

# Meadowmont Property Owner's Association, Inc.

## 2024 Fall - Winter Newsletter

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



### 2024 – 2025 MPOA Board of Directors

Dave Gallagher, Sr. President	
Larry Sikma	Vice-President
Derrick Wydick	Secretary
Dick Brockett	Treasurer
Vacant	Director
Vacant	Director
Vacant	Director
Don Shinn	HOA Manager
manager@meadowmontpoa.com	
209-795-1973	

### Thank You Board Members

Thank you to all our Directors for their time and efforts and for volunteering to serve our community. Derrick will be leaving us after the November meeting. We thank the Board Members for their many years of service to the community. We hold monthly meetings on the second Tuesday of the Month at 7:00 PM at Chapel in the Pines Church Entry Foyer 2286 Cedar Arnold. In the Summer we meet at White Pines Lake Picnic Area. Watch the website for updates on meetings.

Thank you to all the members for attending our 2024 MPOA Annual Membership Meeting and BBQ in July. And thank you to our guest speakers for the valuable information they shared with us.

### Call for Candidates:

Our Bylaws call for our Board to consist of 7 Directors who must be members and may serve consecutive terms. The term of office at this time is one year. Interested members who would like to volunteer, please contact our Manager and join us at our meetings.

### President's Message

We have made it through another summer no one burned out. You can now pay your dues with a credit card, there will be a slight charge for doing that. Remember if you are going to do any outdoor projects i.e Decks, Car Ports, Additions Retaining Walls or have any trees cut down over ten inches in diameter, you will need to fill out a request form on our website. Remember to Winterize your house, also it will be snow plow season please don't park in the street.

Merry Christmas and Happy New Year  
Dave Gallagher, President

### White Pines Park



White Pines Park and Lake is our wonderful community public park on Blagen Rd in Arnold. Enjoy basketball, volleyball, swimming, boating and other fun sports. The Lake is open to the public for use daily, closing at dusk and maintained by CCWD. Some restrictions being enforced. Donations are always appreciated.

### DO NOT FEED WILD ANIMALS

Members are reminded, please DO NOT Feed wild animals in the community. This makes them dependent on us and not their natural feeding. Securing waste bins and not leaving your pet food outside is a good rule. Yes, this is against the law as a fed bear can lead to a dead bear. Enjoy the mountains, be careful with your garbage and follow this simple request: DO NOT FEED WILD ANIMALS! Thank You!!

### 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

### Winter Get Ready List

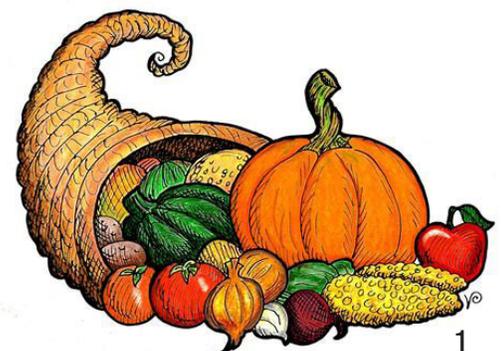
- Clothing/Boots/gloves
- Tires/chains in trunk
- Service vehicles
- Window scrapers & shovels
- Clean gutters/downspouts
- Firewood/covered
- service fireplace / flue
- purchase ski pass
- Flashlites/batteries
- Food/water
- Emergency Phone number list
- Spare Key Set

### MPOA Website:

**meadowmontpoa.com**

Remember to visit your Association's website often! The website offers great local contact information, a posting of the upcoming agenda for each month's Board meeting and Approved Minutes of the previous month's meeting.

## Happy Holidays



## 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 are supposed to maintain the drainage culverts along the roadway except for the culvert under your driveway which is a property owner's responsibility. Call 209-754-6402 for any plowing or road repairs, snow removal and signage. The County now has a service system, that will send you a status notice of completion. 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!!!

