



## Meadowmont Property Owners' Association, Inc.

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)

### 2019 Spring - Summer Newsletter



#### 2019 - 2020 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.



#### Big Trees Fitness

##### Big Trees Fitness - 30% Off

Big Trees Fitness on HWY 4 is offering a 30% Membership discount to all MPOA Owners. They will have a Hair Salon, Massage and offer a swimming pool, racquetball court, weight training and outdoor concerts this summer. Call 795-9965 for more information.

##### Annual Assessment

The approved 2019-20 Pro Forma Budget has been approved and the Assessment will remain at \$24.00 per year, per property. Payment is due on July 1, 2019 and becomes delinquent on 8/1 Late payments are subject to a \$10 late fee plus 1% interest monthly 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).



**Join all of Arnold as we celebrate  
Independence day with our  
Annual Parade on HWY 4 on  
Saturday July 6th  
starting at 10am**

#### 2019 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 13th, 2019. Registration begins @ 10:30am and the gavel drops @ 11:00am. This year's guest speaker will be our Insurance Broker Bill Yates and Merita Callaway District 3 Supervisor.. 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 Hamburger or Hot Dog, 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 has been placed. The Board is happy to report some premium savings with additional coverages being provided.



## HIGHER ISO RATING COULD MEAN LOWER INSURANCE COST

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/>.

## MPOA COMMITTEE INFO 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. 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 the first page of 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 maximum fine of \$500 per tree!

## SIGN & 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.



## 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!!!

**SPEED  
LIMIT  
25**

## 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.

CALSTAR provide coverage for as low as \$50.00 per year, per household, to cover air ambulance service. You can contact

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

**Refuse Removal/Recycling AVERY TRANSFER STATION off HWY 4 and there is a recycle dumpster 24 hours a day 7 days a week at their office on Blagan Rd.**

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. NEW HOURS: 8:00 am to 4:30 PM- 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. These services are available through CAL-WASTE. CAL-WASTE offers their customers free dumpster for landscaping debris. Please call them at 209-795-1532 for more information. Its so easy and FREE!



### VIP (Volunteer 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 PRC 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. 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>

### **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. 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.

### Spring Lot 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 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. Remember the Paradise Fire?



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.

### Spring Lot Cleaning Continued

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.

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 wildfire 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.



### Spring Lot Cleaning Continued

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.

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.

### Spring Lot Cleaning Continued

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.

### 2019 Lot Inspections What to Expect

The 2018 wildfire season was the deadliest and most destructive on record in California, with a total of 8,527 fires burning an area of 1,893,913 acres, the largest amount of burned acreage ever recorded in a fire season. The Camp Fire in Paradise happened in a place very like Arnold – a small community in the Sierra Foothills, with streets that bump right up against the forest. Sound familiar? Paradise was doomed by its maze of lanes and dead-end roads that hampered escape, by inadequate evacuation planning, and poor communications. The same could happen in Arnold. To preserve our lovely neighborhoods and forests, we need to do our part to make our homes and neighborhoods as fire resistant as possible.

Protecting neighborhoods from forest fires: An impressive amount of work in the surrounding forests has been done over the past few years, with many additional fuels-reduction projects in the planning or implementation phase right now. The US Forest Service, Sierra Pacific Industries, Big Trees State Park, CAL FIRE, Sierra Nevada Conservancy, and many other agencies have coordinated to develop a network of fuel breaks around the Ebbetts Pass Corridor.

Creating "Defensible Space": Arnold is in a State Responsibility Area (SRA), so we are each responsible for ensuring that our property is in compliance with California's building and fire codes that call for homeowners to take proactive steps to protect their property from a wildfire.

### 2019 Lot Inspections What to Expect (Cont.)

Each year Meadowmont inspects every lot in the MPOA. First inspections start on the day after the Memorial day holiday weekend. Second inspections begin the day after the 4th of July holiday weekend. This gives you a long weekend before each inspection cycle to clean up your property. All inspections this year will be done by your MPOA Board.

**The initial (1st) defensible space property inspections for 2019 will begin on Tuesday, May 30th.** Inspectors will be looking at each improved property in Meadowmont to assure that every lot is in compliance with the requirements set forth in the Meadowmont CC&Rs, Article III, Section 2, Trees and Vegetation, which read:

*"A defensible space shall be maintained around all structures, according to standards set forth in the Public Resources Code, Section 4291, which is endorsed and enforced by the CDF."*

If your property is non-complaint, you will receive a notice in the mail. Your home will be re-inspected **no earlier than July 8th**. All items called out on the inspection form must be remedied before then. If not, your property will be referred to CAL FIRE who may initiate their own inspection process, independent of the Meadowmont Property Owners Association.

The back of this page contains the inspection form they will use to assess your property. Review it to see what needs to be done before inspections start. Plan when and how to make the necessary improvements. If you want to hire someone to do the work, you can find a list of local vendors on the MPOA website here: [www.meadowmontpoa.com](http://www.meadowmontpoa.com).

