



PMCPOA's Exterior House Decorating Contest

Enter the contest by completing the form below and submitting it via email or in the drop box located by the front door at the PMC Clubhouse. Then, display your beautiful lights each night from 6 to 10 p.m. Voting will take place from Sunday, Dec. 13 through Sunday, Dec. 20, and votes will be counted starting on Tuesday, Dec. 22. Winners will be announced on Wednesday, Dec. 30.

Prizes are as follows:

First place: \$75 gift certificate

Second place: \$50 gift certificate

Third place: \$25 gift certificate

For those who wish to view the decorated homes, there will be a listing of addresses and a voting form available starting Monday, Dec. 14 at the Clubhouse (661-242-3788) or via email (receipt@pmcpoa.com).

To enter the contest, please complete this form and return to the business office before the start of the voting week.

Name(s): _____

Street Address: _____

Phone number (used by PMCPOA staff only): _____

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)

Want some great
holiday side dish
ideas? See page 5 for
some delicious recipes
by Chef Mike!



the Condor

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

VOLUME 42 . NUMBER 12 . DECEMBER 2020

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

First Winter on the Mountain? Here are Helpful Tips

Vicky Kraft

Driving and Vehicles

• Watch your vehicle's outside temperature gauge. It provides the first clue if the roads are starting to ice up. If the road you travel on has any shade (from slopes, trees overhanging, etc.), the shaded areas ice up at around 35 degrees, sooner if the wind is blowing. I highly recommend stopping at the Y, checking the gauge, then if it's near 32 degrees, wait until you cannot hear another car, which staggers your drive into PMC. Think of water rides at amusement parks: They slow you and



stagger you so you won't slide into the boat in front of you. Give your vehicle that same safe space and watch the outside temp gauge on the dash.

• When Mil Potrero Highway closes temporarily, you'll want your winter emergency kit (see above photo for suggestions).

• 2WD almost always requires chains exiting PMC on Mil Potrero Highway between San Moritz and Cuddy Valley Road. Always carry chains!

• There's almost always MORE SNOW on Mil Potrero Highway between Yellowstone Drive and Cuddy Valley Road. Do not judge snow depth on Mil Potrero Highway based upon the lower PMC elevations.

• BRIDGES ice sooner than roads on the ground. Coast across the bridges along Frazier Mountain Road and on Interstate 5 before Quail Lake Road.

• Add windshield wiper fluid that is made for temperatures under 32°.

• Tire Traction: can include chains, auto socks or Spike Spiders. Chains ARE REQUIRED to be in all 2WD vehicles, ready for use.

• Tire Tread - Consider studded snow tires, winter tires, etc. Do not drive with bald tires on ice/snow.

Environmental Control Committee Seeks New Member

The Environmental Control Committee is seeking qualified applicants for a position on the committee. The applicant must be a member in good standing who is qualified in reviewing plans and/or general environmental concerns/knowledge, preferably with experience in construction, engineering or related fields.

Applications for committee membership are available from the front office; please call to have it emailed or mailed to you, 661-242-3788.

Everything You Need to Know About Septic Tanks

In Pine Mountain Club, we rely upon septic tanks for wastewater treatment. For many of us, particularly those who have moved from cities, this is a new concept. Just what exactly is a septic tank, and how do you take care of it properly?

The Kern County Public Health Services Department (kernpublichealth.com/septic-systems) and the United States Environmental Protection Agency (www.epa.gov/septic/how-care-your-septic-system) both offer excellent website pages dedicated to the safe and efficient use of septic tanks. The following are some of their recommendations.

As explained by the EPA, septic systems are used to treat and dispose of small volumes of wastewater onsite, usually from houses and businesses located in suburban and rural locations not served by a centralized public sewer system. Septic systems treat wastewater from household plumbing fixtures (toilet, shower, laundry, etc.) through both natural and technological processes. If your septic system is not properly maintained, you may be risking your family's health, hurting the environment and flushing thousands of dollars down the drain.

According to Kern County Public Health, proper treatment of wastewater reduces health risks to humans and animals, and

What to Pack in Your Winter Car Emergency Kit

PMCPOA Emergency Preparedness Committee

Everyone should carry emergency supplies in their cars, but you need additional items when driving in wintery, snowy conditions. You need to be prepared in case you get stranded on snowy, icy roads. Here are winter supplies to keep in your car:

- Tire chains, Spike Spiders or snow socks
 - Ice scraper and snow brush
 - Flashlight and extra batteries
 - Folding snow shovel
 - Jumper cables, jumper pack
 - Tow rope
 - Reflective warning triangles
 - Sand, kitty litter or traction mats. Traction mats are great because they can be used over and over again.
 - Windshield cleaner
 - Rags, paper towel or pre-moistened wipes
 - Small tool kit
 - Cell phone and charger
 - First Aid kit
 - Drinking water/snacks for everyone in the car (including pets). This can include energy bars, crackers etc. You may want to keep these in a bag by the door and take them with you when you leave the vehicle. They could freeze, and the bears love snacks.
 - Warm jackets, gloves and boots.
 - Sleeping bag or blankets. The mylar sleeping bags will keep you warm and take up very little storage space.
 - Hand warmers. Put them in your gloves or boots.
- Drive with at least a half tank of gas. Make sure your windshield wipers work and check the level of your windshield washer fluid. If you are stuck in the snow, make sure the exhaust pipe is not blocked by snow before running the car. Stay with your car until help arrives.

Transfer Site Reminders

The PMCPOA Transfer Site closes at 5 p.m. every night. Please don't wait until the last minute; please come earlier to avoid being turned away at closing time.