### Year Round Lot Cleaning

Property owners are required to keep their lots clean year-round of forest debris, dead trees and limbs and follow the clearance Guidelines of MPOA CC&R and PRC 4291. Being in compliance is important for fire prevention and required by fire Insurance carriers. A current list of 2024 Lot Cleaners to help you is posted on our website!

In the Spring when the snow is gone, there is always an effort to bring our properties into compliance with California Public Resources Code (PRC) 4291. At this time Cal Fire/EPFD 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! Removing downed logs, trimming limbs, raking up pine needles and removing leaves is mandatory. 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 recent Fires?

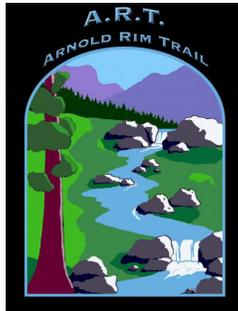
## Emergency Air Lift Helicopter Flight Insurance Air Med



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 a Flight 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.

Air Med @ 530-648-6455 and PHI Cares @ 1-888-435-9744 provides services & coverages to your family. Let them know you are a Member of MPOA! We recommend that you subscribe to both. It's a good idea!

### ART (Arnold Rim Trail)



If you like to hike, try the very popular 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 [arnoldrim-trail.org](http://arnoldrim-trail.org) for their schedule of hikes and events and a map. They now have a new trail map on their site for download. Access to the trail is along Fairway Dr. & at the Logging Museum. Signs are now posted on the trail directing you.

### Short Term Rental (STR)

Our Board of Supervisors are currently reviewing and plan to adopt a Short Term Rental (STR) Ordinance for property owners who choose to vacation rent their homes. They are accepting input. Please call our District 3 Supervisor Martin Huberty 209-795-1646 with any questions or input for the STR Rentals.

## 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](http://www.meadowmontpoa.com)

Megan's Law Information  
[www.meganslaw.ca.gov](http://www.meganslaw.ca.gov)

Calaveras County Government Center  
[www.calaverasgov.us](http://www.calaverasgov.us)

Local Events and Calendar  
[www.gocalaveras.com](http://www.gocalaveras.com)



**FIREWISE/MEADOWMONT**

Meadowmont is currently being reviewed as our application for Firewise has been submitted. This is due to the efforts of numerous volunteers over the years. When approved, share this designation with your Insurance provider as it shows our commitment to fire prevention and may get you a premium discount. We all experience downed trees from winter storms, limbs and pine needle debris that will need to be removed in order for our lots to be in compliance. 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. Cal Waste 209-795-1532 can also provide you with a dumpster. The dumpster is free if you have curbside pickup! Millers on HWY 4 should take clean yard waste. Rock Creek 209-754-6403 is available for dumping and recycling as is Red Hill 209-736-2144. A list of yard waste removal services and tree removal services can be found on our website.

**PG&E**

PG&E continues to remove and trim trees along the roadway along with the County. Power outages may occur during fire season when conditions are determined to create a hazard. Please visit PG&E.com for their new system of notifying property owners of scheduled power outages due to heat and weather conditions. Register Now!



**MPOA 2023/24 Annual Financial Report is Enclosed in this Mailing.**

The 2024-25 Pro Forma Budget has been approved by the Board and the Assessment increase to \$28 was necessary due to COL and Insurance premiums. Payment was due on July 1, 2024 and became delinquent on August 1. Late payments are subject to a \$10 late fee plus 1% interest monthly on your outstanding balance. Members who purchased their properties prior to 1996 are exempt from paying the annual \$28 Assessment but are still subject to the MPOA CC&R .

NOTE: We now have a payment option on our website for members to use credit cards or Pay Pal for dues payments.

**NEW ONLINE DUES PAYMENT INFO**

For your convenience, your MPOA has setup a link so you can pay your annual dues online, if you choose. (You can only pay dues for one property for one year per transaction.)

