
August Recreation Roundup

* **Water Aerobics** with Miss Fit continues at the PMCP OA Pool every Wednesday and Friday from 9 to 10 a.m. through Aug. 26. For pricing, please see the flyers in the lobby. Sign ups are being taken in the Business Office.

* The **swimming pool** is open every day. For hours, please pick up a flyer in the lobby. All members and guests must sign a 2016 Pool Waiver (at the pool or in the Business Office) in order to use the pool.

* **Late Night Swims:** Fridays, Aug. 5th and 19th, 8-10 p.m., for 13 and up only

* **Movie on the Greens:** Thursday, Aug. 4th: "Zootopia." The show starts at 8:30 p.m. Snacks are available for purchase. AGES 13 AND UNDER, ADULT SUPERVISION REQUIRED

* **Concert on the Greens** featuring Box Car 7: Saturday, Aug. 13, 4:30-7 p.m. There will be BBQ available for purchase from the Bistro, and the Kids' Korner with fun games and crafts will keep the younger audience happy. The final concert of the season will feature the Jimi Nelson Band at the Hoe Down on Sept. 4.

* **Center of the World Film Showing:** Sunday, Aug. 14th, 12 p.m. in the Condor Room

* **Free Fitness Clinic:** Saturday, Aug. 27th, 1-3 p.m. in the Condor Room. Our fitness instructors will give previews of their classes along with our new classes, which will be offered beginning Sept. 1st!

* **Everything Exchange by Let's Live Local:** Sunday, Aug. 28th, 10 a.m. to 3 p.m. in the parking lot by the tennis courts.

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)

**Free Fitness Clinic
Saturday, Aug. 27 from 1-3
p.m. Come sample the new
fitness offerings!**



the Condor

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VOLUME 38 . NUMBER 8 . AUGUST 2016

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

SWOT Survey Results Reflect Member Responses, Critiques

John Cantley, PMCPOA Board of Directors

The following is the next installment of the analysis of the SWOT survey, a critique by the members of the results of the previous Strategic Plan.

EMERGENCY PREPAREDNESS

2010 plan outcome: emergency preparedness

The Association has improved its operational services by developing plans for emergency preparedness. It has a comprehensive emergency plan for natural disasters and yearly participates with all local first responders and Community Emergency Response Team (CERT) on the "Shake Out" drills. The Association has a robust working relationship with Kern County Fire Department (KCFD) and the Kern County Sheriff's Office (KCSO). It is working on developing a similar relationship with the United States Forest Service (USFS).

2016 member SWOT issues: Members are in full support of Association efforts to plan for emergencies and consider it a major strength for the development.

Recommendation: Continue with all current efforts and monitor for member satisfaction in the next survey.

'SWOT' Continued on page 5

Board of Directors Elects New Officers

The 2016-2017 Board of Directors nominated new officers during a Special Organizational Regular Meeting on Saturday, July 16 just prior to the regular monthly meeting of the Board. The officers were then elected during the regular meeting.

The officers for the new fiscal year are: Chair, Bill Gurtner; Vice Chair, John Cantley; Secretary, Sandy Browne; and Treasurer, Tom McMullen.

Please congratulate these hardworking volunteers and offer your ongoing support.

Information About PMCPOA Fire Defense Strategies

John Cantley, PMCPOA Board of Directors

Here is some pertinent information about the fire season and the Association's involvement with fire defense plans and systems. In cooperation with the United States Forest Service (USFS), Cal Fire and the Kern County Fire Department, we have a long history of preparing defenses against a potential wildfire both within the property boundaries and in the neighboring Los Padres National Forest.

Some say they do not see any fire breaks around the community. The breaks that have been constructed are called "shaded fire breaks," and have been developed using a combination of grants obtained by PMCPOA and the USFS. On the eastern edge of our property is a very large shaded break extending from the depth of the canyon below Mil Potrero Road up to the highway and beyond, behind the lots along Yellowstone Drive and out to

'FIRE' Continued on page 13

Transfer Site Trouble-Shooting

Environmental Control Committee

Most members are respectful and very aware of the need for our Transfer Site.

