

Monthly Newsletter



THE CONDOR

June 2025



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

Photo Credit: Gail Pattarino

“It's better to look ahead and prepare, than to look back and regret.” ~Jackie Joyner-Kersey

We're Halfway Through the Year!!!

Here's what's happening around PMC:

Swing by The Perch on June 1st and 15th, from 10am – 2pm for the **Sunday Market!**

The pool is open! Is your little fish ready?

Swim classes start Monday, June 2nd.

Email: condorswimpmc@gmail.com for more information.

Goonies on the golf course!

The movie, that is—sorry, golfers!

Friday, June 6th at 8pm. Bring a lawn chair and your favorite snack for a fun evening under the stars.

Ecstatic Dance is on summer break, but **The Village Drum Circle** is in full tempo! Feel the beat on Saturday the 7th from 12–2pm at the Lilac Stage Gazebo. Bring a drum, and/or percussion instrument if you have one. There will be some extra drums to borrow.

“If you have a heartbeat - you have rhythm. The drumbeat represents the heartbeat of Mother Earth”

Soccer season is just around the corner! Children ages 7–17 are invited to a **Free Soccer Clinic** on Saturday the 7th from 2–5pm. Email: info@belimitlessfs.com for more details.

Reminders:

- **Father's Day** is on Sunday the 15th.
- The PMCPOA Business Office will be closed on Thursday, June 19th in observance of **Juneteenth**.

We have exciting news! **The Wild Robot** will be playing at the pool on Friday the 20th starting at 8pm.

Pickleball Summer Camp with Tom Smith is happening June 24th–26th. Sign up in the Business Office.

He's back! **Dave Yates Comedy Night** Friday, June 27th – Doors open at 7pm. Purchase your tickets in the Business Office.

Concert on the Greens with 4 Lads from Liverpool. Don't miss this crowd favorite! Saturday, June 28th from 4–7pm.

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



Photo Credit: Gail Pattarino

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The Condor

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Please contact the PMCPOA office with any change of address by emailing adminclerk@pmcpoa.com, or by coming to the business office to fill out a form. All changes to members' contact information must be in writing. 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.

Editorial and Advertising Deadline for July 2025

Tuesday, June 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

Letter from Chairperson: Jennifer Emmett

During the May 2025 open board meeting, our amazing Grace Wollemann announced her decision to leave PMC POA after nearly 20 years of service to our association. She has served as Recording Secretary, keeping us on track in board meetings, as HR Manager, to ensure our staff's rights are always considered a top priority, and has been a consistent support for the General Managers over her many years here. She supported me while I stood in as General Manager, and I would not have survived that time without her. I know I will miss having her at the meetings, although it's impossible to fill her shoes, she took the time to start training others to help us when she leaves. I am truly grateful to her beyond words for the time we had together. I am certain I speak for all of the PMC POA Directors when I say, "Thank you for everything, Grace, and enjoy your next chapter!"

Warmer temperatures are here, and so are the bears! However, they are breaking in less than they were at this same time last year, so please keep up the good work of keeping human food away from them. There were six attempts/break-ins (all vacant homes) as of May 1st. If you are not a full-time resident or leave for long periods, consider installing security cameras with motion sensor lights and ask neighbors to look around your home occasionally. The refrigerator is the recipient of the brutal attacks, so consider installing hasp latches and cover windows that make the fridge less visible to the bears when they look in.

The new General Manager and Sr Operations Manager both started work on April 28th and are busy spending time with the staff and coming up to speed.

Regarding money spent on the Clubhouse Revitalization, the Clubhouse is in dire need of repairs and maintenance, beyond just carpet.

I voted during a split board vote to send the design plans for a 1st Plan Check to Kern County. The 1st Plan Check is a precursor to obtaining a permit. Its cost is approximately \$22K to finish bringing the plans up to 100% completeness, for the project manager's and permit expeditor's time to submit the plans to Kern. Over several years, the PMC POA spent nearly \$800K to create these plans, so let's get a first pass from the county. I think to do nothing is to waste time when something must be done now to safely house our staff and provide the amenities at a level of quality the members expect. We held a workshop on May 31, to brainstorm ideas for using the existing plans, the Pavilion, and the post office to best utilize our available space, discuss phased financial approaches, and temporary space for staff.

