

2022



Concert on the Greens

Pine Mountain Club Golf Course

2524 Beechwood Way Pine Mountain Club (661) 242-3788

Jimmi Nelson Band— May 28th 4:30-7pm



Jimmi brings a blend with classic & modern country musical influences of Merle Haggard, Dwight Yoakam, Jason Aldean & Keith Urban as well as his own original music.

City Beat— August 27th 4:30-7pm



City Beat and the Main Street Hens are a dynamic group of Rock, Rock and Soul musicians delivering high energy music.

Katfish— June 25th 4:30-7pm



All Acoustic Band that plays everything from Outlaw Country, Southern Rock, Classic Rock and Pop. His arranged in Katfish style.

Runaway— September 4th 4:30-7pm



Now performing at various venues in Southern California, Runaway is laying down a wide variety of crowd pleasing Country music including some Southern rock and oldies.

Cheers Elephant— July 30th 4:30-7pm



New to the mountain! Cheers Elephant is an indie pop and psychedelic rock band from Philadelphia Pennsylvania.

Concert on the Greens is a FREE event!

Bring blanket, lawn chairs or park your golf cart on the greens while you dance the night away!

NO OUTSIDE FOOD OR ALCOHOL PLEASE!

Outdoor Food & BBQ

Available for purchase.

the Condor

The official publication of the Pine Mountain Club Property Owners Association, Inc.

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

To view another draft
Summary Budget,
please see page 3.



the Condor

The official publication of the Pine Mountain Club Property Owners Association, Inc.

VOLUME 44 . NUMBER 4 . APRIL 2022

Check out PMC's website at www.pinemountainclub.net

Our World of Nature

How to tell a Good Plant from a Bad Plant

By Lynn Stafford with Liz Buchroeder

There are many wild plants (trees, shrubs, flowers, grasses, etc.) found in our mountains in and around Pine Mountain Club (PMC). In addition to this native flora, we humans have brought in other species, sometimes accidentally, and sometimes intentionally. A few of these introduced plants (also called non-natives)



Figure 1: Early stage (May-June) star thistle/knapweed (DS)

have flourished in the wild and have become problems. Some have replaced native vegetation, some have become obnoxious weeds in our gardens and a few are even poisonous to animals, such as horses.

These unwanted newcomers are referred to as noxious weeds. This article focuses on two of these noxious weeds: yellow star

thistle and spotted knapweed. Both are members of the sunflower family, and both have found a home in PMC, despite the fact that efforts have been made to rid the community of these 'vil-

'NATURE' Continued on page 12

Dogs – Keep them Contained

Patrice Stimpson, PMC Patrol Chief

There has been a sharp increase in loose dogs resulting in people and leashed dogs being attacked and/or bitten. PMC Patrol would like to remind everyone that our Animal Control rules are very clear -- dogs must be leashed and under control at all times. Please also note:

- Dogs are not allowed on anyone else's property without the owner's permission.
- Dog owners/caretakers are responsible for picking up/disposing of their dog's waste.

'DOGS' Continued on page 12

Election Season is Upon Us

The PMCPOA election season continues, and the candidate registration list is being finalized.

As per the association's Election Policy and Procedures, at the April meeting of the board of directors, the board will proofread and approve the draft election packet and draft ballot as prepared by the Inspector of Elections and authorized in bylaw 8.08. Once the packet is approved, the corporate secretary directs and supervises the printing of the packet, and sets printing deadlines to ensure the mailing takes place no less than thirty (30) days prior to the annual Meeting of the Members date as stated in the bylaws. This year, the annual Meeting of the Members and election take place on Saturday, June 18 at 1 p.m.

The corporate secretary also determines and notifies the candidates of the "Meet the Candidates" members' open forums hosted by the Election Committee and moderated by the corporate secretary or their designee. These forums have been conducted via video for the past two years due to the pandemic. Please watch for details about this year's forums.

Time to Bring in Bird Feeders

Patrice Stimpson, PMC Patrol Chief

April 1st is the date that all bird seed, nuts, suet and hummingbird feeders must be taken down from outside your homes.

Association Rule 7.03(a) states: Feeding wild birds and squirrels is prohibited between April 1 and November 1 of any given year as a public safety effort to prevent property damage by bears and avoid human-bear interaction.

This past winter was very mild, and the bears didn't retreat to their dens for their usual winter naps; at least not for very long. They are already wandering around town, checking people's decks, carports and garages for goodies. Bird feeders, pet food and candy/chips/snacks left outside or in cars will invariably draw and keep bears in town. It also results in major car damage and breaking into houses, garages and sheds. Don't let this happen to you, or your neighbors!

Of course, deliberate feeding of bears or other wildlife is a violation of PMC Association rules, and against California Fish and Wildlife regulations. The fines for these violations are quite hefty.

Enjoy our wildlife from a safe distance!