Can you imagine having to take all your trash to Lebec? And, the money received for our recyclables helps to defray the cost of operating the site.

The Transfer Site operates under federal, state and local regulations. These require that disposal of Pine Mountain Club refuse meet stringent standards, including waste separation. Those regulations are outlined in Article 18 of the Association Rules.

It is very important for us all to SORT all materials according to the labels on the containers. Bins are provided for: (a) ashes (b) aluminum cans (c) plastic separated by white or milk, clear, CA redemption, plastic #2 and up, and colored (d) newspapers (e) magazines (f) phone books (g) glass separated by blue/green, clear, and brown/red (h) scrap metal (i) electronic waste (j) appliances, and (k) cardboard.

Also, please carefully study the list of items NOT allowed at

'SITE' Continued on page 12

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www.pinemountainclub.net*Editor/Designer*

Ronni Wilde

*Condor Committee Members*Carolyn Davenport,
Connie Baldin*Mailing Volunteers*Linda Gardner • Ann & Jeff Myerly
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Pine Mountain Club, CA
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Call 661.242.3788

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The PMCPA 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.

GRILLING SAFETY

Emergency Preparedness Committee

Here are safety tips for using your outdoor grill:

- Propane and charcoal BBQ grills should only be used outdoors.
- The grill must be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- Keep children and pets at least 3 feet away from the grill area.
- Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- Never leave your grill unattended.
- Always make sure your gas grill lid is open before lighting it.

CHARCOAL GRILLS

- There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- If you use a starter fluid, use only charcoal starter fluid. Never add charcoal fluid or any other flammable liquids to the fire.
- Keep charcoal fluid out of the reach of children and away from heat sources.
- There are also electric charcoal starters, which do not use fire. Be sure to use an extension cord for outdoor use.
- Place grill on fireproof base/material to protect decks from hot coals and sparks.
- When you are finished grilling, let the coals completely cool before disposing of them in a metal container.

PROPANE GRILLS:

- Check the gas tank hose for leaks before using it for the first time each year. Apply a light soap and water solution to the hose. A propane leak will release bubbles.
- If your grill has a gas leak, by smell or the soapy bubble test, and there is no flame, turn off the gas tank and grill. If the leak stops, get the grill serviced by a professional before using it again.
- If you smell gas while cooking, immediately get away from the grill and call 911. Do not move the grill.
- If the flame goes out, turn the grill and gas off and wait at least 15 minutes before re-lighting it.
- Remember to clean your grill after each use to avoid attracting bears.

Want to Receive Your Condor by Email?

Would you like to receive your Condor newsletter by email? Printed versions are still being sent through the mail to those who prefer it. However, online versions come earlier and save the association as much as \$2.50 per copy in mailing and labor costs.

If you are interested in an online version, please email the Condor editor at rwilde@pmcpa.com or contact the Business Office in person or by phone at 242-3788 to let us know. Please provide us with your name as it appears on the property title, tract and lot number if possible, and your property or mailing address, phone number and email address. Save money, trees, and postage costs!

Play a Role in the Community: Join a PMCPOA Committee

Pine Mountain Club Property Owners Association (PMCPOA) committees play a vital role in the successful continuation of our community. The committees help the Board plan the future operations of PMC, including the governance, communications, parties and activities, preparing for emergencies, and so much more. Won't you consider joining one of the committees here? Many of them are in need of members and can benefit from your time and talents.

Much of the business of PMCPOA is conducted by volunteers who contribute generously of their time and effort. Becoming a committee volunteer is a great way to get involved, meet new people and have a voice. If you are a PMCPOA member in good standing and think you might be a good fit for one of our committees, please come by the office or visit our website www.pinemountainclub.net to get a committee application. If you have questions, please contact the Business Office at (661) 242-3788 or any PMC Board member for more information. Below is a listing of the committees and current meeting times.

Greens: Oversees matters pertaining to the improvement and maintenance of the golf course. Meets the first Friday of the month at 8:30 a.m. in the Pro Shop.