I have been working with PMC POA staff and past contractors to research a missing permit for the area surrounding the pool and the ADA ramps. The Phase 1 & 2 Project Manager had passed away during COVID in 2020 and failed to request a re-inspection. The remaining work had been completed before the pool opened, and the only remaining items were broken and missing handicap signs. The permit should be completed shortly, and I applaud the members who found the oversight. However, this oversight was unrelated to the Clubhouse Revitalization and the planning team members.

Other inaccurate claims surround the Clubhouse Revitalization; \$1M has been spent, and the design architecture firm has received \$600K. Both rumors were rebuked during an analysis presented by Treasurer Gates. His analysis is or will be made available online on the PMC website.



There was a lack of contract change orders with approvals occurring in open board sessions, and pool/pool area costs (Phases 1 & 2) had exceeded the approved (Not To Exceed NTEs) amounts during Open Board Meetings. New policies have been implemented and will be voted on by the board to ensure tighter monitoring and controls over project spending occurs going forward.

I commend the PMC POA Accounting Manager and Treasurer Gates for the many months of time and effort put into the research and building better safeguards for the PMC POA members' assets going forward. We started this journey last July, but I know the outcome was well worth the time spent.

Speaking of budgets, this year's budget will add \$24 to your assessments (\$1,985 for the 2025/26 year). I am so grateful to live in an association for \$165/month that has so many amenities for its members to enjoy, and I appreciate all of our PMC POA staff who work so hard to keep PMC POA safe and beautiful.

Please complete your lot clearing by June 1st and be safe!

*Kindest Regards,
Jennifer Emmett*

Chair, Pine Mountain Club, Board of Directors

General Manager's Report

James Williams

Dear Members,

As the new General Manager, I want to thank the Pine Mountain Club Property Owner's Association staff, department managers and all team members for their assistance and support provided to the Senior Operations Manager and I during this transition of leadership.

My wife, Cynthia, and I have been blessed with an incredible journey, beginning in 2011 when we met while I was serving in the Army at Fort Irwin and she was working at Henry Mayo Hospital in Valencia. After my retirement in 2012, we relocated to West Covina, marking the start of an exciting new chapter. We took a leap of faith and purchased our first home in Riverside, CA, in 2014.

Embracing change, we decided to sell our home during the pandemic and relocate to Grand Junction, CO, in 2021, where we began growing our family. Following our hearts, we returned to California in 2022 and settled in beautiful PMC, just before Snowmageddon.

On February 15, 2024, our lives were forever changed with the arrival of our precious son, Ezra Arcus Williams, now 15 months old.

We are thrilled to be part of this vibrant community and I, as a retired 20-year Army veteran, would like to extend my deepest gratitude to all the military, federal and state public service, and law enforcement veterans in PMC for their selfless service. Let's come together and discuss community action!

Welcome. Bob Weinandt, my Operations lead, who has been a member and pillar of PMC since 1999, and according to Bob, "I have come to love our community and am grateful for the trust and confidence placed in me by the community and board." Bob comes from an extensive background within municipal government with a strong acumen in construction and code compliance. Bob states, "I am extremely proud of the efficiency of our management and service teams and look forward to serving our members in the years to come."

Farewell. Our current HR manager, Grace Wollemann, is retiring this month, and I asked her if I could share her amazing journey spanning over 19 years serving the community and supporting the employees of the PMCCPOA! In my first three weeks, I've grown to admire and respect Grace's HOA business and Human Resources acumen and wish her the best of luck in her new endeavors. She has been my coach, mentor and helpful in every aspect of my new position. I will truly miss her.

Grace's Journey. "I started working for the Association as a dance instructor and fitness instructor around 2003. At that time, I was considered an independent contractor. I taught ballet and jazz for the young and fitness classes for adults."

