

Monthly Newsletter



THE CONDOR

May 2025



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

Photo Credit: Gail Pattarino

PMC is springing into action. Mark Your Calendars!

Sunday Market is back!!

May 4th from 10am – 2pm
Catch it every First & Third Sunday
at The Perch

Cinco de Mayo Fiesta!

Monday the 5th
Buffet: 3pm – 7:30pm
Live Music by Meridian: 5pm – 9pm
at the Clubhouse Restaurant & Lounge

Special Mother's Day Brunch

Sunday the 11th from 10am – 2pm
at the Clubhouse Restaurant & Lounge

Meet the Candidates

Have all your questions answered!
Friday the 16th at 6pm
Sunday the 18th at 10am
(Both meetings held in the Condor Room)

Pine Mountain Scrappers Quilt Show

Saturday the 17th from 9am – 4pm
at Lampkin Park

40th Annual Lilac Festival

Food, music, crafts, and all things lilac! ♥
Saturday the 17th & Sunday the 18th
9am – 5pm in the Village

Pool Season Begins!!

Friday the 23rd

- Lap swim 8am – 10am and 7pm – 8pm
- Open Swim 10am – 7pm (11am M-W-F)
- Water Aerobics 10am – 11am M,W,F

Concert on the Greens – Season Opener

Saturday the 24th
Runaway performs: 4pm – 7pm

Memorial Day

The Business Office will be closed
Monday, May 26th

Blood Drive

Your donation makes a difference!
Friday the 30th from 10am – 2pm
Clubhouse parking lot

Teen Night Scavenger Hunt

Friday the 30th Stay tuned for clues!

Clubhouse Revitalization Workshop

Saturday the 31st from 10am – 1pm
in the Condor Room

Summer Golf Scramble Tee-off!

Saturday the 31st at 5pm

In this newsletter
you can expect:

Message from
the Chairperson

Update
regarding the
General Manager

Community
Stories

Community
Safety

PMCPOA
Entertainment

Kern Transit is offering FREE Rides in May!!!
www.kerntransit.org



Scan for more
details on
May Events



Photo Credit:
Michael Flynn

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

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Save A Tree | Receive Your
Newsletter Electronically

Editorial and Advertising Deadline for June 2025

Saturday, May 10, 2025

We'd like to hear from you! 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



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



The Condor

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PMCPOA Office Hours

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

Office 661-242-3788
Patrol 661-556-1685 (24 hrs)

Letter from Chairperson: Jennifer Emett

I apologize to Director Mark Bailey for the timer incident at a past board meeting; I had implemented a three-minute time limit per director in January for open board meetings, which prevented him from finishing his presentation in March. I had misinterpreted the PMC POA H-2 policy to mean directors could speak twice, up to 10 minutes "per topic" in total. I was corrected by the Governing Documents Committee.

According to Robert's Rules of Order (Article VII) and H-2 policy, which the board adopts during the organizational meeting. The H-2 policy ensures open meetings allow directors to speak twice, up to 10 minutes each, per topic. At the discretion of the Chair, the time can be extended. Per Roberts Rules, the board may limit or extend the time limits and number of times directors can speak on a topic by a 2/3 vote.

I was attempting to reduce the time spent in open sessions, I had no ill intent towards Mark's presentation specifically, merely a desire to move the meeting along. I appreciated his discovery to resolve a missing permit from years ago. On the flip side, allowing 10 minutes twice for directors to speak will likely lengthen open board meetings, as witnessed in April, which took four hours.

The search for a new general manager is progressing well; a candidate has accepted PMC POA's offer and will begin working soon.

Here's a [link](#) to the current General Manager Search Press Release.



The latest recall petition received enough votes to be placed on the ballots for the annual meeting, with an added cost of \$ 8,450.

Neither the board nor the PMC POA agrees with nor opposes the recall and remains neutral.

The petition is recalling two board members, Brad Hudson and me. If the vote passes, there will be two director openings for a one-year term each. Two members submitted their intent to run for those two potential openings.

There will be a "Meet the Candidates" forum, and they will be included in that forum.

Be Safe and Bear Aware!



**WHAT CAN WE DO,
SO YOU DON'T HAVE TO?**

www.TwinOaksPM.com
(661) 242-2246

DRE#01355272



General Manager's Report from the Board Chair

The lease agreement for a cell tower provider, which would house T-Mobile and potentially two others, has been vetted by a cell tower agreement consultant, our insurance team, and our lawyer.

We agreed to the general terms with Vertical Bridge, which will include an initial deposit, monthly lease payments, and annual increases. I have requested a member vote on this year's ballot for the length of the lease since it may be up to 35 years. The other terms of the lease are considered confidential until the members have voted, and the contract is finalized.

Due to repeated vandalism inside the Lampkin Park restrooms, the prior administration closed the restrooms except during pre-planned events. We have good news: the Lampkin Park restrooms now have a [white] Key card reader! Similar to locks at the pool, the [white] Key card can be used to open the doors during daytime hours.

To add an element of security, Key card IDs are tracked, and cameras are monitoring the outside doors (inside is not visible to the cameras). There is a sign outside the restrooms with a direct line to Patrol.

If you witness or discover vandalism, please call that number as soon as possible. We appreciate your assistance with protecting our restrooms.

In July 2024, the Board Treasurer, Accounting Manager and I began researching the Clubhouse Complex Revitalization Project's actual vs Resolution NTE (Not to Exceed) expense amounts for Phases 1-2 (Pool and Pool Areas) and Phases 3-6 (Clubhouse, Pavilion, etc).