Governing Documents: Responsible for revising and updating PMCPOA governing documents including bylaw revisions and rule changes. Meets the first Saturday of month at 9 a.m. in the Pool Pavilion.

Planning: Develops and recommends long-range and strategic planning ideas for the Association and carries out specific projects as requested by the Board. Meets the first Saturday of the month at 1 p.m. in the Pool Pavilion.

Equestrian: Ensures that stable facilities are maintained properly and provides an avenue of communication between horse owners and the PMC Board. Meets the second Saturday of the month at 8 a.m.

in the Pool Pavilion.

Environmental Control: Assists property owners with improvements, environmental issues and enforcement of the governing documents. Meets the first Friday of the month at 2 p.m. in the Condor Room.

Budget & Finance: Meets with the treasurer and general manager to assist with financial operations and help plan the annual budget. Also reviews the detailed report of each month's operation for compliance and/or deviations to provide guidance to the PMC Board. Meets at 5 p.m. the Wednesday before the PMC Board meeting in the Pool Pavilion.

Communications: Facilitates all facets of communications within the community including The Condor, PMCPOA website, and the Volunteer Recognition Awards. Meets the second Saturday of the month at 10 a.m. in the Pool Pavilion.

Want to Talk With the Board Chair?

If you would like to speak with PMCPOA Board of Directors Chair Bill Gurtner, there is a way to do so. To book some one-on-one time with him, contact the front desk and schedule an appointment. Visits will be booked in 15-minute increments.

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

Emergency Preparedness: Maintains a series of strategically located emergency survival supply depots. Meets the second Saturday of the month at 9 a.m. in the Condor Room.

Recreation: Assists with planning and setting up social events such as the annual adult Halloween Party, trips, family parties and much more. Meets the first Thursday of the month at 10:30 a.m. in the Condor Lounge.

Town Hall
Friday, Aug. 12
7 p.m.
Condor Room
Bill Arbanas,
Valencia
Photographer

Bill is an accomplished photographer who is going to show his photos of time-lapse photography in nature and teach you how to do the same. All are welcome. Children who are interested in photography are welcome.

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Golf Course Offers Array of Fun in Sun

PMC Pro Shop

The golfing season continues, with lots of fun events this month and in September to look forward to. Here is the lineup:

- **Friday Night Golf Scrambles** take place Aug. 5th and 19th and Sept. 2nd and 16th at 5 p.m. The cost is \$5 entry and \$5 Closest to the Pin plus twilight green fees of \$5 for members and \$9 for guests. Carts are extra.

- **Chip & Sip** events will be held on Saturdays, Aug. 6th and 20th and Sept. 3rd. The cost is \$10 per person and includes your choice of three glasses of wine or beer. Advanced tickets will be available at the Pro Shop, and will be sold at the event subject to availability.

- **9 & Dine**, which includes 9 holes of golf and dinner at the Pro Shop, will take place Saturday, Aug. 27. The event starts

with golfing at 5 p.m. followed by dinner. The cost is \$20 per person.

Junior Golf Program

We at PMC are proud of our Junior Golf Program. It includes:

- Annual golf membership (\$75 for members, \$90 for guests), which includes unlimited golf and half-price range balls;
- Free membership in the Junior Division of the Pine Mountain Golf Club;
- Support from the Pine Mountain Golf Club including scholarships awarded to eligible graduates who were active in the program, an annual Junior Golf fundraiser and sponsorship of junior golf tournaments.

Other Golfing Information

Please note that during Concert on the Greens, the Driving Range and Hole #9 close at Noon. Also, during these warm summer months, please remember that the PMC golf course has a dress code. Tank

or halter tops, torn jeans and short shorts are not allowed, and golf or athletic shoes must be worn on the course.

For more information about any golf event, contact the Pro Shop at 242-3734.

Golf Shop Hours:

8 a.m. - 6 p.m.
Sunday-Thursday
7 a.m. - 7 p.m.
Friday-Saturday

Call 242-3734 for tee times.