She has held certifications as an Aerobics Instructor, Pilates Instructor, Senior Instructor, Nutrition Specialist, Hatha Yoga Instructor, Aqua Instructor, Youth Instructor, and Fitness Instructor.

"During this time, I noticed multiple flyers for local events and offered to create the calendar flyer that exists today, and a Recreation guide describing the events. This was all volunteer work until they decided to hire me on November 16, 2005, as a fitness instructor."

She then decided to start teaching country line dance classes and offered the proceeds go to the recreation supervisor. Grace hopes to continue giving back once she is no longer an employee. She also started teaching yoga!

"On September 3, 2008, I was hired as a full time receptionist/office assistant/reception backup and fitness instructor. I worked under the executive assistant and during her absences, surgery, etc., I took on the roll. This included HR, recording secretary to the board, small claims processes, and violation processes. To gain experience I took multiple classes, using my leave and paying for the classes myself."

"I met with the small claims advisors in Kern County and educated myself on the process. I was able to win 30+ cases for the Association! I then went on to become a Sexual Harassment Trainer and received my certification on September 17, 2018."

"On January 1, 2025, they added Assistant General Manager to my title. Mainly, it's because I was doing the work of a general manager and assisted in the training of the existing general manager."

Grace will be teaching a country line class at Fiesta Days in Frazier Park and hopes to see everyone there!

As we move into summer, I'm thrilled to reflect on the vibrant energy flowing through our community, especially during one of our most anticipated annual events, the **Lilac Festival**. This year's festival was truly a celebration of everything that makes our community so special. The turnout was fantastic, with residents and visitors alike enjoying a beautiful day filled with local vendors, handcrafted goods, delicious food, unique art, and live music.

Events like these not only support our local small businesses but also bring us closer together as neighbors.

A heartfelt thank you goes out to everyone who helped make the festival a success—from the PMCCPOA, the many committees and organizations, and to the volunteers, vendors, and staff. Your efforts are deeply appreciated!

Continued on next page...

Manager's Report, Continued.

In addition to the festivities, we're initiating several important tasks for the community:

- **Road maintenance and green belt work** are now underway. Thank you, Maintenance and Roads team! These projects are part of our ongoing commitment to keeping our infrastructure and shared spaces well-maintained and safe for all.
- **The community pool opened a week ago!** Thanks to our Clubhouse Maintenance, Senior Operations Manager, Greens and Grounds Team member. With the warmer weather settling in, we're happy to see members enjoying the pool. Please remember to review and follow all posted guidelines to help keep the space safe and welcoming for everyone.

Looking ahead, we'll continue providing updates as these projects progress and as more seasonal activities and events are scheduled.

Please be mindful of our posted **SPEED LIMIT – 25 MPH**, during summer many residents, families, and pets are walking throughout the mountain. Speed Limit signs alone will not prevent accident or injury; we need every members' support to prevent speeding.

Thank you for your continued involvement and support. It's a privilege to serve such a vibrant and connected community.

Warm Regards,

James Williams

General Manager
PMCPOA, Inc

PMCPOA Patrol Updates

Monthly/YTD Patrol Recap for PMCPOA Board Meeting May 17th, 2025

Compiled by:
Patrice Stimpson,
Patrol Chief.



During the month of April 2025, Patrol responded to 334 calls for service. Observations and calls included in the following:

STR		#	YTD (fiscal)
1	Enforcement	68	657
	Citations	1	40
	Written Warnings	0	3
	Incident Reports	0	4
	Public Assists	143	1311
	House/alarm checks	34	214
	Agency Assists	18	99
	Animal Control	3	34
	Conflicts	13	71
	Deaths reported	0	13
	General complaints	22	225
	Injury	0	2
	Medical	0	0
	Suspicious incidents	19	69
	Traffic incidents	1	27
	Welfare checks	4	47
	Wildlife	8	245
	STR CALL TOTALS	1	8
	Other: Bear break-ins	1	
	Other: Attempted bear break-in	2	

It's Dental Smiles Month!!



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Lilac Festival Update from Mr. Biggs

You didn't have to ride in it to feel it.

