

Meadowmont Property Owner's Association, Inc.

2026 Fall Newsletter &

2026/2027 Annual Financial Report

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

Dues & escrow information: treasurer@meadowmontpoa.com

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



2026 – 2027 MPOA Board of Directors

Larry Sikma	President
Bill Shepherd	Vice-President
Dick Brockett	Treasurer
Martha Rubin	Director
Vacant	Secretary
Vacant	Director
Vacant	Director

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

MPOA Board Business

Thank you to all our Directors for their time and efforts and for volunteering to serve our community. All Directors have been approved to serve another one year term at our Annual MTG. Welcome Bill Shepherd to the Board as Vice President too!!

Call for Candidates: Our Bylaws call for our Board to consist of 7 Directors and they may serve consecutive terms. The term of office at this time is one year and all of our current Directors have been re-elected at the Annual Membership Meeting & BBQ on Sat. July 11, 2026 and continue to serve the community. Again, Thank you to all our Directors for their time and efforts on the Board.

MPOA property owners may volunteer to be appointed to the Board by the Board. Please attend our regular monthly Board Meetings on the second Tuesday of the month at Chapel In The Pines, and at the Lake during the Summer months.

IMPORTANT

In an effort to reduce costs, the Board is asking members to approve using emails for sending certain required documents. You will find the form on our website. Please complete and return the form to: MPOA PO Box 213 Arnold CA 95223. Thank You!



MEADOWMONT

MEADOWMONT has been certified as a participating site with Firewise USA. Firewise signs are being posted. It is separate from MPOA. We thank Martha Rubin and volunteers for their efforts.

For Members to receive certification you must :

- 1) Be a property owner,
 - 2) Show proof of compliance with PRC 4291 with labeled photos and/or a receipt from a lot cleaner/vendor and
 - 3) Be current with your MPOA Dues.
- Contact:

meadowmontfirewise@gmail.com) and provide the above to receive your certificate. Share your certificate with your Insurance provider as it may get you a discount on your premium!.

We all experienced downed trees from storms, limbs and pine needle debris that will need to be removed in order for lots to be in compliance. Members you may choose to work with your neighbors, hire a chipper and trailer and remove the debris with a group effort. Some residents like to pile and burn their debris. Please visit the CAL-FIRE website or call 209-795-1542 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 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 and tree removal services can be found on our website.

Continued on next column

MEADOWMONT Continued

Properties in Meadowmont are subject to inspections year round. 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 2026 Lot Cleaners is posted on our website!

Calaveras Tree Mortality Tree Removal Cost Share Assistance for Seniors has been available in the past. The Calaveras Foothills Fire Safe Council has offered grants to assist owners in tree/debris removal costs. Call 209-728-8785 to qualify and receive benefits from their program.

Fall Lot Cleaning

In the Fall when snow is gone, there is always a concerted effort to bring our properties into compliance with California Public Resources Code (PRC) 4291. That is when lots are inspected, educating property owners on how to be in 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 a list of trained tree service vendors located on our website at: meadowmontpoa.com.

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.

Important Phone Numbers (209)

Sheriff 209-754-6500 OR 911
Highway Patrol 209-822-3998
Cal Fire 209-795-1542
County Road Repair 209-754-6401
Animal Services 209-754-6509
EPFD 209-795-1646
meadowmontfirewise@gmail.com

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 firwood covered 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.

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.

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 has vendors.

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.

PG&E

PG&E continues to remove and trim trees along the roadways 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!

WHITE PINES PARK & LAKE



White Pines Park and Lake is our wonderful community public park on Blagen Rd near Arnold. This is where our summer Board meets in the Summer and our Annual Meeting / BBQ is held. The Lake is open to the public for use and maintained by CCWD with some restrictions being enforced. Donations are always appreciated.

2026/2027 MPOA Annual Financial Report is Enclosed in this Mailing.

The 2026-27 Pro Forma Budget was approved by the Board and the Assessment will remain at \$28.00 per year, per property effective July 1, 2026. Payment is due on July 1, 2026 and becomes delinquent on August 1. Checks only please OR you may now make electronic payments as described on our website. Late payments are subject to a \$10 late fee. Members who purchased their properties prior to 1996 are exempt from paying the annual Assessment but are still subject to the MPOA CC&R. NOTE: We have no Reserve components, so we have no funding requirements to disclose.

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 arnoldrimtrail.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. & Cedar Center. Signs are now posted on the trail directing you.

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 prior to each month's Board meeting, Real Estate Disclosures and Approved Minutes of the previous month's meeting @ meadowmontpoa.com.



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

PAYPAL CHARGES

PayPal was only setup for the convenience of our property owners to pay their annual dues with a credit card. MPOA is charged a fee for each transaction, so that is why we request to be reimbursed for the fee. Last year it cost MPOA over \$300 because many convenience fees were not paid.

