



Meadowmont Property Owners' Association

2018 Fall - Winter Newsletter

Tel/Fax: 209-795-1973 • P.O. Box 213, Arnold, CA 95223-0213

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



2018 – 2019 MPOA Board of Directors

Don Cooper	President
Dave Gallagher, Sr.	Vice President
Paul Gonzales	Secretary
Dick Brockett	Treasurer
Pete Slagle	Director
Larry Sikma	Director
Michael Wever	Director
Don Shinn	HOA Manager
manager@meadowmontpoa.com 209-795-1973	

Board Members

Thank you to all our current Directors for their efforts and contributions to MPOA. The Board meets on the second Tuesday of each month except July at the Chapel In the Pines cabin across from the church. Only Agenda items may be discussed at meeting. To place an item on the Agenda just contact our Manager Don Shinn at: manager@meadowmontpoa.com

We also thank Jill Michaeu and all her VIP volunteers for inspecting properties in Meadowmont to see if they are in compliance with PRC 4291. Cal Fire sends violations to properties with homes and Ebbetts Pass Fire sends notices to vacant lot owners. Compliance is a year round effort

Annual Financial Report (7/1/17-6/30/18)

Enclosed in this Newsletter is our 2017/2018 Year End Financial statement for member review. Our dues amount is now \$24 per year effective 7/1/16. Invoices were sent in June 2018. Payments are now overdue and can be mailed to MPOA PO Box 213 Arnold CA 95223. 209-795-1973

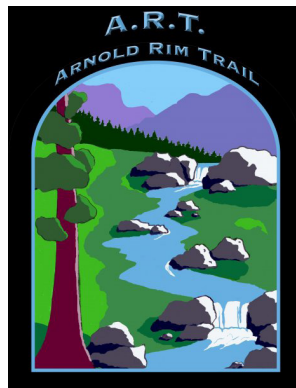
**Please keep us updated with
your contact information.**

Assessments

The 2018-19 Pro Forma Budget has been approved and the Assessment is \$24.00 per year, per property effective July 1, 2018. Payment is due on July 1, 2018. Reminder notices have been sent if we have not received your Assessment payment.

It is now delinquent and is subject to a \$10 late fee. The Budget packet is available on our website at meadowmontpoa.com. Our website contains lots of information and documents for members, prospective members, Title companies and Realtors.

ART Arnold Rim Trail



If you like to hike, try the Arnold Rim Trail that travels behind Meadowmont. It has a number of access points including The Logging Museum at White Pines lake and Fairway Drive along the US Forest Service property and Cedar Center. You may visit their website at arnoldrimtrail.org for special events and trail working efforts. They now have a new trail map on their site for download.

**Don't forget to VOTE
Tuesday, November 6th**



Check With Your Insurance Carrier

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 2/2x, 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/>.

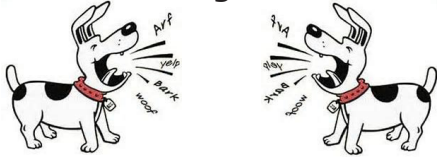
In 2018 MPOA reviewed our premiums, added Theft Coverage and changed our Liability Policy and Insurance Broker who is now William Yates 925-818-4500. He is a member of MPOA and spoke at our Annual Meeting and BBQ. Jill Micheau our VIP chair also spoke. We did not attain a quorum of members so the slate of Director candidates were all appointed to a one year term of office.

Address Sign

1234

Our Sheriff and Ebbetts Pass Fire Chief want to remind everyone to please maintain a legible address sign on all your properties. Aluminum reflective address signs are available at our Sheriff substation next to Big Trees market and they are only about \$20. Top to bottom, left to right, either one, or both sides are all available. These are crucial during an emergency, VIP inspections and are required through our Public Resource Code..
THANK YOU

Dogs



Are you having problems with barking dogs, dogs running loose? Always nice if you can talk with your neighbors and work it out. If not call County "Animal Services" 209-754-6509. They have a new name and new guidelines designed to help. All complaint calls are logged and tracked. At some point they will be obligated to notify your neighbors and if there is no progress on citations, then Hearings will follow. Do call, so they can start tracking your complaints.

