

Monthly Newsletter



THE CONDOR

September 2024



THE OFFICIAL PUBLICATION OF THE PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION, INC.

Photo By: Wayne Diehl

“Caring has the gift of making the ordinary special.”

-George R. Bach

Dear PMC Residents,

As we reflect on the importance of community, it's vital to recognize the incredible support and dedication that volunteers provide each day, especially in the face of challenges. Our community thrives because of the selfless contributions of volunteers who tirelessly give their time and effort to make a positive impact. Whether it's organizing events, maintaining common areas, or providing support to fellow members, our volunteers are the backbone of this community.

Additionally, I want to express my gratitude to the hardworking employees of PMCPOA. Their unwavering commitment and dedication keep our community running smoothly each and every day. Their efforts do not go unnoticed, and we are incredibly grateful for all they do.

I extend a sincere thank you to the members of the PMCPOA Board of Directors and committee members for their invaluable time and commitment to serving the needs of our community. Their guidance and leadership play a crucial role in ensuring that our community continues to thrive.

Let's continue to foster a sense of togetherness and support within our community, recognizing the significant impact that each and every individual makes. It's our collective effort that upholds the strength and unity that define our community.

I hope you enjoy the September newsletter, which focuses on the community and its members who work hard to keep it thriving.

Warm regards,

Editor

In this newsletter you can expect:

Message from the Chairperson

Update from the General Manager

Community Stories

Community Safety

PMCPOA Entertainment

News You Can Use

Save A Tree
Receive Your Newsletter
Electronically



Copyright © 2024 PMCPOA, Inc.

All rights reserved.

Reproduction of any material from this issue expressly forbidden without permission of the publisher. Unsolicited articles, letters to the editor, and photographs are welcomed with the understanding that publication is at the sole discretion of the editorial staff and cannot be returned unless accompanied by a SASE.

Reasonable care in handling submissions will be taken but the Condor cannot be responsible for materials submitted.

The Condor is published monthly by PMCPOA, Inc. and is the official publication of the corporation. Opinions expressed do not necessarily reflect the views of the Condor Committee, the PMCPOA Board of Directors, or the management.

Editorial and Advertising Deadline for October 2024

Monday, September 16th, 2024

If you have written an article, know of some mountain community news that may be of interest to the members, human interest or anecdotal stories, please feel free to submit to the editor for publication in an upcoming issue. Articles may be edited for length or content.

Email: communications@pmcpoa.com



Please contact the PMCPOA office with change of address at the phone number listed. PMCPOA, Inc. does not endorse the products of advertisers in The Condor.

The PMCPOA Board of Directors meets on the third Saturday of every month at 10:00 am in the Condor Room of the Clubhouse.

All members are invited to attend the open session. The executive session is a closed meeting for the discussion of and action on legal and personnel matters, third party contracts, and member-requested hearings.

Members may request copies of the open Board Meeting minutes.

These requests should be made in writing to the Corporate Secretary. There is a charge per page for making copies of the minutes.

The Condor
Vol 46 . No 9
September 2024

Published by
Pine Mountain Club Property
Owners Association, Inc.
www.pinemountainclub.org

Editor/Designer
Gisa Seeholzer
communications@pmcpoa.com

Condor Proofreaders
Wayne Diehl
William Graney

Mailing Volunteers
Amber Lawrence
Shirley Meythaler

Advertising Information
communications@pmcpoa.com

Printed by the PMCPOA
Business Office
2524 Beechwood Dr. PO Box P
Pine Mountain Club, CA 93222
661.242.3788

PMCPOA Office Hours

Monday-Friday
8:00am-5:00pm
Saturday
8:00am-3:00pm
(Closed for lunch 12-1pm)

Office 661-242-3788
Patrol 661-242-3857 (24 hrs)

Website: www.pinemountainclub.org
Facebook: www.facebook.com/pmcpoa

Letter from Chairperson: Jennifer Emett

UPDATE

I hope you're enjoying your summer and utilizing the pool and the clubhouse as a cooling center (8am-5pm daily). It's been hotter than usual so please stay hydrated and ensure your pets are safe too.

Three things keep me up at night, literally? Fire, bears and potential clubhouse renovation costs.

Todd Greisen, our general manager, and I met with the USFS District Ranger last week. She recommended the best course of action is to continue working with the Kern Fire Safe Council (KFSC), send a message from PMC POA in support of the Wildfire Risk Reduction Project and search for grants and partner with other government agencies to set up fuel breaks near or within the PMC boundaries. Shawn Coulter, as PMC Board Liaison, and Todd will be attending the next KFSC meeting in late August. USFS will continue with their previously approved project funds to reduce fuels (prescribed burning, mastication, chipping, etc.) west of PMC and other Frazier Mountain areas.

