



# Meadowmont Property Owners' Association, Inc.

## 2020 Fall - Winter Newsletter

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

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



### 2020 – 2021 MPOA Board of Directors

Dave Gallagher, Sr. President

Don Cooper Vice-President

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. Normally the Board meets on the second Tuesday of the month. During the pandemic, please visit our website for details on our next meeting. The Agenda is posted prior to each meeting and draft Minutes shortly after each meeting. Only Agenda items may be acted upon at a meeting however members may address the Board during Open Forum on any subject. To place an item on the Agenda just contact our Manager Don Shinn at manager@meadowmontpoa.com

Recently Paul Gonzalez resigned from the Board due to family commitments. Thank you Paul, especially for your Board Procedure manual! This means we have one open Director position which can be filled by appointment by the Board. We also thank Jill Micheau for her fire safety efforts so MPOA can maintain the Firewise designation. Members need to clean their properties to be in compliance with PRC 4291 guidelines posted on our website. Compliance is a year round effort.

### President's Message

It has been one crazy year, what with all the COVID-19 testing and restrictions. Hopefully it will be over, soon. I know we all can't wait for that to happen. There are a few things I would like to ask of all of the Association members ...

1. Please re-familiarize yourselves with our CC&Rs [<https://www.meadowmontpoa.com/ccrs/>]. This will help you with things you may want to do with your property. Some of your projects may need Board of Directors approval.

2. Please share the road. There are pedestrians, dog walkers, stroller pushers and children playing ... not to mention the extraordinary numbers of wildlife we have seen this year. Remember, the speed limit is 25mph but with the limited visibility on many of our streets, slower is safer.

This year there were no defensible space inspections, due to COVID-19. Most of our subdivision looks great but there are a few lots that could still use some work. Meadowmont is a Firewise Community, as are most of the subdivisions in Arnold. [<https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Preparing-homes-for-wildfire>]. Firewise is a designation awarded to communities who support PRC 4291 and practice fire prevention & safety in their community. With record setting devastating fires this year, we all need to do our part, for the benefit of the entire community of Arnold!

.....  
meeting  
.....

I hope to see many of you at our monthly meetings, held on the second Tuesday of the month. Our regular meeting place is not available during the pandemic, so watch our website [meadowmontpoa.com] for meeting locations!

### Important Numbers (209)

Sheriff 754-6500

Emergency 911

Highway Patrol 943-8600

County Road Repair, signs,  
plowing 754-6402

Animal Services 754-6509

### Check with your Insurance Carrier

In 2018 we renewed our premiums, added Theft Coverage and changed our Policy and Insurance Broker. Our 2020 Annual meeting was cancelled. Because the number of candidates was equal to the number of positions, the slate of Director candidates were confirmed to a one year term of office.

### Assessments

The approved 2020-21 Pro Forma Budget has been approved and the Assessment remains \$24.00 per year, per property effective July 1, 2020. Payment was due on July 1, 2020. 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. Enclosed are the 2019-20 Financial Reports for member review.

# 1234

### Address Sign

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.



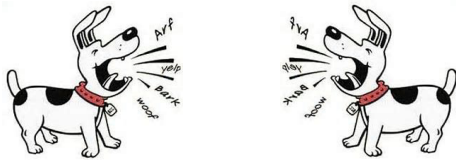
**Working**  
**SMOKE ALARMS**  
**SAVE LIVES**

Change Your Clock, Change Your Battery

"Dedicated To Life Safety"



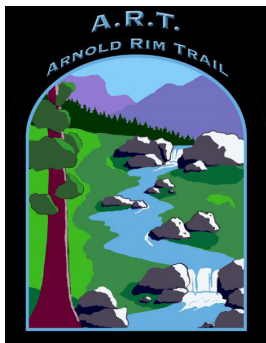
## Who To Call



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. All complaint calls are logged and tracked. At some point they will be obligated to notify your neighbors and if there is no progress citations, then Hearings can follow. Do call, so they can start tracking your complaints.

### Pet Waste

It seems that a constant problem in our community is animal waste left on properties. It smells, attracts flies and is just not healthy. Feral Cats, Dogs, Bears and Raccoons are the culprits and also, owners who don't pick up their pet. Please carry plastic bags and clean up the waste when you walk your pet. Owners also need to remove waste along the roadway in front of their property. Either dig a hole and bury it or bag it and drag it to your garbage can.



### 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 [arnoldrim-trail.org](http://arnoldrim-trail.org) for special events and trail working efforts. They now have a new trail map on their site for download.



## MPOA Website

[www.meadowmontpoa.com](http://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, minutes of the previous month's meeting, as well as community updates and information.

**SPEED  
LIMIT  
25**

### 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. Along the road is county and under the driveway is the property owners responsibility. Call 209-754-6402 for all road repairs, plowing and signage problems. 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 carefully during the winter months. Also please don't interfere with snow plowing this winter. If you have snow problems just call the County. Parking along County roads is limited to 72 consecutive hours. Boats, trailers and vehicles can be reported to the Highway Patrol for citation & tow at 209-943-8600.

