



Meadowmont Property Owner's Association, Inc.

"A Residential Community"

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

Dues questions: treasurer@meadowmontpoa.com

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

2023 Fall - Winter Newsletter & Financials



2023 – 2024 MPOA Board of Directors

Dave Gallagher, Sr. President

Derrick Wydick Secretary

Dick Brockett Treasurer

Larry Sikma Director

Don Shinn HOA Manager
manager@meadowmontpoa.com
209-795-1973

Thank You Board Members

Thank you to all our current Directors for their efforts and contributions to MPOA. Our Annual Membership meeting in July confirmed our Directors for a one year term. The Board meets on the second Tuesday of the month @ 7pm. Please visit our website for details on our next meeting. The Agenda is posted prior to each meeting and draft Minutes, when approved, after each meeting. Only Agenda items may be acted upon at a meeting however members may address the Board during Open Forum. To place an item on the Agenda just contact our Manager Don Shinn at manager@meadowmontpoa.com

Recently Director Mike Wever resigned from the Board due to the sale of his home. Thank you Mike for serving and good luck to you.

We need volunteers to be on our Board due to recent resignations. Please consider serving on the Board helping your community. Interested? Please attend one of our meetings and introduce yourself and find out what's happening.

Insurance

MPOA maintains Insurance in compliance with our CC&R and State mandates. Our Insurance Broker is William Yates/ Next Step / 925-818-4500. Our Certificate of Insurance coverage is posted on our Website.

President's Message October 2023

Summer is gone now, and winter is fast approaching. We've been raking pine needles and soon we'll be shoveling snow! It was a good summer, with no fires nearby ... thank you to everyone who kept a clear defensible space on their property!

We have vacancies on our Board of Directors that need to be filled to maintain our quorum. If you are free in the evening on the second Tuesday of each month, please apply! No experience required.

During Covid, our Association lost its designation as a Firewise Community because we were unable to fulfill the required number of volunteer hours. We are looking for a volunteer coordinator to step up to recruit and coordinate volunteers and work with CalFire on their Volunteers In Prevention (V.I.P.) program. There is some time involved with the coordinator position but not nearly as much as in the past! Instead of paperwork, everything is now done on computer note pads (supplied by CalFire). We also need volunteers to do the V.I.P. inspections! With 1420 properties in Meadowmont, the more volunteers we get, the fewer properties each has to inspect (30-50 volunteers would be great!).

Firewise is an international organization which studies and promotes community fire protection. Designation as a Firewise Community could lower your insurance and with current pending legislation, insurance companies might be required to take that into. Check out <https://www.nfpa.org> for more information.

Thanks for all you do to make Meadowmont a great place to live and/or recreate!

Dave Gallagher, Sr.
President

Enclosed in this mailing is our Year
End 2022-23 Annual Financial
Report for member review.

Important Phone Numbers

(209 Area Code must be used)

- County Sheriff 754-6500
- OR Emergency 911
- Highway Patrol 943-8600
- Street Parking Violations
- County Road Repair 754-6402
- Street signs, Plowing, Pot holes, Culverts
- Animal Services 754-6509
- Noisy Pets
- Code Compliance 754-6326
- Health Dept / Septic 754-6400

IMPORTANT

Our CC&R, the Sheriff and Ebbetts Pass Fire 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 (209-795-0473) next to Big Trees Market and they are only about \$20. Top to bottom, left to right, either one, and/or both sides are all available. These are crucial during an emergency. All lots must be kept clean of forest debris and dead/downed trees year round due to PRC 4291 THANK YOU!

MPOA Website

Remember to visit our 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 meetings, as well as our Governing Documents, community updates, documents and Realtor information.

www.meadowmontpoa.com

Smoke Alarm Change your battery.



**Working
SMOKE ALARMS
SAVE LIVES**

Change Your Clock, Change Your Battery

"Dedicated To Life Safety"

Share the Road

**SPEED
LIMIT
25**

Please SLOW DOWN and obey the 25mph speed limit on all residential roads in Meadowmont! Our roads are snow plowed by the County and they also maintain the culverts (except under your driveway). Call 209-754-6402 for all road repairs, plowing and signage problems. Vehicles, always 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 slow & 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.