E-MAIL VS SNAIL MAIL

MPOA would like to send papers like this Newsletter to you via email vs printing and mailing. But, Calif. State law requires us to get your written permission to do that. As an example, Emailing this Newsletter would save MPOA about \$1.57 printing cost and about \$.62 postage, or \$2.19. If you would like to help us save, you can get the "MPOA Electronic Consent Form 2026" from our Web site or request one from the Treasurer or Manager.

MPOA Annual Membership Meeting & BBQ was a great success! Thank you for coming out to support your association.



PLEASE SHARE THE ROAD

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 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!!!

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 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. Air Med provides service & coverage. Let them know you are a Member of MPOA! It's a good idea! Contact them @530-648-6455

PG&E

PG&E has a new power outage notification system. Visit PG&E.com for review and sign up for this new program.

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 via zoom monthly, on the first Wednesday of every month @ 9:30 am. Minutes and Agendas can be found on their new website: EPPOC.ORG.

Refuse / Recycling Removal AVERY TRANSFER STATION

Refuse Removal/Recycling AVERY 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. 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 removal services. This service is available through CAL-WASTE who offers their customers an annual free dumpster for landscaping debris. Please call them at 209-795-1532 for more information.

FREE THANKSGIVING DINNER AT THE MOOSE LODGE

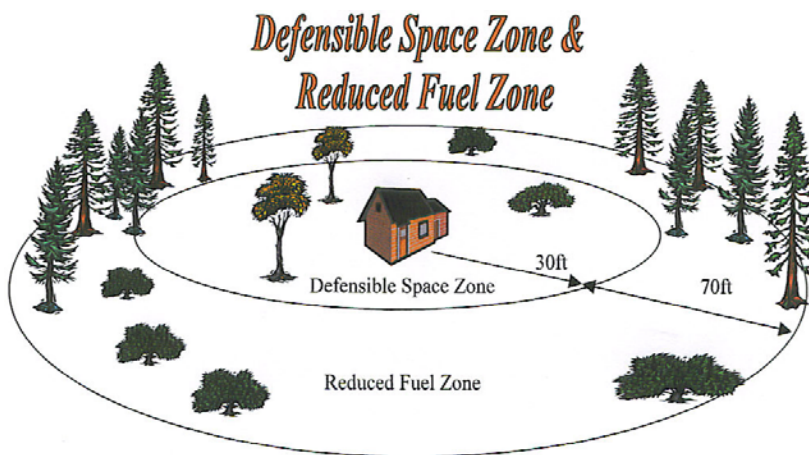


Ebbetts Pass Moose Lodge is having a FREE Traditional Thanksgiving Dinner open to the public on Thursday, November 26th. Dinner will be served from 1:00 pm to 4:00 pm. The Moose Lodge will have a delivery service for home bound people. Please call 209-795-3112 on Thanksgiving Day from 9:00 am to 11:30 am for home delivery.

Ebbetts Pass Moose Lodge
1965 Blagen Road, Arnold, CA



MAKE YOUR HOME (AND COMMUNITY) FIRE SAFE



Fire once played its natural role in California, keeping vegetation thinned out and healthy, which in turn kept fires small and beneficial. As humans moved into wildland areas and began suppressing all fires, vegetation increased to the dangerously overgrown levels we see now, resulting in extremely destructive wildfires. To maintain the safety of our homes, families, firefighters, community, and natural resources, we must replicate fire's traditional role by removing the excess vegetation around our homes and neighborhoods.

CLEAR 100 FEET FOR FIRE SAFETY

(or to your property line, whichever is nearest – as required by California Public Resources Code 4291)

1. Remove dead vegetation.
2. Thin out live vegetation.
3. Prune up your trees.

1. Remove Dead Vegetation:

- **The First 30 Feet:** Remove *everything that is DEAD*: dead trees, branches, brush, all dry grass, leaves, and pine needles within 30 feet of all buildings and on roofs, gutters, decks, porches, and ground - including spaces under decks, porches, buildings on pier blocks, RV's, vehicle parking areas, etc.
 - **Chimneys:** Remove all limbs within 10 feet of chimney. Install ½" screening on chimney outlets.
 - **Propane Tanks:** Provide 10' horizontal and vertical clearance. Very low, well-irrigated groundcover and lattice fencing within 10' is permissible. **No smoking or burn piles within 25 feet!**
- **The Next 70 Feet:** Remove all dead trees, dead brush, and dead branches within 15' of the ground. Dry, cut grass, leaves, and pine needles may stay on the ground, 3-4" deep. Clearing beyond 100 feet will increase the safety of your home and property.

