



# Meadowmont Property Owners' Association

209-795-1973

P.O. Box 213, Arnold, CA 95223-0213

E-mail: [manager@meadowmontpoa.com](mailto:manager@meadowmontpoa.com) • [www.meadowmontpoa.com](http://www.meadowmontpoa.com)

## M.P.O.A. Spring - Summer 2018 Newsletter



### 2017 - 2018 MPOA Board of Directors

#### President

Don Cooper

#### Vice President

Dave Gallagher, Sr.

#### Secretary

Paul Gonzales

#### Treasurer

Dick Brockett

#### Directors

Pete Slagle

Larry Sikma

Mike Wever

Thank you to all our Directors for volunteering to serve our community. All Directors have agreed to serve another one year term.

### Call for Candidates:

Our Bylaws call for our Board to consist of 7 Directors and Directors may serve consecutive terms. The term of office at this time is one year and all our current 7 Directors are up for re-election. They have all agreed to continue to serve the community. Thank you to all our Directors for their time and efforts on the Board.

MPOA property owners are invited to run for office so their name can be placed on the ballot for our July Annual Meeting. Interested members who would like to volunteer, please contact our Manager NO LATER THAN June 1, 2018 so your name can be placed on the Ballot.



### Wildfire Community Preparedness Day

Join Arnold... Saturday, May 5, 2018 from 9am to 12 pm – @ Independence Hall in White Pines for current up to date info and to learn about home inventory, development of Community Evacuation Plans, Fire Wise designation, home owner property insurance, Calaveras Amateur Radio Society, Inc., and Bark Beetle Pine Tree attacks. Visit the booths of our local Fire professionals: Cal Fire and Ebbetts Pass Fire District. In addition, a BBQ lunch will be provided By Cal Waste.

### White Pines Park Annual Clean Up Day on Blagen Road

White Pines Park and Lake is our community public park. On Saturday May 5th at 9:00am we will be having our annual clean-up day. We are looking for volunteers to help. There will be refreshments when we are done usually between 12:00 and 1:00. We will meet by the playground around 9:00am. Hope to see you there.



### Big Trees Fitness on HWY 4 is offering a 30% Membership discount to all MPOA Owners.

They will have a Bakery, Hair Salon, Massage and offer a swimming pool, racquetball court, weight training and outdoor concerts this summer. Call 795-9965 for more information.



Don't forget to VOTE Tuesday June 5th at Independence Hall.

### 2018 Annual MPOA Membership Meeting and BBQ



The Board of Directors of Meadowmont Property Owners' Association invites you to join them at our Annual Membership Meeting and BBQ on Saturday July 14th, 2018. Registration begins @ 10:30am and the gavel drops @ 11:00am. This year's guest speaker will be there to talk about current information. The agenda will be posted on our website: [meadowmontpoa.com](http://meadowmontpoa.com).



Our meeting will be held at the Lion's Club Grove in White Pines Park ... followed by a great, free BBQ Lunch, catered by Big Boy's BBQin'. The menu will include a green salad w/Italian dressing, potato salad, baked beans, apple pie, an assortment of sodas or water.

### Welcome to our new MPOA Insurance Broker: Next Step / William Yates.

Who will be providing Coverage that is being placed in 2018. The Board is happy to report premium savings with additional coverages being provided. William has been asked to speak at our Annual meeting/BBQ to provide details and answer questions.



## Annual Assessment

The approved 2018-19 Pro Forma Budget has been approved and the Assessment will remain at \$24.00 per year, per property effective July 1, 2018. Payment is due on July 1, 2018 and becomes delinquent on 8/1. Late payments are subject to a \$10 late fee plus 1% interest on your outstanding balance. The Budget and annual disclosures are included in this mailing. Full documents are also available on our website: [meadowmontpoa.com](http://meadowmontpoa.com)



## The Insurance Survey Office (ISO) conducted a 5-10 year evaluation of the Ebbetts Pass Fire District firefighting capabilities in 2015.