Our Transfer Site is strictly for PMC residents/guests and tenants. Please bring your member or guest card. Only three vehicles are allowed at a time inside the Transfer Site. All other cars will wait out-

side the gate. When one car leaves, another car may come in. Please do not leave your car while waiting in line and walk into the site. (We have the three-car limit for social distancing, and that defeats the purpose.) Please be patient and wait your turn into the site.

Please secure your trash before heading to the Transfer Site. There has been an increase in trash along the side of our roads from trash flying out the back of vehicles going to the Transfer Site. Let's keep our roads clean.

the Condor

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The Condor is published monthly by PMCPOA, Inc. and is the official publication of the corporation. Opinions expressed do not necessarily reflect the views of the Condor Committee, the PMCPOA Board of Directors, or the management. The Condor is mailed to members in good standing. Please contact the PMCPOA office with change of address. PMCPOA, Inc. does not endorse the products of advertisers in *The Condor*.

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



'WINTER' Continued from page 1



Other Helpful Information

- Make sure your heat tape is plugged in where the water enters your home. Make sure pipes are insulated.
- Watch the temperature in your basement / crawl space where your pipes are. Turn water on slowly in the morning. No water flow? Heat the basement or crawl space. Insulate better and install the heat tape.
- Unscrew all outside hoses to the home. Winterize outside faucets.
- Winterize vacant homes, even if temporarily vacant.
- Be sure to have snow shovels on hand.
- Purchase shoe traction devices.
- Keep an ice scraper / brush for vehicles on hand.
- Have winter gloves, hats and scarves for each member of the family.
- Lift your wipers off your windshield when parking. Consider buying a windshield cover for snow.

Winter driving can cause a lot of dangerous scenarios.

The Mountain Communities Family Resource Center has put together a survey to acquire input from locals to help the Center staff understand the needs of our community. They would like the survey to be completed by Dec. 31. Send it to the address in Lebec listed at the end of the survey, or go online at <http://www.cstesurvey.org/EpilInfoWebSurvey/Home/cf92214e-846a-47ce-a76a-282a89d3cef5> to take the survey.

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Christmas Tree and Holiday Décor Fire Safety Tips

Peggy Hoyt-Voelker, from Cal Fire Website

Decorating homes and businesses is a long-standing tradition during the holiday season. Unfortunately, it's these decorations that increase the chance of fire. Follow a few simple Christmas tree and holiday decoration fire safety tips to ensure happy holidays.

Christmas Trees can remain relatively fire safe if you follow these simple steps:

- When selecting your live Christmas tree, choose a fresh one with green needles.
- Re-cut the trunk at least two inches above the old cut as soon as you get it home. This allows it to continue to pull moisture into its foliage.
- Keep the trunk in water immediately after it is re-cut. Moisture is the key to keeping the tree fresh and thereby enhancing its fire resistance. If the tree will be kept outside for a few days, stand it in a bucket of water until you are ready to bring it indoors.
- Check the water levels daily. Never let the water level go below the bottom of the trunk. Commercial floral preservatives can also be added to the water to help keep the tree fresh.
- Locate any tree at least 3 feet away from sources of heat. Avoid placing any tree, live or artificial, near a heater outlet, wood stove or fireplace. Put it in the coolest location possible.



- Never leave a lighted tree unattended.
 - Remove the tree immediately after the holidays. Even a properly cared-for live tree will eventually die. Take it to a recycling center.
 - I WOULD ADD THAT ARTIFICIAL TREES ARE MUCH, MUCH SAFER THAN REAL TREES... JUST MY OWN OPINION
- ### Lights & Decorations
- Choose decorations that are flame-resistant or flame-retardant.
 - Keep decorations away from heat sources, windows and doors.
 - Properly install your holiday lights. Use lights that have the label of an independent testing laboratory.
 - Be sure to use indoor lights inside and outdoor lights outside.
 - Make sure all electrical cords have no

frayed or cracked wires or broken sockets. Do not attempt to repair a worn light set! Throw it away and purchase a new replacement.

- Do not overload electrical outlets.
- Do not link more than three light strands, unless the directions indicate it is safe to do so.
- Do not leave lights turned on for prolonged periods or unattended.
- Keep your exits clear by keeping decorations away from windows and doors.
- In addition to being shatterproof and shock-resistant, LED lights produce almost no heat, making them safe to touch and greatly reducing the risk of fire.

Condor Cafe Hours Indoor Dining Now Closed Again; Take-out Available

Breakfast and Lunch
8 am to 2 pm
Wednesday thru Sunday
Dinner
Thursday (Special)
4 to 7:30 pm
Fridays and Saturdays
4 to 8 pm
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Delicious Holiday Side Dishes Offered by Chef Mike

Gingerbread Egnog

Everyone's favorite holiday drink gets boozy and a little spicy.

YIELDS: 4 SERVINGS

Ingredients

- 1 tbsp. cinnamon sugar
- Ice
- 1 c. eggnog
- 1 c. vodka
- 1 c. Kahlua
- 2 tbsp. molasses, plus more for drizzling
- Pinch ground ginger

Whipped cream, for topping

DIRECTIONS

Wet rims of four cocktail glasses and dip in cinnamon sugar.

In a cocktail shaker filled with ice, add eggnog, vodka, Kahlua, molasses and ginger and shake to combine.

Pour into rimmed glasses. Top with whipped cream and drizzle with molasses before serving.



Cheesy Baked Asparagus: Mmmm!

YIELDS: 6 SERVINGS

INGREDIENTS

- 2 lb. asparagus, stalks trimmed

- 3/4 c. heavy cream
- 3 cloves garlic, minced
- Kosher salt
- Freshly ground black pepper
- 1 c. freshly grated Parmesan
- 1 c. shredded mozzarella
- Red pepper flakes, for garnish (optional)

DIRECTIONS

Preheat oven to 400 degrees. Place asparagus in a 9"-x-13" baking dish and pour over heavy cream and scatter with garlic. Generously season with salt and pepper, then sprinkle with Parmesan, mozzarella and red pepper flakes (if using).