A bear sub-committee has been approved by the board! Applications must be received at the office by September 8th (emailed or dropped off) for approval during the next open board meeting. I will serve as liaison to the committee to report progress to the board. While I appreciate the enthusiastic responses, we must limit the number of members or the committee could get bogged down. An odd number of members will be chosen, based on qualifications, and the accepted applicants will be notified as soon as possible.

On 8/17/2024, the PMC Board of Directors met with RCS, the remodel project manager, in Executive Session to review three bids. The board approved moving forward with submitting plans for both the Clubhouse and Pavillion to Kern County once the Pavillion construction documents are at least 90% complete.

Once the plans are approved by the county, other bids could be considered from general contractors who were waiting for more details before bidding. The board approved to have "Association Reserves" begin a physical detailed reserve study. A reserve study identifies PMCs assets with 30 years or less remaining useful life and assesses the current value so the association has enough money set aside in the reserve account to replace those assets. This is essential because some of the reserve funds can be used to replace the existing components that were also identified in the remodel project. The remaining funding will likely require a membership vote, as I mentioned in the open board meeting.



*Be well,
Jennifer Emett*

• Residential • Commercial • Apartments
(805) 585-0999

• PMC • Ventura County • LA County
• Santa Barbara County



Drew Rankel



Stacy Nevins

BEVERLY GLEN
PROPERTY MANAGEMENT

DRE#01993430 DRE#02241602 DRE#02102919

***Celebrating 28 Years of
Preserving
Local History
Come Visit!!***

**Ridge Route Communities
Museum**

**3515 Park Drive, Frazier
Park**

**Open Fri-Sun 12-4 p.m.
or by appointment**

Call 661-245-7747

Update from General Manager: Todd Greisen

MANAGER UPDATE

Hello, Pine Mountain Club!

We continue to make progress on many fronts, making improvements and addressing member concerns. There is much work to be done, and with the support of the board of directors and association members I intend to continue the progress I've made thus far. In some cases, I'll ask for your patience as I manage priorities and budget while continuing to fulfill PMC's Mission Statement. I would like to take a moment to remind us all of it so that we can all remain focused on what's most important in our community. So here it is:

"The PMC POA will provide high-quality service to its members and continually improve its organizational operations and capital assets while maintaining fiscal responsibility. It will protect the intimacy and mutual respect of the community's small-village atmosphere and practice sound stewardship in conserving the surrounding natural environmental resources."

Today, I'd like to share some of what staff is doing with the support of the board of directors, as we continue to strive toward fulfilling PMC's mission statement.

Service that staff provides to residents and guests is always important. Are there improvements needed? Absolutely. We are working on additional customer service training for staff who interact directly with members and guests. Some of our key amenities where customer service comes into play are the front office desk, the restaurants, the post office, the pool, and a few others. Unfortunately, staff is sometimes put in situations with difficult people. Even in these circumstances we desire to protect the "mutual respect" of members and guests and ask that you treat staff the same way you'd like to be treated.

Also regarding "mutual respect," safe driving on our roads has become a concern. Cars are sometimes observed violating safe driving laws and practices. Although the association has no sworn law enforcement officers that would give us authority to cite reckless or speeding drivers, we are improving our warning signage, both along the roadways and painted warnings on the roads. With enough evidence, the board of directors can take measures within our authority under association rules to enforce through hearings and fines. Unfortunately, this enforcement is not an immediate response like getting a ticket for speeding on the highway.

But when we can, a strong message is still sent to the violators that they are not treating their fellow drivers with "mutual respect."

Regarding "organizational operations," many improvements are underway.

Sometimes improvements bring their own unanticipated challenges. One of them is the implementation of our new management software. While software implementations are never perfect, this one has been particularly difficult within the accounting module. Those of you who pay attention to our financial reports, know that we've been unable to produce monthlies since March. This is due to the inaccuracies created when carrying over numbers from the old system to the new. After many unsuccessful attempts to correct the numbers, a new plan is underway to resolve the situation ahead of the CPA's annual audit due this fall.

Another operational improvement has been updates to POA communications. As you may have noticed, we have a new website. It is still under construction, but has begun a new path toward better transparency and more accurate information for members and guests. Note that it is a new domain name – no longer pinemountainclub.NET. It is now pinemountainclub.ORG. More information and updates will be added over time. Our Facebook page, requiring no membership, is also getting updated much more frequently. It is the best source of accurate information regarding anything to do with PMC. It's been reported that many are confused regarding the true source of Pine Mountain Club's social media. If you are asked to "join" a group, please know that you are not on the authorized PMC page.