While no ill intent or criminal activity was discovered, there was a lack of controls in place to ensure that actual expenses were in line with the Open Board Meeting Resolutions NTE (i.e., the budget).

These findings were presented by the Treasurer, Randall Gates, in April's Open Meeting. There is more research remaining and any adjustments to the presentation will also be provided, as needed. That was a great start towards financial project status and transparency.

Next, a new Business Policy and changes to existing policies have been sent to the Governing Documents Committee for review and recommendations.

Next open meeting will include accounting status of the \$22K resolution (sending the board-approved Clubhouse Revitalization plans to Kern County for the 1st Plan Check).

I wish to thank both Randall and Jorge for their dedication and countless hours of research.

There will be several golf tournaments this season, including a charity event for Kern Fire Safe Council. We hope the community rallies around this event to support a great charity that has helped our community in many ways to remain fire safe.

Following Mark Bailey's discovery that the pool area never received a permit, all issues identified at the time have been resolved. There was a missing and a broken handicap sign. A re-inspection and obtaining the permit are in the works; the responsibility of the original contractor. Further research revealed that the Phase 1-2 Project Manager had passed away from COVID; he also had not ensured that the permit was obtained. This oversight was no reflection on RCS, the Phase 3-6 project management company.

The bears have come out of their torpor state and have begun their search for food in our homes and autos. Patrol has several reports of attempts and intrusions where food rewards were obtained. Please be alert, lock your car doors, and close the windows all the way. Screens do not prevent a bear from entering your home; close/lock home windows and doors, particularly if you are not in the room.

Unfortunately, due to several reasons, the pool will not be opened before May 23, 2025, and will remain open until Labor Day weekend.

Richie's Plumbing

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*kindest Regards,
 Jennifer Emmett*

Tips to Keep Mice and Rats Away from Your Home

Patrice Stimpson – Patrol Chief

As residents of the Los Padres National Forest, we are charged with the good stewardship of our environment. Do no harm – leave nothing but footprints.

This article addresses the use of pesticides, specifically mice and rat poisons commonly referred to as rodenticides.

PMCPOA has rules regarding wildlife. See PMCPOA Rule 7.10 which states, in part “No person shall expose wildlife to any toxic substance or a container that contains any toxic substance”. This includes the use of outdoor bait boxes commonly provided by pest control companies.

Once a rodenticide is used, its effects reach far beyond rats, mice, or other pests. The poison becomes a lethal part of the food chain and can irreversibly harm delicate ecosystems as well as domestic animals and even children. Whether it is an owl bringing a poisoned rat home to its nest, a fox swallowing a newly captured squirrel, or your dog or cat devouring the dying or dead mouse it has found, the use of poison simply doesn't make sense. Not for wildlife and not for us.

When any animal consumes rat poison – typically, by eating a poisoned rodent – the effects include internal bleeding and lesions, vomiting, lethargy and a reduced immune response, which can make them more susceptible to other diseases. In many cases the animal will die.

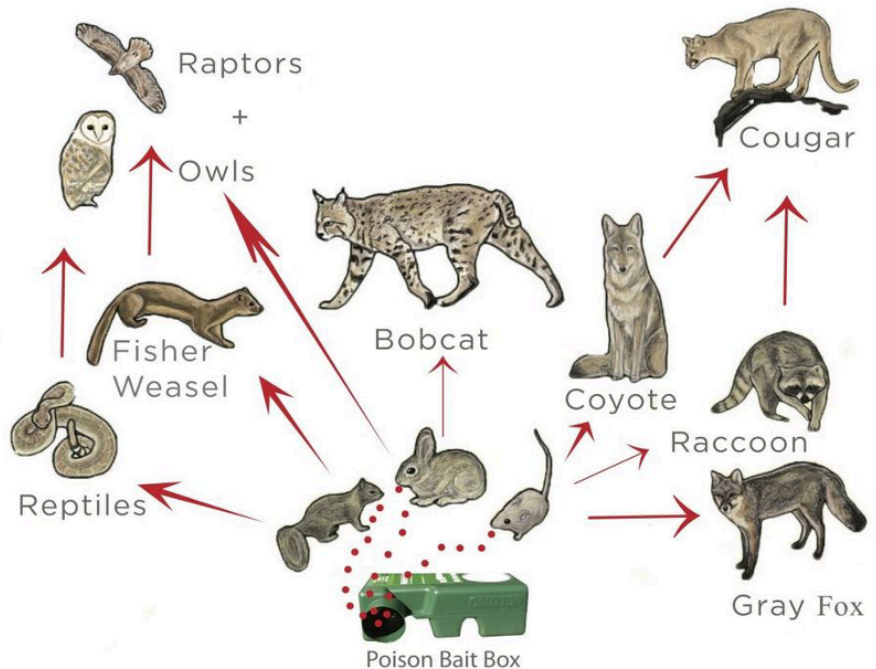
The best way to protect your home from rodent infestation is preventative measures to keep them out of the house.

- Seal entry points: Rodents can squeeze through tiny gaps, so inspect your home for cracks and holes, especially around doors, windows, and utility pipes and fill them with caulk or similar products.
- Eliminate food sources: Mice and rats love a free meal so using airtight food storage containers is recommended. Clean up crumbs and spills as soon as they happen, and keep trash can lids closed.
- Reduce clutter: Rodents thrive amongst clutter. Keep basements, attics, and garages organized and clean to reduce hiding spots.