Bake until cheese is golden and melty and asparagus is tender, about 25 to 30 minutes, and serve.



Honey-Garlic Cauliflower: the Perfect Snack

YIELDS: 6 SERVINGS

INGREDIENTS

- 1 c. all-purpose flour
- 2 c. panko breadcrumbs
- 3 large eggs, beaten
- 1 head cauliflower, chopped into bite-size florets
- 1/3 c. honey
- 1/3 c. soy sauce
- 2 garlic cloves, minced
- Juice of 1 lime
- 1 tbsp. sriracha
- 1/4 c. water



Wood Pellets from Let's Live Local

Let's Live Local is now taking pellet orders for January 2021. Golden Fire Pellets, Olympus Pellets and West Coast Pellets are being ordered.

Call Vicky at 661-242-6988 to receive information about mailing in a check to hold your spot. There are more than 130+ PMC homes ordering pellets, so please order when you're down to 30 bags.

From August to December 2020, LLL has delivered 130 tons of pellets for wood pellet stoves to PMC.

- 2 tsp. corn starch
- 1/4 c. Sliced scallions

DIRECTIONS

Preheat oven to 400° and line a large baking sheet with foil.

In a large bowl, combine flour and cauliflower, toss until fully coated. Set up a dredging station: In one bowl, add panko breadcrumbs and in another bowl whisk eggs and add 2 tablespoons water. Dip cauliflower in beaten eggs, then panko until fully coated. Transfer to a prepared baking sheet and season generously with salt and pepper. Bake until golden and crispy, 20 to 25 minutes.

'RECIPES' Continued on page 10

Transfer Site

Hours:

8:30am - 5pm Daily

SOCAL Registration Services

*smog

*lien sale

*same day tags

* registration renewal

* title transfer in state * title transfer out of state

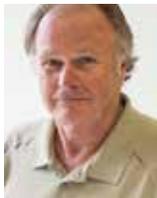
*replace tags *VIN verification *breathalyzer installation



A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com

As most of you know, I am an advocate of open communications and have tried my best to be open with members about issues facing the association. I have shared several email messages with members to either better inform them of factual information or when time was a factor to correct misinformation. I was criticized several times after the October board meeting about an email I sent to members on October 23, and also for failing to respond to a request for dialogue from the local newspaper.



The request for dialogue asked for a copy of my October 23 email – but they wanted it edited to include only half of the original message – and, since I had already shared my views with the members through email, I did not see a reason to repeat the email in an edited form.

The emails to our members sent from me – and also the general manager – aren't random messages, and they are intended to keep our members informed and to clarify misinformation that might be viewed as detrimental to members and the association when necessary.

The newspaper referred to my emails as a one-way political megaphone and the October 23 email as a jaw-dropping torrent of words. I don't view sharing pertinent information as political, and if "one-way" means that members do not or did not have an opportunity to respond to these emails, the newspaper would be wrong. There are many members who do respond to these email messages to both myself and the general manager by email, phone, in person and in an occasional letter with thank you's and comments that are mostly complimentary and supportive, and a few that are not. I know both Karin and I appreciate the comments and feedback.

On November 10, our general manager, Director Hoyt-Voelker and I were invited to a Zoom presentation about Illumination Technologies with members affiliated with the company. This company installs towers within a community at no cost to a community such as ours, and these towers are outfitted with fire sirens. Additionally, the company goes searching for cellular phone service providers – such as AT&T, Verizon and T-Mobile – who can lease out space on these towers to offset the costs to install and maintain the towers.

We are moving forward to see if this service would be feasible and beneficial to both the company and PMC, and we will keep you updated on the progress. If at some point we approve this project, it will take about 120 days to make it a reality if all goes smoothly.

On November 21, the board approved 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. Please do not be misled, as these documents do not initiate any furtherance of the phases for authorization to begin construction and we are not taking these documents to a lender to apply for a loan. We will determine the best course of action to proceed if financially feasible to do so, and the information will be shared with members.

We have much to be thankful for as we live, work and play in PMC. I hope you were able to celebrate the recent Thanksgiving holiday in a manner that enabled you to give thanks, and may you continue your celebrations – big or small – as we proceed into the Christmas holiday season.

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of November 21, 2020. 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, Chair Bill Lewis II called the meeting to order at 10:05 a.m. Nine directors attended: Cam Acosta, Sandy Browne, Steve Burkett, Philip Gabriel, Tony Harmon, Peggy Hoyt-Voelker, Lewis II, Ellen McClellan and Phyllis Throckmorton. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

The board acknowledged receipt of the committee minutes.

There was one (1) committee application for approval.

There were two (2) Environmental Control Committee projects recommended and zero (0) cottage industry permits.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton, that the agenda for the Board of Directors Meeting of Nov. 21, 2020 be adopted. **MOTION** carried.

MOTION by Director Throckmorton, **SECOND** by Director McClellan, to approve the consent agenda. **MOTION** carried.

Chair Bill Lewis II presented the Chair'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 Throckmorton, to ratify the Association's October 2020 financials in accor-

dance with Civil Code §5500 and §5501. **MOTION** carried.

BOARD ACTION ITEMS:

OLD BUSINESS: None

NEW BUSINESS:

MOTION by Director Acosta, **SECOND** by Director Hoyt-Voelker, to approve **RESOLUTION #01-11-21-2020**, replacing both septic pumps, reserve item #1051, Not To Exceed (NTE) \$16,000. **MOTION** carried.