The Lilac Festival Parade was a beautiful reminder of who we are when we come together. ♥

To our volunteers, our staff, our kind and giving boarders, and our incredible dancing horse friends who came from all over — thank you!

You brought beauty, joy, and life to Pine Mountain Club. You gave families a reason to gather, kids a reason to cheer, and this mountain town a memory to hold onto.

To everyone who lined the streets, cheered us on, and helped make the parade unforgettable — thank you for showing up and showing love for our mountain town.

It was more than a parade ♥ it was a reminder of how beautiful our community truly is.



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-9:00pm

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**



Piano/Violin

6/6 - Richard Schwagerl

6/7 - Drew Lesso

6/13 - The White Violin

6/14 - Lee Rugless

6/20 - Richard Schwagerl

6/21 - Dave Silversparre

6/27 - Drew Lesso

6/28 - No Piano Tonight

Bands

6/6 - Cary Park

6/7 - Wyndsong

6/13 - Kevin Quinn

6/14 - The Rick Berthod Band

6/20 - Walt & Pam

6/21 - Steve Hill

6/27 - **Comedy Night**

6/28 - Jimi Nelson Band

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SHOW 7:30p



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includes salad and desert with priority seating
must order between 4-6p

Cards! Cards! Cards! “Key” Access Information

By: Gail Pattarino

Tan, silver, gold, and white cards; what you need to know now to prepare for the summer pool season.

The PMCPOA membership cards policy and procedures may seem a bit daunting or down-right confusing, but hopefully this article will shed some light on the subject and answer questions you may have.

For those members that come visiting periodically and do not use the amenities all that much, the membership cards may be viewed as insignificant. That is, at least, until they or one of their visiting family members or guests want to take a dip in the pool, or relax in the jacuzzi. They then find out that the sticker on the back of their card did not get updated, or they never requested and obtained a white Key card. Then, they are met with an innocent Pool Attendant, trying to do their job, who then requests they go to the Business office or Pro Shop to rectify the matter. Should either of these be closed, or if they need a white Key card to be issued, they have set themselves up for disappointment, and for their guests, quite possibly, a ruined vacation and/or subsequent poor review left on their short-term rental.

The following is the 411 on PMCPOA’s membership cards (Member and Guest) and Key cards:

1. **“Member Cards”** (silver or tan) are issued upon verification of purchase or acquisition of property here in the PMC community. Only persons on title will be issued Member cards. The Member cards are only to be used by the person who is named on the card. A member should not allow their guests to use their Member card. Should it be discovered to the contrary, the Member card will be confiscated from the guest, the member will be informed of the occurrence, and the incident will be noted on the member’s account.

Replacement Member cards may be requested at the Business office for a fee of \$5.

Member cards are to be kept updated with an annual sticker, when the member has paid the annual Assessment in full on every property that the member owns.

It is the member’s responsibility to request their sticker(s).

The Association will not mail out stickers automatically.

Each fiscal year’s sticker is valid from July 1 to September 15 the following calendar year. Example, the fiscal year July 1, 2025 through June 30, 2026 (sticker “25-26”) updates the membership cards and gives them an expiration date of September 15, 2026.

Upon *receipt of request*, stickers will be mailed to the address on file at the Business office.

For your convenience, and to speed up receiving your stickers, a Sticker Request form will be included in the annual Assessment packet. The request form can then be completed and returned to the Business office along with the Assessment payment.

2. **“Guest Cards”** (gold) are being issued for the 24/25 fiscal year and going forward. Gold Guest cards will initially be issued to members in good standing upon receipt of a Guest card request form completed and submitted to the Business office.

Members will be responsible for updating these Guest cards each year by requesting the annual sticker(s), the same as with their Member cards.

Replacement Guest cards may be requested at the Business office for a fee of \$5 each.

Guest cards may also be requested via email to: adminclerk@pmcpoa.com, from the email address that is on the member’s account, if the information in the email includes the member number, property address, the quantity of cards needed (not to exceed max. of six (6) Guest cards per lot), a contact phone number, and whether cards are to be mailed to the member’s address on file or picked up from the Business office.