To pay online, login to our web site: meadowmontpoa.com

On the main page, just under the flag, select "Pay Dues Now"

Select "Dues-on-time" or "Dues-late" if it is August First or later. Enter your property address (required)

Select your payment method and complete the transaction.

We hope that this online payment method will make paying your annual dues easier. Do not forget to return your "Dues Remittance Form" if you have any additions or changes to the information that MPOA has on file.

**FREE THANKSGIVING DINNER AT THE MOOSE LODGE**

Ebbetts Pass Moose Lodge is having a FREE Traditional Thanksgiving Dinner open to the public on Thursday, November 28th. Dinner will be served from 1:00 pm to 4:00 pm. The Moose Lodge will have a delivery service for home bound people. Please call 209-795-3112 on Thanksgiving Day from 9:00 am to 11:30 am for home delivery.

**Ebbetts Pass Moose Lodge  
1965 Blagen Road, Arnold, CA**

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

EVERY TRANSFER STATION off HWY 4 in Avery is free for property owners and there is also a Cal Waste recycle dumpster, 24 hours a day 7 days a week, at their office on Blagen 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. Everyone is encouraged to use the transfer station for recycling or curbside weekly refuse and bi-weekly recycling removal services. This service is available through CAL-WASTE who offers their customers one annual free dumpster for landscaping debris. Please call them at 209-795-1532 for more information.

**E.P.P.O.C. (Ebbetts Pass Property Owners Council)**

Ebbetts Pass Property Owners Council is a local group comprised of local homeowners and Board members that meets monthly at the Firehouse on Blagen Rd on the first Wednesday of every month @ 9:30 am. Meeting Minutes and Agenda can be found on their new website EPOC.ORG. Guests are always welcome to attend. Invited speakers share current information on all sorts of local projects, activities and helpful announcements and reports.



## ARE YOU READY?



### Winterize your Home Get Ready for SNOW

Time to get ready for winter storms. 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.

#### Eliminate ember-catchers:

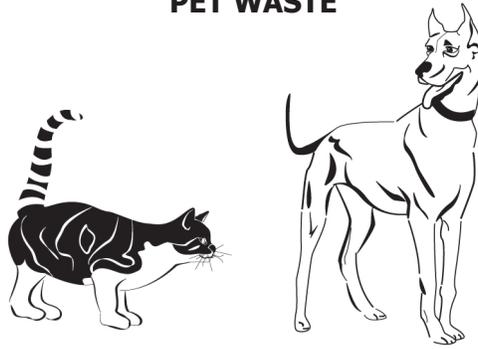
Sparks, firebrands, and burning embers may blow miles from a wildfire and rain down on your home for hours. These will land on, under, and around your house in any place that rain, snow, leaves, and pine needles fall. During fire season, frequently check and clean all nooks and crannies, especially on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

#### Woodpile



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.

## PET WASTE



Please be a good neighbor and clean up after your pets! Pet waste can build up and become unsanitary and a smelly nuisance. Carry a waste bag with you when walking your pet. Remember to use a leash and control your pet at all times. THANK YOU! Noisy pets and animal violations should be reported to: Calaveras County Animal Services 209-754-6509

#### Public Resources Code 4291

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.

#### Emergency Supplies

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!

## 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 for tree removal can be found on the bottom of the home page of our website.

### TREES

Per our CC&R All living tree removal requires prior approval from MPOA. Our application Request form can be found on our website on the Home Page. Failure to get approval can result in a fine of \$500 per tree!

### SIGNS & 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.

### ADDRESS SIGNS

# 6457

Address signs are required and are very important during an emergency! Reflective signs are available at the Sheriff Sub Station in the Shopping Center office.





