

IT'S TIME FOR
the
PMCPOA STRATEGIC PLAN SURVEY

Done every 3-5 years, this is a valuable tool for looking at what is important to the community and drafting the Association's 5-Year Strategic Plan.

Scan your corresponding QR code for more information and to start the survey

If you need assistance, please call the POA office at (661) 242-3788

OWNER SURVEY



SURVEY OPEN
April 1st-30th



RENTER SURVEY



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)

**PMC's Community Cleanup
Day is Saturday, April 20.
Come honor Earth Day 2024
by helping spruce up PMC.
See page 13 for details.**



the Condor

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

VOLUME 46 . NUMBER 4 . APRIL 2024

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

PMCPOA Election is June 15

PMCPOA Staff

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 15 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. Please watch for details about this year's forums.

Time to Bring in Bird Feeders

Patrice Stimpson, PMCPOA Patrol Chief

From April 1 to Nov. 1 of any given year, it is prohibited to place any type of food (seed, peanuts etc.) outside for birds/squirrels in PMC per Association Rule 7.03A. Please consider how feeding the birds affects them, and other wildlife.

Wildlife that is fed by humans will start to think of us as a food source. This can adjust their habits, leading them to stop foraging for food naturally and become dependent on us. Animals larger than birds are more likely to come into the community, and may become aggressive, leading to relocation or euthanization (bears in particular). None of these outcomes are ideal human-wildlife interactions and can have long-term effects.

Rodents, snakes and birds of prey are attracted to seed feeders as well, and often take up residence nearby to take advantage of the constant stream of easy meals.

According to the Cornell University Lab of Ornithology, each year in the U.S., more than 1 billion birds die from fly-

'FEEDERS' Continued on page 3

Four Common Local Butterflies and their Native Plant Hosts

Lynn Stafford with Liz & Bill Buchroeder and Terre Ashmore Stafford

Many of the wild plants, animals and fungi in our mountain natural areas have developed important relationships with each other. These relationships include predator/prey, parasite/host,



Fig. 1: This monarch butterfly adult may leave PMC to overwinter near the coast (MM).

pollination, decomposition and many other associations.

This article will focus on four butterflies that are found in the Pine Mountain Club (PMC) community region. Each of these species requires certain native plants in order to propagate. It is the caterpillar that has to hatch on or near a specific plant. It can survive and grow only by eating leaves of that plant. The adults either dine on a variety of flowers or eat little in their short lives before mating and laying eggs.

Monarch Butterfly and Milkweed

Monarch butterflies are well known. They are attractive (Fig. 1). They migrate. Certain eucalyptus tree groves along California's coastline are famous for their large over-wintering flocks. Their once-vast numbers have dwindled in recent years due to interference by humans. Pesticide poisoning, destruction of over-wintering tree groves and elimination of weedy edges of farmlands are known causes. A family of native plants called milkweed are absolutely necessary for this butterfly. The eggs

'NATURE' Continued on page 12

Smoke Alarm, Fire Extinguisher Safety

PMCPOA Emergency Preparedness Committee

SMOKE ALARMS

Smoke alarms are an important part of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly. Here are tips on effective use of smoke alarms:

- Install smoke alarms inside every bedroom, outside each sleeping area, and on every level of the home, including the basement.
- Larger homes may need additional smoke alarms to provide enough protection.
- For the best protection, interconnect all smoke alarms so that when one sounds, they all sound.
- An ionization smoke alarm is generally more responsive to flaming fires and photoelectric types of alarms or combination ionization and photoelectric alarms (also known as dual-sensor alarms) are recommended.
- Smoke alarms should be installed away from the kitchen to prevent false alarms. Generally, they should be at least 10 feet (3 meters) from a cooking appliance.
- Replace all smoke alarms when they are 10 years old.
- Don't forget! All smoke alarms should be tested at least once a month using the test button.

FACTS:

- Roughly two-thirds of home fire deaths happen in homes with no smoke alarms or no working smoke alarms.
- Working smoke alarms cut the risk of dying in reported home fires in half.

FIRE EXTINGUISHERS

Have you checked your fire extinguisher lately? When used properly, a portable fire extinguisher can save lives and property by putting out small fires.

Portable extinguishers, intended for the home, are not designed to fight large or spreading fires. However, even against small fires, they are useful only under certain conditions:

- The operator must know how to use the extinguisher. There is no time to read directions during an emergency! Remember the "PASS" word. Stand 6 to 8 feet away from the fire and follow the four-step PASS procedure: PULL the pin out. AIM low; point the hose at the base of the fire. SQUEEZE the lever below the handle. SWEEP from side to side. If the fire does not go out immediately, leave the area at once.
- Make sure the extinguisher is in good working order and fully charged. Check the gauge to make sure the pressure is at the recommended level. Make sure the hose and nozzle are in working order. Shake dry chemical extinguishers once a month to prevent the powder from settling. Immediately replace the extinguisher if it needs recharging or is damaged in any way.

Select the proper extinguisher. For the home, select a multi-purpose ABC extinguisher (can be used on all types of home fires) that is large enough to put out a small fire, but not too heavy to handle.

Extinguishers should be installed in plain view above the reach of children, near an escape route, and away from stoves and heating appliances.