Community Town Hall Meeting on 4/9 Will Address Preparing Yourself and Your Home for a Wildfire

PMCPOA Emergency Preparedness Committee

There will be a very important community Town Hall meeting on April 9th at 10:00 a.m. in the Condor Room. The topic will be “Preparing Yourself and Your Home for a Wildfire.” The PMCPOA Emergency Preparedness Committee, Pine Mountain Club CERT and the Fire Safe Council will host the event. Kern County Fire Department and U.S. Forest Service personnel will be there to answer questions on clearances and how to protect your home. We will show a short video called “Ready Set Go,” which demonstrates how to prepare for a wildfire. After the film, there will be an open forum time to ask questions of our Fire Personnel and gather information. Do you know the latest Kern County Fire Hazard Reduction Guidelines?

While wildfires are a natural part of California’s landscape, the fire season in California and across the West is starting earlier and ending later each year. Warmer spring and summer temperatures, reduced snowpack and earlier spring snowmelt create longer and more intense moisture stress on vegetation and make forests more susceptible to severe wildfires. We are under severe drought conditions at this time.

Pine Mountain Club is surrounded by forest land, which makes our community susceptible to wildfires. Are you and your home prepared for a wildfire? There are many things you can do to help protect your home in a wildfire and prepare yourself and your family on how to deal with a wildfire, the first of which is to attend the April 9th meeting and gather information and talk to the firefighters.

There will be Emergency Preparedness and fire information handouts, displays and goodies.

GREAT DOOR PRIZES AND REFRESHMENTS!

PMC Facebook Page

The only OFFICIAL PMCPOA Facebook page can be accessed at:

<https://www.facebook.com/pmcpoa>

the Condor

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The PMCPOA Board of Directors meets on the third Saturday of every month at 10 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.



Mountain Community Concierge Services

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Pine Mountain Club POA, Inc.
Draft Summary Budget for 2022/2023
As of March 12, 2022

Draft

	2021/2022			2022/2023	Increase /
	Pro Forma	Budget	Variance	Budget	(Decrease)
	Actuals				
Revenue					
Assessment Income	4,694,391	4,687,676	6,715	5,164,638	476,962
Operating Interest	15,369	17,958	(2,589)	17,111	(847)
General & Administrative	133,395	68,540	64,855	105,450	36,910
Association Business	9,518	7,500	2,018	6,600	(900)
Patrol	31,517	15,600	15,917	20,100	4,500
Maintenance Operations	5,782	5,850	(68)	5,340	(510)
Environmental Control	28,629	20,400	8,229	19,200	(1,200)
RV, Campground, Parks, & Grounds	19,578	18,300	1,278	18,300	0
Refuse & Recycling	26,362	13,800	12,562	25,500	11,700
Equestrian Center	71,792	55,200	16,592	71,700	16,500
Pro Shop	100,805	103,725	(2,920)	99,615	(4,110)
Lounge	146,106	184,000	(37,894)	162,100	(21,900)
Condor Café	346,407	336,000	10,407	384,510	48,510
Recreation & Events	2,438	2,360	78	2,800	440
Post Office	76,500	76,500	0	76,500	0
Projects	0	0	0	57,000	57,000
Confirmed Carry-over funds - prior yrs	663,511	663,511	0	18,000	(645,511)
Total Revenue	6,372,099	6,276,920	95,179	6,254,464	(22,456)
Expenses					
General & Administrative	1,632,931	1,704,250	(71,319)	1,703,853	(397)
Association Business	85,291	91,835	(6,544)	89,130	(2,705)
Patrol	440,759	403,530	37,229	452,705	49,175
Clubhouse Maintenance	291,905	269,960	21,945	304,043	34,083
Maintenance Operations	722,662	793,464	(70,802)	841,263	47,799
Environmental Control	125,905	93,530	32,375	136,950	43,420
RV, Campground, Parks, & Grounds	8,813	17,561	(8,748)	21,475	3,914
Refuse & Recycling	196,120	166,905	29,215	199,830	32,925
Equestrian Center	237,265	231,048	6,217	260,240	29,192
Pro Shop	117,874	121,500	(3,626)	119,327	(2,173)
Golf Maintenance	321,126	378,790	(57,664)	397,859	19,069
Lounge	134,121	182,385	(48,264)	162,060	(20,325)
Condor Café	480,328	454,150	26,178	502,648	48,498
Recreation & Events	165,034	118,773	(13,739)	132,358	13,585
Pool	53,562	72,745	(19,183)	68,983	(3,762)
Post Office	129,605	134,335	(4,730)	139,540	5,205
Designated Projects	174,396	130,829	43,567	18,000	(112,829)
Projects	50,000	68,000	(18,000)	107,000	39,000
Future Designated Projects	18,000	0	18,000	0	0
Project Contingency	62,202	62,202	(0)	50,000	(12,202)
Reserve Funding	781,129	781,128	1	547,200	(233,928)
Total Expenses	6,169,029	6,276,920	(107,891)	6,254,464	(22,456)
Net Revenue Over Expenses	203,070	0	203,070	0	0
Additional Factors					
Additional Reserve funding (pending verification by the Audit & approval by Board)				(203,070)	(203,070)
2020/2021 Carry-over funds (subject to verification by the Audit)				203,070	203,070
Total Net Income Over Expenses	203,070	0	203,070	0	406,141
Assessment Amount		1,624		1,788	164
Billable Lots		2,886.5		2,888.5	(2)

The complete budget is available at the Association Office to members upon request at the Association's expense and will be provided by agreed upon method (mail, email, etc) within 5 days of the request.



