: Chairman Lewis" in the subject line. Please note that all meetings with the chairman must be approved by the general manager.



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PMC Fitness Classes

Yoga with Deb

Every Tuesday and Thursday at 12pm

Please bring a yoga mat and some water.

Cardio with Stefani

Every Monday and Wednesday from 10-11am

Note: No cardio classes on March 1, 6 or 8

Contact superstef@gmail.com for details

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Condor Room

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GUILD ACTIVITIES

Every Monday and 1st & 3rd Wednesdays

10-3 . Lace Guild . Pavilion

Second/Fourth/Fifth Wednesdays

9-3 . Quilt Comfort Zone . Pavilion

First Thursday

6:00 pm . Quilt Guild Business Mtg . Pavilion (April through December)

Every Friday

9-3 . Quilt & Chat & More Pavilion

Golf Course/ Pro Shop Hours

9am - 5pm Every Day

The Pro Shop has a wide selection of terrific items available for purchase, including T-shirts, hats, glassware, greeting cards, puzzles and more. There are many items with the PMC logo on them.

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Entertainment Line-Up:

Saturday nights 7-11pm

Friday nights 6-9pm

Friday, March 3

6-9pm -- Cary Park (Singer/Songwriter Who Plays Classic Rock & Country)

Saturday, March 4

7-11pm -- The Rick Berthod Band (Mix of Rock & Motown Soul)

Friday, March 10

7pm -- Steve & Mark ('60s & '70s Soft Rock, Folk & Country)

Saturday, March 11

7-11pm -- Runaway ('Country, Classic & Southern Rock)

Friday, March 17

6-10pm -- (St. Pat's Party) Dave Wilson & Robert Heft (Country)

Saturday, March 18

7-11pm -- WyndSong (Strong Harmonies Singing Music from

'60's, '70's, '80's & Some Current)

Friday, March 24

Walt & Pam (Folk Rock, Country and '50's, '60's, & '70's)

Saturday, March 25

Bull Dawg Blues (Blues, Rock & Good Times)

Saturday, March 31

Steve Wilkinson (Hipster Fun)

Candy Donations Wanted for Egg Hunt

The Recreation Department is looking for donations of unopened bags of individually wrapped candy to fill the Easter eggs with for the kids' Easter Egg Hunt this year. If you would like to donate, please bring them to the front office by March 24th. Donations would be much appreciated.

Member & Guest Card Information

If you have any questions regarding member cards, guest cards, pool key cards, or member card stickers, please call (661) 242-3788, ext. 225, or email to adminclerk@pmcpoa.com Monday through Friday.

Please remember to always carry your member or guest card with you in PMC. You may be asked to present it at the Transfer Site or in the Clubhouse.

A reminder that your pool card keys do not expire. They are good every year that you own your property. Please do not toss them out at the end of the year; they will cost \$100 to replace.

Also, if you are asked to show your ID in the Lounge, please do so, otherwise you will not be served any alcoholic drinks. Thank you.

Rec Room Hours:

Winter Hours

**12-5pm Fri, Sat, Sun
and school holidays**

Arts and Crafts for Kids

Sundays, 3-5pm

PMC Clubhouse Rec Room

Firewood Stacking:

Firewood should be stacked neatly, with as few voids as possible, at least 10 feet from the structure and should have surface fuels removed (pine needles, etc.), at least 3 feet around. Earth-tone tarps are acceptable if securely fastened.

COMMITTEE MEETINGS

Most committees meet live. Please check with each committee for current details about the meetings.

Friday, March 3 (First Friday)

DARK Greens and Grounds Pro Shop
2 pm Environmental Control Condor Room

Saturday, March 4 (First Saturday)

9 am Governing Documents ZOOM
1 pm Planning Pavilion

Tuesday, March 7 (First Tuesday)

6 pm Communications ZOOM

Wednesday, March 15 (Wednesday Before Board Mtg)

5 pm Budget & Finance Condor Room

Saturday, March 18 (Third Saturday)

10 am PMCPOA Board of Directors Mtg. Condor Room

Saturday, March 25 (Fourth Saturday)

9 am Emergency Preparedness Pavilion
10:30 am CERT Pavilion

PMC Guitar Society

Did you know that PMC has its very own Guitar Society?

The Pine Mountain Club Guitar Society was formed to promote the guitar and its many styles. The group has regular meetings where they share their knowledge of the instrument, encourage perfor-

mances and plan the annual GuitarFest.

Membership is free, but a \$50 annual fee is encouraged. Everyone is welcome to join the Guitar Society. All membership dues go toward promoting and sponsoring the GuitarFest events.

The group meets every fourth Saturday at Noon in the Pavilion at the clubhouse, and these meetings are open to the public. For more information, please visit the website at <https://pmcguitarso-ciety.com/>.

Pickle Ball

Mon, 9-11am

Wed, 7-9pm

Sat, 9-11am

Pickleball players generally gather to play during the above days and times. Times are subject to change.

If the courts are not being used, anyone can come down and play outside of scheduled pickleball times, whether it be tennis or pickleball.

It's Not Too Late to Join the Archery Club

It's not too late to sign up for or renew your Archery Club membership. Membership is Jan. 1 – Dec. 31. Cost is \$15 for individuals or \$20 for a family. Call (661-242-3788, ext. 201) or come by the Business Office to sign up or renew.