To mitigate an existing infestation, PMCPOA strongly recommends using eco-friendly rodent repellents. Choosing natural rodent repellent methods supports a healthier ecosystem by maintaining balance and avoiding harmful side effects.

While rodents can carry diseases and pose a risk to your family, there's no reason to add to the problem by using chemicals when natural methods are as effective. Plant-based repellents have been proven effective without the risk to our family, pets, and environment while still effectively protecting your home. These products are readily available online, at hardware stores and even some grocery stores.

All Things Are Connected



“Rodent Poisons Are Passed Up The Food Chain”



Continued on next page

PMCPOA Patrol Updates



Monthly/YTD Patrol Recap for PMCPOA Board Meeting April 19th, 2025

Compiled by:
Patrice Stimpson, Patrol Chief.

During the month of March 2025, Patrol responded to 382 calls for service. Observations and calls included in the following:

STR		#	YTD (fiscal)
	Enforcement	49	589
	Citations	0	39
	Written Warnings	0	3
	Incident Reports	0	4
	Public Assists	236	1168
	House/alarm checks	22	180
	Agency Assists	16	81
	Animal Control	5	31
	Conflicts	7	58
	Deaths reported	2	13
	General complaints	13	203
	Injury	0	2
	Medical	0	0
	Suspicious incidents	14	50
	Traffic incidents	8	26
	Welfare checks	5	43
	Wildlife	5	237
	STR CALL TOTALS	0	7
	Other:		
	Other:		

Mouse & Rat Tips Continued

1. Essential Oils

Some of the best oils to repel rodents include peppermint, eucalyptus, and lavender. Simply soak cotton balls in any one of them and place a few where mice and rats are likely to enter, like corners of the kitchen, basement, or garage. Alternatively, you can combine an essential oil with water in a spray bottle and apply it to the same areas. The smell will fade after a while, so repeat the process or resoak the cotton balls occasionally. It's also important to note that some essential oils (including all on this list) can be toxic to other animals, so if you have household pets, talk to your veterinarian or skip this method altogether.

2. Spices and Herbs

Rodents will steer clear of certain scents or sensations, so if you have any of the following in your home, you can use one as a repellent by placing them around potential entryway points. Whole cloves or cotton balls soaked in clove oil, dried bay leaves, cayenne or black pepper.

3. Vinegar and Ammonia

Rodents dislike the acidic odor in vinegar, and ammonia smells similar to predator urine, which can scare them away. Ammonia or vinegar-soaked cotton balls can be placed at entryway points.

4. Rodent-Repelling Plants

Certain flowers and plants repel rodents, so consider adding some to your yard. Marigolds, daffodils, and chrysanthemums are a few of the most popular.

5. Cats

Once a rat or mouse senses a cat nearby, it's unlikely they'll stick around. Rodents instinctively know cats to be their predators and are highly sensitive to their pheromones. So, having one as a pet doubles as a companion and natural rat repeller.

6. Predator Urine

If you're allergic to cats, consider purchasing non-toxic predator urine, which is safe for humans, pets, and the environment. It contains odors that trick rodents into thinking a predator is nearby and, therefore, will stay away. Predator urine comes in pellet or liquid form and can be placed at entry points or in the garden.

7. Rat Repellent Pouches

A similar option is to use sachets filled with plant-based materials, including, yet again, scents that are offensive to rodents. There are several companies that sell products formulated with specific dosages of proven ingredients like Balsam Fir oil.

8. Ultrasonic Devices

Ultrasonic devices emit a high-frequency sound that rodents can't stand. They can be plugged into outlets near possible access points to repel rodents from entering in the first place. Note that some persistent rodents can eventually get used to the sound and, therefore, the device loses its effectiveness. Regularly moving devices around or using them in conjunction with other methods can help.



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PMCPOA Standing Committees

Bear Ad Hoc

Meets the first Monday of the month at 5:00pm in the Pavilion and on Zoom.

Communications Committee

Meets on the first Tuesday of the month at 6:00pm via Zoom.

Greens and Grounds

Meets the first Friday of each month at 9:00am in the Pro Shop, Mar - Nov (Committee does not meet Dec - Feb)

Environmental Control

Meets the first Friday of the month at 2:00pm in the Condor Room.

Governing Documents

Meets the first Saturday of the month at 9am in the Pavilion and on Zoom.

Planning

Meets the second Saturday of the month at 10am in the Pavilion and on Zoom.

Budget & Finance

Meets the 2nd or 3rd Wednesday of the month at 5:00pm in the Pavilion and on Zoom. (Aligning with the Board of Directors meeting)

PMCPOA Board of Directors

Meets the third Saturday of the month at 10:00am in the Condor Room | Live Stream

Emergency Preparedness

Meets the fourth Saturday of the month at 9:00am in the Pavilion.

Radio Safety Net Meeting

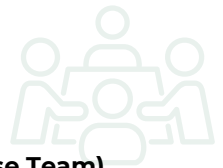
Meets every Thursday at 7:00pm in the Condor Room

Radio Safety Net Training

Meets the first Saturday of the month at 1:00pm in the Condor Room.

CERT (Community Emergency Response Team)

Meets the fourth Saturday of the month at 10:30am in the Pavilion (during winter months)



A Message from the Emergency Preparedness Committee

California is no stranger to devastating wildfires. PMC is just one of many communities in areas of high wildfire risk. The Firewise USA® program is here to help you get started protecting your home and your family.