The board of directors is taking steps to establish a new reserve study, a tool used in community associations to maintain its "capital assets." The existing study has been found to have significant errors, impeding our ability to maintain operations through proper maintenance, repair, and replacement of its assets, when needed. Capital assets include major items such as the clubhouse and other buildings, roads, and amenities such as the golf course, pool, equestrian center, tennis and pickleball courts. The reserve study inventory must include major components that support, or are found within the assets, such as association vehicles, heavy equipment, furniture, tools, etcetera. When complete, the study will establish funds to be set aside within its own budget for the cost of all these components as maintenance, repair or replacement is needed in the future. When properly managed, funds are available when needed, instead of borrowing from a bank.



To maintain the “small-village atmosphere,” we are increasing the cooperation with the commercial center and their annual events. While these events often bring in many guests to Pine Mountain Club, we are striving to increase the appeal to residents, as well. For example, the upcoming “Run to the Pines” car show will also include a cart show, given the large number of PMC residents who use golf carts as a mode of transportation. Our plan is to have a vendor on site who can help with maintenance concerns for your cart, along with a cart contest with prizes. The car show is planned for August 31st and will coincide with our monthly Concert on the Greens. We hope to see you at this event that will be happening on both sides of Mil Potrero Highway.

To “practice sound stewardship in conserving the surrounding natural environmental resources,” there are also multiple PMC efforts underway. We all understand that we are surrounded by nature, and with our greenbelts have it within the community, too.

Living in this environment requires a balance between protecting it and protecting our homes. We all understand the great risk we face of wildfires. This month, as part of an ongoing effort to mitigate the risk, another section of greenbelt will have fire-reduction maintenance completed, following rules and guidance of the federal government for environmental protection of plants and wildlife. Each year, using available grant money this seasonal work will continue.

With this reminder of Pine Mountain Club’s mission statement, I hope you all will be encouraged to participate in making it a wonderful place to live and visit.

Thank you for being a part of this amazing community!

Have a Great Day!

PMCPOA Patrol Updates

Monthly/YTD Patrol Recap for PMCPOA Board Meeting August 17th, 2024

Compiled by: Patrice Stimpson, Patrol Chief

During the month of July 2024, Patrol responded to 472 calls for service. Observations and calls included in the following;

STR		#	YTD (fiscal)
	Enforcement	82	82
	Violations	6	6
	Written Warnings	0	0
	Incident Reports	0	0
	Public Assists	188	188
	House/alarm checks	31	31
	Agency Assists	9	9
	Animal Control	1	1
	Conflicts	10	10
	Deaths reported	2	2
	General complaints	24	24
	Injury	0	0
	Medical	0	0
	Suspicious incidents	6	6
	Traffic incidents	1	1
	Welfare checks	9	9

Wildlife	103	103
STR CALL TOTALS	0	0
Other:		
Other:		



Laborers of the Harvest Fostering Community Through Food

By: Gisa Seeholzer

The nonprofit organization Laborers of the Harvest is making a significant impact on our community. They are ensuring that surplus food, including fresh produce, canned goods, and bakery items, does not go to waste. Despite the sale of the organization's building in Taft, their dedicated volunteers have been tirelessly traveling to Bakersfield to collect this variety of food that would have otherwise been discarded. Their relentless efforts and the help of over a dozen volunteers have resulted in a substantial amount of food being gathered, benefiting over 50 individuals and families.

The rescued food is then made available to the community at low cost through Laborers of the Harvest at the Pine Mountain Community Church events building, thanks to their generosity in allowing the organization to utilize the space.

In addition to distributing food, the dedicated volunteers at Laborers of the Harvest also prepare unique bags for community members who cannot visit the center, ensuring that support reaches those in need throughout the mountain communities.

At the helm of this incredible initiative is Mel Weinstein, who has been instrumental in running Laborers of the Harvest and positively impacting the community. Every individual in our community plays a crucial role in their cause. Those interested in supporting this noble cause can donate to laboroftheharvest.org and contribute to the organization's continued efforts.

Your support is crucial in making this distribution successful and ensuring that no one in our community goes hungry.

Food is available to everyone.

The \$30 monthly membership fee provides for four Tuesdays from when you sign up.

Please join us if you want to substantially reduce your food bill.

The food starts distribution at noon at 16281 Askin Drive in PMC.

For more information, call Mel at 310-829-6868.



Mel Weinstein getting food ready to hand out.



Residents gather before the food distribution

Equestrian Center Updates

By: Lori Harmon

I'm (Lori Harmon, Equestrian Manager) excited to share the wonderful news that Julia and Alice from our very own Pine Mountain Club Equestrian Center have won the 2024 State Grand Championships with their California Rangers Team. It's incredible to watch these two young ladies grow up starting with their first horses' and riding lessons right here at our stables and blossoming into accomplished riders!

Your hard work, dedication and the strong bond you've built with your horses truly shine through. This victory is a well-deserved testament to your passion and commitment and you've made everyone here so proud.