MOTION by Director Throckmorton, **SECOND** by Director Gabriel, to approve **RESOLUTION #02-11-21-2020**, creating an Executive Committee for Hearings of three current directors of the Board for the sole purpose of conducting such hearings and to impose such remedies as authorized by Section 12.03

'MEETING' Continued on page 11

Treasurer's Report

Pine Mountain Club POA, Inc.
Treasurer's Report
As of October 31, 2020

| | Actual | Budget | Over (Under) Variance | |
|---|--------------------------------|--------------------------------------|------------------------------|--------------------------------|
| Revenue | | | | |
| Current Year Assessment Revenue | 1,544,317 | 1,542,242 | 2,075 | |
| Operations/Maintenance | 115,235 | 60,540 | 54,695 | |
| Social Activity | 196,963 | 246,050 | (49,087) | |
| Interest Income (Operating) | 6,939 | 12,100 | (5,161) | |
| Total Revenue | 1,863,454 | 1,860,932 | 2,522 | |
| Operating Expenses | | | | |
| Operations/Maintenance | 1,395,247 | 1,553,345 | (158,098) | |
| Social Activity | 294,105 | 395,425 | (101,320) | |
| Operating Projects | 7,280 | 0 | 7,280 | |
| Designated Fund Projects | 266,316 | 16,667 | 249,649 | |
| Reserve Contribution | 152,000 | 152,000 | 0 | |
| Total Operating Expenses | 2,114,948 | 2,117,437 | (2,489) | |
| Other Operating Transactions | | | | |
| Additional transfers to Reserve fund | (121,895) | 0 | (121,895) | |
| Assets purchased | (9,719) | 0 | (9,719) | |
| Foreclosed Lots transferred to Property | (800) | 0 | (800) | |
| Total Other Transactions | (132,413) | 0 | (132,413) | |
| Total Change in Operating Fund | (383,908) | (256,505) | (127,403) | |
| Payroll Summary | | | | |
| Payroll Wages | 654,049 | 743,799 | (89,750) | |
| Payroll Benefits | 104,459 | 129,432 | (24,973) | |
| Taxes and Worker's Compensation | 86,504 | 102,298 | (15,794) | |
| Total Payroll Expense | 845,012 | 975,529 | (130,517) | |
| | Assessment Billed | Assessment Collected | Assessment Receivable | Assessment Receivable % |
| 18/19 Assessment Collection Update | 4,231,452 | 4,228,524 | 2,928 | 0.07% |
| 19/20 Assessment Collection Update | 4,631,550 | 4,605,474 | 26,076 | 0.56% |
| 20/21 Assessment Collection Update | 4,628,342 | 4,478,143 | 150,199 | 3.25% |
| Reserve Fund Update | | | | |
| | Beginning Balance July 1, 2020 | Plus: YTD Interest and Contributions | Less: YTD Purchases | Ending Balance Current Period |
| | 3,268,288 | 292,705 | (264,116) | 3,296,878 |
| Operating Fund Cash Balance | 3,296,790 | | | |
| Reserve Fund Cash Balance | 3,676,678 | | | |

Respectfully Submitted



Cameron Acosta / Treasurer
November 21, 2020

--- General Manager's Update ---

Karin Shulman

As we near the end of 2020, I think a lot of us will be happy. It has been a hard year for most people, with COVID-19, illness, loss of jobs and loss of businesses. I would like to thank everyone who took COVID-19 seriously and wore your masks and socially distanced. We all have been able to keep our community as safe as possible.

COVID-19 cases, hospitalizations and deaths across the United States are rising. As cold weather moves in, people spend more time indoors and the holidays approach, please take steps to slow the spread of COVID-19. Wear a mask, stay at least 6 feet apart, avoid crowds and wash your hands often. The more steps you take, the more you are protected against COVID-19.

Don't let your guard down yet. As of this writing (Nov. 20), the United States had 11,650,817 cases of COVID-19; 185,095 new cases in one day. There had been more than 251,715 deaths as of Nov. 20, 2,045 of which were new deaths on Nov. 19.

Our first snow event of the season happened, and we housed six stranded people at the clubhouse to provide warm shelter, cots and blankets.

Thanksgiving Day has come and gone, and now Christmas is upon us. I hope everyone will have great holidays, be safe, mask up and socially distance.

If you haven't already, start decorating

for Christmas. It may bring some happiness to those who have been cooped up for months. As of this writing, we hadn't had anyone sign up for the Christmas House Decoration Contest. Come on, let's get in the spirit of the holidays!

Lastly, we will have a free wood giveaway on Friday, Dec. 4, on the corner of Symonds and Mil Potrero Highway.

Note: Free wood giveaway on Friday, Dec. 4, on the corner of Symonds and Mil Potrero Highway.

Please help us to save trees and keep our costs down substantially by allowing us to email all of your member notices and your monthly Condor to your email address. Simply email me at gm@pmcpoa.com and we will add your email address to your member account. Thank you, Karin Shulman, GM

New Food Program Available for Seniors

A new food program for seniors ages 65 and up is available through the Community Action Partnership of Kern (CAPK). Assistance in registering for this program is available through the Mountain Communities Family Resource Center.

Food2Door will deliver 70 pounds of food including milk, cheese and fresh produce once a month to the door of any senior. Please help spread the word by sharing this information with your friends and neighbors in the PMC community.

Those interested should call the Family Resource Center with the following information: Name and delivery address, phone number and any driver notes. FRC will refer the client to the program coordinator, and then CAPK will contact the client.

If you know residents who do not have a phone, please gather their info, name and address and a message phone number, and FRC will get them signed up.

For more information, please contact Tammy Rowan, Executive Director of Mountain Communities Family Resource Center, at trowan@mcfrc.com, or call her mobile at (760) 702-9826 or call (661) 245-4303.

Please note that there is no fishing or partying allowed at Fern's Lake after the gate is closed at dusk.

