



Welcome to our Pine Mountain Club Guests.

Here's what you need to know to enjoy your **SUMMER** visit to our community:

* **For your safety**

- When smoking, use an ashtray. Do not drop ashes or cigarettes on the ground.
- Watch for rattlesnakes when walking in the forest.
- The discharge of firearms or fireworks is **strictly prohibited**, as is hunting.
- Open flame BBQs, campfires or fire pits of any kind are prohibited. BBQs must have a closed cooking unit. No open flames allowed at any time. Keep an extinguisher or water nearby. There is a \$500 fine for a first offense.
- Pedestrians are not allowed to walk on the Golf Course.

* **Consideration for others**

- Please respect your neighbor's privacy and property. Do not trespass on neighboring lots.
- Dogs must be leashed or confined to the property if unleashed. Dogs are not permitted in the PMC lakes, clubhouse grounds or walk ways or in Lampkin Park. Service animals are the only exception.
- Loud, noxious or offensive activity is prohibited.
- PMC enforces Dark Sky rules.

* **Parking**

- On-street parking is prohibited year-round. Parking is permitted on neighboring lots with written permission of the owner.

* **Camping**

- Camping is permitted in the PMC Campground only. Motor homes or trailers may not be inhabited on private property. Camping spaces may be reserved through the PMC office.

* **Sharing the forest with wildlife**

- When driving, be on the lookout for wildlife. Curvy streets require more frequent braking, and a deer or other creature may be around the next bend. Speed limit is 25 mph on community streets.
- Do not feed wildlife or leave food outside to cool. Animals have a keen sense of smell. You may have a mess to clean up or, worse, find a critter in your house looking for treats.
- Remove all food from your car. Bears will damage a car if they smell food in it. That includes mints, scented air fresheners, lip balm or gum left in the glove box. Unattended food containers of any kind may not be left outside. Be aware of open doors, including the garage, while cooking food or when food containers are present.
- Trash must be kept indoors until taken to the transfer station.
- BBQ's should be cleaned completely after use and closed tightly.

Above restrictions exist in the PMCPOA Governing Documents. Violation will result in fines to the property owner and tenants.

May 28, 2017



Welcome to our Pine Mountain Club Guests.

Here's what you need to know to enjoy your **WINTER** visit to our community:

***For your safety**

- If temperatures are near freezing keep driving speeds safe with regard to road conditions.
- Ice, black ice, and compacted snow can be prevalent on roads all winter.
- Driving on icy roads requires a greater distance between cars. Be aware that cars coming toward you may not be able to stop in time.
- If you get stuck on Mountain roads due to snow, get your vehicle to the side of the road so a snow plow or emergency vehicle can get through. If your car impedes traffic it will be towed and impounded.
- Confirm your roadside assistance or insurance coverage for towing your vehicle out of the snow. Many policies do not cover this kind of incident.

Your vehicle

- If rain or snow are in the forecast, lift your wipers of the windshield, keep an ice scraper handy and fill your reservoir with frost-free windshield wash.
- Carry snow chains and a shovel in your car.
- Carry gloves and winter shoes in automobile.
- Have all necessary Winter gear in care for driving in snow and ice i.e., chains, shovel, kitty litter for traction, etc.

In your cabin

- In the house, familiarize yourself with the heating equipment to avoid carbon monoxide poisoning.
- Place flashlights in pre-determined locations.
- Portable heating units are prohibited.
- Check the weather before leaving.
- Keep food or snacks available in the event of a power outage.

Additional information is available in the brochure Helpful Information for Landlords, Tenants and Weekenders.



Stash Your Food and Trash

Allowing wild animals access to human food is reckless and deadly.

Bears and other animals are attracted to anything edible or smelly.

- Store garbage in bear-proof containers, or store garbage in your garage until pick-up.
- Keep food indoors or in airtight and odor-free containers.
- Put away picnic leftovers; clean BBQ grills.
- Keep pet food inside, and bird feeders away.
- Pick up fallen fruit as soon as possible, or protect fruit trees with electric fencing.
- Remove cosmetic fragrances and other attractants, including bird feeders and compost piles.
- Install or request bear-proof trash containers.