Take Me Out to the Ballgame!

Spring is here, and that means baseball! The baseball score board at Lampkin Park has received a facelift. Come check it out!

Now is the Time to Begin Lot Clearance

The lot clearance deadline (for each and every lot) is June 1. We recommend getting a head start, and working outside while the weather is mild.

Property inspections by the Fire Department will begin June 2. You don't want to get a hefty fine from the Fire Department, so get those dead trees, dead bushes, weeds, pine needles and pinecones picked up and taken to the Green Waste Site. For more information on yard clearing, visit readyforwildfire.org. If you transport the cuttings/leaves etc. in bags, please empty them at the site and take the bags back home with you.

**MIL POTRERO MUTUAL WATER COMPANY
NOTICE OF ANNUAL ELECTION**

In accordance with the By-Laws of the Mil Potrero Mutual Water Company, Inc., the Annual Shareholder's Meeting is scheduled for July 9, 2022 at 10:00 a.m. at the Administrative Office of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Conference Room, Pine Mountain Club California. The deadline for clearing the Water Company accounts of overdue charges, to be eligible for submitting a proxy shall be June 1, 2022. Shareholders in good standing desiring to place their names in nomination for a seat on the Board of Directors should submit their resume, as defined by the Equal Access Policy adopted by the Board of Directors on May 26, 1987, to the Water Company office no earlier than 8:00 a.m. April 15, 2022 and no later than 4:00 p.m. on May 20, 2022. The resume must be typed on a single 8 1/2" x 11" page and must include the candidate's signature. The Equal Access Policy is available for review upon request.

The resumes may be mailed to: Secretary of the Board, Mil Potrero Mutual Water Company, P.O. Box "W," Pine Mountain Club, CA 93222, or may be taken to the business office located at 16275 Askin Drive, Pine Mountain Club, CA 93222.

Nominations will be accepted from the floor at the Annual Meeting before the close of the proxy box.

Kris Staidle, Board Secretary
Mil Potrero Mutual Water Company

Liliana West
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Easter Happenings in PMC

Easter Egg Hunt

Saturday, April 16, Lampkin Park, 11am



Easter Brunch

Sunday, April 17, Clubhouse, 10am-2pm

\$29 - Tax & Gratuity Included

Kids (Ages 3-12) \$13.95 - Tax & Gratuity Included Ages 3 and Under Free

Menu:

FULL BAR

GLAZED BAKED HAM CARVING STATION

SCALLOPED POTATOES

SEASONAL VEGETABLE

BAKED EGG SCRAMBLE

SAUSAGE / BACON

TURKEY SAUSAGE PANCAKE WRAPS

TRI-COLOR CHEESE TORTELLINI & VEGGIE

DINNER ROLLS & BUTTER

SALAD BAR

DESSERT BAR

COFFEE & ICED TEA

Tickets required; purchase in office. No refunds.



Condor Cafe

Hours

Breakfast and Lunch

Wednesday through Sunday

8 am to 2 pm

Wednesday thru Saturday:
Breakfast 8-11 / Lunch 11-2

Sunday:

Breakfast 8-12 / Lunch 12-2

The Condor Café is open for inside dining for breakfast and lunch. Patio seating is available weather permitting. Takeout is also available; please call 661-242-2233.

Dinner

Thursday (Special)

4 to 7:30 pm

Fridays and Saturdays

4 to 8 pm

The Condor Lounge is open for dinners on Thursdays from 4-7:30pm and Fridays and Saturdays 4-8pm. (The Bar is also open Thursdays through Saturdays.) Walk-ins are welcome. If you have a party of four or more, we require a reservation. You can call the café any time during our hours of operation at 661-242-2233 to place your reservation with a server.

Takeout is available for dinner Thursdays, Fridays and Saturdays.



Ellie Melili

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A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com

It was good to see a large and enthusiastic crowd in the Condor Café to celebrate St. Patrick's Day. It was all good – the food, the green drinks, the entertainment, and the atmosphere. I hope we can continue this positive momentum for our members into the spring and through the summer and beyond.



We conducted our first experiment in live streaming at the board meeting in March to provide members the online opportunity to minimally view the proceedings and hear discussions. The only “technical flaw” for the virtual audience known to us occurred when the podium microphone for members wasn't activated in the room for the first two speakers during the member's forum. The image and audio were good and overall, the first attempt went well.

Our second experiment in streaming will address the “chat” option to access written communications from those members online. I appreciate the input we've received thus far from a few members and our staff. If you were online and have input not addressed herein, please send me an email.

Our efforts to eliminate illegal marijuana grow houses in PMC continues. We were contacted recently by a representative for California State Assemblyman Vince Fong, who offered to assist us as they reach out to various state agencies, the Department of Cannabis Control, Southern California Edison, and Congressman Kevin McCarthy's office, to seek guidance and assistance from a federal level to include the Drug Enforcement Agency. Please continue to observe from a distance and report suspicious activities to our patrol office, where the information is being compiled and shared with the Sheriff's department.