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Toys for Tots

There is a Toys for Tots box in the Clubhouse lobby where you can leave NEW, unopened toys. All toys collected will go to children who live here on the mountain. Let's make a local child's Christmas a little better. Toys for Tots is also looking for gift cards and items for teens also. The toys will be picked up on Dec. 17.

Are you signed up with Ready Kern for emergency notifications?

Once signed up, you will be notified on your cell or home phone about any dangers that might be close by, such as fires or flash floods. Go to www.readykern.com or call 661-873-2602 to sign up.

Coming Soon...

SUNDAY BRUNCH

8am - 2pm

Special menu for Sunday only

Serving mimosas & special Bloody Mary drinks

Please Note:

The only OFFICIAL PMCPOA Facebook page can be accessed at: <https://www.facebook.com/Pine-Mountain-Club-Property-Owners-Association> -483903745518764/

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The editorial and advertising deadline for the January 2021 Condor is Monday, Dec. 14, 2020.

Content can be submitted to the editor at rwilde@pmcpoa.com. or mailed to the PMCPOA Business Office.

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Otherwise, \$6 per line per month. No refunds. 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.

Professional Services ads are \$5 per line per month, two-line minimum, when paid by the year.

'RECIPES' *Continued from page 5*

Meanwhile, make sauce. In a small bowl, whisk together cornstarch and water, until the cornstarch dissolves completely. Set aside. Combine soy sauce, honey, garlic, lime juice and Sriracha in a small saucepan over medium heat. When the mixture reaches a boil, reduce heat and add the cornstarch mixture. Bring to simmer again and cook until sauce thickens, about 2 minutes.

Toss cooked cauliflower in sauce until evenly coated. Return the cauliflower to baking sheet and broil for 2 minutes.

Garnish with scallions and serve immediately.



Potato Gratin Stacks

YIELDS: 6-8 SERVINGS

INGREDIENTS

2 lb. peeled russet potatoes, thinly sliced

1 1/2 c. half-and-half (or whole milk)

1 tsp. garlic powder

1/4 tsp. nutmeg

1/2 tsp. Freshly ground black pepper

2 tsp. chopped thyme

1 tsp. kosher salt

1/2 c. finely grated Parmesan

1/2 c. shredded Gruyère

2 slices bacon, fried and crumbled

fresh chopped parsley, for serving

DIRECTIONS

Preheat oven to 350° and grease a stan-

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.

There were no CCC submissions this month.

dard 12-cup muffin tin with cooking spray.

Toss potatoes in half-and-half, garlic powder, nutmeg, pepper, thyme, salt and Parmesan. Divide the potato mixture between muffin tin cups to create 12 potato stacks. Cover with foil and bake until tender, 40 minutes.

Uncover the muffin tin and top each potato stack with gruyère and bacon. Bake until cheese is melted and the sides are beginning to turn golden, 20 minutes more. Garnish with parsley and let cool in pan for at least 10 minutes before serving. Serve warm.



Stuffed Mushrooms

Baby Bella mushrooms are stuffed with garlicky, herby breadcrumbs and plenty of cheese. They make for an easy appetizer or a simple side dish. Stuff them ahead of time and bake them off when you're ready.

YIELDS: 8 SERVINGS

INGREDIENTS

Cooking spray, for pan

1 1/2 lb. baby mushrooms

2 tbsp. butter

2 cloves garlic, minced

1/4 c. breadcrumbs

Kosher salt

Freshly ground black pepper

1/4 c. freshly grated Parmesan, plus more for topping

4 oz. cream cheese, softened

2 tbsp. freshly chopped parsley, plus more for garnish

1 tbsp. freshly chopped thyme

DIRECTIONS

Preheat oven to 400°. Grease a baking sheet with cooking spray. Remove stems from mushrooms and roughly chop stems. Place mushroom caps on baking sheet.

In a medium skillet over medium heat, melt butter. Add chopped mushrooms stems and cook until most of the moisture is out, 5 minutes. Add garlic and cook until fragrant, 1 minute then add breadcrumbs and let toast slightly, 3 minutes. Season with salt and pepper. Remove from heat and let cool slightly.

In a large bowl mix together mushroom stem mixture, Parmesan, cream cheese,

'RECIPES' Continued on page 11

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(Phone Calls Only)

8am-5pm Mon-Fri

8am-3pm Sat

(Closed for lunch from 12-1 p.m.)

Office 242-3788

Patrol 242-3857 (24 hrs)

'RECIPES' Cont. from page 10

parsley, and thyme. Season with salt and pepper. Fill mushroom caps with filling and sprinkle with more Parmesan.

Bake until mushrooms are soft and the tops are golden, 20 minutes.

Garnish with parsley to serve.



Red Velvet Cookie Cake

Cream cheese frosting seals the deal.

YIELDS: 10 - 12 SERVINGS

INGREDIENTS

FOR THE COOKIE CAKE

3/4 c. salted butter, softened

1 c. sugar

1 large egg

1 tsp. pure vanilla extract

2 tsp. vinegar

1-1/2 tbsp. red food coloring (less than 1 oz.)

2-1/4 c. plus 2 tbsp. all-purpose flour

2 tsp. cornstarch

1 tsp. baking soda

1 tbsp. cocoa powder

1/4 tsp. kosher salt

3 tbsp. sprinkles, plus more for garnish

FOR THE CREAM CHEESE

FROSTING

4 oz. cream cheese, softened

3 tbsp. butter, softened

2 c. powdered sugar

1/2 tsp. pure vanilla extract

DIRECTIONS

Preheat oven to 350° and line a 9" cake pan with parchment. Grease all sides.

In a large bowl using a hand mixer, cream butter and sugar until light and fluffy, 3 to 4 minutes. Add egg, vanilla, vinegar and red food coloring and mix until well combined.

In another medium bowl, whisk together flour, cornstarch, baking soda, cocoa powder and salt, then add to wet ingredients and mix until combined.