Here's to many more successes in the future!
With love and admiration,
Your Barn Family ❤️



Thank you to everyone who made our open house on Saturday such a wonderful day! We had an amazing turnout and it wouldn't have been possible without the help and support of our incredible volunteers, horse exhibitors, and staff.

A special shoutout to Pony Pals, Natalie's face painting, Kern County Animal Services, Mountain Melange, and the Bear Claw Bakery for their contributions. Your participation truly made the event special!

We're so grateful to our community for coming together and celebrating with us. We can't wait to see you all at our Halloween Barn Bash coming up soon!



2024 State Grand Championships



A promotional graphic for "HORSEMANSHIP LESSONS". It features a brown horse, a rider on a white horse, and a girl with a pink helmet. The text reads: "Are you ready to embark on a journey of discovery and connection with horses? Discover the art of horsemanship at Pine Mountain Club Equestrian Center." Below the text is a "SIGN UP TODAY" button.

661-242-3788

Minimum Age: 8 yrs

PMCPQA Equestrian Center

Lockhart Native Plant Garden GoFundMe Campaign

The Lockhart Native Plant Garden was recently featured in a story on Channel 23 news in Bakersfield. Our local reporter, Avery Ellowitz, produced a nice story on the garden. You can see it by going to Channel 23 New in Bakersfield. [Lockhart Native Plant Garden continues to blossom with locals' support \(turnto23.com\)](http://www.turnto23.com). Also, with generous donations from the community of native plant lovers and volunteers we were able to purchase and replace some of the split-rail fencing around the garden, repair one of the benches, order new brochures, and have the garden paths scattered with slash. Thank you for all your support. Please continue to support the garden by donating to: Lockhart Native Plant Garden needs your help! Half of our fencing is nearly 20 years old and some of the rails are in need of replacement. Also, new plants and a new garden hose needs to be purchased. Please help by donating to our GoFundMe campaign. Donations can be made at <http://www.gofundme.com/lockhart-native-plant-garden>. Please visit our Facebook page: Lockhart Native Plant Garden.



PICKLEBALL LESSONS

**4-Week Lessons and Private Lessons
Ages 8 to 108**

BEGINNERS / NOVICE

Tuesdays - 4 p.m. - 6 p.m. 7 p.m. - 9:00 p.m.
Sept. 10, 17, 24, Oct. 1 **Oct. 8, 15, 22, 29**

INTERMEDIATE

Mondays - evening session 7 p.m. - 9 p.m.
Sept. 9, 16, 23, 30 **Oct. 7, 14, 21, 28**

COST: \$60 Per Person 8 hrs. of instruction

FAMILY DISCOUNTS

for siblings, guests and any kids from
ages 8 to 17 – \$48 per person

PRIVATE LESSONS

\$25/hr. per person \$40 for 2 people

Instructor: Tom Smith, PMC Pickleball Club, Pres.

Reservations and Payment Instructions:

Lesson reservations will be available on a first-come, first-served basis. Please, no refunds, or rescheduling a group lesson, for a missed lesson. Please call or text Tom Smith at (661) 425-4866 and secure your reservation by sending your check payable to Tom Smith, P.O. Box 5284, Pine Mountain Club, CA 93222-5284. Check or Cash also accepted at the courts. If you are unable to attend any session, please call, Tom, as soon as possible, so that he may give someone else the opportunity to play.

PMC Pickleball Courts, 2524 Beachwood Way.

Join in the Fun and Good Exercise Too!

Community Updates & Safety

The Great Shakeout October 17@10:17AM at PMC

Drop! Cover! Hold!

Tuesday October 17 at 10:17 am, Pine Mountain Club will be part of the nationwide Great Shakeout. Your PMC Emergency Preparedness Committee, Radio Safety Net and CERT are joining together for this exercise designed to increase community earthquake safety and survival.

The Great Shakeout is held annually wherever earthquakes can occur. It can be as easy as "Drop, Cover, Hold" or involve drills with specific scenarios to get us problem solving and preparing for the real thing. Keep your eye out for flyers and notices for pop up meetings about the Shakeout throughout the summer. Be a participant on Shakeout Day. If you've done a Shakeout, be a Coach. Email us at mountainradio93@gmail.com to learn more and sign up to be part of this event. Meanwhile check out the Shakeout website at shakeout.org.

Drop! Cover! Hold!

Your PMC Emergency Preparedness Committee



Paradise Pest Control Demo

Bear encounters in residential areas can be a cause for concern. However, thanks to innovative solutions like Paradise Pest Control's Grid Guard modular, electrified tile system, homeowners and communities can now experience a sense of relief. This unique system, specifically designed to deter bears and other wildlife, has been making waves in the pest control industry for its ability to provide a non-lethal but effective means of keeping wildlife at bay.