A Firewise community is a neighborhood that has taken proactive measures to reduce wildfire risks, focusing on fire-resistant landscaping, home hardening, and community-wide preparedness, often through the Firewise USA program.

Here is a short video from our Firewise neighbors in Santa Barbara County.

<https://www.youtube.com/watch?v=ngNKAftGPU>

PMCPOA's Emergency Preparedness Committee is looking to establish Firewise Communities throughout PMC.

Much more information is found at: <https://www.nfpa.org/education-and-research/wildfire/firewise-usa>.

The Emergency Preparedness Committee meets the 4th Saturday of the month in the Pavilion at 9am.

Please come join us and be a part of our EP volunteer team if you can!



Photo Credit:
Gail Pattarino

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Clubhouse Dining & Lounge Line-Up

Condor Cafe Hours

Wednesday - Saturday

Breakfast 8:00am-11:00am

Lunch 11:00am-2:00pm

Sunday

Breakfast 8:00am-12:00pm

Lunch 12:00pm-2:00pm

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



Restaurant Hours

Thursday

Dinner 4:00pm-7:30pm

Friday & Saturday

Dinner 4:00pm-8:30pm

Sunday

Dinner 4:00pm-7:30pm

Lounge & Bar Hours

Thursday

4:00pm-10:00 pm

Friday & Saturday

4:00pm-11:00pm

***Also available for special occasions**



Don't miss the first concert of the season!!

PMC GOLF COURSE

RUNAWAY

MAY 24 2025
CONCERT ON THE GREENS
4-7PM

Piano & Violin

5/2 - Steve Wilkinson

5/3 - Dave Silversparre

Cinco de Mayo Party

5/9 - Drew Lesso

5/10 - Richard Schwagerl

5/16 - Steve Wilkinson

5/17 - Steve Wilkinson

5/23 - Lee Rugless

5/24 - No Piano Tonight

5/30 - Drew Lesso

5/31 - The White Violin

Bands

5/2 - Cary Park

5/3 - The Sidemen

5/5 - Meridian

5/9 - Roger Wynfield

5/10 - Boys Nite Out

5/16 - Justin Goudeau

5/17 - Journey in Time

5/23 - Haven

5/24 - S. Wilkinson & Friends

5/30 - Asher Nicholson

5/31 - The Blue Velvets

May is National Smile Month

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Straight From The Horse's Mouth: Part Two

A new purpose at Pine Mountain Club

When I arrived at Pine Mountain Club Equestrian Center, I discovered something wonderful ❤️

I didn't need to be a show horse to be special.

Instead, Lori gave me an even bigger job—making people feel loved.

I learned to walk up stairs to visit elderly neighbors who couldn't leave their homes. Seeing the joy on their faces made every step worth it. Sometimes I even walked right into their living rooms for a little visit. (Not every horse can say they've mastered stairs, but hey, I'm not every horse!)

I always participate in our PMC parades, where people call out my name like I'm a Hollywood star. And when visitors come to the ranch, sometimes they're a little nervous around the bigger horses. That's when I step in—small, friendly, and full of charm—to help them feel welcome and at ease. You could say I'm a bit of a goodwill ambassador, proving that even the tiniest hooves can leave the biggest impressions.

My Best Friends (and My Best Tricks!)

Of course, life isn't all work—I have some incredible friends at the ranch too!

First, there's the amazing staff at the Pine Mountain Club Equestrian Center. They take such good care of me, but I'll admit—I like to keep them on their toes. If the gate to my stall is left even a hair open while they're cleaning, I act all nonchalant at first, pretending not to notice. Then, in a flash, I'm off! I dash out the gate, trotting around the stables, visiting all my horsey friends, and making the staff chase me.



It's my favorite game, and I can't help but laugh (well, nicker) while they try to catch me. Don't worry—I always let them win... eventually 🤞

🐾 **Emmy** – She's been like a mom to me from the very start. She's gentle, kind and always watching over me.

🐾 **Jackson** – One of the biggest horses at the center and also my best friend. I like to stand next to him and pretend I'm just as tall. He plays along.

🐾 **Jamie** – My human best friend was also born with special abilities, just like me, and that's what makes our bond so strong. For several years now, she's been taking me on weekly walks, and we always have the best time together. I'll admit, sometimes I like to play tricks on her—like the time I slipped out of my halter and ran alongside the big horses in the pasture. I had the time of my life and, well, let's just say I don't mind reminding the big horses who the real star is around here.

🐾 **Aamina** – My personal hairstylist and parade partner-in-crime. She always has the best ideas for my costumes, makes sure I'm looking my best, and walks beside me like my personal entourage. (Every star needs one, right?) She knows exactly how to keep me calm, even when I rear and show off when the crowds get loud—let's be real, I love the attention.

🐾 And then... there was **Garry Kemmer**.

Some people come into your life and just understand you—they see you for who you truly are, and they believe in you without question. Garry was one of those people.

He was one of my biggest advocates—always making sure people knew how special I was. Garry believed I belonged here in Pine Mountain Club and was a champion for me being part of this community—whether it was participating in parades, meeting neighbors, or simply bringing smiles wherever I went. He loved me with his whole heart, and I loved him right back.

Even though he's no longer here, I think of him often—especially when I'm prancing down the parade route and hear people calling out my name from the sidelines. In those moments, I just know Garry is smiling down at me.

A Special Place to Learn & Grow

One of the best things about living at the Pine Mountain Club Equestrian Center is that it's not just a home for horses—it's a place to learn, connect, and grow.