Animal 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 some of the culprits and also, owners who don't pick up after 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 your property. Either dig a hole and bury it or bag it and drag it to your garbage can.

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 are sent, then Hearings can follow. Do call, so they can start tracking your complaints.

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 medical emergency, 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. Air Med 530-648-6430 provides coverage for as low as \$50.00 per year, per household which covers air ambulance services. MPOA property owners are offered a discount so please let them know when you call.

White Pines Lake



Want to know what's going on at White Pines Lake and picnic area? Just visit their website at whitepinespark.com. On site donation boxes and other donations will be appreciated to keep this wonderful 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!



Annual Assessment

The approved 2023-24 Pro Forma Budget has been sent to all Members and the Assessment remains \$24.00 per year, per property effective July 1, 2023. Payment was due on July 1, 2023 and invoices were sent to Owners. Reminder notices will be sent if we have not received your Assessment payment. Checks only Please. Dues are now delinquent and subject to a \$10 late fee. The Budget packet is now available on our website.

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 at Cedar Center. When parking please do not use or block private driveways and do not interfere with snow removal efforts. We have had reports of gunfire in our area, please be safe in the forest. You may visit the ART website at arnoldrimtrail.org for special events and volunteer trail work efforts. They now have new trail maps on their site for download and signs along the Trail.

Helpful Web Sites:

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

Fire Safety

Calaveras County 209-754-2890 is offering FREE dead/dying tree removal to Calaveras County residents that have dead and dying trees located on their property along County roads. This program, known as the Tree Mortality Program is funded through the California Disaster Assistance Act, and results in NO COST to the landowner. To qualify for the program you must have a dead tree on your property that could hit a County road if it falls. Program foresters have recently completed surveys and located dead/dying trees in Arnold. Program foresters have created seven project areas with identified trees, and mailed Right of Entry Forms to each landowner where trees have been identified. Forms have only been mailed to landowners who have trees that are qualified for the program.

Members please clean your properties of forest debris and dead/dying trees in order to be in compliance with PRC 4291 guidelines posted on our website. Compliance is a year round effort. Burn permits are required and can be found at <https://burnpermit.fire.ca.gov>.

PRC 4291 Improved property inspections are done by CalFire

PRC 4291 Unimproved Property Inspections are being conducted by Ebbetts Pass Fire.

Due to heavy storms last winter we have lots of water and our reservoirs are full!

Vehicles may not be Parked on County Roads During Snow Removal Vehicle code 22510 #10.28.010

The parking or storing of vehicles on the "Right-of-Way" of any county road is prohibited especially during snow removal operations, conducted by or on behalf of the County. 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.

Time to get ready for Winter and property Cleaning to prevent fires.

All Properties need to comply with California Public Resources Code PRC 4291 year round. The code requires 100 feet of defensible space and reduced fuel zones around buildings and lifting tree limbs. 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 fighters. Defensible space works! We understand that the County and Fire Wise have 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 continue to circumnavigate Arnold with fire breaks? The one in the Forest behind Meadowmont was completed last year. A controlled burn was just completed in Big Trees State Park. A big thank you to a number of volunteers who are dedicated to Fire Safe efforts. Please do your part and keep your lot clean of Forest Debris year round.

Bears & Critters



A fed Bear can become a dead Bear! Please don't share your garbage with critters and Bears. Install a metal locking Bear Safe to keep refuse secure! ACE Hardware sells them.

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 or garage. Locking Metal Bear Safes are the best! We have had reports of Bears and a pack of coyotes roaming around looking for food. Keep your small pets inside and do not leave dog food where forest animals can find it.