Paradise Pest Control recently provided the Pine Mountain Club Property Owners Association (PMCP OA) with a small modular Grid Guard to use at the transfer site in August. A demonstration was conducted to determine the best placement, setup, and voltage for the Grid Guard mat to ensure its optimal functionality. This hands-on approach highlights the company's commitment to ensuring that its product is tailored to the specific needs of each environment in which it is deployed.

Paradise Pest Control, located in Carpinteria, CA, is the go-to source for those interested in learning more about the Grid Guard and its applications. Speaking with owner Sean Steale can provide valuable insights into the effectiveness and versatility of this innovative wildlife deterrent.

Grid Guard represents a significant step in wildlife management, offering a humane and reliable solution to mitigate human-wildlife conflicts. As communities grapple with the challenges of coexisting with wildlife, tools like the Grid Guard are vital in promoting peaceful cohabitation and ensuring the safety of humans and wildlife.

Paradise Pest Control: <https://paradisepestco.com>

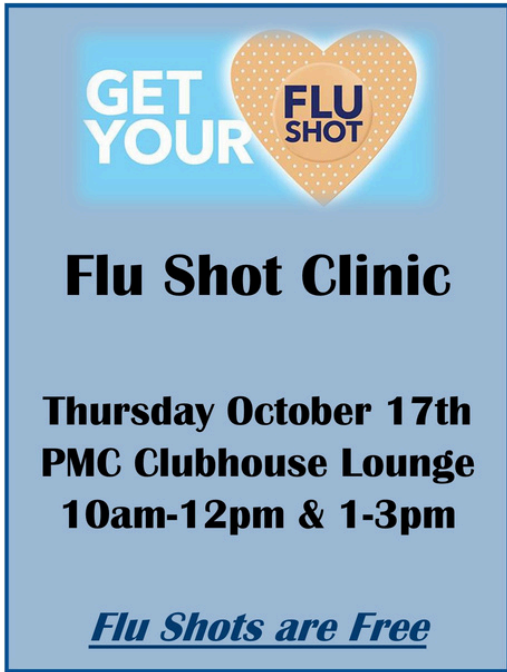


Get Ready to ShakeOut.

October 17, 2024

Register: ShakeOut.org

ShakeOut



GET YOUR FLU SHOT

Flu Shot Clinic

Thursday October 17th
PMC Clubhouse Lounge
10am-12pm & 1-3pm

Flu Shots are Free



Twin Oaks
 PROPERTY MANAGEMENT

Maximize Your Property's Potential
Expert Management ~ Exceptional Returns

www.TwinOaksPM.com
(661) 242-2246

DRE#02073214

REALTOR | **MLS** | MULTIPLE LISTING SERVICE

Property Management Certification

Equal Housing Opportunity

TINARPM™
 National Association of Residential Property Managers

Assessment Dues

Assessments Were Due July 1st, 2024

The 2024/2025 assessment amount is \$1,961.00. The bills went out the first part of May and were due July 1, 2024. Please make sure to put your tract and lot # in the memo field if paying by check. Those numbers are found on your member or guest card right under your name.

Did you know that you can pay your Annual Member Assessments online?

Visit: <https://pinemc.cincwebaxis.com>

You'll be able to pay your assessments with credit card or e-check.

Please note the following fees:

\$1.99 for e-check processing and 3.25% for credit card processing.

You can still pay by paper check or cash at the PMCPOA Business Office.

Wildlife

Reminder: Do Not Feed Wildlife

Reminder: Rule 7.03. The feeding of or providing food in any manner to bears, mountain lions, bobcats, raccoons, deer, foxes and/or coyotes is strictly prohibited on any lot or other portion of the Pine Mountain Club development. "Feeding" includes giving, placing, exposing, depositing, distributing, scattering, or allowing food or any edible material to remain in the development that may attract wildlife. Food or any edible material left outside unattended is prohibited and is considered feeding the wildlife. This prohibition will be strictly enforced, and the California Department of Fish & Wildlife will be notified of any violations.

The deadline for taking in all bird seed, nuts, suet and hummingbird feeders was April 1, so they should be away for the season now as well.

Thank you for your cooperation!

PMCPOA July Recreation & Programs

Pickleball

Monday- 9:00am-11:00am
Wednesday- 7:00pm-9:00pm
Saturday- 9:00am-11:00am

Times are subject to change.
Guilds



Mondays & 1st & 3rd
Wednesdays:
Lace Guild (Pavilion)
10:00am-3:00pm

2nd, 4th, & 5th Wednesdays:
Quilt Comfort Zone
(Pavilion)
9:00am-3:00pm

First Thursday:
Quilt Guild Business Meeting (Pavilion, April-December)
6:00pm

Every Friday:
Quilt Chat & More
(Pavilion)
9:00am-3:00pm

Member & Guest Card Information

If you have any questions regarding member cards, guest cards, pool key cards, or member card stickers, please call (661) 242-3788, ext. 225, or email adminclerk@pmcpoa.com Monday through Friday.