Before you begin to fight a fire:

- Make sure everyone has left or is leaving the house or building.
- Make sure the fire department has been notified by calling 911.
- Make sure the fire is contained in a small area and that it is not spreading beyond the immediate area.
- Make sure you have an unobstructed escape route to which the fire will not spread.

Source: www.nfpa.org/education

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.

PMCPOA Patrol Service Calls for February

Compiled by Patrice Stimpson, Patrol Chief

During the month of February 2024, Patrol responded to 349 calls for service.

Observations and calls included:

STR		#	YTD (fiscal)
2	Enforcement	78	564
	Citations	0	31
	Written Warnings	1	3
	Incident Reports	0	3
	Public Assists	203	1387
	House/alarm checks	14	121
	Agency Assists	7	58
	Animal Control	7	49
	Conflicts	2	27
	Deaths reported	1	7
	General complaints	13	148
	Injury	0	2
	Medical	0	1
	Suspicious incidents	11	74
	Traffic incidents	2	19
	Welfare checks	6	35
	Wildlife	2	560
	STR CALL TOTALS	2	13
	Other:		
	Other:		

'FEEDERS' *Continued from page 1*

ing into windows due to poor placement of feeders. Feeders can also expose birds to disease such as conjunctivitis, salmonella, avian pox, and even a fungal disease from moldy seed called aspergillosis, due to overcrowding and improper maintenance and cleaning.

The least impactful and healthiest way to have a "bird feeder" is to plant native trees, shrubs, and plants, which will naturally attract birds. Minimizing pesticide use can also lead to more native insects that birds love. A good example is wild elderberry.

Whether in the forest or our own backyard, it is important to consider our connection to the natural world around us, and the potential impacts we can cause. Working to reduce these impacts will protect wildlife, fragile ecosystems, and preserve our ability to enjoy them.

Kern County Transit Wants Your Opinion

PMCPOA Staff

It's that time again — Kern Transit wants to hear from you! Once a year, Kern Transit requests feedback from passengers and from the public about transit needs, met and unmet. This pertains to Dial-a-Ride and the commuter bus that travels from Frazier Park to Bakersfield, the Tejon Outlets and Santa Clarita. Kern Transit wants to know how they are doing, and this is your chance to tell them.

[Click here to see the different ways to tell them what you think](#) or visit TinyURL.com/KTUnmetNeedsSurvey. The deadline to respond is April 19. There is also a virtual meeting on March 22 at 5pm. Details about the meeting are also on the flier linked above, or by visiting kerntransit.org/newsletter.

The editorial and advertising deadline for the May 2024 Condor is Monday, April 15, 2024.

Wishing you happy holidays and a happy New Year!

Ellie Melili
DRE# 01301719

Property Management/Real Estate Specialist

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Pine Mountain Club POA, Inc.
Final Summary Budget for 2024/2025
As of February 28, 2024

DRAFT

	2023/2024			2024/2025 Budget	Increase / (Decrease)
	Pro Forma Actuals	Budget	Variance		
Revenue					
Assessment Income	5,585,547	5,574,812	10,735	5,670,232	95,420
Operating Interest	70,000	69,408	592	72,227	2,819
General & Administrative	120,933	102,961	17,972	117,853	14,892
Association Business	11,428	9,000	2,428	10,000	1,000
Patrol	40,984	24,000	16,984	25,000	1,000
Maintenance Operations	20,696	24,690	(3,994)	18,762	(5,928)
Environmental Control	58,175	22,500	35,675	22,799	299
Greens & Grounds	0	0	0	0	0
Refuse & Recycling	23,270	17,004	6,266	17,500	496
Equestrian Center	93,318	73,080	20,238	81,160	8,080
Pro Shop	113,088	100,627	12,461	100,627	0
Food & Beverage	548,948	540,370	8,578	560,420	20,050
Recreation & Events	6,123	2,900	3,223	2,900	0
Pool	3,758	4,000	(242)	4,000	0
Post Office	80,820	76,500	4,320	102,420	25,920
Projects	91,675	36,000	55,675	36,000	0
Total Revenue	6,868,763	6,677,852	190,911	6,841,900	164,048
Expenses					
General & Administrative	(1,664,611)	(1,736,851)	72,240	(2,038,263)	(301,412)
Association Business	(77,137)	(91,333)	14,196	(52,380)	38,953
Patrol	(485,628)	(487,771)	2,143	(525,658)	(37,887)
Clubhouse Maintenance	(356,071)	(375,786)	19,715	(497,110)	(121,324)
Maintenance Operations	(871,672)	(862,708)	(8,964)	(917,831)	(55,123)
Environmental Control	(132,523)	(147,921)	15,398	(154,731)	(6,810)
Greens & Grounds	(353,312)	(397,615)	44,303	(358,915)	38,700
Refuse & Recycling	(199,772)	(208,672)	8,900	(244,045)	(35,373)
Equestrian Center	(257,652)	(267,457)	9,805	(300,802)	(33,345)
Pro Shop	(124,874)	(126,258)	1,384	(140,315)	(14,057)
Food & Beverage	(616,640)	(624,079)	7,439	(651,442)	(27,363)
Recreation & Events	(177,187)	(173,900)	(3,287)	(206,377)	(32,477)
Pool	(89,741)	(61,965)	(27,776)	(64,179)	(2,214)
Post Office	(148,713)	(146,324)	(2,389)	(145,603)	721
Projects	(303,815)	(213,000)	(90,815)	(348,000)	(135,000)
Future Designated Projects	0	0	0	0	0
Project Contingency	0	(50,000)	50,000	(50,000)	0
Reserve Funding - Budget	(706,212)	(706,212)	0	(499,454)	206,758
Total Expenses	(6,565,560)	(6,677,852)	112,292	(7,195,103)	(517,251)
Net Revenue Over Expenses	303,203	0	303,203	(353,203)	(353,203)
Carryover					
Confirmed Carryover funds FY 2022/2023	235,236	235,236	0	0	(235,236)
Designated Projects	(185,236)	(185,236)	0	0	185,236
Carryover Pro Forma FY 2023/2024 to offset FY 2024/2025 Budget	0	(50,000)	50,000	353,203	403,203
Total Carryover	50,000	0	50,000	353,203	353,203
Total Net Income Over Expenses	353,203	0	353,203	(0)	(0)
Assessment Amount		1,928		1,961	33
Billable Lots		2,891.5		2,891.5	0

