



Pine Mountain Club
Property Owners' Association
ASSOCIATION RULES

NO loud noise or music (Rule 5.13).

NO open fires outside or on the property (CC&R 5.2 and EC Code 7.13C).

NO discharge of any firearms or use of launching devices, including BB guns, air pistols, paintball, pellet, and airsoft guns, bows, crossbows, slingshots (Rule 3.22).

NO dogs off leash in PMC (Rule 4.11). Exceptions: Owner's property or the fenced dog park located in the campground area off Artic Drive.

NO parking on streets unless listed as specific exceptions in Rule 6.06.

NO trespassing or parking on neighbor's property (Rule 3.16 per Penal Code 602).

Do **NOT** feed wildlife (Rule 7.03). **NO** food is to be left unattended outside a residence (Rule 7.04). **NO** unattended ice chest, food container, refrigerator, or similar devices containing food may be placed outside on a property (Rule 7.06). It is highly recommended not to leave screen doors or windows open and unattended, keep car doors locked and remove all smell-related items from cars. Fines up to **\$4,500** can be issued for feeding the wildlife or leaving food outside unattended that is accessed by wildlife.

NO trash placed outside unless stored in a certified bear-safe container or placed in a bear-safe area (Rule 7.05). Take trash to Transfer Site at 16143 Aleutian Drive (east of Equestrian Center).

NO filming allowed without PMC Permit (Rule 5.03).

NO more than six guests per PMCPOA member are allowed to utilize or access Association property or facilities (Rule 3.12).

The speed limit on all PMC roads is **25 MPH** except the short section up to the Transfer Site and Equestrian Center (15 MPH). Please drive slowly to avoid hitting wild animals, horses/riders, and pedestrians.

Fines can range from up to \$1,000 to \$2,000 for a first offense to \$4,500 per the PMCPOA Association Rules Violation Fine/Penalty Schedule. For guests that are Renting, violations can result in the immediate end to your stay, loss of some or all of your deposit, and/or fines.

Provided by the PMCPOA Communications Committee. October 2020.



These rules can also be found on the home page of the PMCPOA website at <https://pinemountainclub.net/web/pages/home>.

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)

A Tribute to Gerald Smith
Longtime member Gerald
Smith passed away in
February. See page 10.



the Condor

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

Election Season is Upon Us

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

As per the association's Election Policy and Procedures, at the April meeting of the board of directors, the board will proofread and approve the draft election packet and draft ballot as prepared by the Inspector of Elections and authorized in bylaw 8.08. Once the packet is approved, the corporate secretary directs and supervises the printing of the packet, and sets printing deadlines to ensure the mailing takes place no less than thirty (30) days prior to the annual meeting of the members date as stated in the bylaws. This year, the annual meeting of the members and election take place on Saturday, June 19 at 1 p.m.

The Meet the Candidates Forum is scheduled for Saturday, May 22, 2021 from 2-4 p.m. in the Condor Room, by video. Watch for further details about that coming soon.

**Note: Please see page 11
for another 2021/2022
Draft Summary Budget.**

2021: Happy 50th Birthday Pine Mountain Club!

As many now know, Pine Mountain Club is celebrating its 50th anniversary this year! Throughout this year, we'll be highlighting the history, events, people and even the struggles that have shaped our beautiful mountain community into the special place it is today.

As part of this series, we are requesting that members, particularly those who have lived here for many years, to share information and memories about PMC. Here is a memory shared by member Michael Vail:

Dear Condor Editors,

Thank you for helping our community celebrate

'ANNIVERSARY' Continued on page 8



The upper half of HRR passes through pinyon pine, juniper and scrub oak.

Our World of Nature

Hudson Ranch Road: A nearby drive into Early California

By Lynn Stafford with Liz and Bill Buchroeder

West of PMC, Mil Potrero Highway goes through a pine forest two miles up to a pass called Apache Saddle. After that, the road straight ahead becomes Hudson Ranch Road (HRR). The road is named after early local ranchers. Many folks drive that road to go to Taft or the coast. This is a winding, narrow back road that descends more than 3000 feet in a little more than 20 miles.

A leisurely drive on HRR with several stops can be a destination in itself. It is a close-by view of what much of California was before the boom of modern human civilization hit this state. The land beside the road is either National Forest, private ranch land or Bitter Creek National Wildlife Refuge. The latter two ownerships do not allow visitors. Since it is often hard to know who owns which land, the best way to become familiar with the country is to drive slowly and look for safe pull-outs. The key to enjoying this area is to slow down. Take a snack and drinks, maybe a pair of binoculars and definitely a camera. Since some people insist on driving too fast, stay safely off the road. There are several places to pull fully off the road. Be careful not to park on vegetation. Wildfire can start easily. Do not cross any fences.

By the time you read this, it will be spring, a great time of year

'NATURE Continued on page 3

Is Your Home Ready for Summer and Wildfire Season?