Please remember to always carry your member or guest card with you in PMC. You may be asked to present it at the transfer site or in the clubhouse. Also, if you are asked to show your ID in the lounge, please do so; otherwise you will not be served any alcohol.

PMC Pool Hours

Morning Lap Swim
8:00am-10:00am

Open Swim
10:00am-7:00pm
*Please See Water Aerobics

Evening Lap Swim
7:00pm-8:00pm

Water Aerobics
(\$5/person)
Monday, Wednesday, Friday
10:00am-11:00am



Recreation Room Hours

Open Friday-Sunday
12:00pm-5:00pm
*Open 9/2 Labor Day

Arts & Crafts for Kids Sundays
3:00pm-5:00pm

PMC Fitness Classes

Yoga with Deb
Tuesdays & Thursdays
@ 12:00pm
\$10/ person

Rise & Shine with SunJay
Tuesdays
10:00am-11:00am
\$5/ person

Tai Chi with Shannon
Mondays- 5:00pm-6:00pm
Tuesdays- 4:30pm-5:30pm
\$10/ person

Meditation Club
Mondays- 12:00pm

Ecstatic Dance with SunJay
Last Wednesday of the Month
7:00pm-9:00pm
\$15/ person



CALL ON RON

HAULING, ODD JOBS, YARD WORK
& MORE
IN PINE MOUNTAIN CLUB

CALL: 323-590-4563

Richie's Plumbing

**New Construction/
Remodel/ Repairs**

*More than 35 years
in business in PMC*

**California Contractors
License #604332**

661-242-1390

richmann1@sbcglobal.net

**gerger
CONSTRUCTION**

Conrad Gerger

*Remodeling, Decks,
Kitchens, Bathrooms & More*

Lic: 898659

818-357-0873

gergerconstruction@yahoo.com

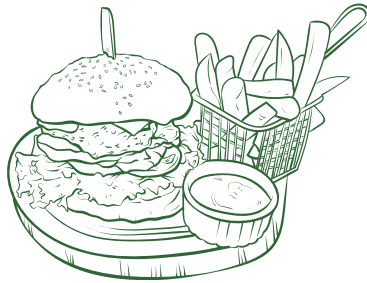
Clubhouse & Lounge Line-Up

Condor Restaurant

Thursday Night Special:
4:00pm-7:30pm
Friday & Saturdays
4:00pm-9:00pm

Piano Bar

9/6- Drew Lesson
9/7- Brendan Coyle
9/13- Dave Silversparre
9/14- Steve Wilkinson
9/20- Steve Wilkinson
9/21- Richard Schwägerl
9/27-Dave Silversparre



Condor Cafe Hours

Wednesday - Friday

Breakfast 8:00am-11:00am
Lunch 11:00am-2:00pm

Saturday - Sunday

Breakfast 9:00am-12:00pm
Lunch 12:00pm-2:00pm

Sundays: Breakfast & Lunch are served in the Condor Restaurant & Lounge with a full bar.

Condor Lounge Bar Hours

Thursdays: 4:00pm-1 0:00 pm
Friday: 4:00pm-11:00pm
Sat, 4:00pm-11:00pm
And for special occasions

Bands

9/6 - Cary Park
9/7 - Mile High
9/13 - Justin Goudeau & Friends
9/14 - Journey in Time
9/20 - Mark Moulin & Friends
9/21- Almost Famous
9/27 - Roger Wynfield
9/28- Katfish (COG 4-7PM)
9/28- Rick Berthod Band (7-11pm)



September Concert on the Greens

Date: Saturday, September 28th, 2024

Time: 4:00pm-7:00pm

Where: On the Greens

Bands: Katfish



Lewis W. Larmon

Insured & Bonded
License: #852182

ABLAZE TREE
SERVICE
Arborist

GENERAL
CONTRACTOR

661-699-8630
ablazetreeservice@outlook.com

Stump Grinding, Fire Wood, Fire Code
Compliance, Tree Treatment



PMCPOA Standing Committees

Most committees meet in person. Please check with each committee for current details about the meetings.