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.

PMCPOA Transfer Site Hours & Info

8:30am - 5pm Daily

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

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

*** Please secure your trash before heading to the site.**

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

Please Help! We cannot accept hot ashes at the Transfer Site!

Please water your ashes down before you place them in the large gray ash container. Hot ashes cause problems for Mountain Disposal related to hauling it out of PMC. The landfill could begin refusing to receive ashes from Pine Mountain Club POA. Once again, we ask for your help. If you arrive at the Transfer Site with hot ashes, staff will ask you to water them down in your container prior to disposal.

Recycling:

Don't forget, the PMC-POA Transfer Site accepts recycling of cardboard, bottles and cans and more, and is open seven days a week. Let's help keep our beautiful community clean.

**Lilac Festival 2024
May 18-19**

<https://pmclilacfestival.com/wp/>

PMC Facebook Page

The only OFFICIAL PMCPOA Facebook page can be accessed at

www.facebook.com/pmcpoa

**Lot Clearance
Deadline is June 1**

PMCPOA Staff

It's time to start thinking about the June 1 deadline for lot clearance. Every lot must be cleared by June 1, so we recommend getting a head start and working outside now while the weather is mild. Property inspections by the Kern County Fire Department will begin June 2. You don't want to get a hefty fine from the fire department, so now is the time to get those dead trees, broken branches, dead bushes, weeds, pine needles and pinecones picked up and taken to the green waste site. If you transport the cuttings, leaves and other debris in bags, please empty them at the site and take the bags home with you, or dispose of the empty bags at the transfer site.

2024 CONCERT ON THE GREENS



PINE MOUNTAIN CLUB GOLF COURSE

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THE CARDIFFS- MAY 25TH 4-7PM

The Cardiff's have widely performed At music festivals & events delivering their own brand of classic rock, jazz, pop, musical theatre & more.



4 LADS FROM LIVERPOOL- JUNE 29TH 4-7PM

The Beatles changed the way we all listen to music & pay homage to their craft & ensure authenticity.



CITY BEAT- JULY 27TH 4-7PM (COMMUNITY APPRECIATION)

City Beat and the Main Street Horns are a dynamic group of R&B, Rock and Soul Musicians.



LIVE FROM EARTH

PAT BENATAR & BEYOND-

AUGUST 31ST 4-7PM

We are proud to introduce So Cal's leading tribute to legend Pat Benatar.



KATFISH- SEPTEMBER 28TH 4-7PM

Katfish plays everything from Outlaw country, southern rock, Classic rock & pop.



**Concert on the Greens is a FREE event!
Bring blanket, lawn chairs or park your golf cart on the driving range.
NO OUTSIDE FOOD OR ALCOHOL PLEASE!
Outdoor Food & BBQ Available for purchase.**

A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com

It appears there is some confusion again regarding what members voted on in 2017 and the current plans to repair, replace and improve the clubhouse complex. A more-expansive



Bill Lewis II

project was proposed in 2017 and that project did not include a price tag so members were not able to determine how much it would cost. That project was voted down. I voted “No” because I didn’t know how much it would cost.

A new less-expansive project was subsequently proposed. The board, a task force, and members have participated in the development of this project and the project has been downscaled based on member input. The cost has yet to be determined.

On Nov. 21, 2020, the board voted to approve a contract to develop construction documents to find out how much it will cost to proceed with the remaining phases of the Master Plan for the clubhouse complex revitalization. In May of 2022, the board hired a project manager to assist in determining the costs for the project.

It bears repeating that the board has only approved what might be called the “pre-construction phase” of the overall project so that construction documents can be completed, and we can then solicit bids from qualified contractors for the purposes of determining the costs of the overall construction project before making a decision to proceed any further. Delays have occurred due to the review of the geological studies by Kern County and lack of recommendations on how to proceed with the

planning to address geological concerns.

When the board knows the costs of this project, the members will know the costs of this project. Because the costs are still unknown, we cannot say today how we might fund this project and it could be done through various options if approved to include reserve funds and a loan. This project is not a done deal despite what you may read or hear.