MPOA Website

Remember to visit your Association website for current information. 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 and information. We also post the Minutes for a local group called EPPOC that has more information for residents. www.meadowmontpoa.com

Share the Road



Please obey the 25mph speed limit on all residential roads in Calaveras 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!!! Please drive extra carefully during the winter months. Also please don't interfere with snow plowing this winter. If you have snow problems just call the County.



Medical Air Lift Helicopter 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, it's included in your property tax. If you do have insurance that covers all or some of the cost, EPFD will take that as payment.

If, for some reason, you need to be "MEDI FLIGHTED" out via helicopter, it may cost many thousands of dollars. Very few medical insurance companies cover for that service. PHI Air Medical / Mercy Air Ambulance and CALSTAR provide policies and coverage for as low as \$50.00 per year, per household, to cover air ambulance. You can contact PHI at 1-(888)-435-9744 or www.phihelico.com and CALSTAR at 1-(888)-207-5433 or www.calstar.org, to see if you may want to secure coverage. Meadowmont homeowners are offered a discount so please let them know this if you choose to purchase a policy.

Winterize your Home Get Ready for SNOW



Time to get ready for winter storms. Clean your rain gutters, store gasoline for your snow blower and your generator and check your batteries and flashlights/candles. Change your furnace air filters and clean your fireplace flue if necessary.



Winterize your Home Continued

Eliminate ember-catchers: Sparks, firebrands, and burning embers may blow miles from a wildfire and rain down on your home 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, gutters and decks; on, under and around porches, stairs, deck furniture, potted plants, storage areas, and vehicles.

Move your 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. Also clear around your propane tank.

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, corals and barns can kill your furred or feathered friends. Clear around your pets' areas the same as you would clear around your own home. Don't forget batteries and flashlights if we lose power.

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

www.fire.ca.gov;

www.firewise.org;

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.

PG&E is now offering more tree and debris removal services around their power lines. 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 with PRC 4291. CAL-FIRE (209-795-1542) supervises the cleaning of improved lots and Ebbetts Pass Fire District (209-795-1646) is responsible for vacant lots. Members may choose to work with their neighbors, to hire a chipper and trailer and remove their debris with a group effort.

Winterize your Home Continued

Cal Fire does have grants for seniors to help them clean their lots and remove debris. Apply early. 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 209-795-1532 can also provide you with a small 3 yard dumpster if you use their weekly curbside removal services. Millers on HWY 4 will also only take yard waste for \$10 per yard. Rock Creek 754-6403 is available for dumping and recycling as is Red Hill 736-2144. Metal fire safes are the best for storing your waste and keeping Bears out of your garbage. Tahoe makes these mandatory!

Refuse Removal/Recycling AVERY TRANSFER STATION No Charge to Locals

Formal ID checks are now taking place at the Avery Transfer Station. Residents must have proper identification and/or vacation renters must produce a copy of their rental agreement at the gate. Your propane bill is a good ID. Please call the Avery Transfer Station for additional information at 209-795-3222. They are Closed Wed. & Thurs. Calaveras County has been notified that they are not meeting the State mandated recycling requirements. Everyone is encouraged to also 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 one free dumpster per year for landscaping forest debris. Please call them at 209-795-1532 for more information.

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 PRC 4291. The code requires 100 feet of defensible space and reduced fuel zones around buildings. The requirements are clearly described in the 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 fighters. Defensible space works! Follow these links for information on how to get your home or lot ready for inspections. We understand that violation notices are late this year due to a record fire season for the State. Did you know that major efforts are underway to circumnavigate Arnold with fire breaks. A big thank you to volunteers who are dedicated to making this happen.

MPOA Standing Committee Updates

Signs & Junk:



Our Signs and Junk Committee requests that Political signs & banners be removed promptly when the election is over. Temporary 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 and vendor advertising/sign pollution.