Stir in sprinkles and refrigerate cookie dough 30 minutes to 1 hour.

Evenly press dough into cake pan. (It

can be a little sticky so cover your fingers with parchment paper, if desired.)

Bake until edges are firm, 18 to 20 minutes.

Remove from oven and let cool completely in cake pan, then transfer to serving plate.

Make frosting: Beat cream cheese and butter until smooth. Slowly add half the powdered sugar and mix until combined, then add vanilla and remaining powdered sugar and mix until smooth.

Pipe frosting onto edges of cookie cake and garnish with more sprinkles. Store in an airtight container in the fridge until ready to serve.

'MEETING' Continued from page 6

of the Bylaws. Directors Acosta, Browne, Burkett, Gabriel, Harmon, Hoyt-Voelker and McClellan approved. Director Throckmorton abstained. **MOTION** carried.

MOTION by Director Throckmorton, **SECOND** by Director Hoyt-Voelker, to approve **RESOLUTION #03-11-21-2020**, \$357,800 to Gwynne Pugh Urban Studios for services specified within a Letter of Agreement plus a 10% contingency approved by the Association's legal counsel to include schematic design, design development and construction documents for the remaining phases of the Master Plan using a combination of allocated funds and reserves. **MOTION** carried.

MOTION by Director Acosta, **SECOND** by Director Throckmorton, to approve **RESOLUTION #04-11-21-2020**, replacing the existing two 2016 Subaru patrol vehicles, Reserve items #6031 and #6032, NTE \$72,100 from the Reserve Fund. **MOTION** carried.

MOTION by Director Acosta, **SECOND** by Director Burkett, to approve **RESOLUTION #05-11-21-2020**, additional funding for phase 2 of the strategic plan NTE \$145,000 from the Reserve Study. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Acosta, to approve a variance moving the house forward at 3507-455. **MOTION** carried.

WITHDRAWN - MOTION by Director Hoyt-Voelker, **SECOND** by Director McClellan, to approve a variance for a greenhouse in the setback at 3402-114.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Burkett, to approve/deny a variance for a 6' fence at 3402-015. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton, to approve the update to Association Rule 3.22 (General Rules) (Hunting). **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve the removal of Association Rule 16.07 (Swimming Pool) (Wading Pool). **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Burkett, to approve the update to Association Rule 9.06 (Campground). **MOTION** carried.

MOTION by Director Throckmorton, **SECOND** by Director Burkett, to amend the update to Association Rule 6.06 (Parking). Directors Acosta, Browne, Burkett, Harmon, Hoyt-Voelker, McClellan and Throckmorton approved. Director Gabriel opposed. **MOTION** carried.

WITHDRAWN - MOTION to approve the update to Association Rule Article 5 (Filming).

WITHDRAWN - MOTION to approve the update to the Film Permit Application Form.

The board sent and received 35 items of correspondence. The next Regular Open Board Meeting will take place on Dec. 19, 2020 at 10 a.m. in the Condor Room or on Zoom.

Meeting adjourned at 12:15 p.m.

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A Few Association Rules Reminders

3.06 - Any person who willfully or negligently litters, defaces, injures or destroys property or equipment of the Association will be held liable for the full cost of the loss.

3.10 - Abusive, bullying and threatening or harassing behavior directed at staff or members is not allowed at any time or place within the community. Any physical or verbal confrontation with PMC Patrol may constitute cause for verbal and/or written warning, a citation or a citizen's arrest. The issuance of a warning or citation of an alleged violation will comply with the provisions and due process of Article 2 (Enforcement). In addition, drunkenness, threatening action or behavior will not be permitted on Association property at any time.

4.04 - Farm animals, including but not limited to chickens, ducks, geese, goats

and pigs are not permitted on any lot within Pine Mountain Club.

4.11 - Dogs must be leashed and under control at all times by the owner or caretaker while on Association roads or property. Leashed dogs are permitted on PMC-POA greenbelt areas and trails, the area immediately adjacent to Fern's Lake and the campground area. Dogs may be unleashed only within the owner's fenced property, or eventually in the PMCPOA Dog Park once it has been reconstructed.

PMC Dog Park Fundraiser

Bill Lewis II, PMCPOA Chairman

As some of you know, the PMC Dog Park was severely damaged during the last heavy rain storm and there are now ongoing efforts to restore the park to make it bigger and better. PMCPOA has allocated extra space to the park area to make more room for the larger dogs to run, and member Kim Wickers has organized a fundraising effort to purchase new fencing, poles, etc. The association is also rebuilding the mountain side of the park to divert future rain-storm runoff. There is additional information on Kim's Facebook page, and you may contact her if you have any questions.

If you are interested in contributing to the Pine Mountain Club Dog Park fundraiser, there are two ways to do so: 1) You can visit Kim's Facebook page to access the fundraising post, or 2) You can make a check payable to "PMCPOA" with "Dog Park donation" listed on the memo line and then deliver it directly to Kim or place it inside an envelope addressed to "Kim Wickers c/o PMCPOA" and put it into the drop-off box at the front door to the clubhouse. All contributions will be 100 percent directed to the Dog Park, and any remaining funds will be used to help maintain the park area.

Want to Be on Email Blast List?

PMCPOA has an effective email blast system that is used to provide information in the quickest way possible.

While many members are already receiving these emails, many are not yet on the list. This established system is being used to enhance the timely distribution of information to the membership. However, the system is only effective if the Business Office has your email address. The list is growing, but the staff needs to have as many of the members provide email addresses as possible to maximize effectiveness.

Please email your request to the office at receipt@pmcpoa.com, or call it in to 242-3788. It will be worth your while to do so.

Tips on Finding Info on Road Conditions

To find out about road conditions on the I-5 freeway, call 800-427-7623 (Cal Trans).