Regarding the revitalization project history, there is a recap of this project posted on our website so that all members – including new members - may review and learn more about the progress of this project. [Click here to view the recap](#), or visit the [Governing Documents](#) page of the website and click on the link titled “A Recap of the Clubhouse Revitalization Project.”

There have been claims that the use of reserve funds for the project and using money to pay for design plans and planning for the project from reserves is not appropriate. That is not true. In fact, prior to spending funds out of reserves for design or any construction-related documents, the reserve study specialist was contacted beforehand and agreed the use of reserve funds allocated for the design of and plans for the remodel project as identified within the study was legitimate.

There has been an allegation that the addition of the clubhouse and pool to the reserve study in 2019 occurred without any documentation, discussion or approval by the board. That is not true.

The 2019 Reserve Analysis Report, which added the clubhouse and pool to the study, was presented and discussed in an open session with members on March

9, 2019; it listed components within the study specifically identifying the clubhouse in general terms that included a remodel and design as part of the study, and that study was approved by the board one week later at the March board meeting.

In 2020, the Reserve Analysis Report was updated to further identify components and phases related to the clubhouse as part of a remodel and it was approved by the board at its meeting on March 21, 2020. Both of these reports are posted on our website under “[Financials](#).”

Reserve funds should be used for major repairs, renovations, and improvement projects that don’t occur on a regular basis. Reserve fund expenditures often include, but are not limited to, construction and major renovation. According to the Davis-Stirling website, boards are encouraged to take advantage of improved building materials and designs, and improved technologies, including installation or incorporation of upgraded materials and technologies into a repair/replacement when those upgrades result in components that have a longer useful life and/or provide more benefit/cost savings than what they are replacing.

I hope I have been able to clarify, once again, how this project is proceeding and confirm, once again, that we are waiting for the costs before deciding if or how we will proceed with the project.

Be safe, stay healthy, and please be positive.

This message is based in part on the Chairman’s Report from the March 16, 2024 Board Meeting.

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Let’s Live Local: Pellet Cost Updates

LLL continues to provide pellet bags and ton deliveries throughout the mountainside, as well as pickup in PMC. Due to the overwhelming support, Lowe’s has discounted Let’s Live Local’s nonprofit business account purchases. We are now able to offer bags for \$8.00, or tons for \$400, through the end of April. Please note that the only LLL contact for Golden Fire pellets is Debra at 310-704-9020.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of March 16, 2024. 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. Eight directors attended: Cam Acosta, Mark Bailey, Jennifer Emmett, Philip Gabriel, Carolyn Gilbert, Brad Hudson, Chairman Lewis II, and Ellen McClellan. Director Richard Ballard was excused. Also in attendance were General Manager Todd Greisen and Recording Secretary Grace Wollemann.

MOTION by Director Hudson, **SECOND** by Director Gabriel to amend the agenda for the Board of Directors Meeting of March 16, 2024 and add 2024-2025 Budget discussion under "Old Business"

and approve the Strategic Plan Survey under "New Business." **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Gabriel that the amended agenda for the Board of Directors Meeting of March 16, 2024 be adopted. **MOTION** carried.

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

There was one (1) committee application for approval.

Chairman Lewis II presented the Chairman's report. General Manager Greisen presented the General Manager's report. Director McClellan presented the Treasurer's report.

MOTION by Director McClellan, **SECOND** by Director Acosta to ratify the Association's February 2024 financials in accordance with Civil Code §5500 and

§5501. **MOTION** carried.

The board acknowledged receipt of the committee minutes.

MOTION by Director Gilbert, **SECOND** by Director McClellan to approve two (2) Environmental Control Committee project recommendations. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director Emmett to approve one (1) cottage industry permit. **MOTION** carried.

BOARD ACTION ITEMS:

OLD BUSINESS: Budget Discussion

NEW BUSINESS:

MOTION by Director Bailey, **SECOND** by Director Gilbert to approve the Strategic Plan Survey. **MOTION** carried.

MOTION by Director Hudson, **SECOND** by Director Gabriel to approve **RESOLUTION #01-03-16-2024**, the replacement of Association Rule Article 22, as submitted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director McClellan to approve **RESOLUTION #02-03-16-2024**, the Delinquency Policy for the Annual Assessment mailing package for the 2024-2025 fiscal year as submitted. **MOTION** carried.

MOTION by Director Gilbert, **SECOND** by Director McClellan to approve the 2024-2025 Pine Mountain Club User Fee Schedule as submitted. **MOTION** withdrawn.

The board sent and received thirty-two (32) items of correspondence.

The next Regular Open Board Meeting will take place on April 20, 2024 at 10:00 a.m. in the Condor Room.

The meeting adjourned at 12:30 p.m.

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Treasurer's Report

Full financial packets are available for viewing at www.pinemountainclub.net/group/pages/financials.