My mom, Lori Harmon, has a special gift with horses. She understands us in a way that most people don't. She's patient, kind and knows how to help horses and humans communicate in a way that builds trust, respect and confidence.

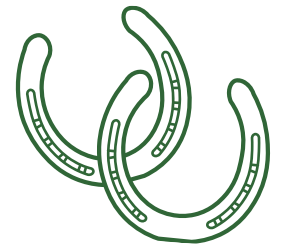


Straight From the Horse's Mouth Continued

Lori offers natural horsemanship lessons for kids and adults, including riding and group clinics. She helps humans understand us horses, which is pretty impressive considering we don't exactly come with an instruction manual. Honestly, we horses are the best teachers, but she does a pretty good job translating our language into something humans can actually understand.

The Pine Mountain Club Equestrian Center isn't just for horse lovers—it's for everyone.

It's a place where you can slow down, breathe and just enjoy the moment. Whether you're here to meet the horses, take a natural horsemanship lesson, clinic lesson, or simply soak in the peaceful surroundings, you'll always be welcome here. And of course, you can say hello to me- which, let's be honest, should be at the top of your list.



Come visit the Pine Mountain Club Equestrian Center and meet Mr. Biggs—he'll be waiting with a nuzzle and a gentle reminder that even the smallest among us can make the biggest impact.

(He'll also remind you that he's the one in charge—I just work here)

Lori Harmon
Equestrian Center
Manager Pine
Mountain Club

Dark Sky -vs- Home Security Lighting

Located just south of Pine Mountain Club is Mt. Pinos, which is famously known and often visited by amateur astronomers. Tripadvisor refers to Mt. Pinos as "stargazers paradise" and has awarded it a five-star rating. The 4K Travel Channel calls it "a mecca for astronomy, astrophotography, and star gazing, the best in Southern California."

One of the many pleasant differences between living in the city and living in the mountains is the beautiful, clear night sky.

In the summer, the view of the Milky Way and the Perseid meteor shower is truly awesome. However, there have been several complaints in the past that some residents have installed very bright outdoor security lighting that remains on all night. Not only does this interfere with the enjoyment of the night sky, this type of lighting is prohibited by both Kern County Ordinance and Pine Mountain Club Environmental Control Code.

- Kern County Ordinance 19.81 states: In order to maintain the existing character of Kern County, a minimal approach shall be taken to outdoor lighting,

as excessive illumination can create a glow that may obscure the night sky and excessive illumination or glare may constitute a nuisance.

- PMC Environmental Control Code 21.15 addresses exterior lighting which in part states: Pine Mountain Club is a dark skies community. Exterior lighting shall follow all recommendations for maintaining a night sky that supports astronomical observation. Exterior lighting, including but not limited to all outdoor fixtures, decorative, landscaping, and safety, shall be designed, installed and operated to control glare, prevent light trespass onto adjacent properties, minimize direct upward light emission, promote effective security, and avoid interference with the safe operation of motor vehicles. Use dimmers, motion detectors and/or timers to ensure lights are on only when necessary.

For specific lighting restrictions, please review EC Code 21.15 B before you install outdoor lighting.

If you are concerned about wildlife, please note that constant bright outdoor lighting does not discourage wildlife from visiting your property or deck.



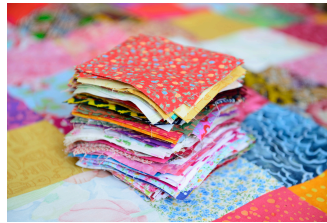
PMCPOA Monthly Recreation & Programs

Clubs & Guilds

**Quilt Guild Cardmaking,
Comfort Zone, Sew Down**
2nd, 4th, & 5th Wednesdays:
Pavilion
9:00am-3:00pm

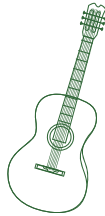


**Mountain Communities
Amateur Radio Club**
3rd Sundays: Pavilion
1:00pm



Quilt Guild Business Meeting
1st Thursdays: Pavilion
6:30pm-9:00pm

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



Guitar Society
4th Saturdays: Pavilion
12:00pm

Fitness Classes

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

Meditation Club
Mondays 12:00-1:00pm

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

Yoga with Deb
Tuesdays & Thursdays
12:00-1:00pm
\$10/ person



Sculpted Body-Core
Wednesdays 12:00pm-1:00pm
Thursdays 10:00am-11:00am
\$10/ person

Don't miss the 6 week
Jean Challenge!
www.fitevo.org

Ecstatic Dance with SunJay
Wednesday May 21st
7:00pm-9:00pm
\$15/ person

McSweeney's Kids Dance
Classes have relocated.
Please contact Ariel
for more information.

Pickleball



Monday- 10:00am-12:00pm
Wednesday- 6:00pm-8:00pm
Saturday- 10:00am-12:00pm
Times are subject to change.



PICKLEBALL.....

SPRING 4-Week APRIL and MAY GROUP AND PRIVATE LESSONS

Beginners & Novice Players: Ages 8 to 108

APRIL	MAY	TIMES
Mon. 7, 14, 21, 28	5, 12, 19, 26	7 p.m. - 9 p.m.
Tues. 8, 15, 22, 29	6, 13, 20, 27	6 p.m. - 8 p.m.
Wed. 9, 16, 23, 30	7, 14, 21, 28	1 p.m. - 3 p.m.

COST: \$70/person - 8 hours of instruction.

FAMILY DISCOUNT: \$55/person & players under 18.