We interviewed prospective “project managers” this past month who – if hired – will assist us in putting together final numbers for the clubhouse revitalization so we can soon share that information with members and determine how we might move forward to fund this project. These interviews have been beneficial in helping us to learn more about the process that includes acquisition of fees, permits, insurance, and other associated costs not included within the cost estimation of the physical construction. This manager would also over-

see the pre-construction and construction phases of the project on our behalf. I hope to share more information soon that will include a “town hall meeting” to update members on the project and cost.

The presentation of our upcoming budget open meeting last month was well received despite the current proposed assessment increase of \$164. As you should know, our assessments increased only \$20 in total the past two years to purposefully keep assessments low despite trends and other factors that recommended significant more increases to include larger contributions to our Reserve Fund.

Our accounting manager, Beth Blackmon, has done an excellent job showing where we have cut costs for the coming year and where increases were almost unavoidable due to current inflation and the necessity to strengthen our Reserve Fund. The video of the budget presentation and the presentation itself is available on our website. I encourage you to view the presentation and pay close attention to the increases and decreases articulated within that proposal.

Be safe, stay healthy, and continue to be positive.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of March 19, 2022. Complete minutes are available at the business office or online at www.pinemountainclub.net after their approval at the next board meeting. In the regular open meeting, Chairman Bill Lewis II called the meeting to order at 10:00 a.m. Nine directors attended: Cam Acosta, Richard Ballard, Steve Burkett, Philip Gabriel, Tony Harmon, Peggy Hoyt-Voelker, Chairman Lewis II, Ellen McClellan and Phyllis Throckmorton. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Ballard that the agenda for the Board of Directors meeting of March 19, 2022, be adopted. **MOTION** carried.

There were zero (0) committee applications for approval.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Burkett to approve the draft minutes of the Board of Directors' Regular Board Meeting of February 19, 2022. **MOTION** carried.

Chairman Lewis II presented the Chairman's report. General Manager Karin Shulman presented the General Manager's report. Director Cam Acosta presented the Treasurer's report.

MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker to ratify the Association's February 2022 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

The board acknowledged receipt of the committee minutes.

There were three (3) Environmental Control Committee projects recommended.

There was one (1) cottage industry permit

recommended.

BOARD ACTION ITEMS:

OLD BUSINESS: NONE

NEW BUSINESS:

MOTION by Director Ballard, **SECOND** by Director Burkett to approve **RESOLUTION** #01-03-19-2022, the changes to Association Rule 16.04, Swimming Pool as presented. Director Gabriel opposed. Directors Acosta, Ballard, Burkett, Harmon, Hoyt-Voelker, McClellan and Throckmorton approved. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director McClellan to approve **RESOLUTION** #02-03-19-2022, the Delinquency Policy for the Annual Assessment mailing package for the 2022-2023 fiscal year. **MOTION** carried.

'BOARD' Continued on page 15

Treasurer's Report

Pine Mountain Club POA, Inc.
Treasurer's Report
As of February 28, 2022

	Actual	Budget	Over (Under) Variance	
Revenue				
Current Year Assessment Revenue	3,129,703	3,125,116	4,587	
Operations/Maintenance	227,896	147,760	80,136	
Social Activity	437,219	456,415	(19,196)	
Projects	30,675	0	30,675	
Interest Income (Operating)	12,224	13,170	(946)	
Total Revenue	3,837,718	3,742,461	95,257	
Operating Expenses				
Operations/Maintenance	2,682,756	2,799,078	(116,322)	
Social Activity	727,964	791,968	(64,004)	
Operating Projects	116,692	160,202	(43,510)	
Designated Fund Projects	58,570	30,000	28,570	
Reserve Contribution	304,000	304,000	0	
Total Operating Expenses	3,889,982	4,085,248	(195,266)	
Other Operating Transactions				
Additional transfers to Reserve fund	(325,129)	(325,128)	(1)	
Assets purchased	(25,389)	0	(25,389)	
Foreclosed Lots transferred to Property	(17,719)	0	(17,719)	
Total Other Transactions	(368,237)	(325,128)	(43,109)	
Total Change in Operating Fund	(420,501)	(667,915)	247,414	
Payroll Summary				
Payroll Wages	1,472,098	1,586,267	(114,169)	
Payroll Benefits	238,152	265,416	(27,264)	
Taxes and Worker's Compensation	198,513	213,283	(14,770)	
Total Payroll Expense	1,908,763	2,064,966	(156,203)	
	Assessment Billed	Assessment Collected	Assessment Receivable	Assessment Receivable %
18/19 Assessment Collection Update	4,231,452	4,230,582	870	0.02%
19/20 Assessment Collection Update	4,631,550	4,629,946	1,604	0.03%
20/21 Assessment Collection Update	4,628,342	4,624,523	3,819	0.08%
21/22 Assessment Collection Update	4,694,082	4,616,668	77,414	1.65%
	Beginning Balance July 1, 2021	Plus: YTD Interest and Contributions	Less: YTD Purchases	Ending Balance Current Period
Reserve Fund Update	3,082,499	644,010	(305,254)	3,421,255
Operating Fund Cash Balance	1,726,072			
Reserve Fund Cash Balance	3,597,247			

Cameron Koons
Respectfully Submitted

--- General Manager's Update ---

Karin Shulman

I would like to explain what an A-2 Project Form is. The A-2 form is used for projects that cost \$10,000 or more to do. Here are a couple of examples. The Pickleball Club put together a very comprehensive A-2 Project Form; they did their homework and brought in vendors to look at a couple of different areas and put in a proposal for one tennis court to be turned into a permanent pickleball court at about \$77,711, or to build two new courts by the park for about \$179,000. Another example: Two years ago, our Golf Maintenance Department put through an A-2 Project Form to install a shed to store equipment so that it is not out in the elements.