Card requests are processed in the order they are received. Every effort will be made to provide you with the requested cards in a timely manner.

3. **“STR/Guest Cards”** – If you register your property as a Short-term Rental (STR), your Guest cards, when requested, will state “STR/Guest.” We will not issue generic Guest cards for a registered STR property. If gold Guest cards were previously issued prior to property being registered as an STR, then those Guest cards will be required to be returned to the Business office to be exchanged for STR/Guest cards. There is no cost for cards being exchanged.

Any guests using STR/Guest cards will be required to pay the pool usage fee.

STR properties are to adhere to the same six (6) guest card maximum rule that all other properties in the Association abide by.

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Key Cards Continued

Please inform your STR guests that if there are more than six guests (nine years and older) they will need to share the STR/Guest cards. This means that only six guests will be given access to the pool at one time. The exception to this is if the member owns more than one property and chooses to use Guest cards from their other property for their STR property, in which case those Guest cards will also be issued stating "STR/Guest."

4. **"Tenant/Guest cards"** – If your property is used as a long-term rental, and when the Business office is in receipt of the "Rental Registration" form and the "Registered Tenant/ Renter Information & Guest Card Use Authorization" form, aka "Tenant Authorization" form, Tenant/Guest cards will be issued to your tenants up to six (6) cards maximum, for adult tenants and their children nine years and older; the number of cards to be determined and requested by the tenant.

Tenant/Guest cards are \$5.00 each and may be paid by the Tenant when the cards are picked up.

5. **"Key Cards"** (formerly referred to as "Pool Gate Key Cards") – White Key cards are issued by the Business Office, Mon.-Fri., 8am-5:00pm, when the office is in receipt of the completed and signed "Key Card Request" form.

Key cards are required to open the gates that access the pool and jacuzzi area, and will open the doors of the restrooms at Lampkin Park.

These cards do not expire and are good for as long as the member owns the property. The Key cards are programmed specifically for the property they are issued to and only two Key cards will be issued per lot.

Upon the sale of a specific property, ALL cards related to that property are to be surrendered to the Business Office.

If the Business Office is closed, the cards may be placed in the Drop-Box on the front porch of the Clubhouse, or mailed to:

PMCPOA
PO Box P,
Pine Mountain Club, CA 93222

Future annual Budget & Assessment packet mailings will include a Membership Cards Stickers Request form.

Stickers will be mailed to the address on file, in the order the requests are received. When you receive the stickers, they must be applied to the backs of the Member and Guest cards, including the STR/Guest and Tenant/Guest cards, if applicable.

These stickers will update the cards to make them valid until September 15 of the latter year shown on the stickers (e.g. 25-26 sticker would make the expiration date of the cards September 15, 2026).

Compliments, Comments, and Concerns

Earth Day Cleanup

While picking up trash around the clubhouse and trails, I picked up 93 cigarette butts under the cement picnic table, under gazebo in Clubhouse parking lot.

Can we provide an ashtray for smokers, so they don't put them in the wood mulch? Thank you.

Response: First of all, I want to thank you for your individual effort on

Earth Day Clean Up. Also thanks for bringing this discovery to our attention, especially when it involves preservation of our environment and mitigating a possible fire hazard which is amongst our community's top priority. I've requested our Sr. Operations manager, check with our Maintenance Department manager to see if we have any cigarette receptacles in our inventory, if so I'll request it be placed at the gazebo located in the clubhouse parking lot. If we don't have one we will purchase one.

Thank You!

James Williams
General Manager



In May we celebrated Employee Appreciation Day with our amazing team! A special day to recognize and appreciate the hard working teams that keep our community and amenities at a high state for all members to enjoy with their families and guests.

Thank You PMCPOA team!!!

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of May 17, 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 8:02 a.m. Nine directors attended: Cameron Acosta, Candace Bennett, Mark Bailey, Shawn Coulter, Jennifer Emett, Philip Gabriel, Randall Gates, Carolyn Gilbert, and Brad Hudson. Also, in attendance was recording secretary Grace Wollemann.