PRIVATE LESSONS: \$25/hr. or \$20/hr. ea. for 2 people

CUSTOMIZED For all Skill Levels: Beginners, Novice, Intermediate, and Advanced.

Pay for 4 Private Lessons and get the 5th Lesson FREE!

Equipment: Limited paddles available, bring one if you have one.

Reservations and Pay Instructions: Call or text Tom Smith at (661)

425-4866, PMC Pickleball Club Instructor, President. Payments can be made via Zelle, cash, or check payable to:

Thomas Smith, P.O. Box 5284, Pine Mountain Club, CA 93222-5284

Join in the Fun and Good Exercise Too!

Pine Mountain Club Pickleball Courts, 2524 Beachwood Way.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of April 19, 2025. 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 Emett called the meeting to order at 10:05 a.m. Eight directors attended; Candace Bennett, Mark Bailey, Shawn Coulter, Jennifer Emett, Philip Gabriel, Randall Gates, Carolyn Gilbert, and Brad Hudson. Directors Cameron Acosta was excused. Also, in attendance was recording secretary Grace Wollemann.

MOTION by Director Gilbert, **SECOND** by Director Hudson, that the agenda for the Board of Directors Meeting of April 19, 2025 be adopted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Coulter to approve the draft minutes of the Board of Directors' Regular Board Meeting March 15, 2025. **MOTION** carried.

There were no committee applications for approval.

Chair Jennifer Emett presented the chair's report. Chair Jennifer Emett and Vice-Chair Bennett presented the general manager's report. Treasurer Gates presented the treasurer's report.

MOTION by Director Gates, **SECOND** by Director Coulter to ratify the review of the Association's June 2024 and January 2025 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

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:

None

NEW BUSINESS:

MOTION by Director Bailey, **SECOND** by Director Coulter to approve the RESOLUTION #01-04-19-2025, Association Rule 3.10 (General Rules) Update. Directors Gabriel, Gilbert, and Hudson opposed. Director Bailey, Bennett, Coulter, and Gates approved. **MOTION** carried.

MOTION by Director Gates, **SECOND** by Director Bennett to approve the RESOLUTION #02-04-19-2025, Approval of the 2023-2024 Audit. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Gilbert to amend and approve the RESOLUTION #03-04-19-2025, AT&T Fiber at \$1,797 per month to NTE \$1,797 per month. Director Bailey abstained. Directors Bennett, Coulter, Gabriel, Gates, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Gabriel to approve the amendment to Business Policy H-2 (Open Board of Directors' Meeting) effective immediately. Directors Bailey, Bennett, Coulter, and Gates opposed. Directors Gabriel, Gilbert, and Hudson approved. **MOTION** failed.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the 2025 -2026 User Fee update effective 07-01-2025. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to authorize the placement of a lien on APN numbers 316-341-01-00-1 and 316-372-04-00-6. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Bailey to approve Business Policy D-11 (Member Addresses and Email Addresses), renumbered to B-10. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the Business Policy C-3 (Compliments, Complaints, Concerns (CCC) Box), renumbered to D-3. Director Gabriel abstained. Directors Bailey, Bennett, Coulter, Gates, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Hudson to approve the Business Policy H-5 (Legal Contact), renumbered to G-6. Director Coulter abstained. Directors Bailey, Bennett, Gates, Gabriel, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Coulter to approve the Business Policy H-10 (Internal Dispute Resolution (IDR)), renumbered to G-7. Directors Bailey, Coulter, and Gates opposed. Directors Bennett, Gabriel, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Bailey to approve the variance for 3405, 16225 Aleutian Drive. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Bailey to change the scheduled time of the Open Board of Directors' meeting of May 17, 2025 to begin at 8 am. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Coulter to rescind resolution #01-11-16-2024, which authorized \$46,000 for the clubhouse revitalization. **MOTION** carried.

The board sent and received twenty-six (26) items of correspondence.

The next Regular Open Board Meeting will take place on May 17, 2025 at 10:00 a.m. in the Condor Room.

Meeting adjourned at 2 p.m.

Treasurer's Report

April 2025

Fiscal June 30, 2024 audit:

The audit for the fiscal year June 30, 2024 has been completed. There was an audit adjustment of \$68,000 due to common year end cutoff errors: fiscal 2024 invoices that were paid in July and/or August but not included in accounts payable at year-end.

The Auditors had no other adjustments.

The audit report will be made available on-line and will be mailed to the members.

A lot of postage, paper, and staff time is required for the mailing – if in the future you want to just receive a copy of the audit report electronically, please indicate that on the [Member Information/Email Update Form](#) you will receive with the Assessment package in June.

A very quick highlight of results for February 28, 2025:

The financial statements for the month have been partially reviewed by the Board subcommittee and have been reviewed and recommended for approval by the budget and finance committee.

The operating fund cash balance was \$1.2 million. The replacement reserve cash balance was \$4.6 million, an increase of \$18,000 due to interest income and no utilization of our reserves for the month.

The change in our operating fund for the eight-month period is a deficit of \$(126,320) and is better than budget by \$293,319. That better than budget figure is a bit misleading, as if we back out the \$348,000 purchase of the Post Office building - budgeted for this fiscal year but paid out of operating funds last year, the eight month period would have been \$(54,681) worse than budget.

The Annual Budget process:

A draft budget has been approved by the Annual Budget Working Group and is pending its review by the budget and finance committee. Due to ongoing challenges and delays resulting from the need to transition back to our NorthStar operating system, the special open draft budget meeting did not occur in March as required but has been scheduled for Saturday, May 10 at 10:00 am in the Condor Room.