The Bocci Ball court is a project for the entire community coming from the Recreation Department. Bocci Ball is something that has been talked about for several years by the Greens and Grounds Committee. While there was a **RESOLUTION** presented at the last board meeting not to exceed \$4,000, the actual amount is more like \$2,950 coming from the Contingency Fund. We have the wood, we have staff to build it and it should be a lot of fun for everyone. You do have to have your own Bocci Ball set.

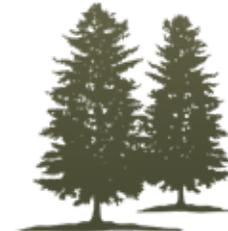
The St. Patrick's Day Dinner in the lounge last month, with Meridian providing live music, made for a great time. I heard how excellent the corned beef was. We have an Easter Brunch coming this month, and a Mother's Day Tea coming up, so watch for those announcements.

The Dog Park opened yesterday afternoon. Thank you everyone for your patience while the grant work for fire mitigation was being done. It looks very nice and dead trees and brush were removed. This makes for a healthy forest. Remember in California, fire season is now year-long. When fire is on the ground, it is easier to fight. Once fire goes up into the trees and canopy, that is when air support is called in and the fire can easily get out of control. It is important for the association to be proactive instead of re-active. We will be starting on the Department of Agriculture Grant next, so we are making some headway.

At the time of this writing, we have some job openings for anyone who would like a seasonal part-time job. We have openings for pool attendants, for a Transfer Site worker, a seasonal server and an on-call Equestrian Center worker. We also need two seasonal part-time golf maintenance staff members. If you or anyone you know is interested,

please come to the office for an application.

The pool opens on the Friday of Memorial Day Weekend, and our Concert on the Greens series kicks off that weekend too. On October 1, we will have the first-ever Reggae in the Pines with a few vendors and some Caribbean food for sale. It promises to be a fun summer.



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Pine Mountain Club, California

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Vaccine Clinic in PMC

PMCPOA will host the second-dose COVID-19 mobile vaccination clinic on Friday, April 8 in the Lounge from 10am-3pm. Free Pfizer and J&J vaccines and boosters, as well as PCR and rapid antigen testing, will be available. Vaccinations are provided to ages 5 and up. Minors must be accompanied by a parent or legal guardian.

PMCPOA Office Hours

8am-5pm Mon-Fri

8am-3pm Sat

(Closed for lunch 12-1 pm)

Office 242-3788

Patrol 242-3857 (24 hrs)



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Illegal Fires Continue to Threaten PMC

Violations continue for exterior fires and open barbecues using wood. There is a zero tolerance for these violations and warnings will not likely be given. Our fire danger in PMC is real and one spark or ember flying off could threaten our entire community.

Recent fines have been levied at \$1,000 for first offenses. One member was fined \$1,500 for a second offense. Recent violations have involved short-term rent-

ers. Owners are reminded they are fully responsible for violations by renters. It is highly recommended to remove any fire pit or similar receptacle on a property that might be used to start an exterior fire.

EC Code Rule 7.13 C: There shall be no exterior fires whatsoever except for barbecues in confined receptacles designed for such purposes. Pellet smokers and propane, charcoal, and electric barbecues are permitted with a minimum 15-foot clearance from combustible material. Residents shall take all reasonable precautions to minimize smoke and eliminate sparks. (A fine for this section is currently "up to \$1,000" for the first of-fense.)

PROFESSIONAL SERVICES

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Old Wire Electric
The Old House Wiring Specialist
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Yardwork/Hauling

Ron's Odd Jobs & Yardwork
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Professional Services ads are \$5 per line per month, two-line minimum, when paid by the year. Otherwise, \$6 per line per month. The fee includes the name of your business and phone number. PMCPOA does not guarantee the accuracy of the information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.

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COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPOA welcomes member input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on the members'-only side of the PMC website at www.pinemountainclub.net. Anonymous submissions will not be published.

Thank you for your submissions to the Complaints, Concerns and Compliments Box. It takes a village to run a village, and your care and concern help keep PMC the wonderful place we love.

Look for responses in the Condor. Please be sure to include your contact information. While your name will not be published or posted, we don't respond to anonymous submissions.

If you have a concern that involves maintenance, sanitation or safety issues, or is of a confidential nature, please con-

tact the Business Office immediately at 661-242-3788. Thank you!

COMPLIMENTS

- Greetings! Just a quick note to say that Mike, Brian, Sonny and Mark of Bandit are one of the best bands that you have at the Clubhouse on Saturday nights. Their performance on Feb. 19 was fantastic. We hope that you have them on Saturday nights at the Clubhouse more often!

Response: We will definitely have the band Bandit back. They are great and fun!