When wild animals are allowed to feed on human food and garbage, they lose their natural ways – often resulting in death for the animal.

Please respect and protect wild animals. Keep them wild.

www.keepmewild.org

For More Information

Contact the California Department of Fish and Game

Sacramento Headquarters – (916) 322-8911

Northern Region
Redding – (530) 225-2300

North Central Region
Rancho Cordova – (916) 358-2900

Bay Delta Region
Napa – (707) 944-5500

Central Region
Fresno – (559) 243-4005 ext. 151

South Coast Region
San Diego – (858) 467-4201

Inland Deserts Region
Ontario – (909) 484-0167

Alternate communication methods are available upon request. If reasonable accommodation is needed, contact the Department of Fish and Game, (916)322-8911 or the California Relay Service serving deaf and hearing-impaired residents using TTY/TDD phones, and speech-impaired callers, at (800) 735-2929.



A campaign for all wild animals.



KEEP ME WILD

Feeding Wildlife is Dead Wrong.



California Department of Fish and Game

Wild Animals Ruined, Even Killed by People's Carelessness!

Wild animals are in trouble, and the problem is people: our carelessness and irresponsibility with food and garbage.

Black bears, coyotes and other wild animals are increasing in California's wild habitats, alongside our own expanding communities.

Wild animals naturally fear humans, keep their distance and will not bother you, so long as they remain fully wild. But if they lose their wildness, their behavior changes.

If black bears are mistreated by people who give them access to human food and garbage, they rapidly become addicted. They lose caution and fear. They cause property damage. They might threaten human safety. They might be killed.

Please prevent deadly conflicts with our wildlife.



Bear Country Precautions

- Keep a close watch on children, and teach them what to do if they encounter a bear.
 - While hiking, make noise to avoid a surprise encounter with a bear.
 - Never keep food in your tent.
 - Store food and toiletries in bear-proof containers or in an airtight container in the trunk of your vehicle.
 - Keep a clean camp by cleaning up and storing food and garbage immediately after meals.
 - Use bear-proof garbage cans whenever possible or store your garbage in a secure location with your food.
 - Never approach a bear or pick up a bear cub.
 - If you encounter a bear, do not run; instead, face the animal, make noise and try to appear as large as possible.
 - If attacked, fight back.
 - If a bear attacks a person, immediately call 911.
- If in doubt as to what to do, ask your local Fish and Game warden, park ranger, or wildlife biologist. Or visit our Web site:

www.keeptomwild.org

Stash Your Food and Trash



Bear-Proof Containers

A variety of bear-proof food containers and garbage can enclosures are available. Visit www.keeptomwild.org for more information.

Bear Feeding Laws

It is illegal to feed bears in California. Penalties may include a fine and/or jail time.



You Can Help

Please visit www.keeptomwild.org for downloadable posters, newspaper advertisements and other

The Kern County Aging and Adult Services Department (KCAASD)

connects seniors, dependent adults, and caregivers with programs and services they need such as:

Assistance at Home

Forms Assistance

Bilingual Assistance

Health Insurance Counseling

Transportation

Home-Delivered Meals

Protective Services

Legal Services

Case Management

Income Tax Preparation

Fishing Licenses

Caregiver Services

...and much more

All Services offered by KCAASD are free.
Assistance is available at locations throughout Kern County.

Information and Referral

The Information and Referral Program helps seniors and dependent adults identify programs and services to meet their specific needs.

Senior Nutrition Services

Congregate Nutrition Services Programs provide nutritious lunches for seniors in a group setting at locations throughout the County.

Home Delivered Meals are available to seniors with medical conditions, which do not allow them to visit a group meal site.

Health Insurance Counseling Program

The Health Insurance Counseling and Advocacy Program (HICAP) provides free assistance with Medicare problems and other health insurance issues for seniors and disabled adults.

Disease Prevention/Health Promotion

The Aging and Adult Services Department promotes health education by providing materials on disease prevention and health promotion.