The good news is that the transition back to NorthStar is now complete. CINC is only being retained until all historic data can be properly downloaded and secured.

Despite the need to push back the normal timing of the Budget process, the Association will still be in compliance with Civil Code 5300 if we are able to mail the annual budget and assessment package by the end of May.

Clubhouse remodel cost update

As discussed last month, there has been a detailed review of the renovation/remodel planning expenses to date. Attached you will find two project summaries – one for completed project phases 1&2 and the other for the planning costs to date for project phases 3-6. Also attached is the Project Summaries Discussion, a narrative explanation of the issues that arose in the management of these projects.

Clubhouse Phase 1 and 2 approvals vs actual costs.

(1) Original Budget for phase 1 and 2:

1a 4/20/2019 – executive session only: Architect calculation of NTE \$650,000 was approved.

1b Condor May 2019 Chair Gurtner:

"The work on the first two phases of the Master Plan moved forward with the appointment of Architect Gwynne Pugh . . . and the confirmation that the not to exceed price of phases 1 and 2 has been set at \$650,000."

(2) Final Phase 1 and 2 cost:

Pool	\$ 183,620
Pool Bathrooms	285,614
Pool Deck	279,201
Pool Equipment	71,468
Pool Shade Structure	35,895
Pool Fence & Gates	25,169
Decking & ramps	272,530
Access Road	37,932
2a	\$ 1,191,429
2b Total approved NTE per resolutions	1,012,000
Payment in excess of Board approval	\$ 179,429

2c Board approved phase I and II cost allocation:

Board Resolutions	Approved NTE	Reserve Use	Retained Budget Surplus
#2- 11-16-2019	\$ 470,000	\$ 235,000	\$ 235,000
#5-03-21-2020	375,000	187,500	187,500
#5-11-21-2020	145,000	145,000	-
#4-09-18-2021	22,000	22,000	-
	\$ 1,012,000	\$ 589,500	\$ 422,500

(3) Final Phase 1 and 2 expense - Contract Management Version:

D-16 policy states: Contracts and leases are discussed and formed in the board's executive session and the funds approved in open session.

Contractor's involved:	Approved in executive but not in open session	Not approved in executive or open session	NTE	Actual	Over NTE
	Pugh Urban Studios	x		\$ 59,350	\$ 69,213
Harper Pools	x		455,330	487,813	32,483
Stowell Construction		x	540,700	592,054	51,354
Misc other vendors			42,349	42,349	-
			\$ 1,097,729	\$ 1,191,429	\$ 93,700

Clubhouse/actual Phase 3-6 project approvals vs expense through 12/31/2024

	Approved	Expense to date	Expense incurred post 3/31/2023
(4) Open Session BOD Resolution:			
11/21/2020	Pugh (4.3)	\$ 393,580	\$ 393,580
07-15-2023 addendum	Pugh (4.3)	165,321	86,276
11-16-2024 NTE increase	Pugh (4.7)	46,000	-
2/15/2025	RCS/DPSI	22,000	-
		626,901	479,856
	Contract date		
4.1 Executive Session approval only:			
RCS (project manager)	(4.4) 8/4/2022	182,063	92,078
Leighton (Geo/Soils)	(4.5) 4/15/2023	86,940	104,225
French (surveyor)	(4.6) ?	20,638	20,638
		107,578	216,941
4.2 Approved/actual costs as of 12/31/2024		\$ 734,479	\$ 696,797
			\$ 517,351

D-16 policy states: Contracts and leases are discussed and formed in the board's executive session and the funds approved in open session.

4.3 31% of Pugh's contract is payable to his subcontractors. Post 3/31/2023 costs for Pugh of \$326,854 include \$96,790 paid to his subcontractors.

4.4 August 2022 – Contract with RCS Construction. Approved in executive session for \$182,063. Not approved in open session – costs to date were paid out of reserves.

4.5 April 2023 – Contract with Leighton for geo/soils analysis approved in executive session for NTE \$86,940, actual payments exceeded the NTE by \$17,285. Not approved in open session – contract was paid out of reserves.

4.6 Jeff French Surveyor - no contract or Board approvals located - paid out of reserves

4.7 The 11-16-2024 resolution increased the NTE on Pugh's contract by \$46,000. The resolution's math was in error as costs to date under Pugh contracts were not over the NTE. The author of the resolution made an erroneous interpretation of the Accounting Manager's project accounting summary.

Continued on next page

Project Summaries Discussion

The issues raised by the project summaries are not accounting issues, but the lack of appropriate internal controls to ensure that management at the time consistently follows Association policy. Internal controls are required to provide assurance that checks and balances are in place and that business policies are complied with.

Concerns:

- * Contracts have not been approved in both executive and open session, if at all.
- * The Accounting Manager does not have the necessary and appropriate authority to deny invoice processing on contracts that were not approved or managed according to policy.
- * Resolutions have been placed on the board agenda without prior formal, documented verification of mathematical accuracy, not to exceed (NTE) status, and/or compliance with policy.
- * A detailed monthly project activity and cost to date summary has not been provided to the directors or the POA membership. A board subcommittee for example did not report to the full board on phases 3-6 activity and progress: the "the Pine Mountain Club improvements project" consisted of two Pugh and two RCS representatives, and subcommittee members consisting of the Chairman, Vice-Chairman, GM, and another director. As there was no official phase 3-6 monthly project summary of the activity and the costs to date, many directors as well as the POA membership were unaware of changes, costs, and concerns on a timely basis.