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## ANNUAL FINANCIAL REPORT

### FISCAL YEAR 2023 - 2024

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 2023 through June 2024

	<u>Jul '23 - Jun 24</u>
<b>OPERATING ACTIVITIES</b>	
Net Income	-13,021.83
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	-200.00
PPD 23-24 DUES	-19,929.00
PPD 24-25 DUES	19,965.00
PPD 25-26 DUES	442.00
	<hr/>
Net cash provided by Operating Activities	-12,743.83
Net cash increase for period	-12,743.83
Cash at beginning of period	95,842.48
Cash at end of period	<hr/> <u>83,098.65</u>

**Meadowmont Property Owner's Association, Inc.**  
**Profit & Loss**  
**July 2023 through June 2024**

Cash Basis

	Jul '23 - Jun 24
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
DUES 23-24	28,636.00
DUES 24-25	0.00
<b>Investments</b>	
Interest-Savings, Short-term CD	5.76
<b>Total Investments</b>	5.76
<b>Other Types of Income</b>	
DONATIONS TO MPOA	47.00
<b>Total Other Types of Income</b>	47.00
<b>Program Income</b>	
FINES	200.00
Late Fees	1,732.00
Transfer Fees	5,610.00
<b>Total Program Income</b>	7,542.00
<b>Total Income</b>	36,230.76
<b>Gross Profit</b>	36,230.76
<b>Expense</b>	
<b>Business Expenses</b>	
Bank Fees	34.14
<b>Total Business Expenses</b>	34.14
<b>Contract Services</b>	
Accounting Fees	300.00
Legal Fees	1,501.50
MANAGER	10,200.00
Website Maintenance	579.30
<b>Total Contract Services</b>	12,580.80
<b>Facilities and Equipment</b>	
Lot Clearing & Maintenance	575.00
Rent, Parking, Utilities	0.00
<b>Total Facilities and Equipment</b>	575.00
<b>Operations</b>	
Office Equipment	584.97
Postage, Mailing Service	2,308.16
Printing and Copying	7,266.19
Telephone, Telecommunications	546.87
<b>Total Operations</b>	10,706.19
<b>Other Types of Expenses</b>	
Insurance-Bond	483.00
INSURANCE-BROKERS FEES	500.00
Insurance-D&O	4,544.00
Insurance-Liability Umbrella	9,896.95
Insurance - Liability	7,227.51
Memberships and Dues	35.00
<b>Total Other Types of Expenses</b>	22,686.46
<b>Travel, Meetings &amp; Events</b>	
Annual Meeting/Picnic-Net Cost	
Annual Meeting BBQ Costs	2,520.00
Annual Meeting Park Use Fee	150.00
<b>Total Annual Meeting/Picnic-Net Cost</b>	2,670.00
<b>Total Travel, Meetings &amp; Events</b>	2,670.00
<b>Total Expense</b>	49,252.59
<b>Net Ordinary Income</b>	-13,021.83
<b>Net Income</b>	-13,021.83

**Meadowmont Property Owner's Association, Inc.**  
**Balance Sheet**  
**June 30, 2024**

	<b>Jun 30, 24</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
LEGAL / EMERGENCY FUND-CD 11/24	59,954.96
OPERATING FUND-ELDS	18,933.69
<b>Total Checking/Savings</b>	78,888.65
<b>Other Current Assets</b>	
*Undeposited Funds	4,210.00
<b>Total Other Current Assets</b>	4,210.00
<b>Total Current Assets</b>	83,098.65
<b>Fixed Assets</b>	
LOT 10-99 1475 RAWHIDE	1,516.10
<b>Total Fixed Assets</b>	1,516.10
<b>TOTAL ASSETS</b>	<b>84,614.75</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
PPD 24-25 DUES	20,133.00
PPD 25-26 DUES	466.00
PPD 26-27 DUES	24.00
<b>Total Other Current Liabilities</b>	20,623.00
<b>Total Current Liabilities</b>	20,623.00
<b>Total Liabilities</b>	20,623.00
<b>Equity</b>	
Perm. Restricted Net Assets	1,516.10
Unrestricted Net Assets	75,497.48
Net Income	-13,021.83
<b>Total Equity</b>	63,991.75
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>84,614.75</b>



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