MPOA Standing Committee Updates Signs & Junk:

Our Signs and Junk Committee advises that Advertising & Commercial signs are not allowed and Political & Real Estate signs & banners must be removed promptly when events are over. Temporary Construction signs should also be removed when the job is done. Thank you for helping control sign pollution and Per the CC&R please keep your property neat and clean from refuse and debris and vendor advertising/sign pollution.

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, driveways, new homes and all exterior additions/improvements. Painting or deck refinishing DO NOT need approval. The form to request approval for this and trees can be found on our website on bottom of the Home Page.

PCR 4291 Committee

PRC 4291 Committee responds to written complaints of violations. Notices are sent, Hearings can be held with potential fines. Violations are also shared with EPFD & Cal Fire. Violations also subject property owners and neighbors to Insurance rate increases and/or cancellation.

VIP

(Volunteers In Prevention)

In the past MPOA had dedicated volunteers to this program touring properties, updating Cal Fire data base in an effort to identify and correct PRC 4291 Violations. Volunteers lost interest due to a lack of support from Cal Fire. The Board currently has a committee that responds to complaints and forwards violations to Cal Fire (Improved Properties) & EPFD (Unimproved properties). The hours involved by VIP used to allow MPOA to qualify for a Fire Wise Designation for our community. Due to a lack of this program we no longer qualify for this designation. This Newsletter and our website notify members of PRC 4291 requirements. The Board will support VIP and asks for volunteers to run the Cal Fire effort. Thank you to prior volunteers. If you are interested, please notify our Association. THANK YOU.

ARE YOU READY?



Winterize your Home Get Ready for SNOW

Time to get ready for winter storms. Remember to clean your rain gutters, downspouts and roofs and keep your firewood dry. Store your 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. Arrange for a winter snow removal service. Have some canned food if the power goes out too.

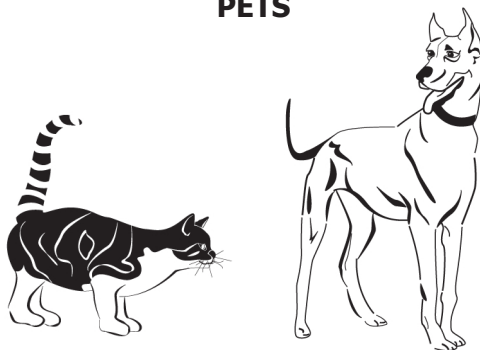
Eliminate ember-catchers:

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; and under and around porches, stairs, deck furniture, potted plants, storage areas, and vehicles.



Move your woodpiles as far as possible from buildings/propane tanks, trees and power lines; especially during fire season. Surround your home with 10' of bare cleared area and cover your firewood with flame resistant 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 your 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 sheds 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.

Avery Transfer Station No Charge to locals with ID

Formal ID checks may take 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.

PG&E

PG&E (211) is now offering more tree and debris removal services around their power lines. We all experience dead/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. 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 free 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 food waste and keeping Bears out of your garbage. Tahoe makes these mandatory!

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.





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ANNUAL FINANCIAL REPORT

FISCAL YEAR 2022 - 2023

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.

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Statement of Cash Flows

July 2022 through June 2023

	Jul '22 - Jun 23
OPERATING ACTIVITIES	
Net Income	-7,616.01
Adjustments to reconcile Net Income to net cash provided by operations:	
ANNUAL MEETING BBQ DEPOSIT	500.00
PPD 22-23 DUES	-20,432.00
PPD 23-24 DUES	19,475.00
PPD 24-25 DUES	144.00
Net cash provided by Operating Activities	-7,929.01
Net cash increase for period	-7,929.01
Cash at beginning of period	103,571.49
Cash at end of period	95,642.48

Meadowmont Property Owner's Association, Inc.
"A Residential Community"
Profit & Loss
July 2022 through June 2023

