



Meadowmont Property Owners' Association, Inc.

2019 Fall - Winter Newsletter

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

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



2019 – 2020 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, who were confirmed at our 2019 Annual Meeting, for their efforts and contributions to MPOA. The Board meets on the second Tuesday of the month except July at the Chapel In the Pines cabin across from the church. Members may attend the open forum portion of the meeting. Only Agenda items may be decided upon at the meeting. To place an item on the Agenda just contact our Manager Don Shinn at manager@meadowmontpoa.com. The Agenda is posted on our website 4 days before a meeting.

We also thank Jill Michaeu and all of her VIP volunteers for inspecting properties in Meadowmont to see if they are in compliance with PRC 4291. The inspections have been sent to Cal Fire who should send violations to properties with homes and Ebbetts Pass Fire sends notices to vacant lot owners. Compliance is a year round effort. Please be aware that if you are not in compliance it may affect your ability to obtain fire insurance and may also affect your neighbors too.

Assessments

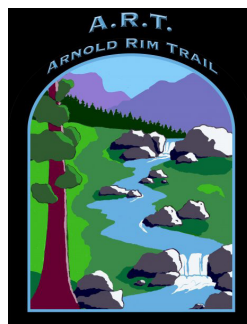
The approved 2019-20 Pro Forma Budget has been approved and the Assessment remains at \$24.00 per year, per property effective July 1, 2019. Payment is due on July 1, 2019. Reminder notices have been sent if we have not received your Assessment payment.

It is now delinquent and is subject to a \$10 late fee plus monthly interest on your outstanding balance. 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.

Annual Financial Report (7/1/18-6/30/19)

Enclosed in this Mailing is our 2018/2019 Year End Financial statement for member review. Our dues amount remains at \$24 per year per property effective 7/1/19. Invoices were sent in June 2019. 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.

ART



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.

Check With Your Insurance Carrier

To read more about the Ebbetts Pass Fire District and our ISO rating, visit:

<http://epfd.org/prevention/iso/>

In 2018 MPOA reviewed our premiums, added Theft Coverage and changed our 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. Joel Metzger from CCWD 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.

1234

ADDRESS SIGNS

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

You're Invited

.....
meeting
.....

Members are always invited to attend our Board meetings which are open to all property owners. Meeting Notices & Agendas are posted on our website. Meadowmontpoa.com

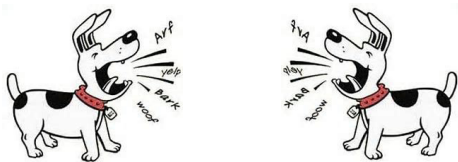
The meetings are held monthly on the second Tuesday at 7pm at the Chapel In The Pines meeting cabin across from the Church. These meetings are your opportunity to come and meet the Board and our Manager. You may also notify us if you wish to have an item placed on the Agenda.



Who To Call

Stored Vehicles on County Roads, including Boats, trailers & Motor Homes:
Highway Patrol 209-822-3998

Pot holes, downed street signs, roadside ditch cleaning:
Public Works: 209-754-6402.
Property owners are responsible for the culvert under your driveway. Keep culverts clean so water will flow and not flood your street. The County now has a computer tracking system to record your complaints along with other owner's input on line or you can just call Public Works.



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 if there is no progress, citations, then Hearings will follow. Do call, so they can start tracking your complaints. Don't forget to pick up your doggie waste! It can build up and stinks up your neighborhood.

County Code violations Code Compliance 209-754-6326

OES Office of Emergency Services 209-754-2890 Want to be notified of an Emergency, call them and register today!

Cal Fire 209-795-1542

EPFD 209-795-1646

PG&E 800-743-5000

CCWD 209-754-3543 Call for their auto pay system.

Burn Day Info 209-754-6600

Our Supervisor Merita Calloway
209-210-0344

MPOA Website

www.meadowmontpoa.com

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, approved minutes of the previous meetings, as well as community updates and information. We also post the Minutes for a local group called EPPOC that has more information for residents.

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 please 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 carefully. Also please don't let your vehicle interfere with snow plowing this winter. If you have snow problems just call the County Public Works.

PG&E's New PS-PS (Power Safety-Power Shutoff)

PS-PS is a new PG&E system (Power Safety-Power Shutoff) for turning off power to an area due to wind, heat and fire conditions. This outage may last for a week as they need to check all their lines after a fire. Power outage can also affect your water supply due to pumps being down. People are installing generators in their homes and storing water in case of an emergency.



VIP

Every year, a small group of dedicated volunteers inspect 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 30 foot 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 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.



Cal Fire should be sending violation notices. 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.

Make Your Home Safer From Fire

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.



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.

Eliminate ember-catchers

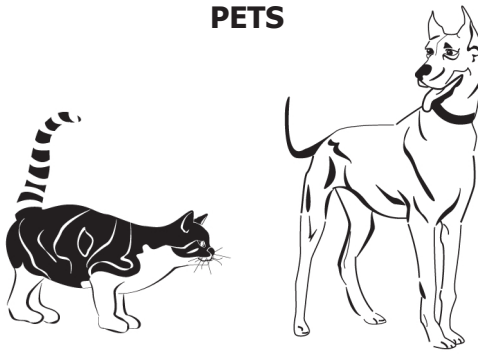
Sparks, firebrands, and burning embers may blow miles from a wildfire and rain down on your home for hours. These will land on, under, and around your house in any place that rain, snow, leaves, and pine needles fall. During fire season, frequently check and clean all nooks and crannies, especially on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

WOODPILES



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.

PETS



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. Don't forget batteries and flashlights if we lose power.

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 towed or fined.