The survey evaluates a wide spectrum of contributing factors for fire suppression, both currently and over the immediate past 3 years. The rating scale is from 1-9, with 1 being the best. The previous rating had been 4/9, a very respectable rating. The District is very happy to acknowledge that our rating is now improved to a 2/2, effective February, 2016. Property owners in our fire district should let their insurance carrier know about this change in order to take advantage of the better rating.

To read more about the Ebbetts Pass Fire District and the improved ISO rating, visit: <http://epfd.org/prevention/iso/>.



Join all of Arnold as we celebrate Independence day with our Annual Parade on HWY 4 on Saturday July 7th starting at 10am



## ART (Arnold Rim Trail)

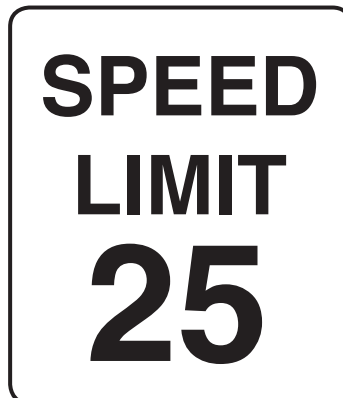
If you like to hike, try the Arnold Rim Trail that travels behind Meadowmont. It is a trail that travels from the Logging Museum to Sheep Ranch Rd. You may visit their website at [arnoldrimtrail.org](http://arnoldrimtrail.org) for their schedule of hikes and events. They now have a new trail map on their site for download. Access to the trail is along Fairway Dr. & Cedar Center. Signs are now posted on the trail directing you.

## MPOA Website

Remember to visit your Association website often! The website offers great contact information, a posting of the upcoming agenda for each month's Board meeting, Minutes of the previous month's meeting, as well as community updates. [www.meadowmontpoa.com](http://www.meadowmontpoa.com)

## Please Share the Road

Please obey the 25mph speed limit on all our residential roads in the Community. County Roads are plowed by the County and they also maintain the culverts. Call 209-754-6402 for all road repairs and signage. Vehicles share the roadway with pedestrians, bicyclists, skateboarders, dog walkers, children at play, and others ... not to mention, wild animals, large and small!!! With hilly crests, curves and trees blocking visibility, excessive speed is DANGEROUS!!!



## Emergency Air Lift Helicopter Flight Insurance



If you own property or have a legal residence in the Ebbetts Pass Fire District, you do not have to pay for EPFD ambulance service as it is paid for in your property taxes. If, you have an Emergency and you have to be "MEDI FLIGHTED" out, it may cost many thousands of dollars (\$20K or more) and not all, if any, medical insurance companies pay for that service.

PHI Air Medical / Mercy Air Ambulance and CALSTAR provide coverage for as low as \$50.00 per year, per household, to cover air ambulance service.

You can contact PHI at 1-(888)-435-9744 or [www.phihelico.com](http://www.phihelico.com) or

CALSTAR at 1-(888)-207-5433 or [www.calstar.org](http://www.calstar.org), to see if you may want to participate in either program. It's a good idea!

## Signs and Junk Committee

Our Signs and Junk Committee requests that Political signs & banners be removed promptly when the election is over. Construction signs should be removed when the job is done and Real Estate signs when escrow has closed. Thank you for helping control sign pollution and please keep your property neat and clean from refuse and debris.



## VIP - Volunteers In Prevention

VIP Every year, a small group of dedicated volunteers inspects all 1,421 lots in Meadowmont to assure that residents and owners are in compliance with California Public Resources Code 4291. The code requires 100 feet of defensible space and reduced fuel zones around buildings. The requirements are clearly described in their brochure, "Make Your Home (And Community) Fire Safe." In addition to peace of mind, those in compliance avoid steep fines and court appearances. Clearing your property of fire fuels can make the difference between having your home destroyed or passed over by fire. A recent home fire destroyed the Home but their lot was so clean it prevented the fire from spreading to neighbor's homes! Defensible space works! Follow these links for information on how to get your home or lot ready for inspections:

### Improved Lots:

<http://meadowmontpoa.com/wp-content/uploads/2016/05/Cal-Fire-4291.pdf>

### Unimproved Lots:

<http://meadowmontpoa.com/wp-content/uploads/2016/05/Unimproved-Lot-Clearance-Reqmts.pdf>

### Dates for Meadowmont VIP property inspections are:

**FIRST INSPECTIONS:**  
**June 1st – 18**

**SECOND INSPECTIONS**  
**(for those who are not in compliance only):**  
**July 14th – 30st**

This gives property owners until after the Memorial Day weekend to complete requirements before first inspections take place, and second inspections will not take place until mid-July.