- On Saturday, March 12, I phoned the Condor Cafe and ordered Chicken Soft Tacos. Then I went there, picked up the order and drove home. Wow! Those were great; very tasty, and thank you to the entire crew at the Condor Cafe for offering a creative menu.

Response: We are glad you liked the tacos. The kitchen staff does a good job keeping up with creative ideas.

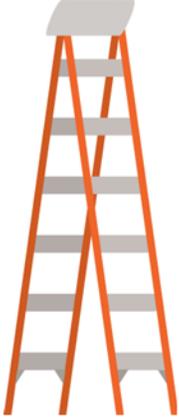
Want to Talk With the Board Chairman?

If members would like to speak with the Chairman of the PMC Board of Directors, there is a way in which to do so.

To book some one-on-one time with Board Chairman Bill Lewis II, you can contact the Business Office to schedule an appointment. Visits will be booked in 15-minute increments.

This is the members' chance to vent, inform, question, enlighten, propose a solution or put an end to issues and concerns they believe the Board should know about.

You may also send inquiries or comments via email to pmcboard@pmcpoa.com. When sending emails, please put "Attention: Chairman Lewis" in the subject line.



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'A Botanical Tour of the San Emigdio Mountains Region'

Susan Amon

A talk with Botanist Pam De Vries, sponsored by the PMC Gardeners Club as a fundraiser for Lockhart Native Plant Garden, will take place on Saturday, April 23 from 10:30 a.m. to 12 p.m. in the Condor Room at the PMC Clubhouse.



Pam De Vries has worked as a botanical consultant in Southern California since the mid-1990s. She and her husband have lived in Pine Mountain Club since 2006. She's written a popular field guide titled "Plants of the San Emigdio Mountains Region of California," which is dedicated to Mary Ann Lockhart, for whom the garden is named.

Ms. De Vries is a great supporter of the native plant garden and assists our volunteers with the identification of our native plants.

Thank you for your donations, which support improvements to and maintenance for Lockhart Native Plant Garden in Pine Mountain Club. To donate, please visit <https://www.gofundme.com/f/lockhart-native-plant-garden>.

For more information, email to lockhartgarden@frazmtn.com.

Condor Lounge Hours

Thu, 4-9 p.m.

Fri, 4-11 p.m.

Sat, 4-11 p.m.

Breakfast and Lunch served in Lounge on Sundays, with full bar available.

Please remember to always carry your member or guest card with you in PMC. You may be asked to present it at the Transfer Site or in the Clubhouse. Thank you.

Sign Up for Ready Kern to Receive Needed Notifications

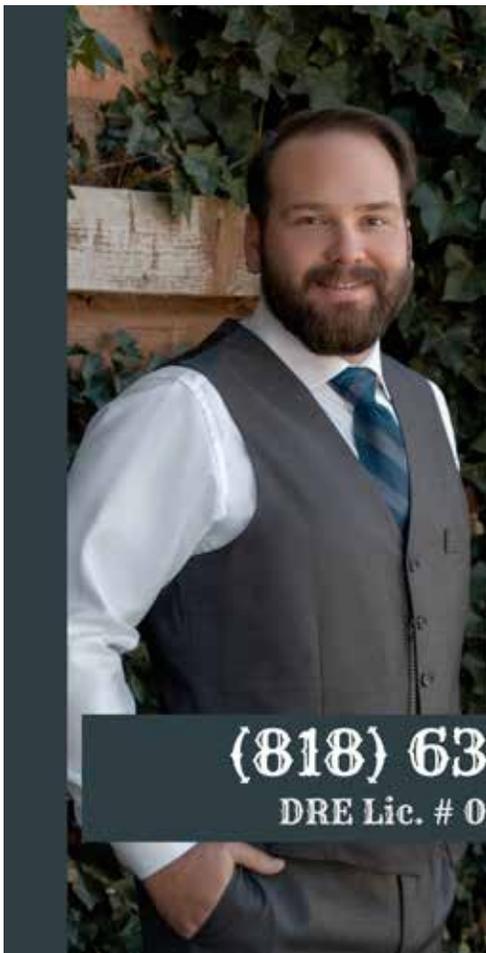
Are you signed up with Ready Kern for emergency notifications? Once signed up, you will be notified on your cell or home phone of any dangers that might be close by, such as fires in the area, flash floods, etc. To sign up, please visit www.readykern.com or call 661-873-2602.

Golf Course/ Pro Shop Hours

8am - 6pm Every Day

The Pro Shop has T-shirts, beanies, sweatshirts, hats, drinking glasses with PMC logos on them, greeting cards, PMC license plate holders and puzzles available for purchase.

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'NATURE' *Continued from page 1*

lains.' Each species starts out in the spring as a rather harmless-looking ground-hugging rosette of leaves (Fig.1). Both species soon mature into robust upright weeds.

Yellow star thistle has bright yellow flower heads, but its thorns make it appear inhospitable. The spotted knapweed has very attractive purple aster-like blooms and does not bear the threatening thorns.

Yellow star thistle (Fig. 2) once covered several of our vacant lots and much



Figure 2: Yellow star thistle flower head (stock photo)

of the strips of land between Mil Potrero Highway and some of the frontage roads. Back in the 1990s, several residents made efforts to control this infestation by hand-pulling the plants. However, after each season of hard work, the weed came back as vigorous and numerous as before. The volunteers got discouraged and gave up the project.