Pine Mountain Club POA, Inc.
Treasurer's Report
As of February 29, 2024

	Actual	Budget	Better (Worse) Variance	
Revenue				
Current Year Assessment Revenue	3,723,763	3,716,540	7,223	
Operations/Maintenance	249,826	186,970	62,856	
Social Activity	479,676	485,423	(5,747)	
Projects	67,468	24,000	43,468	
Interest Income (Operating)	58,298	52,800	5,498	
Total Revenue	4,579,030	4,465,733	113,297	
Payroll Summary				
Wages	(1,657,114)	(1,700,555)	43,441	
Benefits	(261,759)	(292,655)	30,896	
Taxes	(140,477)	(138,421)	(2,056)	
Worker's Comp	(43,490)	(66,760)	23,270	
Total Payroll Expense	(2,102,842)	(2,198,391)	95,549	
Operating Expenses				
Operations/Maintenance	(1,494,056)	(1,473,867)	(20,189)	
Social Activity	(262,350)	(262,657)	307	
Operating Projects	(4,232)	(213,000)	208,768	
Designated Fund Projects	(131,699)	(168,237)	36,538	
Reserve Contribution	(470,808)	(470,808)	0	
Total Operating Expenses	(2,363,145)	(2,588,569)	225,424	
Other Operating Transactions				
Additional transfers to Reserve fund	0	0	0	
Assets purchased	(167,884)	0	(167,884)	
Foreclosed Lots transferred to Property	(11,330)	0	(11,330)	
Total Other Transactions	(179,214)	0	(179,214)	
Total Change in Operating Fund	(66,170)	(321,227)	255,057	
	Assessment Billed	Assessment Collected	Assessment Receivable	Assessment Receivable %
21/22 Assessment Collection Update	4,695,620	4,513,058	182,562	3.89%
22/23 Assessment Collection Update	5,168,214	5,128,228	39,986	0.77%
23/24 Assessment Collection Update	5,584,507	5,583,790	717	0.01%
	Beginning Balance July 1, 2023 *	Plus: YTD Interest and Contributions	Less: YTD Purchases and Adjustments	Ending Balance Current Period
Reserve Fund Update	71,056	402,259	(278,514)	194,801
Operating Fund Cash Balance	1,651,735			
Reserve Fund Cash Balance	4,696,271			

Respectfully Submitted


 Ellen McClellan / Treasurer
 Saturday, March 16, 2024

* Due to the auditor's recommendation during the 21/22 audit, the Reserve fund beginning balance has been moved to contract liability. See Reserve financial statement for more detail.

---General Manager's Update---

Some very exciting changes are coming to Pine Mountain Club operations. Work continues behind-the-scenes to improve what we do with new community management software which is planned to go live April



Todd Greisen

1st. This is a major undertaking that ultimately impacts every aspect of how the POA operates for its members. The greatest benefit will be in our accounting systems, where many staff hours will be saved every week by using technology to streamline daily tasks, while maintaining all the critical checks and balances for bank accounts funding and payments. Other operational advances will take place, helping us to better manage and document the violation process. Also included in this system is a work order module that will help me report more accurately all that staff does to maintain the community and its amenities for you every day.

Those improvements will all be less visible to you. From a member vantage point, you'll see a new web portal, where members can better manage their interactions with PMC, such as assessment payments, reservations, and other important information. Additional improvements to the website will follow in the coming months. We'll also be introducing a smartphone app, to interface with PMC on the go. All members will be receiving welcome information very soon to help you navigate these positive changes.

Also in the coming weeks, we're replacing our point-of-sale system. The greatest impact will be seen in the restaurant, café, and lounge, where most of the credit and debit card transactions take place. Server staff will be able to take your order at the table and it will be sent directly to the kitchen immediately. As you've probably seen in other restaurants, this will be done by a handheld device that will also allow servers to accept your payment at the table. The wireless system will extend outside to support our summer Concert on the Greens and other outdoor events. This system will also allow us to improve food cost controls through streamlined invento-

ry management. In addition, we'll be able to improve our revenue streams through loyalty programs and offering PMC member discounts. We'll be implementing this same card purchase system at the pro shop and front desk, as well.

With both systems fully operational, we'll start to see some reduced operating costs and improved efficiency immediately, and additional benefits in the coming months and years — all expected to help minimize member subsidies in the face of other rising costs.

Another behind-the-scenes improvement is underway at PMC's Post Office. Unlike past years, our volume of packages has not dropped off at all following the holidays. If anything, it's increased! Because it takes up the entire first floor, we have no room to expand that facility to support the volume. However, we've begun implementing plans to improve the workflow using the limited space available for the overwhelming volume of packages we get — on our busiest days requiring five trips to Frazier Park Post Office. We are rearranging the back-office space in a way that will speed up processing of all the incoming packages that must be scanned before notices can be placed in residents' mailboxes. When completed, this rearranging will allow our staff to better serve our postal customers with this extreme volume.

Speaking of the post office and mail delivery, by the time of this Condor publishing, escrow will be closed on the building purchase. The cost and benefits of owning that building are being incorporated into the 2024/25 budget, which was presented in draft form in the open meeting Saturday, March 9. The budget working committee still has work to do to fine-tune the draft and present the final to the members in May. Also, by the time of publication, the cameras should be installed at the Tirol mailboxes to record suspicious activity. The final cost came in under \$500.

The Fire Safe Council recently had an event for members to learn about reducing the risks of damage to your homes in the event of a wildfire. The POA is also giving our attention to this risk as we draw

closer to the dry season. We've been working with Kern County Fire Safe Council and other officials on an additional grant application for fire fuel reduction projects in our greenbelts. Unlike previous grants, where some work has already been done, this grant would fully fund the project. Past grants typically covered about half of the costs, with PMC paying the remainder. As has always been the case, the projects are overseen by environmental officials to ensure minimal impact to area wildlife.