Also, there is a website to check before you leave to go off the hill: www.sigalert.com. You can request conditions for Los Angeles, which will give you conditions from Lebec going south toward Los Angeles, or switch it to Bakersfield, which gives you conditions from Lebec going North.

It will tell you if anything is happening on the I-5 and what the problem is, as well as how long the back-up is.

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Lounge Remains Closed

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Rec Room

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'SEPTIC' *Continued from page 1*

prevents surface and groundwater contamination. It is unhealthy for humans, pets and wildlife to drink or come in contact with surface or ground water contaminated with wastewater. Inadequate treatment of wastewater allows bacteria, viruses and other disease-causing pathogens to enter groundwater and surface water.

How your Septic System Works

A typical septic system consists of a septic tank and a drainfield, or soil absorption field. All water runs out of your house from one main drainage pipe into a septic tank. The tank is a buried, water-tight container usually made of concrete, fiberglass or polyethylene. Its job is to hold the wastewater long enough to allow solids to settle down to the bottom forming sludge, while the oil and grease float to the top as scum. Compartments and a T-shaped outlet prevent the sludge and scum from leaving the tank and traveling into the drainfield area.

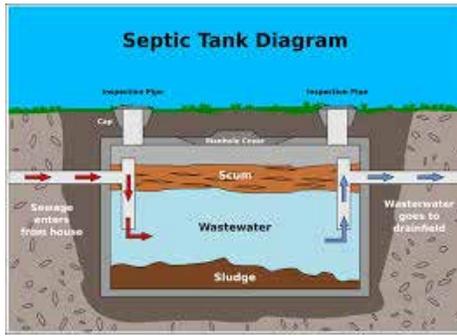
The liquid wastewater (effluent) then exits the tank into the drainfield, which is a shallow, covered, excavation made in unsaturated soil. Pretreated wastewater is discharged through piping onto porous surfaces that allow wastewater to filter through the soil. The soil accepts, treats and disperses wastewater as it percolates through the soil, ultimately discharging to groundwater.

If the drainfield is overloaded with too much liquid, it can flood, causing sewage to flow to the ground surface or create backups in toilets and sinks.

Safety Tips

Kern County offers the following helpful safety checklist:

- Never enter the septic tank. The tank has a manhole for cleaning and inspection from the outside only. The tank contains very little oxygen and has high levels of hydrogen sulfide, methane, carbon dioxide and other life-threatening gases.



- Never use electrical lights, appliances or tools in or close to the water or wet ground near the septic tank or drainfield. This can result in explosion or electrical shock.
- Always remember that the liquid and solid contents of the septic system are capable of causing infectious diseases. After working on any part of the septic system, always wash hands thoroughly before eating, drinking or smoking. Change clothes before coming into contact with food or other people.
- Keep vehicles and other heavy equipment away from the septic system. The tank and other components may collapse due to weakness from corrosion.
- Never smoke near septic tank openings. Gases such as methane that may be present are potentially combustible.
- Keep children and other spectators away from the septic system when it is being cleaned or excavated.
- If there is a smell of sewer gases in your home, immediately call a plumber or other qualified person to identify the source and correct it. If the gas smell is very strong, evacuate the building until the problem is corrected and the gases are removed.

How to Care for Your Septic System

Septic system maintenance is not complicated, and it does not need to be expensive. According to the EPA, upkeep comes down to four key elements:

1. Inspect and Pump Frequently--The average household septic system should be inspected at least every three years by a septic service professional. Household septic tanks are typically pumped every three to five years. Alternative systems with electrical float switches, pumps or mechanical components should be inspected more often, generally once a year. A service contract is important since alternative systems have mechanized parts. Four major factors influence the frequency of septic pumping: Household size, total wastewater generated, volume of solids in wastewater and septic tank size.

If you have a service provider coming, he or she will inspect for leaks and examine the scum and sludge layers in your septic tank. Keep maintenance records on work performed on your septic system. Your septic tank includes a T-shaped outlet that prevents sludge and scum from leaving the tank and traveling to the drain field area. If the bottom of the scum layer is within six inches of the bottom of the outlet, or if the top of the sludge layer is within 12 inches of the outlet, your tank needs to be pumped.

To keep track of when to pump out your tank, write down the sludge and scum levels found by the septic professional. The service provider should note repairs completed and the tank condition in your sys-

'SEPTIC' Continued on page 14

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'SEPTIC' *Continued from page 13*

tem's service report. If other repairs are recommended, hire a repair person soon.

2. Use Water Efficiently--The average indoor water use in a typical single-family home is nearly 70 gallons per individual, per day. Just a single leaking or running toilet can waste as much as 200 gallons of water per day. All of the water a household sends down its pipes winds up in its septic system. The more water a household conserves, the less water enters the septic system. Efficient water use improves the operation of a septic system and reduces the risk of failure. To view a useful chart on water usage, please visit the Kern County Public Health Services Department website at kernpublichealth.com/wp-content/uploads/2016/03/Use-and-Operation-of-a-Septic-System.pdf.

Simple ways to save water are to use water-efficient products such as high-efficiency toilets, faucet aerators, high-efficiency showerheads and washing machines that bear the Energy Star label. Efficient clothes washing is also helpful. Washing small loads of laundry on your washing machine's large-load cycle wastes water and energy. By selecting the proper load size, you will reduce water waste. If you are unable to select a load size, run only full loads of laundry. Try to spread washing machine usage throughout the week. Doing all household laundry in one day might seem like a time-saver; but it can harm your septic system, not al-

lowing it enough time to treat waste, and it could flood your drainfield.