Caregiver Support Program

The Caregiver Support Program is designed to provide supportive services to caregivers providing care to a senior family member, and to grandparents, or older individuals who are relative caregivers, providing care to minor children. There are five areas of services:

Service Information

Access (to services and transportation)

Caregiver Support Groups and Education

Respite (in-home and short term institutional)

Supplemental (a variety of services, call for details)

In-Home Supportive Services (IHSS)

In-Home Supportive Services is a program for low-income elderly, blind, and disabled individuals who need certain domestic and/or personal care to remain safely at home. You must be on Medi-Cal to qualify for IHSS.





**Alzheimer's Day Care Resource Center
(ADCRC)**

The Alzheimer's Day Care Resource Center provides partial and all day out-of-home care for persons with Alzheimer's disease and other dementias. The program helps participants to keep as active and healthy as possible, and to maintain the quality of their lives while providing respite to caregivers.

Legal Services

Senior Legal Services provides free civil and legal counseling and guidance.

Long Term Care Ombudsman

The Office of Long Term Care Ombudsman investigates and attempts to resolve complaints made by or on behalf of people living in long term care facilities, such as nursing homes, board and care, and assisted living.

Adult Protective Services

Adult Protective Services (APS) responds 24 hours per day to reports of suspected abuse, such as financial and physical abuse, abandonment, isolation, neglect and self-neglect of seniors and disabled individuals. Emergency services include emergency shelter, in-home care, meals, and provision of basic necessities. The APS Crisis hot line phone numbers are:

1-800-277-7866
(661) 868-1006

Public Guardian

Provides probate conservatorship services when they are required and there is no one else willing or qualified to act as conservator.

Public Conservatorship

Provides LPS conservatorship services for individuals referred from acute psychiatric facilities who are gravely disabled.

VSOP

The Volunteer Senior Outreach Program (VSOP) is designed to provide community outreach to homebound older adults, 60 years of age or older, that are isolated from others but still living independently and are at risk of hospitalization and/or institutionalization. The purpose is to provide socialization and stimulation to the individuals that are isolated and alone.



Kern County
Aging and Adult Services
5357 Truxtun Avenue
Bakersfield, CA 93309
(661) 868-1000
1 - (800)-510-2020
<http://www.co.kern.ca.us/aas>



STOP ELDER & DEPENDENT ADULT ABUSE

Elder or Dependent adult abuse or neglect could happen to you or someone you know. Abuse can be an intentional act and/or a lack of knowledge or ability in providing care.

WHO IS AN ELDER OR DEPENDENT ADULT

An Elder is defined as anyone aged 65 and over.

A Dependent adult is anyone aged 18 to 64 with a physical or mental disability.

TYPES OF ABUSE

Abuse can occur in a variety of ways:

Physical Abuse: causing pain and/or injury through physical or sexual contact.

Neglect: refusal or failure to provide adequate care, food, shelter, clothing, medicine, and/or medical aids (glasses, dentures, walkers, etc.)

Financial: illegal or improper use of cash, credit cards, funds, or other assets

Mental Suffering: causing mental anguish through use of threats, intimidation, yelling, etc.

Isolation/Abandonment: willfully left or separated from others

Self Neglect: unable to meet one's personal needs for self care

SIGNS OF ABUSE

Signs of abuse are noticeable changes in physical conditions and behavioral patterns such as:

- * Unexplained bruises, cuts, burns
- * Increased physical pain
- * Dehydration or malnourishment
- * Overly medicated without cause
- * Unusual confinement
- * Lack of cleanliness or grooming
- * Fearful to speak in front of caregiver
- * Shame, anxiety, embarrassment
- * Sudden change in mental status
- * Unusual or large bank withdrawals
- * Unexpected closing of bank accounts
- * Transfer of assets, deeds, trusts



The Long Term Care Ombudsman program investigates incidents of abuse that occur in licensed facilities such as board and care facilities or assisted living facilities as well as skilled nursing facilities.

DO I HAVE TO GIVE MY NAME?

If you are not a mandated reporter then you can remain anonymous.

WHAT DOES ADULT PROTECTIVE SERVICES DO?

Adult Protective Services (APS) is a voluntary program that investigates instances of neglect and abuse within State prescribed time lines. For those willing to accept services APS will provide linkage to appropriate resources and cross report crimes to law enforcement.