Beginning in 2001, some of us volunteered to start the project again, this time with a greater understanding of star thistle's life history. The plant is an annual, sprouting from seed each spring, growing vigorously and producing thousands of seeds for each plant. By fall, the thorny plants die. Some of the seeds sprout the next spring to start the process all over. When the plants are removed, they need to be pulled before the seeds develop on the plant. If the plant is pulled after that time, it needs to be securely confined in a bag and taken to the Transfer Station, and NOT to the Green Waste Site. A problem with controlling star thistle is that much of the seed remains viable for several years in the soil, producing what is called a seed bank. So, eradication on each plot needs to take place each year, with care being taken

Photographer
(for photo on page 1):
David Schindler (DS)

to prevent any seed from reaching the soil.

The hand-pulling project begun in 1991 was a success. Each volunteer (or pair) carefully worked a particular plot each season. After three years, the number of plants emerging each spring was greatly reduced and required only mop-up surveillance. This effort involved a lot of hard work, but was quite successful. There are still some areas that have not yet been cleared, but with proper attention, can be eliminated.

Spotted knapweed is a different problem. It develops lovely purple flowers each summer (Fig. 3), but it tends to take over and crowd out other plants. It also invades natural landscapes. This plant is harder to eliminate because it is more difficult to remove by hand and has perennial roots that are hard to get rid of. It is advisable not to use herbicides if possible. However, the County has low-impact herbicides that have been used by controlled application for spotted knapweed infesta-



Figure 3: Spotted knapweed (Stock photo)

tions. Spotted knapweed can be eliminated from one's property by continued vigilance and careful sustained hand removal.

The PMC Environmental Control Office has provided hand-out material (with helpful color photographs) in the Clubhouse lobby with information about both these invasive weeds. The Environmental staff will be happy to discuss the situation with anyone wishing to identify and remove these weeds from their property. There may also be a volunteer effort in the near future to remove these plants from certain common areas in the community.

'DOGS' *Continued from page 1*

- Dogs must not be allowed to habitually or excessively bark, whine, yelp or howl.
- Dogs and cats (pets) shall not be left outside unattended between dusk and dawn.
- Dogs and cats (pets) shall be sheltered and protected from the weather, whether hot or cold.

Members in violation of Association rules are subject to a citation and a possible fine. Please see complete Associ-

ation Rules, including Animal Control rules, on our website at pinemountainclub.net/web/pages/pmcpoa-governing-documents.

The editorial and advertising deadline for the May 2022 Condor is Monday, April 11.

Easter Candy Donations Requested

The Rec Dept. is looking for donations of unopened bags of candy to fill the Easter eggs for this year's Easter Egg Hunt. If you would like to donate, please bring them to the front office by April 8th. Donations are much appreciated.

Letter to the Editor

Budget

Thank you for posting on the website the slides used in the Budget Presentation meeting of March 12. Since I could not attend the meeting and the video is not yet posted, I have only these slides to go by as I consider the proposed budget.

The proposed increase in assessments is ascribed partly to increased contributions to the capital reserve fund as well as to a 30% increase in propane costs and 60-75% increase in gas costs. I do not see in the budget slides any mention of replacing equipment with items that would reduce our dependency on propane and gas.

Given the need to achieve American independence from predatory states like Russia or Saudi Arabia, it would be both patriotic and in PMCPOA's own interest to start replacing items in the reserve fund with those powered by sustainable energy. We could use the budget surpluses (\$203,000 this year) designated for the reserve fund to replace obsolete petro-fueled tools and appliances. The clubhouse and pool should be heated (or cooled) by solar-generated electricity. Condor Café meals should be cooked on electric ranges powered by solar panels. Other energy could be produced from biomass at the Transfer Site. (See <https://www.eia.gov/energyexplained/biomass/waste-to-energy.php>.)

Members have made similar suggestions before, but now our nation is in a

state of crisis and petro energy is becoming ever more unaffordable. If there must be an increase in assessments, let us use them and the Reserve funds to create a way of life in PMC that is sustainable.

Katherine King

The writer is solely responsible for the contents of the letter and acknowledges that the viewpoint, opinions, and validity of facts expressed in a letter are those of the writer only and not necessarily shared by the editor or the Association.

Note from PMCPOA

Thank you for your support of and suggestions regarding the budget. The video of the budget presentation meeting is on the website at <https://pinemountainclub.net/group/pages/board-minutes>.

To review the replacement of equipment, please take a look at the Reserve Study Report at <https://pinemountainclub.net/group/pages/financials> under the headline "2021-2022 Budget Process Documentation." The association is currently researching alternative resources, including solar heating of the pool. We appreciate your ideas regarding sustainability efforts.

Guest Card Orders

Have you ordered your new (orange) guest cards yet? Please call the business office, ext. 225, to put in your request. Last year's blue guest cards are no longer valid.

Important Reminder: Your pool card keys do not expire. They are good every year that you own your property. Please do not toss them out at the end of the year; they will cost \$100 to replace.