Proposals for improvement:

Chair Emett, Accounting Manager Esparza, and I have discussed the changes to policy needed to strengthen internal controls.

Amendments to business policies have been drafted and will be reviewed by the governing documents committee in May.

The proposed changes include:

- * All resolutions regarding contracts or the lease/purchase of equipment will first be required to be reviewed and approved by the Accounting Manager together with the financial review subcommittee of the board: the approval does not address the merits of a resolution, the approval consists solely of verifying math accuracy and compliance with policy prior to allowing resolutions being placed on the board agenda.
- * No contract invoices will be processed for payment without a project cost to date summary accompanying a check request – verifying that totals are still within NTE limits.
- * A requirement for detailed monthly project reports will highlight if contract approvals are missing or if major unexpected changes in a project are taking place.
- * A requirement for detailed monthly project reports will also enhance transparency and accountability – both management and the members of the community will have the same information on a timely basis.
- * The Accounting Manager, in conjunction with the financial review subcommittee of the board, will have the authority and responsibility to enforce these policies.

Why is open session approval of contracts important?

- * Transparency and accountability: In open session, the vote of the individual directors is on record and the topic, cost, and source of funding can be addressed and discussed by the members. There is no public record of a director vote in executive session.
- * RCS's \$182,000 contract as project manager for instance occurred months before the 'how do you want to pay for it' board meeting – an obvious question that could have been asked in open session is why hire a project manager when there is no approved project? Years later, there is still no approved project.
- * Leighton's \$87,000 contract for example occurred approximately two months after the 'how do you want to pay for it' board meeting – another obvious question that could have been asked in open session is why is this soils evaluation taking place now and not earlier?
- * There may be good answers for many of the questions that could have been asked – a discussion to address the questions and a director vote in open session is an essential internal control: it is also POA policy.
- * A contract may specify a cost, but it does not specify the source of funds for payment: All expenditures from the reserve account require board approval which must take place in open session. Approximately 70% of the \$696,797 phase 3-6 costs to date were paid for with POA reserves.
- * The goal of all this is learning from the past and making the adjustments necessary for transparency and accountability on a monthly basis – where there is absolutely no question what the actual costs to date are, or what issues have arisen that have changed the original plan.

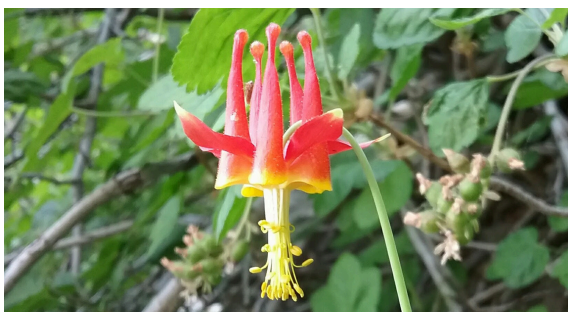


Photo by:
Gail Pattarino


Randall Gates

PMC Property Owners Association
Treasurer

Reminders

A note from our EC Officer, Joe Ladin

The **June 1st, 2025 Fire Clearance Deadline** is quickly approaching. To avoid a fine from the Kern County Fire Department, please have your lots cleared of any old leaves, pine needles, downed branches, and dry brush.

Additionally, firewood must be **30 feet away** from any structures. We strongly advise you to be sure all wood piles or firewood storage is placed a minimum of 30' from your home and/or garage.

Please call Officer Ladin with any questions
(661) 242-3788 ext. 212

Transfer Site Summer Hours

Daily Hours: 8:30 am - 5:00 pm

Now Open Thursdays : 8:30 am - 7:00 pm

- Access: For PMC residents and their guests only, bring your member or guest card for entry.
- Capacity: Only four vehicles are allowed at the site at one time. Please wait outside until it is your turn.
- Trash Guidelines: Ensure your trash is securely contained before heading to the site.
- Safety Reminder: For your safety and to protect bears, please DO NOT leave trash outside the Transfer Site gate.

2025/2026 Assessments

Annual assessments are approaching fast. If you'd like to get a head start on the payments, rather than one lump sum, we are accepting pre-payments now.

You may mail a check payable to
PMCPOA to:
PO Box P
Pine Mountain Club, CA 93222

Please provide your Tract & Lot/Member Number on each check. Additionally, there is a drop box to the right of the front door, outside the Clubhouse Entrance or you may visit us in office during business hours.

Access Card Information for Members & Guests

We are pleased to announce that the members' white Key Cards, (aka Pool Cards) are now programmed to open the Lampkin Park restrooms!

There is a sign with the phone number to PMC Patrol, if you witness or notice any vandalism, please call them immediately at 661-556-1685.

For questions about member cards, guest cards, pool/access key cards, or member card annual stickers, please contact us at:

(661)242-3788, ext.225
or email
adminclerk@pmcpoa.com

Friendly Reminder: Help Keep Our Wildlife Wild!

As a community, we all play a part in protecting our beautiful wildlife. According to Rule 7.03, feeding bears, mountain lions, bobcats, raccoons, deer, foxes, coyotes, birds and squirrels is not allowed anywhere in Pine Mountain Club. This includes leaving food or edible materials outside that could attract animals.

By following this guideline, you're helping keep both our wildlife and community safe. Let's work together to preserve the natural beauty around us!

Compliments, Comments, and Concerns– None this month

Lewis W. Larmon

Insured & Bonded
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WWW.PMCLILACFESTIVAL.COM



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