WHY WOULD SOMEONE REFUSE?

Reasons people decline assistance vary but the more common reasons:

- ◇ Fear of public exposure
- ◇ Protecting the abuser (in 2/3 of cases the abuser is a relative or close friend)
- ◇ Fear of retaliation
- ◇ Belief that the abuse is deserved
- ◇ Loss of intimacy

WHO CAN HELP?

You, by reporting signs of abuse or neglect to Adult Protective Services, Long Term Care Ombudsman or Local Law Enforcement.

Adult Protective Services investigates incidents of abuse or neglect that occur in the community except for licensed facilities.

**REPORTING ELDER &
DEPENDENT ADULT ABUSE**

In case of emergency and/or if
life threatening, call:

911

Otherwise Contact:

Kern County Sheriff's Office

(661) 861-3110

(800) 861-3110

Or

Local Law Enforcement In

Your Area

Adult Protective Services

24 hr. Hotline:(661) 868-1006

Toll Free:(800) 277-7866

If abuse occurred in a residential
care home or nursing home

contact:

Long Term Care Ombudsman

(661) 323-7884

24 hr. Crisis Line:

(800) 231-4024

Adult
Protection is
a community
responsibility.

ADULT PROTECTIVE SERVICES

5357 Truxtun Avenue
Bakersfield, CA 93309

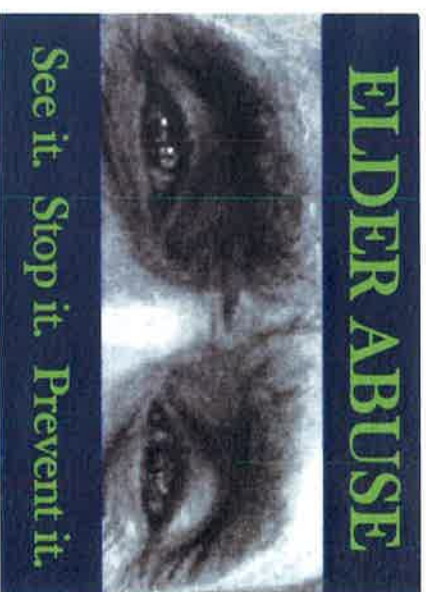
Phone: (661) 868-1006

Fax: (661) 868-0923

E-mail: apsinfo@co.kern.ca.us



ADULT
PROTECTIVE
SERVICES



See it. Stop it. Prevent it.

24 Hour Hotline

(800) 277-7866

Or

(661) 868-1006

Fires and BBQs - EC Code 7.13
(c) Fire is one of the greatest concerns of the community.

There are no open fires allowed in PMC. You may BBQ using charcoal briquettes only, not wood. Open fires, including fire pits and chimineas, are prohibited in PMC. One small spark could mean disaster for the entire community and surrounding area. A spark can travel over a mile and still ignite a forest fire. Please make every effort to minimize smoke and sparks when using a BBQ.

Retreats and Events - CC&R 5.8 states "*No residential or multi-residential lot or any portion of it shall be occupied or used for any purpose other than private single-family residences or units.*" This does not preclude you from renting your home out to someone as a full time or weekend rental. **It does however mean that you cannot host or rent out your property for retreats with a large number of attendees.** In addition

to disrupting the tranquility of the neighborhood, the septic system of your home was not designed for use by more than an average number of people in a single family. Having a large number of people in your home, even for a weekend, could spell disaster for your septic system and the entire community. PMC relies on ground water to keep our water system functioning and a large sewage spill could contaminate the ground water for years to come.



Another concern of PMC is water waste. PMC is a self-contained community, and as such, maintains its own water supply. Everyone must conserve when using water. PMC homes are not connected to a city sewer system. Each property has its own self-contained septic system. These systems are, in most cases, built for use by a single family. It is important that your renters be made aware of the proper use and care of a septic system. As a community surrounded by a national forest, we must consider the effects of a septic failure not only on the property itself, but the surrounding area as well. Over-use of toilets and other water using appliances can quickly cause a failure and major problems for the community. Wise water use is key to maintaining a septic system.