Speaking of wildlife, in case you haven't seen or heard, the bears are back, and the *Los Angeles Times* recently published an article about the bear activity at PMC. Several property break-ins have already happened. Please take recommended precautions to protect your homes. PMC can point you to resources available to help with that. Check with the front office for more information.

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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, and individual submissions of a more personal nature that don't pertain to the membership in general may not be published.

Monthly CCC recap: For the April 2024 CCC column, there were two submissions from the lobby box, and there were three online submissions. One on-line submission was of a confidential nature so it will not be published. All of the other submissions are published here.

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

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

CONCERNS

• It seems obvious to many that we are not charging enough to the individuals using the amenities and it is causing large overruns that we all have to pay for. Please increase these individual fees so we do not have large dollar amounts that we have to contribute.

Response: Staff, the budget working group, and the board are currently in the process of reviewing fees for amenity use, and any changes will be reflected in the upcoming budget to be sent to the members in May.

• Pricing for food is too high in view of the fact that I as a homeowner am forced to subsidize the operational cost; example — a cup of coffee at \$3.75 is off the charts, especially in view of the cost of living. Part of

the reason your business is off in my estimation is your pricing on a limited, less-than-average menu.

Response: Yes, it is unfortunate that our food costs continue to rise, resulting in increased prices on the menu. This is common in any restaurant you go to these days, but we're trying to remain competitive with them, while minimizing member subsidies. Since the 2020/21 fiscal year, we've continued to decrease the subsidy. That year it was \$131,522. In 2021/22 it was \$97,986. In 2022/23 it was \$95,118. And this year, we're budgeted for a subsidy decrease to \$83,709. Overall, this is a 64% decrease in this subsidy in recent years. More work to do!

• Fire is a big concern for our area. It is my understanding that we are only discussing a plan to evacuate people in case of a fire. History has shown us that areas similar to ours with narrow two-lane exit roads and people all trying to get out will cause ac-

cidents and road blockage and people will die in their cars trying to escape. I suggest we work on making safe areas for people to go to and wait out the fire; possibly the golf course and park, and created fire break areas.

Response: The Emergency Preparedness Committee has been very active in recent months, working on improvements to all the different ways PMC can respond to crises such as wildfires. There is a tremendous amount of work to be done. The best way to provide input is to participate in their meetings, held on the fourth Saturday of each month at 9am in the Pavilion. Town Halls are also being planned to educate residents as improved solutions are developed. One solution residents can do immediately is to purchase and have available protective masks to mitigate smoke inhalation dur-

'CCCs' Continued on page 13

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\$455,000

3 BEDS

3 BATHS

2,132 SQ/FT

FOR SALE

\$415,000

3 BEDS

3 BATHS

1,929 SQ/FT

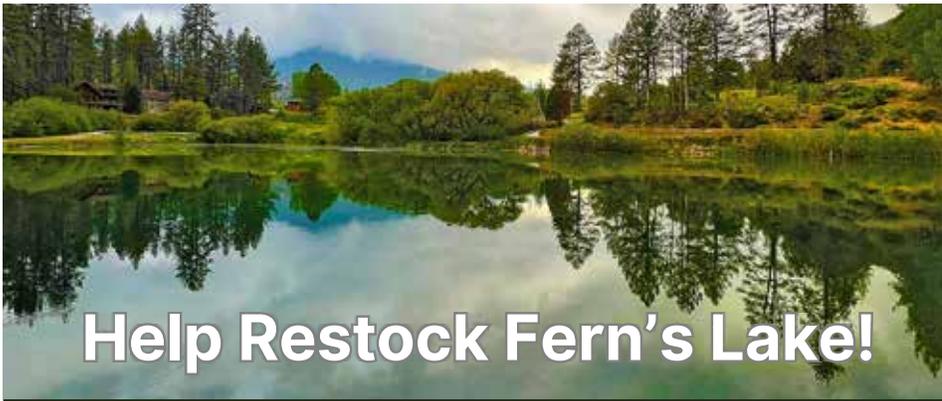
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Help Restock Fern's Lake!

To assist PMC high school student Tyler Raisbeck with replenishing Fern's Lake with Florida Largemouth Bass, the PMCPOA will host a lunch fundraiser on Saturday, April 6th, 1-3pm at the clubhouse.

Food available will include hot dogs, chips, soda and water.

Get your bass in gear and join Tyler, and the Association, in bringing Fern's Lake's fishery back to life by attending the fundraiser.

If you can't make the fundraiser, please consider making a donation to Tyler's Fern's Lake "GoFundMe" account.



[Donate Now](#)

PROFESSIONAL SERVICES

Backhoe Services

Lewis W. Larmon
(661) 699-6930

Yardwork/Hauling

Ron's Rides, Odd Jobs, Yardwork in PMC (323) 590-4563

Professional Services ads: \$5 per line per month, two-line minimum, when paid by year. Otherwise, \$6 per line per month. Fee includes name of your business and phone number.

Annual Spring Clothing Exchange

Sunday, April 28
10am to 3pm
Condor Room



Donate old clothing and pick up something new!
Donations accepted include shirts, pants, dresses, men's attire, belts, blankets, shoes, purses and pet-related items.