## Happy Holidays



## 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. AMCN Fly-U-Home 1-800-793-0010 provides coverage for as low as \$50.00 per year, per household, to cover air ambulance. Meadowmont POA property owners are offered a discount so please let them know this if you choose to purchase a policy.

### VIP

This year Property Inspections were not conducted due to the Pandemic. Properties still need to comply with California Public Resources Code PRC 4291. The code requires 100 feet of defensible space and reduced fuel zones around buildings and lifting tree limbs. 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! We understand that the County, at the direction of Firewise has adopted new setback and fire proof building material requirements for all new construction. Check with the County for these new requirements during your permit process. Did you know that major efforts are underway to circumnavigate Arnold with fire breaks?. The one in the Forest behind Meadowmont was recently completed. A big thank you to a number of volunteers who are dedicated to Fire Safe effort.





## 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

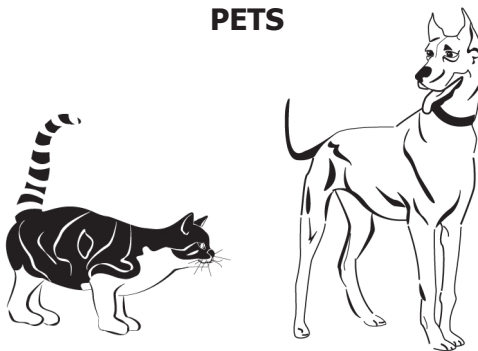
Sparks, firebrands, and burning embers may blow miles from a wildfire and rain down on your home for hours. These will land on, under, and around your house in any place that rain, snow, leaves, and pine needles fall. During fire season, frequently check and clean all nooks and crannies, especially on 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. Always follow PRC 4291 and trim limbs, remove dead trees and get rid of any fire ladders.

## 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, 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.

### White Pines Lake

Want to know what's going on at White Pines Lake and picnic area? Just visit their website at [whitepine-spark.com](http://whitepine-spark.com). On site donation boxes and other donations will be appreciated to keep this non profit recreation area clean and ready for your enjoyment. THANK YOU to the numerous volunteers who help keep the park in good shape. Please pack out your garbage after use. Just take pictures and leave footprints!

### Refuse Removal/Recycling AVERY TRANSFER STATION No Charge to Locals with ID

Formal ID checks are now taking place at the Avery Transfer Station for waste and recycling. Residents must have proper identification and/or vacation renters must produce a copy of their rental agreement at the gate. 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 weekly service customers one free dumpster per year for landscaping forest debris. Please call them at 209-795-1532 for more information.

## Public Resources

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.

### PG&E

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

CAL-FIRE 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 only take yard waste for \$10 per yard. Rock Creek 754-6403 is also available for dumping and recycling as is Red Hill 736-2144. Metal Bear safes are the best for storing your waste and keeping Bears out of your garbage. Tahoe makes these mandatory!



**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 also be removed when the job is done and Real Estate signs when escrow has closed. Signs advertising business services are not allowed and are subject to removal. 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 completed. 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. Metal Bear Safes are the best! We have reports of Bears and a pack of coyotes roaming around looking for food. Keep you small pets inside and do not leave dog food where forest animals can find it.



**MEADOWMONT PROPERTY OWNERS' ASSOCIATION  
NOTICE OF PROPOSED RULE CHANGE**

TO: All Association Members

FROM: The Board of Directors

RE: NOTICE OF PROPOSED RULE CHANGE  
Adoption of Election Rules

DATE: 11/10/20

The purpose of this written notice is to inform you that the Association is being required (by recent changes in California law) to adopt new Election Rules. When approved by the Board, the new Election Rules will replace the current Election Rules. This notice is being given to all members in accordance with California Civil Code Section 4360.

1. Text of the Proposed Rule Change:  
The proposed new Election Rules are posted on the Association's website meadowmontpoa.com.
2. Purpose and Effect of the Proposed Rule Change:  
The purpose and effect of the new Election Rules is to bring the Association's election procedures into compliance with significant changes to the Davis-Stirling Common Interest Development Act that were recently enacted by the California Legislature (Senate Bill 323).
3. Meeting of the Board of Directors to Adopt the Proposed Rule Change: The Board of Directors intends to adopt the proposed new Election Rules at a Board Meeting in January 2021. Date time and place to be posted on our website. Before it adopts the proposed new Election Rules, the Board will consider any comments made by the members. If you wish to provide written comments in advance of the meeting, they must be received by the Association no later than 5:00 p.m. on January 5th, 2021. The Board will also consider comments made by members at the January meeting.

As you can no doubt appreciate, the current public health situation is causing the Association to make significant changes to its normal meeting procedures. Visit our website for current information on Meetings. The Board hopes that everyone is staying healthy and isolated at this unusual and challenging time. The Board approved the rule change on 11-10-2020.