Camping - CC&Rs 4.14 and 5.3
Camping and/or inhabiting a motor home or trailer on private lots is not permitted. Reservations for the PMC campground can be made at the clubhouse.



Trash Disposal - Association Rules Article 18 - Transfer Site -PMC
does not have curb pick-up service for trash removal. Each household must take their refuse to the Transfer Site located at the east end of Aleutian Dr. Landlords are asked to provide instructions to their tenants and directions to the Transfer Site. All household waste can be disposed of at the Transfer Site. Food waste must be placed in the compactors, located at each side of the facility. Dry household waste can be thrown into the large dumpster at the site. Recyclables should be sorted into the specific containers as marked.



PINE MOUNTAIN CLUB PROPERTY OWNERS ASSOCIATION



HELPFUL
INFORMATION
FOR
LANDLORDS,
TENANTS
AND
WEEKENDERS

PMCPOA
PO Box P
Pine Mountain Club, Ca 93222-0016
661-242-3788





Useful Information For Landlords In PMC

As a property owner and landlord in beautiful Pine Mountain Club, there are several regulations in the Covenants, Conditions and Restrictions (CC&Rs), the Environmental Control Code (EC Code), the Association Rules and the Bylaws that must be enforced for the harmony of the entire community. Every property owner receives a copy of these documents at the time of purchase. The information in this brochure will help landlords and tenants maintain the standards that enable everyone to enjoy the peace and beauty offered by this mountain community and its surroundings. **Please be aware that violations of the following regulations may result in a fine to the property owner.**

PROHIBITED ACTIVITIES INCLUDE:

Noxious or Offensive Activity - CC&R Section 5.6 prohibits noxious or offensive activity on any lot. This regulation is echoed in **EC Code Section 7.18**. Examples of noxious or offensive activities include, but are not limited to; loud music that carries onto the property of others, incessant dog barking, loud or vulgar speech (using expletives outside of the home), children making excessively loud noise (screaming or squealing), etc. Such activities may result in a visit from the Pine Mountain Patrol with a request to cease and desist said activity. Please be respectful of the neighbors.



No On-Street Parking- PMC Association Rules Article 6.06 states "Parking on Association roads, including unpaved as well as paved portions thereof, is not permitted." This is one of the most violated rules by renters and tenants. PMC's streets are narrow, and it is imperative that they remain open and clear at all times to ensure access for emergency vehicles and snow plows. One parked vehicle can make it impossible for a fire truck to pass, costing precious time, possibly putting lives at risk. Please make sure that no one parks a vehicle on the street or along the front of the property. In most cases in PMC, there is an right-of-way on the street side of the property that belongs to the Association. Property lines **Do Not** run to the edge of the street asphalt. All vehicles must be parked solely on your property.

Parking on Neighboring Properties - Parking on neighboring properties is only allowed with prior written permission from the owner of said property. If requested by the PMC Patrol, written permission for such parking must be provided to the officer.

Commercial Vehicles - CC&Rs Section 5.11

Parking of commercial vehicles on private lots is permitted only during the time that the home is being serviced by the company owning the vehicle. Personal commercial vehicles may be parked on the property only if the commercial insignia is covered or screened from public view. It is preferred that all commercial vehicles be parked outside the community, if possible.



Allowed Number of Guests on Association Property - Association Rules Article 3.12 A maximum of six (6) guests/tenants, per each private property, are permitted to use Association property without prior approval of the Board of Directors. A tenant is considered a guest of the property owner. Any use of Association property, e.g. the clubhouse, golf course, pool, equestrian center, Lampkin Park, Fern's Lake, etc., by more than six persons from a rental property, without prior approval, is prohibited. Please respect other's rights to a pleasant atmosphere.

Pets - Association Rules Article 4
- Pets must be on leashes and under the control of their owner / human counterpart at all times. Pets are not allowed in or near PMC lakes nor on the Golf Course. **Service animals are exempt.** Pets are not allowed on any Association property (Golf Course, Clubhouse, Equestrian Center, etc.), except for Lampkin Park baseball field. Owners must pick up after their animals and properly dispose of pet droppings. (Doggie-Doo bag dispensers and receptacles are located at the edge of the clubhouse parking lot near Mili Potrero Hwy and on the path that leads to Fern's Lake). Pets should never be left alone in a vehicle, no matter what the temperature is. Even in cool weather, the interior of a vehicle can reach life threatening temperatures within minutes. Pets should never be left alone on a deck or in the yard if your tenant is not home. Not only can this create excessive barking, but it can expose the pet to predators, including bears, coyotes, and mountain lions. PMC Patrol has information to help you and your pet safely enjoy the wonderful atmosphere of PMC.