2. Thin and Separate Live Vegetation:

- **Separate** trees and bushes from each other and from dry, dead ground fuels such as dry grass (cut short as possible), pine needles, or live ground covers, according to possible flame heights and lengths on next page.
- **Surround** clumps of vegetation with cleared areas, according to possible flame heights/lengths on next page.
- **Maintain** a vertical clear space of at least "**3 times the height of the shrub**" between any shrub and overhanging tree branches, or between grass and shrubs or tree branches.
- **Interrupt** fire's path by breaking up continuous shrub masses. Remove "ladder fuels" – the vegetation that lets fire climb from ground level to treetops and roofs.
- **Minimize** the number and size of plants beside your house. Avoid dense 'privacy screens' that could endanger your home. Separate plants using a diamond pattern to maintain privacy and fire safety, like this → 
- **Replace** highly flammable plants with fire resistive ones. not this → 

3. Prune Your Trees:

- Prune (remove limbs) at least 6 feet, more on slopes, if there is nothing but leaf litter or short, cut grass under your trees. You should be able to walk freely under your trees. Remove dead limbs within 15' of the ground.
 - For a single ornamental tree with branches to the ground, remove all dead fuels within, beneath and beside it.
- Prune to ⅓ the tree height, or 15 feet, whichever is less, if there is groundcover vegetation growing under the trees, **or** to retain a "continuous forest canopy" (limbs of one tree touching those of another).



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ANNUAL FINANCIAL REPORT

FISCAL YEAR 2025-2026

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

12:18 PM

08/31/26

Meadowmont Property Owner's Association, Inc.

Statement of Cash Flows

July 2025 through June 2026

	Jul '25 - Jun 26
OPERATING ACTIVITIES	
Net Income	1,587.48
Adjustments to reconcile Net Income to net cash provided by operations:	
PPD 25-26 DUES	-24,107.00
PPD 26-27 DUES	16,549.00
PPD 27-28 DUES	913.00
PPD 28-29 DUES	84.00
Net cash provided by Operating Activities	-4,973.52
Net cash increase for period	-4,973.52
Cash at beginning of period	89,457.84
Cash at end of period	84,484.32

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Cash Basis

Meadowmont Property Owner's Association, Inc.
Profit & Loss
July 2025 through June 2026

	<u>Jul '25 - Jun 26</u>
Ordinary Income/Expense	
Income	
DUES 25-26	34,719.00
HOA DOCS	85.00
Investments	
BANK INTEREST	343.26
Interest-Savings, Short-term CD	1,277.05
Total Investments	1,620.31
Program Income	
Late Fees	2,284.00
Transfer Fees	4,165.00
Total Program Income	6,449.00
Total Income	42,873.31
Gross Profit	42,873.31
Expense	
Business Expenses	
Bank Fees	36.15
Total Business Expenses	36.15
Contract Services	
Accounting Fees	350.00
CONVENIENCE FEES	322.54
MANAGER	10,200.00
Website Maintenance	401.30
Total Contract Services	11,273.84
Facilities and Equipment	
Lot Clearing & Maintenance	1,050.00
Rent, Parking, Utilities	250.00
Total Facilities and Equipment	1,300.00
Operations	
Computer, software, supplies	99.99
Postage, Mailing Service	2,238.10
Printing and Copying	7,436.78
Telephone, Telecommunications	533.36
Total Operations	10,308.23
Other Types of Expenses	
Donations	350.00
Insurance-Bond 4/26	483.00
INSURANCE-BROKERS FEES	1,350.00
Insurance-D&O 11/26	3,419.00
Insurance-Liability Umbrella	0.00
Insurance - Liability 4/26	9,734.61
Memberships and Dues	5.00
Total Other Types of Expenses	15,341.61

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Cash Basis

Meadowmont Property Owner's Association, Inc.
Balance Sheet
As of June 30, 2026

	<u>Jun 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
CD-412 ELDS 5-17-27	42,372.19
DUES-PAYPAL COLLECTED-1598	15,514.37
DUES-TEMP-(PAYPAL HELD)	1,215.00
OPERATING FUND-ELDS 6104	<u>23,968.76</u>
Total Checking/Savings	83,070.32
Other Current Assets	
*Undeposited Funds	<u>1,414.00</u>
Total Other Current Assets	<u>1,414.00</u>
Total Current Assets	84,484.32
Fixed Assets	
LOT 10-99 1475 RAWHIDE	<u>1,516.10</u>
Total Fixed Assets	<u>1,516.10</u>
TOTAL ASSETS	<u>86,000.42</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
PPD 26-27 DUES	17,384.00
PPD 27-28 DUES	997.00
PPD 28-29 DUES	<u>84.00</u>
Total Other Current Liabilities	<u>18,465.00</u>
Total Current Liabilities	<u>18,465.00</u>
Total Liabilities	18,465.00
Equity	
Perm. Restricted Net Assets	1,516.10
Unrestricted Net Assets	64,431.84
Net Income	<u>1,587.48</u>
Total Equity	<u>67,535.42</u>
TOTAL LIABILITIES & EQUITY	<u>86,000.42</u>



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