Trees

If you have a tree(s) you want to remove please go to our MPOA website and complete and return our application at the bottom of the HOME PAGE. Your request will be reviewed and it requires HOA approval prior to work being done. The CC&R do allow for a \$500 fine per tree if they are removed without HOA approval.

Building Review Committee (BRC):

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

BEARS & CRITTERS

A fed Bear can become a dead Bear!



Please keep your garbage containers secured so Bears don't make a mess. Pet food should not be left on your deck. Shut your doors, keep your vehicles closed and secured. Bears can really do some damage if they get into your vehicle.

Big Trees Fitness on HWY 4 offers discounts to Meadowmont Property owners. Winter activities are about to begin.

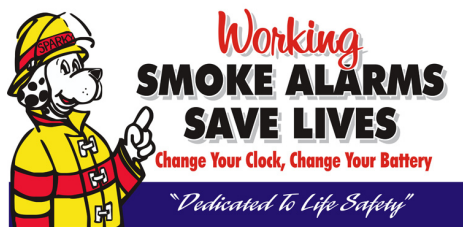
Evacuation Plan

Every homeowner should have a plan to evacuate in case of an emergency. Make a list of important items to take with you. Plan and map an exit route. Have a backup plan in case your first plan is blocked by a fallen tree. Call your family and follow HWY 4.

Keep Emergency Supplies Handy

Severe winter storms or emergencies can strike at any time. Avoid the risk of fire, do not use candles. Keep the following on hand:

- Battery-powered radio
- Flashlights
- Extra batteries
- First-Aid kit
- Canned food and manual can opener
- Bottled water
- Extra blankets or sleeping bags
- A cellular telephone or a land-line phone that does not require electricity. Keep your cell phone charged!
- Plastic containers filled with ice to prevent food from spoiling, during an outage
- An adjustable wrench or emergency tool to turn off gas or water, if necessary (know where to turn it off and keep your wrench there)
- If you have a back-up generator, make sure to install it properly. Keep gas on hand. Request PG&E's free brochure, "Standby Electric Generator Safety" or view it online at: www.pge.com



Share the Road Vehicles may not be Parked on County Roads During Snow Removal



Vehicle code 22510 #10.28.010

The parking or standing of vehicles on the "Right-of-Way" of any county road during snow removal operations, conducted by or on behalf of the County, is prohibited. Snow removal operations shall be deemed ongoing, whenever snow is present on the right-of-way of a County road.

Any vehicle may be towed and fined. Towing, storage & violation fines will be charged for the above infractions.



Owners, please make your renters, friends or visitors, aware of the above regulations, in order to keep them from being fined. Or worse! We have seen cars and trucks, buried in snow by the snowplows and not get out until spring! Not to mention the damage a snowplow can do to your vehicle!

Helpful Web Sites:

Meadowmont Property Owners Association
www.meadowmontpoa.com

Megan's Law Information
www.meganslaw.ca.gov

Calaveras County Government Center
www.calaverasgov.us

Local Events and Calendar
www.gocalaveras.com

Helpful Phone Numbers

"Power Line Problems"

Downed Power Lines

Call 911

PG&E
800.743.5002

Comcast
800.266.2278

AT&T
866.346.1168 or 611

EMERGENCY 911 Calaveras County

Calaveras Sheriff's Office
754.6500

Calaveras County Departments for:

Animal Services
754.6509

Building Department
754-6390

County Public Works
754.6402

Other Phone Numbers:

CHP, San Andreas
754.3541

Road Conditions
800.427.7623

CalFire, Calaveras
754.3831





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ANNUAL FINANCIAL REPORT

FISCAL YEAR 2017 - 2018

These statements: Balance Sheet, Income Statement and Change of Financial position or Cash flow, were prepared without an audit from the books and records of the Corporation.

The names and addresses of the membership in the MPOA are maintained by the Treasurer.