Note that "unimproved" lots (with no structures on them) are inspected by Ebbetts Pass Fire District under a different program. For more information about PRC 4291 compliance, go to this website: <http://www.readyforwildfire.org/Fire-Safety-Laws/>



### Zone 1 (within 30 feet of all structures or to property line)

	1 <sup>st</sup>	2nd	
<b>A</b>			Remove all branches within 10 feet of any chimney or stovepipe outlet
<b>B</b>			Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.
<b>C</b>			Remove all dead or dying trees, branches, shrubs or other plants adjacent to or overhanging buildings
<b>D</b>			Remove all dead or dying grass, plants, shrubs, trees, branches, leaves, weeds and needles
<b>E</b>			Remove or separate live flammable ground cover and shrubs
<b>F</b>			Remove flammable vegetation and items that could catch fire which are adjacent to or below combustible decks, balconies, and stairs
<b>G</b>			Relocate exposed wood piles outside of zone 1 unless completely covered in a fire resistive material

### Zone 2 (Within 30-100 feet of all structures or to property line)

<b>H</b>			Cut annual grasses and forbs to a maximum of 4 inches in height
<b>I</b>			Reduce fuels in accordance with the Fuel Separation or Continuous Tree Canopy guidelines
<b>J</b>			All exposed woodpiles must have a minimum of ten feet (10 feet) clearance, down to bare mineral soil, in all directions
<b>K</b>			Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of three inches (3 inches)

### Defensible and Reduced Fuel Zone (within 100 feet of all structures or to property line)

<b>L</b>			Logs or stumps embedded in the soil must be removed or isolated from other vegetation
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### Other Requirements

<b>M</b>			Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have ten feet (10 ft.) of clearance to bare mineral soil and no flammable vegetation for an additional ten feet (10 ft.) around their exterior
<b>N</b>			Address numbers shall be displayed in contrasting colors (4" minimum size) and readable from the street or access road
<b>O</b>			Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inches and 1/2 inch

# Meadowmont Property Owners' Association, Inc.

## 2019-20 PRO-FORMA BUDGET & ASSESSMENT NOTICE

May 2019

Dear MPOA Member:

Pursuant to the approval of the 2019-20 Pro Forma Budget by the Board of Directors, the following Assessment information applies for Fiscal 2019-20: (July 1, through June 30th)

**The approved 2019-20 Pro Forma Budget provides for No increase over the Assessment level used to fund the 2018-19 Budget. Effective July 1, 2019 the Annual Assessment will be \$24.00, per property, per year.**

The Board has been careful in managing the Association's expenses during 2018-19. It is hoped that after carefully reviewing the enclosed Pro-Forma Budget and Annual Disclosures, property owners will support the 2019-20 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 buyers.

Invoices will be mailed to all property owners in June 2019. Assessments are due on July 1, 2019 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

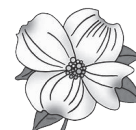
Encl.

**2019-20 Assessment Notice  
2019-20 Annual Budget Report  
2019-20 Annual Policy Statements  
Spring 2019 Newsletter  
VIP Inspection Information  
2019 Annual Meeting / BBQ Notice**

### MPOA Insurance Coverage Summary

Next Step Insurance Solutions		PO Box641723		SF CA 94164	CA LIC #0B70963
Coverage	Policy #	Limit	EXPIRES	Carrier	Agent
General Liability	CIP 351002	\$1M/\$2M	4/16/19	Attain 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	Bill Yates / Broker 725 Arizona Ave 100 800-966-9566

**More Disclosures & Statements on Sheet Enclosed with Newsletter.**



**Meadowmont Property Owners' Association, Inc.**  
**Pro Forma Budget**  
**2019-2020**

	<b><u>Annual Budget</u></b>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>DUES 19-20</b>	28,008.00
<b>Investments</b>	
Interest-Savings, Short-term CD	252.00
<b>Total Investments</b>	<u>252.00</u>
<b>Program Income</b>	
Late Fees	1,200.00
Transfer Fees	5,100.00
<b>Total Program Income</b>	<u>6,300.00</u>
<b>Total Income</b>	<u>34,560.00</u>
<b>Expense</b>	
<b>Business Expenses</b>	
Bank Fees	24.00
Business Registration Fees	25.00
<b>Total Business Expenses</b>	<u>49.00</u>
<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>	<u>13,254.00</u>
<b>Facilities and Equipment</b>	
Lot Clearing & Maintenance	750.00
Rent, Parking, Utilities	250.00
<b>Total Facilities and Equipment</b>	<u>1,000.00</u>
<b>Operations</b>	
Postage, Mailing Service	2,371.00
Printing and Copying	3,900.00
Supplies	200.00
Telephone, Telecommunications	640.00
<b>Total Operations</b>	<u>7,111.00</u>
<b>Other Types of Expenses</b>	
Donations	250.00
Insurance-D&O	4,067.00
Insurance-Bond	483.00
Insurance-Liability Umbrella	1,793.00
Insurance - Liability	4,743.00
Memberships and Dues	60.00
<b>Total Other Types of Expenses</b>	<u>11,396.00</u>
<b>Travel, Meetings &amp; Events</b>	
Annual Meeting/Picnic-Net Cost	
Annual Meeting BBQ Costs	1,600.00
Annual Meeting Park Use Fee	150.00
<b>Total Annual Meeting/Picnic-Net Cost</b>	<u>1,750.00</u>
<b>Total Travel, Meetings &amp; Events</b>	<u>1,750.00</u>
<b>Total Expense</b>	<u>34,560.00</u>
<b>Net Ordinary Income</b>	<u>0.00</u>
<b>Net Income</b>	<u><u>0.00</u></u>



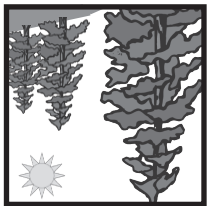
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