

Meadowmont Property Owners Association, Inc.

P.O. Box 213, Arnold, CA 95223

Tel: 209 795-1973

www.meadowmontpoa.com

Dear New MEADOWMONT Property Owner:

The Board of Directors for the Meadowmont Property Owners' Association, Inc. (MPOA) would like to welcome you to our scenic and peaceful neighborhood. We hope you enjoy and feel at home here. Also, welcome as a new member of the MPOA.

MPOA's By-Laws state our 'purpose' is:

Article II – Purpose: The purpose of the organization, a non-profit corporation, is to provide such services as the membership shall determine and which may be considered necessary to protect the rights, interest and privileges of the members and their respective properties, and to promote recreation activities, and to encourage the membership to participate in the enhancement of the natural beauty of our community.

As such, MPOA is your property owners' association and serves as a resource for the Meadowmont community and its residents. MPOA is charged with enforcement of our By-laws and CC&R's. The Association's Board of Directors meets the second Tuesday of each month (except July) at 7:00 p.m. in the entrance lobby of the Chapel in the Pines, adjacent to the Big Trees Market shopping area. You are welcome and encouraged to attend meetings, participate, join other community volunteers and just get involved with your property owners' association. MPOA both welcomes and needs you!

The primary purpose of the MPOA is to protect and enhance property values in our community. We abide by the Davis-Stirling Act, a California law, and have posted our Governing Documents, minutes, agendas and other informational items of interest on the MPOA web site at www.meadowmontpoa.com. Please take time to visit the website which is updated frequently and especially look at our By-laws and CC&R's. Additionally, the website and Board members are resources for a wide range of matters including Fire Prevention, Tree Sustainability and Removal, the Ebbetts Pass Property Owners Council (EPPOC), Neighborhood Watch programs, various social activities and the Annual Membership Meeting which is held each July. EPPOC is the Ebbetts Pass Property Owners Council and all the developments in Arnold belong to it.

You and your property are covered by and subject to the By-laws and CC&R's.

Arnold is served by the Ebbetts Pass Fire Department, CalFire and the Calaveras County Sheriff's Department. Ebbetts Pass Fire Department does annual fire prevention compliance inspections of unimproved lots; CalFire does the same for improved lots. Ebbetts Pass Fire Department is the entity that will respond to structural fires in the community. The phone number for Ebbetts Pass Fire, which is located at 1037 Blagen Road near the Arnold Post Office, is 209-795-1646. The Business Office telephone for CalFire is 209-795-1542.

The Calaveras County Sheriff's Department, along with other county government offices is located at 891 Mountain Ranch Road in San Andreas. The Sheriff's Department's Business

Office telephone number is 209-754-6500. The Sheriff's office also has a community office/substation in the Meadowmont Shopping Center. The Arnold Sheriff's community office may be reached by calling 209-795-0473. There are Neighborhood Watch programs in the Meadowmont area. Neighborhood Watch is not an MPOA sponsored program, but we definitely approve of it. For more information concerning Neighborhood Watch, call the Calaveras County Sheriff's Department.

Additionally, Meadowmont has county maintained roads, including snow removal. For more information regarding county roads, contact the Calaveras County Roads Department at 754-6402.

The internet serves Calaveras County well and is a great resource for activities. Some resources are the Calaveras Visitors Bureau at www.gocalaveras.com, the Greater Arnold Business Association (GABA) at www.greaterarnold.org, www.thepinetree.net and www.calfire.org. Needless to say, there are many others.

You can pay to have your garbage and recyclables picked up by Cal-Waste or you can drive to Avery and dispose of it free. This does not include "green waste" like wood, pine needles, branches or plants. They have to be taken to different disposal sites.

All of us in Arnold have FREE ambulance service provided by the Ebbetts Pass Fire Dept. We pay \$??? Annually with our property tax bill for this. We are also served by two air ambulance services. You can sign up for one or both.....

MPOA annual dues of \$28 are due July 1st. We send out a courtesy dues invoice in May.

Be sure to send us any changes in your mailing address or contact information. If there is ever a problem with your property, we will try to notify you.

Please stop by one of our Association meetings and introduce yourself. You may also reach the MPOA office by calling (209) 795-1973.

We hope the included literature and information will be useful to you.

Welcome, and we look forward to meeting you.

Sincerely,

MPOA Board of Directors

11/17/2024