Cash Basis

	<u>Jul '22 - Jun 23</u>
Ordinary Income/Expense	
Income	
DUES 22-23	28,196.00
Investments	
Interest-Savings, Short-term CD	25.77
Total Investments	25.77
Program Income	
Late Fees	1,363.00
Returned Check Charge	-10.00
Transfer Fees	5,100.00
Total Program Income	6,453.00
Total Income	34,674.77
Gross Profit	34,674.77
Expense	
Business Expenses	
Bank Fees	10.00
INCOME TAXES	-8.34
RETURNED CHECKS	24.00
Total Business Expenses	25.66
Contract Services	
Accounting Fees	300.00
MANAGER	10,200.00
Website Maintenance	299.20
Total Contract Services	10,799.20
Facilities and Equipment	
Lot Clearing & Maintenance	275.00
Total Facilities and Equipment	275.00
Operations	
Books, Subscriptions, Reference	164.67
Office Equipment	615.91
Postage, Mailing Service	2,124.30
Printing and Copying	6,226.94
Telephone, Telecommunications	500.70
Total Operations	9,632.52
Other Types of Expenses	
Insurance-Bond	483.00
INSURANCE-BROKERS FEES	500.10
Insurance-D&O	4,544.00
Insurance-Liability Umbrella	8,028.24
Insurance - Liability	5,482.73
Memberships and Dues	155.00
Total Other Types of Expenses	19,193.07
Travel, Meetings & Events	
Annual Meeting/Picnic-Net Cost	
Annual Meeting BBQ Costs	2,365.33
Total Annual Meeting/Picnic-Net Cost	2,365.33
Total Travel, Meetings & Events	2,365.33
Total Expense	42,290.78
Net Ordinary Income	-7,616.01
Net Income	<u><u>-7,616.01</u></u>

Meadowmont Property Owner's Association, Inc.

"A Residential Community"

Balance Sheet

June 30, 2023

Cash Basis

	<u>Jun 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
LEGAL / EMERGENCY FUND-CD 11/24	59,954.96
OPERATING FUND-ELDS	33,480.52
Total Checking/Savings	<u>93,435.48</u>
Other Current Assets	
*Undeposited Funds	2,207.00
Total Other Current Assets	<u>2,207.00</u>
Total Current Assets	<u>95,642.48</u>
Fixed Assets	
LOT 10-99 1475 RAWHIDE	1,516.10
Total Fixed Assets	<u>1,516.10</u>
TOTAL ASSETS	<u>97,158.58</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
PPD 23-24 DUES	19,953.00
PPD 24-25 DUES	168.00
PPD 25-26 DUES	24.00
PPD 26-27 DUES	24.00
Total Other Current Liabilities	<u>20,169.00</u>
Total Current Liabilities	<u>20,169.00</u>
Total Liabilities	<u>20,169.00</u>
Equity	
Perm. Restricted Net Assets	1,516.10
Unrestricted Net Assets	83,089.49
Net Income	-7,616.01
Total Equity	<u>76,989.58</u>
TOTAL LIABILITIES & EQUITY	<u>97,158.58</u>

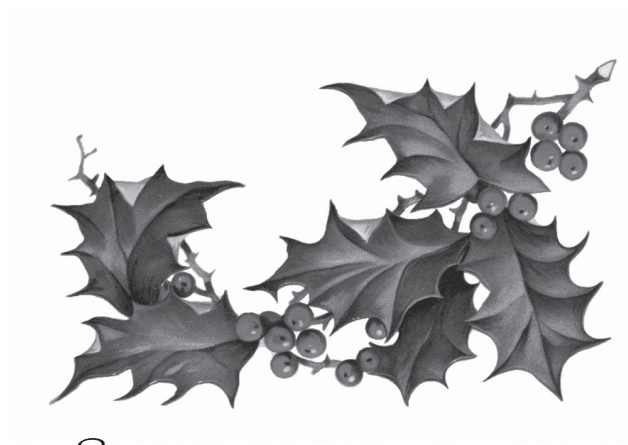


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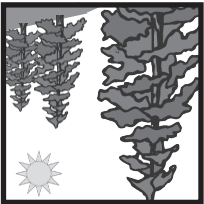
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Happy Holidays & Season's Greetings

2023 Fall - Winter Newsletter



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