Twilight hours/rates are available at 4 p.m. Contact the Pro Shop for details. Remember: For safety reasons, non-golfers may NOT be on the course during hours of daylight.

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— "Measuring Broadband America" Report, 2013 & 2014

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'SWOT' Continued from page 1

RECREATIONAL ACTIVITIES

2010 plan outcome: outdoor recreational events

To monitor and control the number, size and environmental impact of outdoor events on Association land, the Association has solicited input from the membership and has received wide support for the events as they are now held. In addition, the annual survey indicates that the membership approves and gives a high priority to outdoor events held in the summer such as concerts on the greens. The Association works cooperatively with the Commercial Property Owners Association (CPOA) using careful planning and scheduling of events in the village to minimize the impact on the environment for members in their homes.

2016 member SWOT issues: Seventy-one percent of respondents indicate the Associations outdoor events are a strength. In written comments, a majority of the respondents said they appreciate the types of activities taking place and that

these activities help make PMC a pleasant place to come to. What is desired is better coordination between the CPOA and the Association so that events are not double booked. There is a general feeling that the CPOA and the POA are in conflict and not working together for the betterment of the community. There was some criticism that there are many activities in the summer; but nothing for the rest of the year. Some members felt that there needs be some additional diversity to the musical offerings. Several respondents would like to have improved parking since they live in the farther sections of PMC and can't conveniently walk down to the Clubhouse. There were a few critical comments on excessive noise from concerts for houses near the golf course.

Recommendation: Plan with the CPOA and the merchants so that events are not double-booked. Set up a joint master calendar to ensure better coordination. The Board should make certain it appoints a liaison to the CPOA and, if possible, the merchant's group. Increase the diversity of bands booked for concerts. Make certain to communicate with those living near the golf course regarding the end time for concerts. If noise from the Commercial Center continues after concert hours, explore negotiating a reduction in volume with merchants involved. Develop a parking plan for concerts that does not increase the burden for staff.

2010 plan outcome: youth recreation

The Association maintains all ven-

ues for youth activities on a seasonal basis. The basketball court and the children's outdoor play equipment have recently been renovated. Golf clinics for youth are provided year round. The Homework Club in the Recreation Room has been established. A full schedule of youth activities is provided during the summer camps program. Family oriented music concerts and movie nights include children. Dances for younger children and teens are held.

2016 member SWOT issues: The vast majority of respondents said programs offered by the Association for youth is a strength. Comments indicated appreciation that activities for small children were being offered, but expressed a need

'SWOT' Continued on page 12

Join us for...
Sports Variety Night!
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Sports equipment provided, but feel free to bring your own also.
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A Message from the Board Chair

On Saturday, July 16th, the Board held its organizational meeting when the officers for the year were elected. The officers are: myself as Chairman; John Cantley as Vice Chairman; Tom McMullen as Treasurer; and Sandy Browne as Secretary. The regular July meeting of the Board followed. During the regular meeting, Ben Salazar of the Planning Committee presented the final update of the Five-Year Plan developed by the committee. The plan contains goals and objectives, with specific plans for meeting the objectives.

The Board feels strongly that the members should have an opportunity to comment on the details of the plan before the Board approves it. In order to accomplish this, the full plan is available for viewing on the website in the "Notices and Postings" menu page and inside the "Governing Documents" page under the "Association" menu. It is also being sent out through the e-mail blast system. Please take some time to review it and give us

your feedback. The Planning Committee is working on a way for you to give us your thoughts electronically. The Board will review your comments during its August meeting before voting on the plan.

As Chairman, I have the responsibility to set the tone and direction of the Board, and I take that responsibility seriously. A major focus of this year's election was communication. I am committed to providing an open and direct avenue for member communication. This starts with an expanded use of the e-mail blast system that many of you already receive. We can use this established system to enhance the timely distribution of information through more frequent use and I will explore ways to do this.

At the same time, the system is only effective if we have your e-mail address. The list is growing, but we need to have as many of our members provide us with e-mail addresses as we can. Stop by the office and sign up! It will be worth your while to do so. I will also continue to of-

fer Chairman's office hours. Just call the office and we will set a time to meet. I do want to hear from you.