MOTION by Director Gilbert, **SECOND** by Director Coulter that the agenda for the Board of Directors Meeting of May 17, 2025 be adopted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Bennet to amend the consent agenda for separation of the consent agenda items. **MOTION** carried.

MOTION Director Gates **SECOND** by Director Gilbert to amend the draft minutes of the Board of Directors' Regular Meeting April 19, 2025. **MOTION** carried.

MOTION by Director Gilbert **SECOND** by Director Bennett to approve two committee applications forwarded for concurrence by the board. **MOTION** carried.

MOTION by Director Gilbert **SECOND** by Director Bennett to approve updating the organization of the business policies numbering as submitted. **MOTION** carried.

There were two committee applications for approval.

Chair Jennifer Emett presented the chair's report. James Williams presented the general manager's report. Treasurer Randall Gates presented the treasurer's report.

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

MOTION by Director Gilbert, **SECOND** by Director Coulter to approve the 2025-2026 Budget in accordance with Civil Code §5300. Directors Acosta, Gabriel, Gilbert, and Hudson **opposed**. Directors Bailey, Bennett, Coulter, Emett, and Gates **approved**. **MOTION** carried.

The board acknowledged receipt of the committee minutes.

There was one (1) environmental control committee projects recommended.

There were eight (8) cottage industry permits requested.

BOARD ACTION ITEMS:

OLD BUSINESS:

None

NEW BUSINESS:

MOTION by Director Gilbert, **SECOND** by Director Acosta to approve the RESOLUTION #01-05-17-2025, Election Packet and Candidates. Director Hudson abstained. Directors Acosta, Bailey, Bennett, Coulter, Gabriel, Gates, and Gilbert approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Coulter to approve the RESOLUTION #02-05-17-2025, Delinquency Policy. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Coulter to approve the RESOLUTION #03-05-17-2025, Signature Authorization. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Coulter to approve Business Policy D-16 (Contracting), renumbered to E-1. **MOTION** withdrawn.

MOTION by Director Gilbert, **SECOND** by Director Gates to amend Business Policy F-2 (Monthly Financial Review. Directors Acosta, Bailey, Coulter, Gabriel, Gates, Gilbert, and Hudson approved. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Gates to remove Business Policy D-15 (Association Expenditures Under \$10,000). **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Bailey to authorize the placement of a lien on APN numbers 316-233-03-00-9, 316-220-14-00-7, 316-253-24-00-6, 316-261-08-00-9, 316-261-03-00-4, 316-261-01-00-8, 316-334-05-00-1, 316-334-04-00-8, 316-352-10-00-7, 316-393-05-00-2, 316-422-06-00-6, 328-251-05-00-4, 328-251-04-00-1, 328-131-11-00-6, 328-112-02-00-1, 328-131-05-00-9, 328-144-12-00-3, 328-102-07 and 328-071-08-00-1. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Coulter to approve the annual assessment package. Directors Acosta and Bennett **abstained**. Directors Bailey, Coulter, Gabriel, Gates, Gilbert, and Hudson **approved**. **MOTION** carried.

The board sent and received seven (7) items of correspondence.

The next Regular Open Board Meeting will take place on June 21, 2025 at 10:00 a.m. in the Condor Room. Meeting adjourned at 11:29 a.m.



Treasurer's Report - June 2025

March 2025 financial results:

Due to the update of replacement reserve study, the annual budget preparation, and a shortage of staff in the accounting department, the results of POA operations for the nine months ended March 31, 2025 were not available as anticipated.

A quick update for February 28, 2025:

The financial statements for the month of February 2025 have been reviewed by the Board subcommittee and ratified by the Board. A significant unbudgeted expense of \$171,597 was attributable to the POA's purchase of foreclosed lots. The business policy regarding foreclosures is in the process of being reviewed.