## VOLUNTEERS ARE NEEDED TO CONDUCT INSPECTIONS

# PLEASE HELP!



In recent years, a few loyal volunteers have tackled this big job, each inspecting over a hundred lots. We need more volunteers to get this job done quickly and efficiently. Please consider volunteering some time (as little or as much as you can spare) to help keep our neighborhood safe. It's really a pretty easy task:

We break the subdivision down into blocks of about 100 homes/lots. It takes about 4 hours to inspect 100 lots. If you can't do that many, we'd be delighted if you can do just a few. Many hands make light work! Consider volunteering with a friend or family member.

The process is EASY with a new checklist format and computer device. Each 1-page form is pre-printed with the property address, and you will be provided with maps, an ID badge, and training.

Volunteers must be trained! There will be TWO training sessions at Snowflake Lodge in Blue Lake Springs. Training is conducted by Cal Fire. We will be joining volunteers from other local HOAs... Blue Lake Springs, Lilac Park, Lake Mont, etc.

**Dates for the training sessions are:**

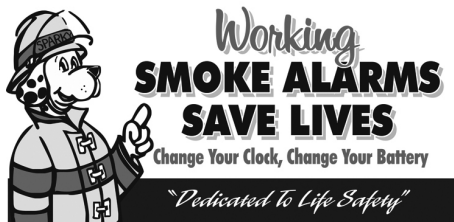
**Friday, May 11h, 9:00 AM AND**

**Friday May 18th, 9am**

Many Hands Make Light Work!

We need about 20 volunteers!

**Call Jill Micheau (209-813-7019) to RSVP for Training Sessions!**



## Spring Cleaning

In the Spring, there is always a concerted effort to bring our properties into compliance with California Public Resources Code 4291. That is when Cal Fire's V.I.P. Inspectors walk our neighborhoods, educating property owners on how to come into compliance with the law. But don't forget, compliance with PRC 4291 is required 365 days a year! California Department of Forestry and Fire Protection have provided us with the following information:

If you don't clear around your home, Mother Nature may do it for you, and with a heavier hand than you might have used.

Fire moves just like water – but in the opposite direction: The steeper the slope, the faster it moves upward. Fire does need fuel to continue moving. Remove the fuel, the fire will stop. BUT: fires can "spot" a mile or more ahead of themselves through burning embers carried on the wind. You may not be able to keep fire off your property but you can reduce its effects by reducing the amount of vegetative fuels around your home.

Flame length and height will be at least 3 times the height of whatever is burning, becoming even longer in hot weather, still longer when it's windy

(tall flames will bend over in the wind, parallel to the ground), and longer yet on slopes (the steeper the slope, the longer the flame).

Separate and space your plants with worst-case flame lengths in mind: Separate short plants from overhanging limbs by at least 3x the height of the short plant. On flat or gentle slopes, separate shrubs by a distance of twice their height, and tree canopies by 10 feet. Double these distances on moderate slopes; triple them on steep slopes.

To retain a continuous tree canopy (branches of one tree touching branches of another), or if there are ground covers such as mountain misery (bear clover) beneath your trees, remove limbs up to 1/3 the height of the trees, to a maximum of 15 feet.