Donations accepted day of event only.

For details, call Pam at (661) 242-2035 or (626) 200-9577





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'NATURE' *Continued from page 1*

have to be laid on the stems. The emerging caterpillars feed voraciously on the leaves (Fig. 2). The toxins in the leaves make the caterpillars distasteful to would-be bird predators. This bad taste is passed on to



Fig. 2: A monarch caterpillar is fattening up on narrow-leaf milkweed leaves (MM).

the adult monarchs and helps to protect them, as well. Two native milkweeds are found locally, the narrow-leaf (Fig. 3) and the broad-leaf milkweed. Large pods produce seeds (Fig. 4) that can be collected and scattered in our yards to attract monarchs.

Western Tiger Swallowtail and Streamside Trees

This beautiful butterfly is often found

near streams and wetlands (Fig. 5). The caterpillar must feed on willow, cottonwoods, aspen, ashes or alder trees. Cottonwoods (Fig. 6) and willows are common in our wetlands around Fern's Lake and on our golf course. The adults find many of the flowers in our yards attractive. The tiger swallowtail pro-



Fig. 3: The narrow-leaf milkweed is one of two milkweeds found in PMC (LB).

ceeds through its four life stages (egg, caterpillar, cocoon, adult) very quickly during the summer. Each bright yellow and black adult butterfly lasts only one to two weeks. During this short time period, they mate, lay eggs and sip flower nectar.



Fig. 4: The milkweed seeds float away on their 'parachutes' (LB).

Red Admiral and Stinging Nettle

The Red Admiral butterfly is somewhat mis-named. Its bright stripes are orange, not red, in our re-

Photographers

- Terre Ashmore (TA)**
- Bill Buchroeder (BB)**
- Liz Buchroeder (LB)**
- Mary McDevitt (MM)**

gion. And it was not named after an admiral, but rather because of its admirable appearance (Fig. 7). The caterpillars must have stinging nettle (or other members of



Fig. 5: This tiger swallowtail butterfly enjoys Buddleia flowers in a PMC garden (MM).

that family) to develop (Fig. 8). Stinging nettle sometimes has a bad reputation because of its irritating leaf hairs. Actually, nettle is one of the most beneficial herbs in the world. It is highly nutritious and has medicinal value. Stinging nettle is native to PMC wetlands. Its tubers can be transplanted to our gardens.

California Sister and Canyon Live Oak

As its name indicates, this butterfly is found mostly in California. Its caterpillars require



Fig. 6: This cottonwood tree in a PMC wetland may host swallowtail caterpillars (BB).



Fig. 7: Red Admirals often engage in mud-puddling to obtain nutrients (BB).



Fig. 8: Stinging nettle hosts Red Admiral caterpillars (BB).

oaks. In our region, canyon live oak is the host oak. Oak leaves provide the caterpillars with not only food, but enough toxin



Fig. 9: California sisters are found mostly in California (BB)

to make them unpalatable to would-be predators. Canyon live oak is often found in shady canyons in our green belts. Adult California sisters do not feed on flowers very much. They prefer mud puddles, rotting fruit, sap and

animal droppings, from which they obtain needed water, salts and minerals.

From now (April) through the summer, various butterflies can be found in our gardens and woodlands. Careful observation can determine which plants different species prefer. Even more careful observation can locate caterpillars, cocoons and even butterfly eggs.

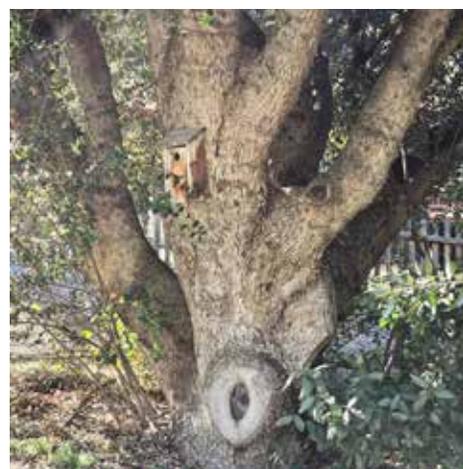


Fig. 10: Canyon live oak is the California sister's required host for its caterpillars (TA)



PMC Community Cleanup Day

In honor of Earth Day 2024, please join us on Saturday, April 20, for PMC community cleanup day!

To receive a trash bag and some gloves, come to the table that will be set up by the front door of the clubhouse from 8am-4pm.

The cleanup location is your choice. (For your safety, please stay off Mil Potrero Hwy.)

You can take the trash to the transfer site or drop it off on our truck in the parking lot at the clubhouse.

Let's all do our part to spruce up the community!

'CCCs' Continued from page 10

ing evacuation. Visit <https://readyhour.com/products/ready-hour-fire-evacuation-mask>.

COMPLAINT

• Please do something about the volume on the piano on Friday nights. We were at a birthday celebration and could not hear over the piano to talk to each other talk. Dave is a very good pianist, but it is ruined, and it is a shame that it is too LOUD.

Response: Thank you for your input. Finding the ideal location of the new piano was difficult, given the layout of the lounge. Others sitting at the bar have mentioned they can't hear it well enough. The only other viable location would be too close to the windows, where outside heat and cold would impact the piano's tuning. As an acoustic instrument, we don't have the luxury of electronic volume adjustment, but we'll discuss this concern with the pianists to do the best we can to consider those sitting closer to it.