PMCPOA Emergency Preparedness Committee

Spring is here, and now is the time to start preparing your home for summer and the upcoming wildfire season. Wildfire season in the West now starts earlier and ends later. Here are tips on how to prepare:

- Check your roof for weather damage. Winter can be hard on your roof. As summer approaches, check your roof for missing tiles and or broken shingles.
- Clear off pine needles, dead leaves and anything that can burn from your rooflines, gutters, decks, porches, patios and along fence lines. Never store flammable materials under your deck.
- Make a 30-foot defensible space around your home and all buildings, structures and decks.
 - * Remove any dead/dry material such as grass, leaves, limbs, etc.
 - * Remove trees and limbs within 10 feet of stove pipe and chimney outlets.
 - * Remove any limbs that overhang or are adjacent to structures.
 - * Provide a 10-foot clearance of all combustibles around propane tanks.
 - * Relocate woodpiles to at least 30 feet from any structure. During winter, many of us store firewood on our decks or porches. Now is the time to move all firewood to a woodpile 30 feet from your home.
 - * Cover exterior attic and soffit vents with 1/8-inch wire mesh to help prevent sparks from entering your home.
 - * Cover your chimney and stovepipe outlets with a non-flammable screen. Use metal screen no smaller than 3/8-inch and no larger than 1/2-inch to prevent embers from escaping and igniting fire. Summer is the time to get your chimney cleaned and inspected by a certified chimney cleaner.
 - * Remove combustible material and vegetation from around and under decks.
 - * Avoid extensive use of mulch, which can convey fire to the house.
 - * Remove "ladder fuels" (low-level vegetation that allows the fire to spread from ground to the tree canopy). There should be a minimum of 6 feet of clearance from vegetation to the lowest tree limb.
 - * Trim tree canopies when possible to keep their branches a minimum of 10 feet from other trees.

The Property Clearance Deadline is June 1.

For more information on protecting your home, visit www.kerncountyfire.org or www.krvfiresafecouncil.org.

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

the Condor

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Editor/Designer

Ronni Wilde
rwilde@pmcpoa.com

Condor Committee Member

Connie Baldin

Mailing Volunteers

Amber Lawrence
Gary Cadwallader
Nancy Cadwallader
Ruth Handy
Shirley Meythaler
Mary Lou MacLean
Terry Butler
Lesley McCleery
JoAnn Blair

Advertising Information

RWilde@pmcpoa.com

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PMCPOA Corporate Office
2524 Beechwood Dr. .PO Box P
Pine Mountain Club, CA
93222 • 661.242.3788

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Call 661.242.3788

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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.

'NATURE *Continued from page 1*

for a leisurely drive with many stops. HRR passes through several life zones. Up at Apache Saddle, at 6,100 feet, one can find Jeffrey pines. Then one passes through dense thickets of scrub oak, pinyon pine and juniper (Photo on page 1). Finally, the brush tangles give way to grasslands with cattle and horses down to Highway 33/166 at 2,900 feet (Fig. 2).

During spring and early summer, the grass greens up. Early flowers include fiddlenecks (Fig. 3), lupine (Fig. 4) and poppies (Fig. 5). Later on, the beautiful and aptly named Farewell-to-Spring covers some hillsides (Fig. 6). Careful scanning of the rolling land might reveal a coyote or even tule elk. There are birds of prey all year, soaring high or sitting on utility poles. Red-tailed hawks (Fig. 7) and American kestrels are the most common to see, but others, including the California condor (Fig. 8) are also possible to spot. Bitter Creek Refuge was created specifically to aid in the reintroduction of condors. Meadowlarks, horned larks, loggerhead shrikes (Fig. 9) and various sparrows and finches can be found along the fence lines.

A few precautions for a relaxing drive are appropriate. One, there are no services of any kind. Cell phone coverage may be questionable. Weather can be an issue. I have had to deal with snow, ice and extremely thick fog, none of which is fun on a narrow winding mountain road. Check weather and road conditions carefully. There are at least three potential things to watch for on the road that need to be

avoided. In a couple locations, rocks can tumble down onto the roadway, especially after rains. In the spring and early summer, snakes often slither across the road. Please do not hurt these valuable members of our wildlands. In the fall, occasionally, there is another wildlife movement. Male tarantulas are on the prowl for females. My wife, Edie, used to carry a magazine to let the spider crawl onto, then escort it across the

road.

One last item to mention is that there is a small primitive Forest Service campground, Valle Vista, about halfway along HRR. It provides an incredible view of the San Joaquin Valley, and makes a pleasant lunch stop. The dirt road leading into the camp is narrow, steep and easy to miss. If our local world of nature interests you, do take time to leisurely enjoy this country.



Figure 2: The lower half of HRR passes through grass-covered slopes.



Figure 5: Poppies

Photos by Bill Buchroeder, Liz Buchroeder and Mary McDevitt



Figure 3: Fiddlenecks



Figure 4: Lupine



Figure 6: Farewell-to-spring




Figure 7: Red-tailed hawk (left)



Figure 8: CA Condor (right)



Figure 9: Loggerhead shrike



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PMC Bear/ Wildlife Policy: Attention New PMC Residents

Patrice Stimpson, PMC Patrol Chief

Residents who were in PMC last summer know that there was a large bear breaking windows and entering homes to access food. Out of concern for public safety, California Dept of Fish and Wildlife decided the bear was a danger to the community and he was destroyed.