## Spring Cleaning Continued

Green plants will burn. Many green plants are extremely flammable. Drought-tolerant and native plants usually contain large amounts of pitch, resin, and dense, dry, flammable twiggy material or thatch (especially evergreens such as juniper, rosemary, and lavender) – keep these low and full of fresh green growth with frequent trimming. Remove dead limbs and twigs from manzanita. Prune pine, cedar, oak, and other trees. Thin and separate clumps of brush to reduce their flammability and slow the spread of fire. Replace flammable plants with fire-resistive plants: Fire-resistive plants have watery sap, little flammable material, and open, airy growth. Plants that provide fruit, or flowers for bouquets are usually fire-resistive.

Overcrowded saplings will never become real trees: Dozens of seedlings growing in a few square feet harm large trees and will always remain skinny, unhealthy sticks. Look at normal mature trees and thin accordingly.

Eliminate ember-catchers: Sparks, firebrands, and burning embers may blow miles from a wild-fire and rain down for hours. These will land on, under, and around your house in any place that rain, snow, leaves, and pine needles fall. During fire season, frequently check and clean all nooks and crannies, especially on roofs and gutters; on, under and around decks, porches, stairs, deck furniture, potted plants, storage areas, and vehicles.



Move woodpiles as far as possible from buildings, trees and power lines; at least during fire season. Surround with 10' of cleared area and cover with fire resistive material, securely tied down. Flying embers from wildfires can easily burn through plastic tarps and ignite woodpiles, creating an inferno beside your home.

## Spring Cleaning Continued

Would pets survive if you weren't home? Could your home stand alone without firefighter protection? A fast-moving fire may reach your home before firefighters arrive. Intense heat and heavy smoke from vegetation burning near doghouses, kennels, corrals and barns can kill your furred or feathered friends. Clear around your pets' areas the same as you would clear around your own home.

For more information on Public Resources Code (PRC) 4291 and making your home safer from fire, visit these websites:

[www.fire.ca.gov](http://www.fire.ca.gov)

[www.firewise.org](http://www.firewise.org)

[www.firecenter.berkeley.edu/toolkit](http://www.firecenter.berkeley.edu/toolkit)

or contact your local CAL FIRE Station or the CDF

Tuolumne-Calaveras Unit Fire Prevention Bureau at 209-754-3831.



We all experience downed trees, limbs and pine needle debris that will need to be removed in order for our lots to be in compliance. CAL-FIRE (209-795-1542) supervises the cleaning of improved lots and Ebbetts Pass Fire District (209-795-1646) is responsible for vacant lots. PG&E continues to remove trees they have felled. Members may choose to work with their neighbors, hire a chipper and trailer and remove their debris with a group effort. Some residents like to pile and burn their debris. Please visit the CAL-FIRE website for information on how to safely burn your yard debris and burn permit requirements. No smoke piles please, keep your debris burning! Burn permits are required year round, during the periods that burning is allowed. There are specific rules for burning which must be followed at all times and are the responsibility of the property owner. There are approved burn days and you can verify these dates by calling 209-754-6600. Cal Waste 795-1532 can also provide you with a dumpster. The dumpster is free if you have curbside pickup! Millers on HWY 4 will only take yard waste from Commercial Vendors this year. Rock Creek 754-6403 is available for dumping and recycling as is Red Hill 736-2144 and Rowley's 795-6500 in Camp Connell, A list of yard waste removal and tree removal services can be found on our website.

## Calaveras Tree Mortality Tree Removal Cost Share Assistance

The Calaveras Foothills Fire Safe Council has grants to assist owners in tree removal costs. Call 209-728-8785 to qualify and receive benefits from their program.

## Refuse Removal/Recycling AVERY TRANSFER STATION off HWY 4

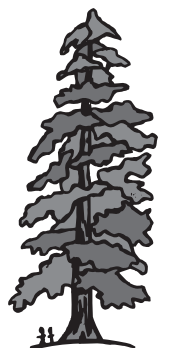
Formal ID checks are now taking place at the Avery Transfer Station. Dumping is restricted to residents that have proper identification and/or vacation renters who must produce a copy of their rental agreement at the gate. Please call the Avery Transfer Station for additional information at 209-795-3222. Closed Wed. & Thurs. Calaveras County has been notified that they are not meeting the State mandated recycling requirements. Everyone is encouraged to use the transfer station for recycling or curbside weekly refuse and bi-weekly recycling services are available through CAL-WASTE. CAL-WASTE offers their customers a free dumpster for landscaping debris. Please call them at 209-795-1532 for more information. Its so easy and FREE!