WHO TO CALL FOR INFORMATION ON ROAD CONDITIONS:

Emergency, Life-Threatening ONLY: 911

PMC Weather Report: (661) 242-4017

Sheriff: (661) 245-3440

Kern County Roads: (661) 248-6535

CHP Lebec: (661) 248-6655

CHP Roads: (800) 427-7623

CHP Traffic Accidents: (661) 334-3913 or (661) 864-4444; on Weekends (661) 864-4400

US Forest Service: (661) 245-3449

23 News 24-hour Weather Line: (661) 637-1010



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Mondays, Wednesdays, Fridays from 10-11 a.m.
Classes are in the Condor Room. All classes \$5

Reminder: Riding dirt bikes in greenbelts or on hiking trails within PMC is not allowed.

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- Refinance
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Wed, 7-9pm

Sat, 8-10am

One tennis court is reserved for play during the above days and times.

Times are subject to change due to weather. If the courts are not being used, anyone can come down and play outside of scheduled pickleball times, whether it be tennis or pickleball.

GUILD ACTIVITIES

Every Monday

10-3 . Lace Guild . Pool Pavilion

Second/Fourth/Fifth Wednesdays

9-3 . Quilt Comfort Zone . Pool Pavilion

First Thursday

6:00 pm . Quilt Guild Business Mtg . Pool Pav (April through December)

Every Friday

9-3 . Quilt & Chat & More Pool Pavilion

Entertainment
Line-Up:

Saturday nights 7-11pm, and some Friday nights 7-10pm

Friday, April 1

7-10pm -- Brett Freshour (Acoustic Set)

Saturday, April 2

7-11pm -- Journey in Time ('60s-'70s Soft Rock, Folk & Country)

Saturday, April 9

7-11pm -- Dive Bar Messiahs (60's & 70's Classic Rock)

Friday, April 15

7-10pm -- Bandit Unplugged

Saturday, April 16

7-11pm -- Craig Hassenbank Band (Classic & Alternative Rock)

Friday, April 22

7-10pm -- Matt Galindo (Acoustic Set)

Saturday, April 23

7-11pm -- Bandit (Classic Rock, Blues & Country)

Saturday, April 30

7-11pm -- Steve Wilkinson & Band (New to PMC!)

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'BOARD' Continued from page 6

MOTION by Director Acosta, **SECOND** by Director Throckmorton to approve **RESOLUTION** #03-03-19-2022, replacing the transmission for Reserve Item 6062, 2016 Dodge Ram 3500, not to exceed (NTE) \$9,900 from the Reserve Fund. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve **RESOLUTION** #04-03-19-2022, the Bocci Ball Court & Equipment, NTE \$4,000 from the Contingency Fund. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve, resolve and designate Best Alliance Foreclosure and Lien Services Corp., as agent (Agent) for the Association, and hereby authorizes Agent to prepare, sign and record a Notice of Voluntary Delinquent Assessment Lien and all other necessary and associated documents on Association's behalf, as agent, against and upon, the property and owner(s), for the purposes of this **RESOLUTION** referred to as 316-502-17-00-1, 256-441-01-003, 316-220-04-00-8, 316-402-09-00-9 and 256-453-06-00-5, to secure and collect all amounts owed to the Association in accordance with the CC&R's of the Association and the Civil Code of California. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Ballard to approve the updates to Bylaw 10.02. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Ballard to approve the updates to Bylaw 10.03. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Ballard to approve the updates to Bylaw 12.03. **MOTION** carried.

WITHDRAWN - MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve the 2022-2023 Pine Mountain Club User Fee Schedule.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve the PMCPOA Emergency Preparedness Committee Charter. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Burkett to provide a letter of support for a grant to the Fire Safe Council. **MOTION** carried.

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

The next Regular Open Board Meeting will take place on April 16, 2022, at 10 a.m. in the Condor Room.

Meeting adjourned at 11:25 a.m.

Transfer Site Hours:
8:30am - 5pm Daily

COMMITTEE MEETINGS

Most committees are meeting live. Please check with each committee for current details about the meetings.

Friday, April 1 (First Friday)

9am **Greens and Grounds** Pro Shop
2 pm **Environmental Control** Condor Room

Saturday, April 2 (First Saturday)

9 am **Governing Documents** ZOOM
1 pm **Planning** Pool Pavilion

Tuesday, April 5 (First Tuesday)

6 pm **Communications** ZOOM

Wednesday, April 13 (Wednesday Before Board Mtg)

6 pm **Budget & Finance** Condor Room

Saturday, April 16 (Third Saturday)

10 am **PMCPOA Board of Directors Mtg.** Condor Room

Saturday, April 23 (Fourth Saturday)

9 am **Emergency Preparedness** Condor Room
10 am **CERT** CERT Facility

Property Addresses

The property address must be clearly marked on your home or a sign post and be visible from the road for emergency responders.

Firewood Stacking: Firewood should be stacked neatly, with as few voids as possible, at least 10 feet from the structure and should have surface fuels removed (pine needles, etc.), at least 3 feet around. Earth-tone tarps are acceptable if securely fastened.

Rec Room Hours:

Fri, Sat & Sun

12-5pm

Open every day for Spring Break, April 11 through April 18

Arts and Crafts for Kids

Sundays in the PMC Clubhouse Rec Room 3-5pm

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