The bad habits and ultimate demise of that bear was a direct result of human interference with the normal foraging behavior of California black bears. Several PMC residents' negligence of properly disposing of trash, unsecured storage of pet food, outside refrigerators/freezers, open garages with attractants, feeding bird seed/peanuts, deliberately feeding bears and a multitude of other Association Rules violations are documented as having directly led to this animal's destruction. This negligence also adversely affected neighboring property owners who were not violating the rules by drawing the animal to their homes.

PMC Patrol, with the support of the General Manager and Board of Directors, adopted a zero-tolerance policy in regards to wildlife violations (see Association Rules under Article 7 on the PMCPOA website (<https://pinemountainclub.net/web/pages/pmcpoa-governing-documents>)).

Violators of Association Wildlife Rules will be issued an immediate citation,

which carry fines between \$1,000 and \$4,500.

Please help us protect the wildlife. Please help protect your neighbors. Please be a responsible steward of our forest community. The responsibility belongs to us all.

Lot Clearance Reminder

Lot Clearance (for each and every lot) deadline is June 1. We suggest you start now while the weather is good.

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

**Golf Course and
Pro Shop Open
8am to 6pm
Every Day
661-242-3734**

***The editorial and
advertising deadline
for the May 2021
Condor is Monday,
April 12.***

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

Save the Date

***The next blood
drive for Houchin
Blood Bank will
be on Thursday,
May 13 from 10am-
2pm in the PMC
Clubhouse parking
lot. Details coming
soon.***

***Correction: In last month's
Condor, an article titled
"Home Hardening Against
Wildfire" ran under the
byline of R. Schmidt. The
byline should have been
for Peggy Hoyt-Voelker,
who was responding to
an article written by R.
Schmidt. We apologize for
the confusion.***

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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 10, 2021 at 10:00 a.m. at the Administrative Office of the Mil Potrero Mutual Water Company, 16275 Askin Drive, Conference Room, Pine Mountain Club, California. The deadline for clearing the Water Company accounts of overdue charges, to be eligible for submitting a proxy shall be June 2, 2021. 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, 2021 and no later than 4:00 p.m. on May 21, 2021. The resume must be typed on a single 8 ½” 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.

Robert Lame, Secretary

Mil Potrero Mutual Water Company

Condor Cafe Hours and Updates

The Condor Café is open for inside dining for breakfast and lunch with 25% capacity. Patio seating is available weather-permitting. Please enter the café from the back door by the Golf Course. Walk down the new ramp on the north side of the building and turn right.

Limited Indoor & Outdoor Dining/Take-out/Curbside Pickup 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

The Condor Lounge is open at 25% capacity for dinners on Thursdays from 4-7:30pm and Fridays and Saturdays from 4-8pm. Alcoholic drinks can be ordered with dinners. (Alcoholic drink service with meals only!)

For take-out, please place your food order at 661-242-2233 and then call us again when you are in the parking lot and your food will be brought out to your car.

Home delivery is offered for dinners for \$2 when weather permits. Once it gets icy and/or snows, the delivery stops.

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Ellie Melili
DRE# 01301719
Property Management/Real Estate Specialist
818-983-9689

WE HAVE QUALIFIED APPLICANTS WHO ARE READY TO RENT YOUR HOME NOW

A Message from the Chairman

Bill Lewis II
pmcboard@pmcpoa.com

I was fortunate to get a sneak peek at some of the initial survey results that will serve as the foundation for our upcoming Five-Year Strategic Plan.



It was good to see the amount of member participation and many, many comments that demonstrated a commitment by members to assist in the process. These comments will require a great deal of time to read and consider, but are well worth the effort. If you have not completed the survey, please take it, as you still have time to do so. Thank you to Jonathan Gilliam and the Planning Committee for their efforts in assembling this survey.

The first open budget meeting to determine our budget for next year was held on March 13, and I thought it was well

attended via Zoom. The assessment increase for the coming year as of today is proposed to be \$20. If you watched the presentation, I think you'll agree that we have done our best to present a budget that is both reasonable and affordable. We will continue to explore any options that could be made before the final presentation to the board and members on April 17. Thank you to General Manager Karin Shulman and Accounting Manager Beth Blackmon and her staff for their work in preparing this budget despite the budgetary challenges we have faced this past year and those challenges still on the horizon.

I read an article recently about the impact of COVID and how many things we are accustomed to will not return to normal as we once knew them to be. "Nor-

mal" will now be a new normal. I hear about members receiving their vaccinations at various locations with varied results afterward, but all have recovered, and the pain, if any, has only been temporary. We can soon be ready, hopefully, to experience the new normal.

Good news -- our tier level was recently changed, allowing us to resume indoor dining starting at 25 percent capacity. That's good news for those of you longing to get out of the house and enjoy a good meal -- breakfast, lunch or dinner -- that doesn't arrive in a take-out container. Thank you to Chef Mike and his café staff for continuing to prepare some delicious meals and entrees with enthusiastic service; we look forward to returning to the Condor Café.

Be safe!

PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of March 20, 2021. Complete minutes are available at the business office or online at www.pinemountainclub.net after their approval at the next board meeting.