## Building Review Committee (BRC)

Per our CC&R, ALL exterior improvements to your property requires prior approval from the Association before any work being completed. CORRECTION This DOES NOT include paint colors as previously stated. All exterior improvements DO require approval including fences, decks, sheds, driveways and all exterior additions/improvements. The form to request approval for this and trees can be found on our website.

## TREES

Per the CC&R All tree removal requires prior approval from MPOA. Our application Request form can be found on our website. Failure to get approval can result in a fine of \$500 per tree.



# Meadowmont Property Owners' Association

## 2018-19 PRO-FORMA BUDGET & ASSESSMENT NOTICE

April 2018

Dear MPOA Member:

Pursuant to the approval of the 2018-19 Pro Forma Budget by the Board of Directors, the following Assessment information applies for Fiscal 2018-19: (July 1, through June 30th)

**The approved 2018-19 Pro Forma Budget provides for No increase over the Assessment level used to fund the 2017-18 Budget. Effective July 1, 2018 the Annual Assessment will be \$24.00, per property, per year.**

The Board has been careful in managing the Association's expenses during 2017-18. It is hoped that after carefully reviewing the enclosed Pro-Forma Budget and Annual Disclosures, property owners will support the 2018-19 Pro-Forma Budget so Operating expenses are funded properly. The Association has no Reserve Components. This packet is important for Member property values and will also ensure that MPOA will be an attractive investment for lenders and prospective property owners.

Invoices will be mailed to all property owners in June 2018. Assessments are due on July 1, 2018 and delinquent if not received before August 1. Late payments are subject to a \$10 late fee and interest of 1% per month on the unpaid balance. Everyone's prompt payments will be appreciated for the efficient operation of the Association.

Respectfully submitted,  
Board of Directors and Management

Encl.  
**2018-19 Assessment Notice**  
**2018-19 Annual Budget Report**  
**2018-19 Annual Policy Statements**  
**Spring 2018 Newsletter**

# Meadowmont Property Owners' Association

## Annual Budget Report

**2018-2019**

§5300(b)(1): The approved 2018/2019 Pro Forma Budget is included

§5300(b)(2) / §5565: Summary of Association Reserves / NA / \*MPOA Has no Reserve Components hence no funding is necessary.

§5300(b)(3) / §5550(b)(5): Summary of Reserve Funding Plan / NA \*

§5300(b)(4): Statement to defer Reserve component repairs: NA \*

§5300(b)(5):

**Special Assessment** - The Board of Directors do NOT anticipate a Special Assessment at this time. Updates on this item, if any, will be included in the Monthly Board Meeting Minutes.

**Emergency Assessment** - The Board of Directors do NOT anticipate an Emergency Assessment at this time. Updates on this item, if any, will be included in the Monthly Board Meeting Minutes.

§5300(b)(6): Statement of Methods for Reserve Funding / NA \*

§5300(b)(7) / §5570(b)(4): See attached

**Association Reserve Study Calculation Procedures** NA \*

§5300(b)(8): The Association does not have any loans.