**EBBETTS PASS MOOSE LODGE**



**FREE THANKSGIVING DINNER**

The Moose Lodge will provide a FREE Traditional Thanksgiving Dinner on Thursday, November 26th From 1:00 pm to 4:00 pm.

The Lodge will not have a dine in option due to Covid 19.

You can pick up dinner in front of the Moose Lodge starting at 1:00 pm at 1965 Blagen Road, Arnold, CA or  
The Lodge will have a delivery service for homebound people

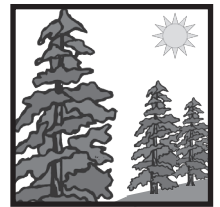
Please Call 209-795-3112 or 510-427-8569

Accepting calls at 9:00 am on Thanksgiving Day



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## ANNUAL FINANCIAL REPORT

### FISCAL YEAR 2019 - 2020

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 2019 through June 2020

	Jul '19 - Jun 20
<b>OPERATING ACTIVITIES</b>	
Net Income	4,781.18
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	175.00
PPD 19-20	-21,364.00
PPD 20-21 DUES	19,521.00
PPD 21-22	312.00
PPD 23-24	24.00
Net cash provided by Operating Activities	3,449.18
<b>FINANCING ACTIVITIES</b>	
Temp. Restricted Net Assets	-475.00
Net cash provided by Financing Activities	-475.00
Net cash increase for period	2,974.18
Cash at beginning of period	95,306.80
Cash at end of period	98,280.98

# Meadowmont Property Owner's Association, Inc.

## Profit & Loss

July 2019 through June 2020

Cash Basis

	Jul '19 - Jun 20
<b>Ordinary Income/Expense</b>	
Income	
<b>DUES 19-20</b>	29,051.59
Investments	
Interest-Savings, Short-term CD	1,229.91
<b>Total Investments</b>	1,229.91
Other Types of Income	
<b>FINES</b>	475.00
<b>Total Other Types of Income</b>	475.00
Program Income	
Late Fees	1,250.00
Transfer Fees	6,970.00
<b>Total Program Income</b>	8,220.00
<b>Total Income</b>	38,976.50
<b>Gross Profit</b>	38,976.50
Expense	
Contract Services	
Accounting Fees	300.00
Legal Fees	1,145.50
MANAGER	9,250.00
Website Maintenance	299.20
<b>Total Contract Services</b>	10,994.70
Facilities and Equipment	
Lot Clearing & Maintenance	575.00
Rent, Parking, Utilities	250.00
<b>Total Facilities and Equipment</b>	825.00
Operations	
Postage, Mailing Service	2,230.52
Printing and Copying	5,672.46
Supplies	25.74
Telephone, Telecommunications	485.50
<b>Total Operations</b>	8,414.22
Other Types of Expenses	
Donations	270.07
Insurance-Bond	612.03
Insurance-D&O	4,067.00
Insurance-Liability Umbrella	2,264.23
Insurance - Liability	4,744.74
Memberships and Dues	35.00
<b>Total Other Types of Expenses</b>	11,993.07
Travel, Meetings & Events	
Annual Meeting/Picnic-Net Cost	
Annual Meeting BBQ Costs	1,793.33
<b>Total Annual Meeting/Picnic-Net Cost</b>	1,793.33
<b>Total Travel, Meetings &amp; Events</b>	1,793.33
<b>Total Expense</b>	34,020.32
<b>Net Ordinary Income</b>	4,956.18
<b>Net Income</b>	<b>4,956.18</b>

**Meadowmont Property Owner's Association, Inc.**  
**Balance Sheet**  
**June 30, 2020**

	<u>Jun 30, 20</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
..OPERATING FUND-ELDS	36,504.91
LEGAL / EMERGENCY FUND-CD 5/21	59,712.07
Total Checking/Savings	96,216.98
Other Current Assets	
*Undeposited Funds	2,064.00
Total Other Current Assets	2,064.00
Total Current Assets	98,280.98
Fixed Assets	
LOT 10-99 1475 RAWHIDE	1,516.10
Total Fixed Assets	1,516.10
<b>TOTAL ASSETS</b>	<b><u>99,797.08</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
PPD 20-21 DUES	20,025.00
PPD 21-22	336.00
PPD 23-24	70.00
REFUND DUE PROPERTY OWNER	30.00
Total Other Current Liabilities	20,461.00
Total Current Liabilities	20,461.00
Total Liabilities	20,461.00
Equity	
Perm. Restricted Net Assets	1,516.10
Temp. Restricted Net Assets	-475.00
Unrestricted Net Assets	73,338.80
Net Income	4,956.18
Total Equity	79,336.08
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>99,797.08</u></b>





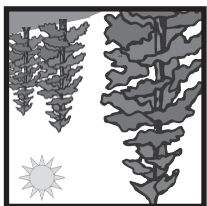
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