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 13, 2024, immediately following the Quarterly Board of Directors' Meeting which will be held at 10:00 a.m. in the Administrative Office Conference Room of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Pine Mountain Club California, 93222. The deadline for clearing the Water Company accounts of overdue charges, to be eligible for submitting a proxy shall be June 5, 2024. 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, 2024, and no later than 4:00 p.m. on May 17, 2024. 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.

William Martin, Board Secretary
Mil Potrero Mutual Water Company

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**Golf Course
Pro Shop Hours**

8am - 6pm Daily

The Pro Shop has a wide selection of terrific items available for purchase, including T-shirts, hats, glassware, greeting cards, puzzles and more. There are many items with the PMC logo on them.

661-242-3734

Entertainment Line-Up:

Friday, April 5

5-7pm Piano Bar -- Richard Schwagerl

7-10pm -- Walt & Pam (Folk Rock, Country, '50s, '60s, & '70s)

Saturday, April 6

5-7pm Piano Bar -- Steve Wilkinson (tentative)

7-11pm -- WyndSong (Strong Harmonies Singing Music from '60's, '70's, '80's & Some Current)

Piano Bar 5-7pm

Friday nights 7-10pm

Saturday nights 7-11pm

Friday, April 12

7-10pm -- The Mike Casey Band (Rock & Blues)

Saturday, April 13

5-7pm Piano Bar -- David Silversparre

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

Friday, April 19

5-7pm Piano Bar -- Richard Schwagerl

7-10pm -- Roger Wynfield (Acoustic, Classic Rock & Jazz)

Saturday, April 20

5-7pm Piano Bar -- Brendan Coyle

7-11pm -- Not as Famous (Classic Rock from '60s, '70s, '80s & '90s)

Friday, April 26

5-7pm Piano Bar -- Steve Wilkinson (tentative)

7-10pm -- Bandit (Mix of Classic Rock, Blues & Country)

Saturday, April 27

5-7pm Piano Bar -- Brendan Coyle

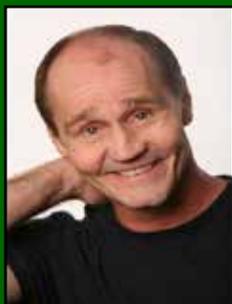
7-11pm -- Bull Dawg Blues (Blues, Rock & Good Times)

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APPEARED ON:
HEARTBREAK KID
ME MYSELF & IRENE
OSMOSIS JONES

APPEARED ON:
NETFLIX'S LOUDER MILK
KINGPIN
SOMETHING ABOUT MARY
STUCK ON YOU
THE THREE STOOGES

APRIL 25TH 7:30-9:00PM PMC CONDOR ROOM

TICKETS: \$20

Purchase tickets at the PMC office or call (661) 242-3788

**Condor Lounge
Bar Hours**

Thu, 4-10 p.m.

Fri, 4-11 p.m.

Sat, 4-11 p.m.

And for special occasions

PMCPOA Office Hours

8am-5pm Mon-Fri

8am-3pm Sat

(Closed for lunch 12-1 pm)

Office 242-3788

Patrol 242-3857 (24 hrs)

PMC Pool
Opens May 24

A reminder that 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 cost \$100 to replace.

PMC Fitness Classes

Classes meet in the Condor Room, and are \$5 each (except for Tai Chi, which is \$20 each, and Yoga, which is \$10 each) payable to the instructors.

Yoga with Deb

Every Tues/Thurs at 12pm
(Please bring a yoga mat and water.)

Rise and Shine with SunJay

Mon/Wed 10-11am
(Please bring a mat, blanket and water bottle.)

Tai Chi with Shannon

Mondays, 5-6pm
Tuesdays 4:30-5:30pm
Thursdays 9-10am

Reminder: Property addresses must be clearly marked on your home or on a sign that is posted and visible from the road for emergency responders.

Celebrating 27 Years of Preserving Local History
Come Visit!!

Ridge Route Communities Museum
3515 Park Drive, Frazier Park
Open Fri thru Sun 12-4 p.m. or by appointment
Call 661-245-7747

COMMITTEE MEETINGS

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

Tuesday, April 2 (First Tuesday)

6 pm **Communications ZOOM**

Friday, April 5 (First Friday)

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

Saturday, April 6 (First Saturday)

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

Wednesday, April 17 (Wednesday Before Board Mtg)

5 pm **Budget & Finance Condor Room/ZOOM**

Saturday, April 20 (Third Saturday)

10 am **PMCPOA Board of Directors Mtg. Condor Rm./Stream**

Saturday, April 27 (Fourth Saturday)

9 am **Emergency Preparedness Pavilion**
10:30 am **CERT (CERT Facility/Pavilion when cold)**

Recreation Room Hours

12-5pm

**Fridays-Sundays
And Holidays**

Arts and Crafts for Kids

Sundays, 3-5pm

Teen Nights in Rec Room

Teens, come join the fun at Teen Nights in the PMCPOA Rec Room on April 5 (Just Dance competition) and April 19 (ceramic painting). The Rec Room stays open from 7-10pm for 9th- to 12th-graders.

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