Richard J. Brockett

Treasurer, MPOA

Meadowmont Property Owner's Association, Inc.

Statement of Cash Flows

July 2017 through June 2018

July 17 - June 18

OPERATING ACTIVITIES	
Net Income	-5,527.51
Adjustments to reconcile Net Income to net cash provided by operations:	
PPD 17-18 DUES	-15,574.00
PPD 18-19	19,091.00
PPD 19-20	264.00
PPD 20-21 DUES	48.00
PPD 21-22	24.00
PPD 23-24	46.00
Net cash provided by Operating Activities	-1,628.51
INVESTING ACTIVITIES	
Furniture and Equipment	1,709.00
Furniture and Equipment: ACCUMULATED DEPRECIATION	-1,709.00
Net cash provided by Investing Activities	0.00
Net cash increase for period	-1,628.51
Cash at beginning of period	85,467.89
Cash at end of period	<u>83,839.38</u>

Meadowmont Property Owner's Association, Inc.
Profit & Loss
July 2017 through June 2018

July 17 - June 18

Ordinary Income/Expense	
Income	
DUES 17-18	28,267.00
DUES 18-19	0.00
Investments	
Interest-Savings, Short-term CD	4.77
Total Investments	4.77
Program Income	
Late Fees	1,334.00
Transfer Fees	6,715.00
Total Program Income	8,049.00
Total Income	36,320.77
Expense	
Contract Services	
Accounting Fees	295.00
Legal Fees	888.00
MANAGER	9,000.00
Website Maintenance	449.90
Total Contract Services	10,632.90
Facilities and Equipment	
Lot Clearing & Maintenance	825.00
Rent, Parking, Utilities	250.00
Total Facilities and Equipment	1,075.00
Operations	
Postage, Mailing Service	1,774.76
Printing and Copying	5,648.83
Telephone, Telecommunications	946.51
Total Operations	8,370.10
Other Types of Expenses	
Donations	150.00
Insurance-D&O	4,021.00
Insurance-Bond	326.03
Insurance-Excess Liability	1,721.50
Insurance - Liability	13,641.81
Memberships and Dues	235.00
Total Other Types of Expenses	20,095.34
Travel, Meetings & Events	
Annual Meeting/Picnic-Net Cost	
Annual Meeting BBQ Costs	1,674.94
Total Annual Meeting/Picnic-Net Cost	1,674.94
Total Travel, Meetings & Events	1,674.94
Total Expense	41,848.28
Net Ordinary Income	-5,527.51
Net Income	-5,527.51

Meadowmont Property Owner's Association, Inc.
Balance Sheet
June 30, 2018

ASSETS	June 30, 2018
Current Assets	
Checking/Savings	
..OPERATING FUND-ELDS	22,765.33
LEGAL / EMERGENCY FUND	58,038.05
Total Checking/Savings	80,803.38
Other Current Assets	
*Undeposited Funds	3,036.00
ANNUAL MEETING BBQ DEPOSIT	500.00
Total Other Current Assets	3,536.00
Total Current Assets	84,339.38
Fixed Assets	
LOT 10-99 1475 RAWHIDE	1,516.10
Total Fixed Assets	1,516.10
TOTAL ASSETS	85,855.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
PPD 18-19	19,254.00
PPD 19-20	284.00
PPD 20-21 DUES	48.00
PPD 21-22	24.00
PPD 23-24	46.00
REFUND DUE PROPERTY OWNER	30.00
Total Other Current Liabilities	19,686.00
Total Current Liabilities	19,686.00
Total Liabilities	19,686.00
Equity	
Perm. Restricted Net Assets	1,516.10
Unrestricted Net Assets	70,180.89
Net Income	-5,527.51
Total Equity	66,169.48
TOTAL LIABILITIES & EQUITY	85,855.48



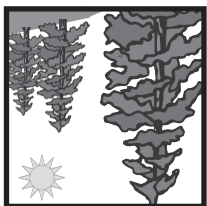
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