In the regular open meeting, Chairman Bill Lewis II called the meeting to order at 10:00 a.m. Nine directors attended: Cam Acosta, Richard Ballard, Steve Burkett, Philip Gabriel, Tony Harmon, Peggy Hoyt-Voelker, 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 were two (2) committee applications for approval.

There were seven (7) Environmental Control Committee projects recommended and two (2) cottage industry permits.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton that the agenda for the Board of Directors

Meeting of March 20, 2021 be adopted. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director McClellan to approve the consent agenda. **MOTION** carried.

Chairman Lewis II presented the Chairman's report.

General Manager Shulman presented the General Manager's report.

Director Acosta presented the Treasurers report.

MOTION by Director Acosta, **SECOND** by Director McClellan to ratify the Association's February 2021 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

BOARD ACTION ITEMS:

OLD BUSINESS: NONE

NEW BUSINESS:

MOTION by Director Throckmorton, **SECOND** by Director Burkett to approve **RESOLUTION #01-03-20-2021**, replacing the existing pool furniture, Reserve Item #9005, not to exceed (NTE) \$15,450 from the Reserve Fund. **MOTION** car-

ried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve **RESOLUTION #02-03-20-21**, for greenbelt cleanup for fire risk reduction, NTE \$130,000 from designated funds. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve Association Rule Article 19 (Common Rules for All Committees), which has met the 30-day posting requirement. **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Gabriel to approve Business Policy D-17 (Filming contract). **MOTION** carried.

MOTION by Director Hoyt-Voelker, **SECOND** by Director Throckmorton to approve the 2021-2022 User Fee Schedule. **MOTION** carried.

The board sent and received seven items of correspondence.

The next Regular Open Board Meeting will take place on April 17, 2021 at 10 a.m. in the Condor Room or on Zoom.

Meeting adjourned at 11:35 a.m.

Treasurer's Report

Pine Mountain Club POA, Inc.
Treasurer's Report
As of February 28, 2021

	Actual	Budget	Over (Under) Variance	
Revenue				
Current Year Assessment Revenue	3,088,825	3,084,490	4,335	
Operations/Maintenance	185,352	122,080	63,272	
Social Activity	305,439	475,225	(169,786)	
Interest Income (Operating)	12,886	23,100	(10,214)	
Total Revenue	3,592,503	3,704,895	(112,392)	
Operating Expenses				
Operations/Maintenance	2,493,550	2,750,553	(257,003)	
Social Activity	543,841	773,032	(229,191)	
Operating Projects	12,894	51,417	(38,523)	
Designated Fund Projects	268,632	300,063	(31,431)	
Reserve Contribution	304,000	304,000	0	
Total Operating Expenses	3,622,917	4,179,065	(556,148)	
Other Operating Transactions				
Additional transfers to Reserve fund	(121,895)	(121,895)	0	
Assets purchased	(9,719)	0	(9,719)	
Foreclosed Lots transferred to Property	6,930	0	6,930	
Total Other Transactions	(124,684)	(121,895)	(2,789)	
Total Change in Operating Fund	(155,098)	(596,065)	440,967	
Payroll Summary				
Payroll Wages	1,314,695	1,499,455	(184,760)	
Payroll Benefits	222,626	262,907	(40,281)	
Taxes and Worker's Compensation	183,050	204,686	(21,636)	
Total Payroll Expense	1,720,372	1,967,048	(246,676)	
	Assessment Billed	Assessment Collected	Assessment Receivable	Assessment Receivable %
18/19 Assessment Collection Update	4,231,452	4,230,582	870	0.02%
19/20 Assessment Collection Update	4,631,550	4,612,629	18,921	0.41%
20/21 Assessment Collection Update	4,628,342	4,540,751	87,591	1.89%
Reserve Fund Update	Beginning Balance July 1, 2020	Plus: YTD Interest and Contributions	Less: YTD Purchases	Ending Balance Current Period
	3,268,288	474,441	(653,698)	3,089,031
Operating Fund Cash Balance	2,142,538			
Reserve Fund Cash Balance	3,351,989			

Respectfully Submitted



Cameron Acosta / Treasurer
February 28, 2021

'ANNIVERSARY' Cont. from pg. 1

the 50th anniversary of the Pine Mountain Club! Soliciting the memories of current PMC residents regarding the "olden days" of this region is a great way to broaden our appreciation for the history of our beloved Pine Mountain Club.

Three quick anecdotes: In the late 50's, my brothers and I would come up from Ojai to stay several weeks each summer with my grandparents in "New" Cuyama. My grandfather worked for Richfield Oil (now Arco), which had developed the new town and donated the high school's Olympic-sized swimming pool. To escape the summer heat of the Carrizo Plain in those pre-air conditioning days, we would often drive up the winding road to the top of "Mount Abel," now Cerro Noroeste. I remember the large stone barbecue pits at the mountain-top campground, where my brothers and I would search for "Fool's Gold" in the cooling breezes.

In the winter, our family would visit the same mountain and it's ski lodge. While I played in the deep snow drifts and drank hot cocoa in front of the lodge's great fireplace, my older brother would ski up and down the adjacent slopes with the help of a T-bar lift.