§5300(b)(9): Summary of Insurance Coverage with Disclosure Statement See below

§5300(e) / §5570: Assessment & Reserve Funding / NA \*

**Meadowmont Property Owners' Association  
Pro Forma Budget  
2018-2019**

	<b>Annual Budget</b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>DUES 18-19</b>	28,008.00
<b>Investments</b>	
Interest-Savings, Short-term CD	252.00
<b>Total Investments</b>	252.00
<b>Program Income</b>	
Late Fees	1,200.00
Transfer Fees	5,100.00
<b>Total Program Income</b>	6,300.00
<b>Total Income</b>	34,560.00
<b>Expense</b>	
<b>Business Expenses</b>	
Bank Fees	24.00
Business Registration Fees	0.00
<b>Total Business Expenses</b>	24.00
<b>Contract Services</b>	
Accounting Fees	350.00
Legal Fees	3,200.00
MANAGER	9,000.00
Website Maintenance	704.00
<b>Total Contract Services</b>	13,254.00
<b>Facilities and Equipment</b>	
Lot Clearing & Maintenance	500.00
Rent, Parking, Utilities	250.00
<b>Total Facilities and Equipment</b>	750.00
<b>Operations</b>	
Postage, Mailing Service	2,362.00
Printing and Copying	3,940.00
Supplies	200.00
Telephone, Telecommunications	640.00
<b>Total Operations</b>	7,142.00
<b>Other Types of Expenses</b>	
Donations	250.00
Insurance-D&O	4,500.00
Insurance-Bond	330.00
Insurance-Excess Liability	1,750.00
Insurance - Liability	4,750.00
Memberships and Dues	210.00
<b>Total Other Types of Expenses</b>	11,790.00
<b>Travel, Meetings &amp; Events</b>	
Annual Meeting/Picnic-Net Cost	
Annual Meeting BBQ Costs	1,600.00
<b>Total Annual Meeting/Picnic-Net Cost</b>	1,600.00
<b>Total Travel, Meetings &amp; Events</b>	1,600.00
<b>Total Expense</b>	34,560.00
<b>Net Ordinary Income</b>	0.00
<b>Net Income</b>	<b>0.00</b>

# INSURANCE DISCLOSURE

The recommendations of the Association's Insurance Agent are followed when placing liability coverages. The Association's policies do meet the minimum limits as required by Civil Code 5805. Therefore, generally, individual owners can only be liable for their proportional share of any Emergency or Special Assessment levied to pay the amount of a judgment or court order, which exceeds the limits of the Association's coverage. It is recommended that owners purchase coverage on their individual Homeowner's policies to cover this exposure.

## OWNERS' INDIVIDUAL LIABILITY POLICES AND LOSS ASSESSMENT COVERAGE

It is very important that members explore their own risks with a knowledgeable insurance agent and purchase coverages to protect you from any liability or loss occurring on your own lot. Owners should also be aware of the exposure from damages or loss on the common area and/or any exclusive use common area that may result in an insurance gap in coverages between the Association's coverage and your own. We also strongly recommend that you inquire about Loss Assessment Coverage. The cost of an endorsement for loss assessment is very minimal and provides protection to individual owners for any extraordinary Association loss that may result in a special or emergency assessment to members for damages in excess of the Association's coverage. Individual homeowners are encouraged to obtain Loss Assessment Coverage for earthquake/flood damage, particularly in light of policies, which are now available, by participating insurance carriers, which have joined the California Earthquake Authority.

## STATUTORY DISCLOSURE

The summary of the association's policies of insurance provides only certain information as required by subdivision Section 5310(a)(7) of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable notice, review the Association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property, including personal property or, real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage.

MPOA Insurance Summary

PO Box641723

SF CA 94164

CA LIC #0B70963

Coverage	Policy #	Limit	EXPIRES	Carrier	Agent
General Liability	CIP 351002	\$1M/\$2M	4/16/19	Alain Specialty	Next Step Insurance
Umbrella	UM30130955	\$2M	4/16/19	Great American	Next Step Insurance
D&O	CAP0062040511	\$1M	11/25/16	Liberty Mutual	Cline Ins.
Fidelity Bond	TBD	\$100K	4/16/19	Western Security	725 Arizona Ave 100 900-966-9566

# Meadowmont Property Owners' Association

## Annual Policy Statements 2018-19

**§5310(a)(1) / §4035(a) Name and Address of Person Designated to Receive Official Communications to the Association** Members may address communications to MPOA / The President PO Box 213 Arnold, CA 95223

**§5310(a)(2) / §4040(b) Notice of right to submit Secondary Address for Annual disclosures and Collection Notices:** Members are hereby notified of their right to submit secondary addresses to the Association for purposes of collection notices. Per the civil code, the owner's request shall be in writing and shall be mailed to the Association in a manner that shall indicate that the Association has received said notice. This may be done at any time, provided that, if a secondary address is identified or changed during the collection process, the Association shall only be required to send notices to the indicated secondary address from the point the Association receives the request.