Tree & Debris Removal

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. 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 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.



MPOA Standing Committee Updates

Signs & Junk

Garage
Sale

Open
House
Today

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.

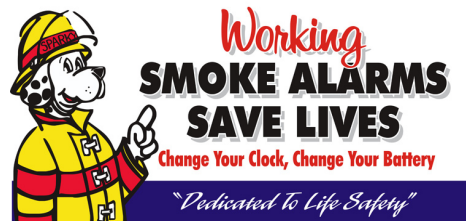
Trees

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.

(BRC)

Building Review Committee

Per our CC&R, ALL exterior improvements to your property requires prior approval from the Association before any work being completed. All exterior improvements DO require approval including fences, decks, sheds, garage, carport, paving driveways, new homes and all exterior additions/improvements. The form to request approval for this and for 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 and critters 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. Keep cans inside and only place at the curb on pick days. If you have Cal Waste weekly service they will provide owners with a free 3 yard forest debris dumpster annually. They also offer a recycle bin at their office on Blagan road 24 hours a day 7 days a week. You can also take refuse to the Avery Tranfer Station closed on Wed & Thur. ID may be requested.

PLEASE DO NOT ALLOW YOUR DOG TO RUN LOOSE

The County requires that all dogs be on a leash and under the control of the owner. Please carry a plastic bag and pick up after your pet, control your pet at all times and also do not allow them to bark and disturb others.



Burn Day
Information
209-754-6600



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:

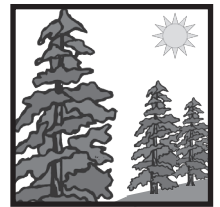
- Battery-powered radio
- Flashlights
- Extra batteries
- First-Aid kit
- Canned food and manual can opener
- Bottled water
- Extra blankets or sleeping bags
- A cellular telephone or a land-line phone that does not require electricity. Keep your cell phone charged!
- Plastic containers filled with ice 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





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ANNUAL FINANCIAL REPORT

FISCAL YEAR 2018 - 2019

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 2018 through June 2019

		July 18 - June 19
OPERATING ACTIVITIES		
Net Income		8,160.42
Adjustments to reconcile Net Income to net cash provided by operations:		
Accounts Receivable		525.00
ANNUAL MEETING BBQ DEPOSIT		500.00
PPD 18-19		-19,254.00
PPD 19-20		21,080.00
PPD 20-21 DUES		456.00
Net cash provided by Operating Activities		11,467.42
Net cash increase for period		11,467.42
Cash at beginning of period		83,839.38
Cash at end of period		95,306.80

Meadowmont Property Owner's Association, Inc.
Profit & Loss
July 2018 through June 2019

July 18 - June 19

Ordinary Income/Expense	
Income	
DUES 18-19	28,750.45
Investments	
Interest-Savings, Short-term CD	456.57
Total Investments	456.57
Other Types of Income	
FINES	525.00
Total Other Types of Income	525.00
Program Income	
Late Fees	1,321.00
Transfer Fees	7,225.00
Total Program Income	8,546.00
Total Income	38,278.02
Expense	
Business Expenses	
Bank Fees	15.00
Business Registration Fees	35.00
Total Business Expenses	50.00
Contract Services	
Accounting Fees	300.00
Legal Fees	524.87
MANAGER	9,000.00
Website Maintenance	239.40
Total Contract Services	10,064.27
Facilities and Equipment	
Lot Clearing & Maintenance	1,175.00
Rent, Parking, Utilities	250.00
Total Facilities and Equipment	1,425.00
Operations	
Postage, Mailing Service	1,839.79
Printing and Copying	5,024.67
Supplies	154.74
Telephone, Telecommunications	522.82
Total Operations	7,542.02
Other Types of Expenses	
Donations	200.00
Insurance-Bond	483.00
Insurance-D&O	4,067.00
Insurance-Liability Umbrella	1,790.17
Insurance - Liability	2,233.81
Memberships and Dues	35.00
Total Other Types of Expenses	8,808.98
Annual Meeting/Picnic-Net Cost	
Annual Meeting BBQ Costs	1,702.33
Total Annual Meeting/Picnic-Net Cost	1,702.33
Total Travel, Meetings & Events	1,702.33
Total Expense	29,592.60
Net Ordinary Income	8,685.42
Net Income	8,685.42

Meadowmont Property Owner's Association, Inc.
Balance Sheet
June 30, 2019

June 30, 2019

ASSETS	
Current Assets	
Checking/Savings	
..OPERATING FUND-ELDS	35,907.87
LEGAL / EMERGENCY FUND	58,488.93
Total Checking/Savings	94,396.80
Other Current Assets	
*Undeposited Funds	910.00
Total Other Current Assets	910.00
Total Current Assets	95,306.80
Fixed Assets	
LOT 10-99 1475 RAWHIDE	1,516.10
Total Fixed Assets	1,516.10
TOTAL ASSETS	96,822.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
PPD 19-20	21,364.00
PPD 20-21 DUES	504.00
PPD 21-22	24.00
PPD 23-24	46.00
REFUND DUE PROPERTY OWNER	30.00
Total Other Current Liabilities	21,968.00
Total Current Liabilities	21,968.00
Total Liabilities	21,968.00
Equity	
Perm. Restricted Net Assets	1,516.10
Unrestricted Net Assets	64,653.38
Net Income	8,685.42
Total Equity	74,854.90
TOTAL LIABILITIES & EQUITY	96,822.90



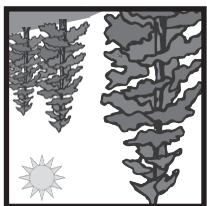
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