Around 1976, with a group of college friends, again coming from Ojai, I attempted to rediscover this enchanted region of my childhood. The campground, old lodge and cooling breezes were still there! Traveling back down from the mountain, we decided to turn East on Mil Potrero and soon came upon a huge surprise! Seemingly out of nowhere, we entered a brand new community, made up of newly constructed cabins, a grocery store, gas station and a golf course with a just-painted club house! Little did I know that this chance rediscovery would lead two generations of my family to also enjoy the cooling breezes of Pine Mountain Club!

If you have a story to share, please email it to rwilde@pmcpoa.com. Thank you! We will look forward to your submissions.

--- General Manager's Update ---

Karin Shulman

Thank you to everyone for your patience with the Green Waste Site closures last month. The new retaining wall is in and looks very nice.

Last month, Adventist Health was in the Condor Room giving the Johnson and Johnson COVID-19 vaccinations. Originally, they were bringing 100 doses of vaccine. By 12:50 p.m., all the people in the 65 and older age group, the food and agricultural workers and the teachers who were in attendance for the vaccine had been vaccinated. However, the team from Adventist Health brought 150 vaccines, so we quickly put out on the association's Facebook page and email blast that there were some vaccines available and that they were taking anyone over 18. We quickly had a line, and some people waited three hours to get the shot. All 150 doses

were used, with only two people left who did not get vaccinated. It was a very successful day.

Due to the weather, not much construction went on in late March, but the pool is very close to being completed. As of this writing, the tile for the swim lanes had been laid out, and we were waiting for the pool equipment to be delivered and set, the handrails for the ADA ramp from the parking to be put up and for the pool to be plastered and filled.

The Condor Café is now open at 25 percent capacity for breakfast and lunch. Masks are required. The Condor Lounge is open at 25 percent for dinner Thursdays, Fridays and Saturdays. Remember, social distancing is still in effect. Only the same households can sit together, and if you have a party of six or more, please call for reservations.



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Homeowner Tip: Get Rid of the Fire Pit!

Recent violations of the “no exterior fires whatsoever” rule (EC Code Rule 7.13 C) were committed by renters and family members visiting when the homeowners-members were not present. Yes, owners are supposed to notify their guests of the rules, to include the rule prohibiting exterior fires. Yes, owners are responsible for the conduct of their guests. Yes, these members were issued citations. Yes, it is difficult to monitor activity at your home when you are not present. Here’s a good tip to our members who allow others to visit their home when they are or are not present to eliminate the temptation and opportunity to start an exterior fire: Get rid of the fire pit!

Please Pick Up After Your Pet

Please be considerate and pick up after your dog. The association office has been getting lots of complaints about dogs doing their business in other people’s yards, on the street, on walking paths, etc. Please take along a bag when you are out walking your dog. Thank you.

PMCPOA Office Hours

(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)

Green Waste Site Reminder:

There are no trash bags, lumber or other non-green waste material allowed at the Green Waste Site. Please empty your trash bags and take them back with you or bring them to the transfer site for disposal. Bags and other trash get buried under the green waste and as a result end up getting ground up in the slash and can damage the machine. Your cooperation with ONLY dropping off green waste would be greatly appreciated.

PROFESSIONAL SERVICES

Electrical Work

Old Wire Electric
The Old House Wiring Specialist
(818) 533-1975

Yardwork, Etc.

Ron’s Odd Jobs & Yardwork
(323) 590-4563

Insurance Services

King Insurance
(661) 753-7080

Tree Service/Arborist

Ablaze Tree Service
(661) 699-8630

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

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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.

There were no CCC submissions this month.

PMC Facebook Page

The only OFFICIAL PMCPOA Facebook page can be accessed at:

<https://www.facebook.com/Pine-Mountain-Club-Property-Owners-Association-483903745518764/>



From Left to Right: MPMWC Board Secretary Robert A. Lane, former MPMWC Board President Gerald K. Smith and MPMWC Board Treasurer, Michael DeAngelis. Photo taken on Thursday, October 8, 2020.

A Tribute to Gerald 'Jerry' Smith, Longtime PMC-er

Longtime PMC member and volunteer Gerald Smith passed away peacefully in February in the comfort of his daughter's home after recently being visited by close family and friends.

Jerry was most famous for his photography, specifically his work with Bob Hope. He accompanied Hope on his trips to Vietnam and around the world.

Jerry, being a jack of all trades, was also a reserve police officer, teacher, union representative and president of the board of Mil Potrero Mutual Water Company. Those who knew him would say he lived an extraordinary life, but his true passion was his community. He lived well and was well loved. His final trip down the mountain was led by a squadron of Mil Potrero Mutual Water Company trucks.