Communications Committee:

Tuesday, September 3rd, 2024 (Zoom)
6:00pm

Greens and Grounds:

Friday, September 6th, 2024 (Pro Shop)
9:00am

Environmental Control:

Friday, September 6th, 2024 (Condor Room)
2:00pm

PMCPOA Board of Directors:

Saturday, September 21st, 2024 (Condor Room/ Stream)
10:00am

Emergency Preparedness:

Saturday, September 28th, 2024 (Pavilion)
9:00am

CERT:

Saturday, September 28th, 2024 (CERT Facility)
10:30am

Governing Documents

Saturday, September 7th 2024 (Pavilion/Zoom)
9:00am

Planning

Saturday, September 14th, 2024 (Pavilion/Zoom)
10:00am

Budget & Finance:

Wednesday, September 18th, 2024 (Condor Room/Zoom)
5:00pm

Transfer Site Summer Hours

Daily: 8:30am-5:00pm

Thursdays: 8:30am-7:00pm

** For PMC residents/ guests only; please bring your member or guest card.*

** Four vehicles at a time at the site; please wait your turn outside.*

** Please secure your trash before heading to the site. * Please do not leave trash outside the gate of the Transfer site. This is for your safety and the safety of the bears.*

California Energy Contractors
Est. 1999, License #B769663
Celebrating 25th Anniversary with 25% off on all our work!
We specialize in:
* Roofs * Double Pane Windows & Doors
* Exterior Paint & Stucco * Walk-in-Tubs & Showers
Call for a free estimate: (661) 485-3371
www.Cal-Energy.com
*Mention Pine Mountain Club for your 25% coupon
(Cannot be combined with any other offers.)*


Natural HOUSE CLEANING
Residential & Commercial
• Mailbox pick-up
• Grocery pick-up
• House plant watering
Ask about our New Client Special!
Maureen Koehler
(928) 925-7097

**ACCOUNTING
PAYROLL
TAX RETURNS**
Mark Sturm MBA
866-884-9022
www.bookntax.com

HIGH SPEED INTERNET ACCESS IS HERE!
**FRAZIER MOUNTAIN
INTERNET SERVICE**
*Serving and Supporting
Our Community
Since 1995*
CONNECTING FRAZIER MOUNTAIN TO THE WORLD
Call us at 242-5500 x64 for more information

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of August 17, 2024. Complete minutes are available at the business office or online at www.pinemountainclub.org after their approval at the next board meeting. In the regular open meeting Chair Jennifer Emmett called the meeting to order at 10:00 a.m. Nine directors attended: Cam Acosta, Mark Bailey, Candace Bennett, Shawn Coulter, Jennifer Emmett, Philip Gabriel, Randall Gates, Carolyn Gilbert, and Brad Hudson. Also, in attendance were general manager Todd Greisen and recording secretary Grace Wollemann.

MOTION by Director Gilbert, **SECOND** by Director Hudson that the agenda for the Board of Directors Meeting of August 17, 2024 be adopted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Acosta to approve the consent agenda. **MOTION** carried.

There were ten (10) committee applications for approval. Chair Jennifer Emmett presented the chair's report.

General Manager Todd Greisen presented the managers' report.

There was no treasurer report available.
The board acknowledged receipt of the committee minutes.
There were two (2) environmental control committee projects recommended.
There were zero (0) cottage industry permits requested.

BOARD ACTION ITEMS:

OLD BUSINESS:

The board chair gave an update to the clubhouse revitalization.

NEW BUSINESS:

MOTION by Director Acosta, **SECOND** by Director Gilbert amend and approve **RESOLUTION #01-08-17-2024**, the update to Association Rule Article 11 (Equestrian Center) removing in number 6 "engaging in gossip" and divisive or adversarial behavior" and changing the effective date from "upon approval" to "September 21, 2024". Director Coulter opposed. Directors Acosta, Bailey, Bennett, Gabriel, Gates, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to review and approve **RESOLUTION #02-08-17-2024**, replacement of Reserve Item 6048, Street Sweeper, NTE \$240,000 from the reserve fund. Directors Bailey, Coulter and Gates opposed. Director Hudson abstained. Directors Acosta, Bennett, Gabriel and Gilbert approved. **MOTION** carried.

MOTION by Director Emmett, **SECOND** by Director Coulter to review and approve **RESOLUTION #03-08-17-2024**, creating a Bear Invasion Ad-Hoc Committee. **MOTION** carried.

MOTION by Director Gates, **SECOND** by Director Bailey to defer one meeting **RESOLUTION #04-08-17-2024**, replacing the Ford F-550, Reserve Item 6065, with a 2024 Dodge Ram 5500, NTE \$111,500 from the reserve fund. **MOTION** carried.

MOTION by Director Gates, **SECOND** by Director Coulter to defer one meeting **RESOLUTION #05-08-17-2024**, replacing the 2011 Dodge 2500, Reserve Study #6059 with a 2024 Dodge Ram 3500 Crew Cab, NTE \$80,000 from the reserve fund. Directors Gabriel and Gilbert and Hudson opposed. Directors Acosta, Bailey, Bennett, Coulter and Gates approved. **MOTION** carried.