Looking forward:

Accounting Manager Jorge Esparza has provided a timeline for catching up on monthly financial statement reporting now that the transition from the CINC back to the Northstar system is complete and the budget process has been finalized:

- 05/23/2025 – March 2025 draft financials to be complete
- 05/31/2025 – transition from Toast point of sales (POS) system back to Northstar POS will be complete.
- 06/04/2025 – estimated completion of review of foreclosure business policies.
- 06/06/2025 – April 2025 draft financials to be complete.
- 06/20/2025 – May 2025 draft financials to be complete.
- 06/30/2025 – monthly project accounting statement format to be finalized
- 07/11/2025 – June 2025 draft financials to be complete pending annual audit.
- 07/14/2025 – completion of schedules and support for Audit to commence.
- 07/18/2025 - July 2025 draft financials to be complete.

Zero-Based Budgeting:

In addition to the above activities, there will be an important change to how annual budgets are prepared. Historically budgets are prepared by department based on annualization of actual results for the seven months ended January 31 and subject to adjustment as required. A transition to a zero-based budget for fiscal 2026/2027 will require an early start to the budgeting process.

Highlights of the benefits of zero-based budgeting:

- **Starting from zero:** the budget is not based on previous spending but instead requires evaluation of each revenue and expense item from scratch.
- **Justification of Expenses:** The need and impact of each line item needs to be justified to receive funding.
- **Prioritization:** Funds are allocated based on the importance and contribution of each expense to the goals for the department.
- **Adaptability:** The budget can be adapted as revenues, needs, and wants change.

It will be a lot of work, where all budgeting assumptions, department by department, will need to be examined, questioned, and justified. However, the POA will then have a solid base line of operations moving forward, a base line that is not unduly affected by past decisions and expenses that may no longer be relevant to the needs of future operations.



Randall Gates

PMC Property Owners Association
Treasurer

DIRECT PROPERTY MANAGEMENT

ELITE REAL ESTATE GROUP, INC.

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Natural HOUSE CLEANING
Residential & Commercial

- Mailbox pick-up
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- House plant watering

Ask about our New Client Special!

Maureen Koehler
(928) 925-7097

PMCPOA Monthly Recreation

Fitness Classes

Tai Chi with Shannon

Mondays 5:00pm-6:00pm

Tuesdays 4:30pm-5:30pm

\$10/ person

Rise & Shine with SunJay

Tuesdays 10:00am-11:00am

\$5/ 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

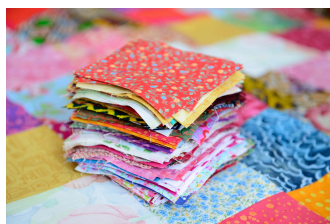
Ecstatic Dance- Dark until Fall

**Visit The Village Drum Circle

June 7th from 12 - 2pm at the

Lilac Stage Gazebo

www.sunjaysmedicine.com



Clubs & Guilds

Meditation Circle

Mondays: Condor Room

12:00-1:00pm

Celtic Club

Tuesdays: Condor Room

6:00pm

Quilt Guild Cardmaking, Comfort Zone, Sew Down

2nd, 4th, & 5th Wednesdays:

Pavilion

9:00am-3:00pm



Radio Safety Net Meeting

Every Thursday: Condor Room

6:00pm Officers

7:00pm Members

Quilt Guild Business Meeting

1st Thursdays: Pavilion

6:30pm-9:00pm

Quilt & Chat

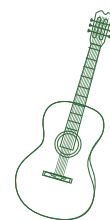
Every Friday: Pavilion

9:00am-3:00pm

Guitar Society

4th Saturday: Pavilion

12:00pm



Radio Safety Net Training

1st Saturday: Condor Room

1:00pm

Mountain Communities

Amateur Radio Club

3rd Sunday: Pavilion

1:00pm



Pickleball

Monday- 9:00am-11:00pm

Wednesday- 6:00pm-8:00pm

Saturday- 9:00am-11:00pm

Times are subject to change.

Most meetings take place in the Condor Room, however location is subject to change. Please check with instructor for updates.



PICKLEBALL.....

SPRING-SUMMER JUNE & JULY Private & 4-Week Group Lessons

Beginners & Novice Players: Ages 8 to 108

PRIVATE LESSONS: \$25/hr. or \$20/hr. ea. for 2 people
CUSTOMIZED For all Skill Levels: Beginners, Novice, Intermediate, and Advanced.