**§5310(a)(3) / §4045: Notice of Location for Posting General Notices**

Association Notices are posted on the Association's website: meadowmontpoa.com.  
**§5310(a)(4) / §4045(b): Notice of right to receive General Notices by Individual Delivery (Upon Request)** Members are hereby notified of their right to receive notices by Individual Delivery, upon written request, to the Association.

**§5310(a)(5) / §4950(b): Notice of Right to receive Minutes of Board Meetings:** Copies of approved Board Meeting Minutes are available to Members, upon request. Photocopies may be subject to processing costs. Approved Minutes and Newsletters, Governing documents and other current information may also be obtained from the website: meadowmontpoa.com

**§5310(a)(6) / §5730: Foreclosure Disclosure / Delinquent accounts** are subject to a lien on their property and being sent to collections to process Non Judicial or Judicial Foreclosure proceedings which can result in a member losing their property. The full Foreclosure Disclosure Statute is on the Association's website.

**§5310(a)(7): Assessment Collection Policy / Dues** become delinquent 30 days after they are due. Dues are now \$24.00 per year, effective 7/1/17 and collected annually and should be submitted to the Association by July 1st of each year. Please mail dues to: MPOA, P.O. Box 213, Arnold, CA 95223. Checks should be made payable to: MPOA. Late payments are subject to a \$10 late fee and 1% monthly on the outstanding balance. The collections/lien policy is described in full on the MPOA website. To request a copy, submit a request in writing to: MPOA, P.O. Box 213, Arnold, CA 95223.

**§5310(a)(8) / §5850 : Enforcement Fine Policy:** Copies of both the MPOA Members Assessment Collection Policy Violation reporting procedure and Member's Violation and Firing Policy are available on the MPOA website or by calling the office at (209) 795 1973 to request a copy.

**§5310(a)(9): §5965: ADR Disclosure:** Alternative Dispute Resolution, Either the Member or the Association may offer meet and confer by Mediation or Arbitration to resolve an issue as described in State Statute and posted on our website.

**§5920: IDR Disclosure:** Internal Dispute Resolution: Either the Member or the Association may offer meet and confer by Mediation or Arbitration to resolve an issue as described in State Statute and posted on our website.

**§5310(a)(10) / §4765(c): Architectural Guidelines Notice / Building Review Committee (BRC)**

Any changes or additions to the exterior of the member's property including tree removal must be approved by the Association in advance, prior to any work being initiated. Forms must be submitted by owners to the Association and are available on the website. There is a potential fine of **\$500 per tree**, if removed, without prior approval, from MPOA.

**§5310(a)(11) / §5655: Mailing Address for hand delivery of Overnight Payment of Assessments:** MPOA / 2182 Hwy 4 Suite C-240 Arnold, CA 95224 website address is [meadowmontpoa.com](http://meadowmontpoa.com)

**Notice of Right to Meeting Notice**

Board of Director's meetings are held monthly, on the second Tuesday of each month (except July) at 7pm at Chapel In The Pines Meeting Hall. Meeting notices with Agendas are posted 4 days prior to the meeting date on the Association's website. Members are welcome to attend Board Meetings and may participate in the Open Forum session held at the beginning of each meeting. Members may also contact the Association at 209-795-1973 or by email: [manager@meadowmontpoa.com](mailto:manager@meadowmontpoa.com) 7 days prior to a meeting, to have their issue placed on the regular Agenda.



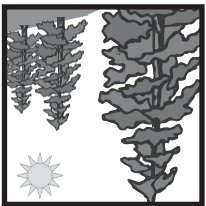
**Meadowmont Property Owners' Association**

P.O. Box 213

Arnold, CA 95223-0213



**2018 Spring - Summer Newsletter**



www.meadowmontpoa.com • E-mail: manager@meadowmontpoa.com

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