MOTION by Director Gates, **SECOND** by Director Gabriel to amend and approve **RESOLUTION #06-08-17-2024**, replacing two (2) four inch meters, Reserve Study #2011, NTE \$14,000 from the reserve fund. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Bennett to approve the Consent Calendar. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Bennett to approve the update to Business Policy H-3 (Election Committee). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Acosta to sanction the following club: Pine Mountain Gardeners Club. **MOTION** carried.

MOTION to add board liaisons to PMC's elected government officials including but not limited to the county supervisor, state representatives and federal representatives. **MOTION** deferred.

MOTION to start a food closet that would be funded by PMC and donations from the community. **MOTION** deferred.

The board sent and received sixteen (16) items of correspondence.

The next Regular Open Board Meeting will take place on **September 21, 2024 at 10:00 a.m.** in the Condor Room.

Meeting adjourned at 1:50 p.m.

Treasurer's Report & Compliments, Concerns, Complaints

Treasurer's Report

Due to the implementation challenges of our new association management and accounting system, we've been unable to provide accurate numbers for the board to approve monthly financials. We've been unable to reconcile numbers between the old system and the new one. Audits and corrections are nearly complete, but not in time for approval at the June board meeting. Accounting anticipates providing completed financial statements for April, May, June, July, August in time for board approval in September. Following that, the accounting department will begin working with our external CPA for PMC's annual audit, which is expected to be completed by October or November of this year and will be available for membership review following board approval.

Thank you for your patience!



**Dr. Kolodner
Dental Group** In PMC
10 years!

16333 Pine Valley Lane #303
Pine Mtn Club, CA
(661) 242-3704

- Cosmetic and General Dentistry
- Oral Surgery & Root Canals
- Children's Dentistry & In-office Bleaching
- All PPO's & Care Credit accepted
- No Insurance, \$150 (includes cleaning, exam, Xrays & oral cancer screening)

www.kdgsmls.com

Member Fines Report

FINES: The Board of Directors imposed fines at their executive session on August 17, 2024 for the following violations:

- Association Rule 3.10 (Abusive Behavior)
- Association Rule 4.13 (Excessive Barking)
- Association Rule 7.03 (Feeding Wildlife)
- Association Rule 7.04 (Trash with Food)
- EC Code 21.20 (Exterior Fires)
- EC Code 21.21 (Reforestation)
- EC Code 21.29 (Nuisance & Noxious Activities)

Compliments Concerns & Complaints

Monthly CCC recap: For the August 2024 CCC column, there were no submissions. All of the submissions are published in the monthly Condor.

Thank you for your submissions to the Compliments, Concerns, and Complaints Box. It takes a village to run a village, and your care and concern help keep PMC the wonderful place we love. The CCC box in the lobby and the online version on the PMCPOA website exist to allow members to voice their compliments, concerns or complaints publicly when appropriate. Once a submission is received, it is directed to General Manager Todd Greisen, who writes the response or sends the submission to the appropriate staff member or department to write the response.

When you submit to the CCC boxes, look for responses in the next month's edition of the Condor. (Note that the monthly submission deadline for the Condor is the Monday before the Board of Directors meeting.) Please be sure to include your contact information. While your name will not be published or posted, we don't respond to anonymous submissions. If you have a concern that involves maintenance, sanitation, or safety issues, or is of a confidential nature, please contact the Business Office immediately at 661-242-3788.

Thank you!



Ellie Melili
Direct Property Management
Elite Real Estate Group Inc.

Broker Lic. # 01301719

818-983-9689

WE HAVE QUALIFIED APPLICANTS WHO ARE READY TO RENT YOUR HOME NOW

**EVICION SERVICES:
COMPETITIVE PRICES FOR EVICTIONS**

**REAL ESTATE &
INVESTOR SPECIALIST**

In Beautiful Pine Mountain Club

Pine Mountain Club SUNDAY MARKET

Farmer's Market & Vendor Bazaar

- Produce
- Farm Meats
- Nuts, Dried Fruit
- Flowers
- Mushrooms
- Live Music
- Herbs
- Crafts
- Jewelry
- Gifts
- Woodwork
- Garden Bar

10am to 2pm
The Perch at 16200 Mil Potrero
Pine Mountain Club 93222

Follow us on [f](#) [i](#)



16215 Askin Drive, #102
Pine Mountain Club, CA 93222
MountainMelange.com



THE CONDOR

THE OFFICIAL PUBLICATION OF THE
PINE MOUNTAIN CLUB PROPERTY
OWNERS ASSOCIATION, INC.

2524 Beechwood Way PO Box P
Pine Mountain Club, California 93222
www.pinemountainclub.net
661.242.3788 (office) 661.242.1471 (fax)