4-Week Group Lessons: \$70/person - 8 hrs. of Instruction.

Group Minimum Size: 3 Players – Maximum Size 6 players

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

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

	JUNE	JULY	TIMES
Mon.	9, 16, 23, 30	7, 14, 21, 28	6:30 p.m. - 8:30 p.m.
Tues.	10, 17, 24, July 1	8, 15, 22, 29	6:30 p.m. - 8:30 p.m.
Wed.	11, 18, 25, July 2	9, 16, 23, 30	1:00 p.m. - 3:00 p.m.

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 President, Instructor.

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.

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.

CERT (Community Emergency Response Team)

Meets the fourth Saturday of the month at 10:30am in the CERT building by the fire station.



Reminder and Updates Regarding the New Well Project

Dear Members, Tenants, and Guests,

We would like to provide you with important updates and reminders regarding the new well project being undertaken by the Mil Potrero Mutual Water company (MPMWC)

Project Overview

- Location: The new well # 11 is located near the southeast corner of the tennis courts.
- Approval: This project was approved during the Pine Mountain Club Property Owners Association Open Board Meeting held on February 15, 2025.
- Review: The project was reviewed prior to approval by the Environmental Control Committee to ensure compliance with all applicable standards.
- Permitting: MPMWC has obtained the necessary permits from the State of California and has selected a contractor to perform the drilling. The contractor will also complete the Kern County Application and Permit Process prior to beginning work.

Timeline and Work Details

- Start Date: Drilling is scheduled to begin on September 2, 2025, or shortly thereafter.
- Twenty-Four (24) hour operations: Labor will be continuous until complete to minimize any delays and are directed to complete the project as quickly as possible.
- Sound Mitigation: Efforts will be made to minimize noise during the drilling process.

- Cost Impact: There is no cost to the Pine Mountain Club Property Owners Association for this project.

Importance of the Project

This new well is a critical component of MPMWC's Capital Improvement Plan. It is intended to offset current and anticipated losses in water system capacity caused by the declining production of existing wells.

Drilling Well # 11 is essential to ensure that we maintain sufficient water supply to meet both regular and emergency needs. As seen during recent fire disasters, reliable access to water during emergencies is vital. Peak water demands during such events can spike dramatically, and this new well has been specifically designed to meet those heightened needs.

Final Notes

We appreciate your cooperation and understanding as we undertake this essential improvement to our community's water infrastructure.

If you have any questions or concerns, please contact:
MPMWC at 661.242.3230
or EC Officer Joe Ladin at 661.242.3788 Ext. 212

Thank you for your attention to this important matter.

Sincerely,
Joe Ladin
Environmental Control Officer
ecofficer@pmcpoa.com

Reminders

2025/2026 Assessments

The Board has approved **\$1,985.00** for the 25/26 assessment amount. 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.

Transfer Site Hours

Daily Hours: 8:30am - 5pm
Thursdays 8:30am- 7pm

- 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.

Help Keep 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!



Dont miss Pickleball with Tom Smith!
June 24th - 26th
from 10am - 12pm



Kids SUMMER CAMP

- ✓ Art- Erin Pattarino 7/8-7/11 (10-11am)
- ✓ Swim- Angela Kelly 7/28, 7/30 & 8/1 10-11am
Must know how to swim
Bring goggles & wear proper swim attire.
Ages 8-13
- ✓ Pickleball- Tom Smith 6/24-6/26 10am-12pm
Limited number of paddles available, if you have your own please bring it.
Ages 8-18
- ✓ Golf- Cody Rose 8/6-8/8 (9-10am)
12 spots available (Sign up in Pro Shop)
Ages 8-17

2524 BEECHWOOD WAY
PMC CLUBHOUSE

TO SIGN UP CONTACT US :
661-242-3788
ALL CAMPS ARE \$35 PER CHILD



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.org
661.242.3788 (office) 661.242.1471 (fax)