3. Properly Dispose of Waste--Whether you flush it down the toilet, grind it in the garbage disposal or pour it down the sink, shower or bath, everything that goes down your drains ends up in your septic system. What goes down the drain affects how well your septic system works. Remember: Toilets aren't trash cans! Your septic system is not a trash can. An easy rule of thumb: Do not flush anything besides human waste and toilet paper. Never flush cooking grease or oil, non-flushable wipes such as baby wipes or other wet wipes, photographic solutions, feminine hygiene products, condoms, dental floss, diapers, cigarette butts, coffee grounds, cat litter, paper towels, pharmaceuticals or household chemicals like gasoline, oil, pesticides, antifreeze and paint or paint thinners.

Your septic system contains a collection of living organisms that digest and treat household waste. Pouring toxins down your drain can kill these organisms and harm your septic system. Whether you are at the kitchen sink, bathtub or utility sink:

- Avoid chemical drain openers for a clogged drain. Instead, use boiling water or a drain snake.
- Never pour cooking oil or grease down the drain.
- Never pour oil-based paints, solvents or large volumes of toxic cleaners down

the drain. Even latex paint waste should be minimized.

- Eliminate or limit the use of a garbage disposal. This will significantly reduce the amount of fats, grease and solids that enter your septic tank and ultimately clog its drain field.

4. Maintain Your Drainfield--Your drainfield—a component of your septic system that removes contaminants from the liquid that emerges from your septic tank—is an important part of your septic system. Here are a few things you should do to maintain it:

Parking: Never park or drive on your drainfield.

Planting: Plant trees the appropriate distance from your drainfield to keep roots from growing into your septic system. A septic service professional can advise you of the proper distance, depending on your septic tank and landscape.

Placing: Keep roof drains, sump pumps and other rainwater drainage systems away from your drainfield area. Excess water slows down or stops the wastewater treatment process.

Septic Starters, Feeders, Cleaners and Other Additives

According to Kern County Health, there is no quick fix or substitute for proper operation and regular maintenance of your septic system; do not use starters, feeders, cleaners and other additives.

Starters: A starter is not needed to get the bacterial action going in the septic

'SEPTIC' Continued on page 15



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‘SEPTIC’ *Continued from page 14*

tank. There are naturally occurring bacteria present in wastewater.

Feeders: It is not necessary to “feed” the system additional bacteria, yeast preparations or other home remedies. There are millions of bacteria entering the system in normal sewage. If the bacterial activity level is low, figure out what is killing them (for example, cleaners) and correct it. High levels of activity will return after the correction.

Cleaners: Additives effective in removing solids from the septic tank will probably damage the soil treatment system. Many additives suspend the solids that would normally float to the top or settle to the bottom of the tank. This allows them to be flushed into the soil treatment system, where they clog pipes and soil pores, leading to partial or complete failure of the system.

Other Additives: Additives, particularly degreasers, may contain carcinogens (cancer-causing agents) that flow directly into the groundwater along with the treated sewage.

Finding an Existing System

Finding the septic system may not be an easy task, but is necessary for proper maintenance of the tank, troubleshooting problems and making future plans for the property, according to Kern County Health. Many counties and cities with permit and inspection programs for septic systems have this information on file. If no plans exist, the following steps can be taken:

First, locate the septic tank. If the access manhole or inspection pipes are at ground level, they will be easy to find. Unfortunately, they are often buried several inches, or even several feet, below the ground surface. With a metal rod as a probe, start poking around in the soil 10 to 15 feet from the foundation of the house. A metal detector may be of assistance in finding the tank since most concrete septic tanks contain metal-reinforcing rods.

Next, locate the drainfield. Mounds are easy to find, but a drainfield system in the ground may be more difficult. These clues

COMMITTEE MEETINGS

Some committees are meeting live, while others are still on Zoom or dark. Please check with each committee for current details about the meetings.

Tuesday, Dec. 1 (First Tuesday)
12 pm **Equestrian** Equestrian Center

Thursday, Dec. 3 (First Thursday)
DARK **Recreation** Lounge

Friday, Dec. 4 (First Friday)
10 am **Greens and Grounds** Driving Range
2 pm **Environmental Control** ZOOM

Saturday, Dec. 5 (First Saturday)
9 am **Governing Documents** ZOOM
1 pm **Planning** ZOOM

Monday, Dec. 7 (First Monday)
6pm **Communications** ZOOM

Saturday, Dec. 12 (Second Saturday)
DARK **Emergency Preparedness** Condor Room
DARK **CERT** Condor Room

Wednesday, Dec. 16 (Wednesday Before Board Mtg)
5 pm **Budget & Finance** ZOOM

Saturday, Dec. 19 (Third Saturday)
10 am **PMCPOA Board of Directors Mtg.** ZOOM

may help locate the drainfield:

- An area where grass (if you have it) isn’t growing well, or where the grass is greener or grows faster.
- An area where there is a slight depression or mound.
- An area where the soil is soggy when the rest of the yard is dry.

Often, a licensed contractor, inspector or service provider has tools to locate the tank. Once the tank is located, be sure to make a map of its location.

Common Problems

Existing septic systems may fail for a number of reasons, according to Kern County Health. For the owner, the system is failing if it is not treating the wastewater effectively. The most common causes of system failure are excessive water, improper maintenance or an inadequately designed system. Diagnosing the specific

causes may be difficult for the owner and often requires the skills of a professional. There is an excellent Septic System Troubleshooting Guide for Homeowners located on the Kern County Public Health Services Department website at kernpublichealth.com/troubleshooting-a-septic-system.

Failure Symptoms

According to the EPA, a foul odor is not always the first sign of a malfunctioning septic system. Call a septic professional if you notice any of the following:

- Wastewater backing up into household drains
- Bright green, spongy grass on the drain field, especially during dry weather
- Pooling water or muddy soil around your septic system or in your basement
- A strong odor around the septic tank and drain field