Jerry had lived in the community for more than 25 years with his beloved wife, Evelyn (who passed away in 2016). Gerald "Jerry" Smith is survived by his two children, Dennis and Kristi, as well as many grandchildren and great-grandchildren. When asked last year how he would like to be remembered, he told his son, "As a proud American." He will be greatly missed. *(Written by Jerry's son Dennis)*



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Pine Mountain Club POA, Inc.
Draft Summary Budget for 2021/2022
As of 03/08/2021

Draft

	2020/2021			2021/2022 Budget	Increase / (Decrease)
	Pro Forma Actuals	Budget	Variance		
Revenue					
Assessment Income	4,633,037	4,626,738	6,299	4,687,676	60,938
Operating Interest	20,048	30,485	(10,437)	17,958	(12,527)
General & Administrative	98,550	48,420	50,130	68,540	20,120
Association Business	8,349	8,100	249	7,500	(600)
Patrol	15,768	1,200	14,568	15,600	14,400
Maintenance Operations	6,980	5,800	1,180	5,850	50
Environmental Control	27,898	10,200	17,698	20,400	10,200
RV, Campground, Parks, & Grounds	18,178	19,200	(1,022)	18,300	(900)
Refuse & Recycling	13,974	13,200	774	13,800	600
Equestrian Center	59,246	54,300	4,946	55,200	900
Pro Shop	114,556	107,575	6,981	103,725	(3,850)
Lounge	26,186	198,950	(172,764)	184,000	(14,950)
Condor Café	271,591	351,000	(79,409)	336,000	(15,000)
Recreation & Events	48	2,450	(2,402)	2,360	(90)
Post Office	76,500	76,500	0	76,500	0
Confirmed Carry-over funds - prior yrs	834,965	834,965	0	207,608	(627,357)
Total Revenue	6,225,874	6,389,083	(163,209)	5,821,017	(568,066)
Expenses					
General & Administrative	1,487,084	1,653,171	(166,087)	1,704,250	51,079
Association Business	86,542	98,863	(12,321)	91,835	(7,028)
Patrol	366,685	372,361	(5,676)	403,530	31,169
Clubhouse Maintenance	268,078	313,416	(45,338)	269,960	(43,456)
Maintenance Operations	783,747	902,372	(118,625)	793,464	(108,908)
Environmental Control	89,421	91,352	(1,931)	93,530	2,178
RV, Campground, Parks, & Grounds	15,540	20,103	(4,563)	17,561	(2,542)
Refuse & Recycling	144,123	149,013	(4,891)	166,905	17,892
Equestrian Center	211,690	220,581	(8,891)	231,048	10,467
Pro Shop	120,308	127,713	(7,405)	121,500	(6,213)
Golf Maintenance	261,356	266,760	(5,404)	378,790	112,030
Lounge	41,791	197,289	(155,498)	182,385	(14,904)
Condor Café	392,442	469,867	(77,425)	454,150	(15,717)
Recreation & Events	58,841	118,690	(59,849)	118,773	83
Pool	12,899	21,730	(8,831)	72,745	51,015
Post Office	130,926	125,186	5,740	134,335	9,149
Designated Projects	402,229	403,696	(1,467)	207,608	(196,088)
Projects	0	50,000	(50,000)	68,000	18,000
Future Designated Projects	207,608	157,608	50,000	0	(157,608)
Project Contingency	51,261	51,417	(156)	50,000	(1,417)
Reserve Funding	577,895	577,895	0	456,000	(121,895)
Total Expenses	5,710,464	6,389,083	(678,619)	6,016,369	(372,714)
Net Revenue Over Expenses	515,410	0	515,410	(195,352)	(195,352)
Additional Factors					
Additional Reserve funding (pending verification by the Audit & approval by Board)				(320,058)	(320,058)
2020/2021 Carry-over funds (subject to verification by the Audit)				515,410	515,410
Total Net Income Over Expenses	515,410	0	515,410	0	640,117
Assessment Amount		1,604		1,624	20
Billable Lots		2,884.5		2,886.5	(2)

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

Convenient Clip-Out Condor Cafe Lunch Menus

Because some members do not access the cafe menus on the website, we received a request to publish the Cafe breakfast and lunch menus in the Condor. Breakfast menus were published last month. We hope this is helpful.

SALADS

LARGE MIXED GARDEN GREENS SALAD

Fresh Crisp Mixed Garden Greens Topped with Fresh Tomatoes, Jack & Cheddar Cheese, Bacon, Red Onion & a Hard-Boiled Egg. – \$8.79

... **ADD GRILLED 7oz. CHICKEN BREAST or CRISPY CHICKEN TENDERLOIN: \$5.00**

SMALL CAESAR SALAD / LARGE CAESAR SALAD

Fresh Cut Crisp Romaine, Croutons and Fresh Shaved Parmesan. – \$4.49 \$8.79

... **ADD GRILLED 7oz. CHICKEN BREAST or CRISPY CHICKEN TENDERLOIN: \$5.00**

SOUTHWEST SPINACH SALAD

Fresh Baby Spinach, Sliced Mushrooms, Fresh Tomato, Red Onion, Hard Boiled Egg, Crumbled Blue Cheese, Bacon, Dried Cranberries and Walnuts. Recommended Dressing: House-Made Pomegranate Vinaigrette. – \$11.95

... **ADD GRILLED 7oz. CHICKEN BREAST or CRISPY CHICKEN TENDERLOIN: \$5.00**

ASIAN SALAD

Mixed Garden Greens, Sliced Almonds, Cucumber, Mandarin Oranges, Crunchy Won Tons, Served with a Flavorful Asian Sesame Sesame Dressing. – \$10.75