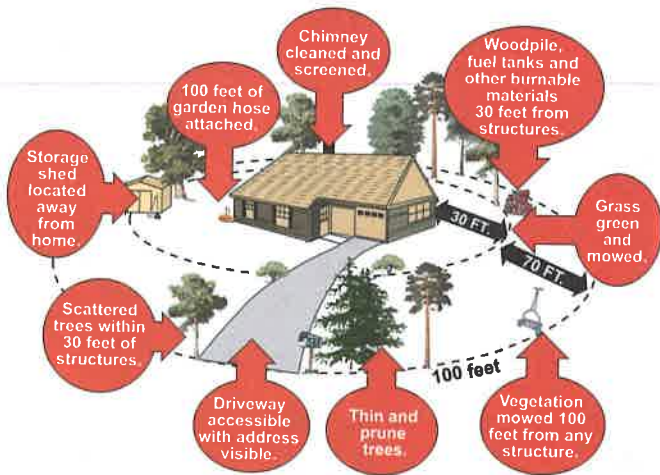


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Now that you know the facts,
let's review the five steps you
can take to protect your home.

**You can create smart defensible
space by following these five steps:**

- Remove dead shrubs, dried grass, fallen branches and dried leaves from 100 feet around your house.
- Trim and separate plants and shrubs to stop fire from spreading.
- Remove ladder fuels which are plants, shrubs and branches that let a fire on the ground climb into the trees.
- Clear five feet around the base of your house and fill it with fire resistant plants or materials like rocks or gravel.
- Take care of the clean, open space 100 feet around your home on a regular basis.



FACT:
These five steps will improve the chance that your home and family can be saved in a wildfire.

Do your part and take responsibility!



For more information, visit
www.CAFireAlliance.com



Take Responsibility...

**Fact
or myth?**

**Homes don't
have to burn
in a wildfire.**



www.CAFireAlliance.com

Take Responsibility...

Learn the facts, and protect your home and family by creating defensible space!

IT'S A FACT. There *are* simple things you can do to help protect your home from wildfires.

MYTH: If there is a wildfire and my home is in danger, firefighters will do all they can to save it.

FACT: Firefighters and emergency professionals do all they can to stop wildfires, but they have to be smart and they will look for homes and buildings that are easier to protect. Homes with defensible space are the homes that firefighters look for, because they are safer to go near and easier to save.

MYTH: It is against the law to remove trees and vegetation.

FACT: Laws about removing trees and shrubs are different across the state. Contact your local fire station and ask what you can do and work with them to solve any problems.

MYTH: It is expensive to create and keep a defensible space around my property.

FACT: It doesn't have to be expensive to create and maintain defensible space. Removing dead trees, plants and leaves and thinning shrubs and trees can be very affordable.

It is also important to remove ladder fuels. Ladder fuels are low tree branches and shrubs under trees that allow a fire to climb higher and spread faster.

Defensible space is 100 feet of clean, open space around your home. This is important if you live in the wildland urban interface (WUI) which is the area where houses and buildings meet the forest, trees, grassy fields or any area with lots of plants and shrubs. In these areas, fire moves fast between trees and buildings so there is a greater chance that wildfires will come near homes and people.

MYTH: It doesn't matter what I do, wildfires will come and destroy all that is in their path.

FACT: It *does* matter. Making a clean, open space 100 feet around your home can help firefighters save it and your family and pets. The photo below is a perfect example of how defensible space saved this person's property.



A home with 100 feet of defensible space can be the difference between one that burns and one that survives.

MYTH: Creating 100 feet of defensible space around my property will not allow me to have a nice yard.

FACT: Correctly done, your yard can look great and contribute to the health and variety of natural areas.