... **ADD GRILLED 7oz. CHICKEN BREAST OR CRISPY CHICKEN TENDERLOIN: \$5.00**

♥ **NEW** TUNA WITH MIXED GREENS SALAD

Classic Fresh House-Made Tuna in a Flower Cut Tomato On Bed of Mixed Garden Greens, Red Onion, Jack & Cheddar Cheese & Cucumber. – \$10.75

♥ **NEW** COBB SALAD

Classic American Salad: Diced Chicken Breast, Fresh Tomato, Hard-Boiled Egg, Fresh Vine Ripped Tomato, Avocado, Bacon, Fresh Blue Cheese Crumbles, Green Onion on a Bed of Mixed Garden Greens. – \$11.95

... **Served with Choice of Dressing.**

SALAD DRESSINGS

Choose from: Buttermilk Ranch, Blue Cheese, Honey Mustard, Italian, Balsamic Vinaigrette, Caesar, 1000 Island, House-Made Pomegranate Vinaigrette.

BEVERAGES

FOUNTAIN DRINKS / ICED TEA

Lipton Iced Tea, Coke, Diet Coke, Mr. Pibb, Root Beer, Minute Maid Lemonade, Raspberry Iced Tea. Free Refills. – \$2.95

JUICE

Cranberry, Apple, or Tomato – SM. 3.00
LG. 3.75

... **No refills**

100% ORANGE JUICE

No Refills – SM. 3.00 LG.3.75
... **MILK: Sm 2.50 // Lg.3.25 No refills**

PREMIUM ROAST COFFEE

\$2.95

... **Free Refills / Same Visit**

BURGERS

****All BURGERS: CHOICE: Crispy Fries or House-Made Potato Salad. Substitute: Beer Battered Onion Rings / \$1.49 /// Add: Avocado or Bacon / \$1.49**

VEGAN BEYOND BURGER

The Worlds First Plant-Based Burger: Melted American Cheese, Crisp Lettuce, Fresh Tomato, Red Onion & Kosher Dill Pickle on a Toasted Brioche Bun then Drizzled with 1000 Island. – \$12.25

... Served with Curly Fries:

ORTEGA CHILI BURGER

6oz. Hand-Made Certified Angus Burger: Grilled Ortega Chili, Bacon, Swiss Cheese, Onion Ring, Crisp Lettuce, Fresh Tomato, Red Onion & Kosher Dill Pickles, Chipotle Ranch on a Toasted Brioche Bun. – \$12.25

... Served with Curly Fries:

ALL-AMERICAN BURGER

6oz. Hand-Made Certified Angus Burger: Topped with Fresh Crisp Bacon, Beer Battered Onion Ring, American Cheese, Lettuce, Tomato, Onion & Kosher Dill Pickles & BBQ sauce on a Toasted Brioche Bun. – \$12.25

... Served with Curly Fries:

ORIGINAL PMC CONDOR BURGER

6oz. Hand-Made Certified Angus Burger: Cheddar Cheese, Crisp Lettuce, Fresh Tomato, Red Onion & Kosher Dill Pickles, Home-Made 1000 Island Dressing on a Brioche Bun. – \$10.45

... Served with Curly Fries:

CLASSIC GARLIC MUSHROOM BURGER

6 oz. Hand-Made Certified Angus Burger: Topped with Sautéed Fresh Garlic and Mushrooms, Melted Cheddar Cheese, Crisp Lettuce, Fresh Tomato, Red Onion on a Toasted Brioche Bun. Side of Kosher Dill Pickles. – \$11.25

... Served with Curly Fries:

NEW BACON BLUE BURGER

6oz. Hand-Made Certified Angus Burger: Topped with Fresh Blue Cheese Crumbles & Bacon on a Toasted Brioche Bun. Side of Kosher Dill Pickles. – \$12.25

... Served with Curly Fries:

WRAPS

All WRAPS: CHOICE: Crispy Fries or House-Made Potato Salad . Substitute: Beer Battered Onion Rings / \$1.49 /// Add: Avocado or Bacon / \$1.49

CHICKEN CRUNCH PARMESAN CAESAR WRAP

Crispy Chicken Tenderloin, Romaine, Shaved Parmesan, Fresh Tomatoes with Caesar Dressing Wrapped in a Large 12in. Spinach Tortilla. – \$11.45

NEW ★★ PMC CONDOR BURGER WRAP

6oz. Hand-Made Certified Angus Burger: Jack & Cheddar Cheese, Crisp Lettuce, Fresh Tomato, Red Onion & Kosher Dill Pickles, Home-Made 1000 Island Dressing Wrapped in a Large 12in. Spinach Tortilla. Awesome! – \$12.25

... CHOICE: Crispy Fries, House-made Potato Salad or Sweet Fries.

CALI FAJITA WRAP

Sautéed Fresh Baby Spinach, Red Onions, Mushrooms, Fresh Green and Red Bell Peppers, Zucchini & Avocado then Drizzled with Buttermilk Ranch Stuffed in a Large 12 inch Spinach Tortilla. – \$10.25

... Add 7oz. Grilled Chicken Breast: \$5

GREAT ADD ONS:

Onion Rings / Sautéed Mushrooms / Sautéed Onions / Blue Cheese Topping / Bacon / Avocado: 1.49 each

FRESH SANDWICHES

All Sandwiches: Choice: Crispy Fries, House-made Potato Salad or Cole Slaw. Substitute Beer Battered Onion Rings...1.49 Add: Avocado or Bacon: 1.49

TUNA MELT

Classic American Favorite: Home-made Tuna Melt with Just the Right Amount of Crunch, Melty Cheddar Cheese then Grilled on Texas Toast Bread makes this a favorite. – \$10.45

TURKEY & CHEESE OR HAM & CHEESE HOAGIE

Oven Baked Turkey or Black Forest Ham with Choice of Cheddar or Provolone Cheese, Crisp Lettuce, Fresh Tomato & Red Onion on a 8 inch Milano Hoagie Roll with Our Special Oil and Vinegar Sub Sauce. – \$11.45

TUNA SALAD HOAGIE

Classic Fresh House-Made Tuna, Cheddar Cheese, Crisp Lettuce, Fresh Tomato, Red Onion and Drizzled with Our Special Oil & Vinegar Sub Sauce. Served on a 8 inch Milano Hoagie Roll. – \$10.45

NEW PHILLY CHEESE STEAK

Thinly Sliced Rib Eye Steak with a Choice of Melted Cheese: Provolone, or American Cheese, Sautéed Bell Peppers, Onions & Mushrooms on a 8 inch Milano Hoagie Roll. – \$12.45

ERYK'S FAMOUS HOT PASTRAMI SANDWICH

Deli Style: Thinly Sliced Grilled Premium Pastrami, Swiss Cheese, Mustard & Kosher Dill Pickles Served on a 8 Inch Milano Hoagie Roll. – \$12.25

THE CONDOR TRADITIONAL BLT

Pilled High with Crispy Bacon then topped with Crisp Lettuce, Fresh Tomato and Mayonnaise. Served on Toasted Sourdough. – \$10.99

FIRE GRILLED CHICKEN SANDWICH

Boneless Grilled 7oz. Chicken Breast, Bacon, Provolone Cheese, Crisp Lettuce, Fresh Tomato and Mayo. Served on a Toasted Brioche Bun. – \$11.95

NEW CHICKEN QUESADILLA

Diced 7oz. Chicken Breast, Loaded with Layers of Jack & Cheddar Cheese & Fresh House-Made Salsa. Grilled to perfection in a Large 12in. Flour Tortilla. YUM!! – \$11.45

... Served with Sour Cream.

NEW NEW YORK STYLE REUBEN

A New York Classic Founded in 1914 by Arnold Reuben: An American Sandwich Composed of Thinly Sliced Grilled Premium Pastrami, Swiss Cheese, Sauerkraut, Drizzled with our House-Made 1000 Dressing Between Slices of Marbled Rye Bread then Grilled to perfection. – \$12.25

NEW AVOCADO SPINACH CHICKEN SANDWICH

Boneless 7oz. Chicken Breast, Fresh Baby Spinach, Sliced Tomato and Avocado. Served on a Toasted Brioche Bun with a Chipotle Ranch. – \$11.95

TRIPLE DECKER CLUB SANDWICH

We Start with Oven Roasted Turkey and Black Forest Ham. Then We Stack Bacon, Swiss Cheese, Crisp Lettuce, Fresh Tomato with Mayo on Our Toasted Sliced Sourdough Bread. – \$11.75

NEW FRENCH DIP..THE CLASSIC

Thinly Sliced Rib Eye Steak: If You Love a Hearty Steak Sandwich You'll Love Our Thinly Sliced Specialty Seasoned Steak Sandwich with Melted Provolone Cheese on a Toasted Milano 8 inch Hoagie Roll – \$12.45

... Served with Au Jus Dipping Sauce.

Transfer Site Hours:

8:30am - 5pm Daily

Reminders

A reminder that our Transfer site is strictly for PMC residents/guests and tenants. Please bring your Member or Guest card.

Only three vehicles are allowed into the site at a time. All other cars will wait outside 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 do this for social distancing and that defeats the purpose. Please be patient and wait your turn into the site.

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COMMITTEE MEETINGS

All committees are meeting via Zoom, or are dark. Please check with each committee for current details about the meetings.

Thursday, April 1 (First Thursday)

ON HOLD Recreation Lounge

Friday, April 2 (First Friday)

10am **Greens and Grounds** Driving Range

2 pm **Environmental Control** ZOOM

Saturday, April 3 (First Saturday)

9 am **Governing Documents** ZOOM

1 pm **Planning** ZOOM

Monday, April 5 (First Monday)

6 pm **Communications** ZOOM

Tuesday, April 6 (First Tuesday)

ON HOLD **Equestrian** Equestrian Center

Wednesday, April 14 (Wednesday Before Board Mtg)

5 pm **Budget & Finance** ZOOM

Saturday, April 10 (Second Saturday)

10 am **CERT** CERT Facility

Saturday, April 17 (Third Saturday)

10 am **PMCPOA Board of Directors Mtg.** ZOOM

Saturday, April 24 (Fourth Saturday)

9 am **Emergency Preparedness** Pool Pavilion

Do you have any old photos of PMC? We are looking for old photos to make a display to celebrate PMC's 50th Anniversary. Please contact Liz in the Business Office at 661-242-3788, ext. 203.

Property Addresses:

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

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