If you missed the Community Appreciation Day activities, you missed a great event. Good food and lots of music. A good time was had by all. We also held a Town Hall that morning, headed by our Supervisor, David Couch. We had an informative exchange and look forward to more opportunities to speak with the leadership of the County.

Given the extreme fire conditions and the number of fires we have already experienced within miles of Pine Mountain Club, we can never do enough to remind all of us who live here of the importance of providing a fire safe zone around your home and getting those empty lots cleared of brush and debris. It is your life and the lives of your neighbors that are at stake.

PMC continues to be a wonderful place to live and enjoy. It is up to all of us to work hard to keep it that way.

PMC Board of Directors Meeting Highlights

Karin Shulman, Recording Secretary

These are highlights of the Board of Directors' open meeting of July 16, 2016. Complete minutes are available at the Business Office or online at www.pinemountainclub.net after their approval at the next Board meeting.

Chairman Gurtner called the meeting to order at 10:00 a.m. Nine directors attended: Stephan Bates, Gary Biggerstaff, Sandy Browne, Susan Canaan, John Cantley, Bill Gurtner, Garry Kemmer, Tom McMullen and Doug Wilde. Also present were General Manager Rory Worster and Recording Secretary Karin Shulman.

The Board approved the Consent Agenda of the Board of Directors' meeting of July 16, 2016, which included the Board of Directors Regular Open Meeting Minutes of June 18, 2016 and 38 committee applications. The Board acknowledged receipt of Committee-Approved Committee Minutes for Board Review. There were

three (3) approved Environmental Control Committee Project Recommendations and two (2) Cottage Industry Permits.

Chairman Gurtner presented the Chair's report. General Manager Worster presented the General Manager's report. Director McMullen presented the Treasurer's report.

UNFINISHED BUSINESS: **None**

BOARD ACTION ITEMS:

NEW BUSINESS:

APPROVED RESOLUTION #01-07-16-16, THEREFORE, BE IT RESOLVED, that the PMCPOA Board of Directors' approves the revision in Business Policies and Procedures E-6, Bad Debt Expense. **MOTION** by Director Bates, **SECOND** by Director McMullen. **MOTION** carried unanimously.

MOTION to accept the updated Five-Year Strategic Plan submitted by the Planning Committee to be used as a guideline for Boards to reference over the next five

years. **DISCUSSION:** To be posted on the PMCPOA website and in the Condor. **MOTION** by Director Wilde, **SECOND** by Director Cantley. **MOTION TO TABLE** by Director McMullen, **SECOND** by Director Wilde. **MOTION** carried unanimously.

MOTION to approve Variance, tract 3567-194. **MOTION** by Director Browne, **SECOND** by Director McMullen. **MOTION** carried unanimously.

MOTION by Director Browne, **SECOND** by Director Wilde to approve the following clubs: PMC Bridge Club, Pine Mountain Golf Club, PMC Mahjong Club, White Sage Lace Guild, Pine Mountain Gardener's Club and the Sierra Club.

The Board sent and received 20 items of correspondence this month.

The next Regular Open Board Meeting will take place on Aug. 20, 2016, at 10:00 a.m. in the Condor Room.

The meeting adjourned at 11:16 am.

Treasurer's Report

Prepared by Todd Draa

 **DRAFT**

Pine Mountain Club POA, Inc
Treasurer's Report and Y-T-D Financial Statement
Year to Date Through June 30, 2016

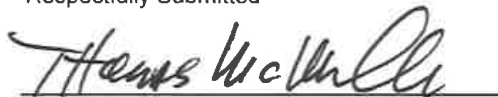
Operating Fund	Actual	Budget	Over (Under) Variance
Revenue			
Current Year Assessment Revenue	4,038,393	4,039,584	(1,191)
Operations/Maintenance	113,305	165,055	(51,750)
Social Activity	563,096	720,455	(157,359)
Interest Income (Operating)	2,041	6,000	(3,959)
Total Revenue	4,716,835	4,931,094	(214,259)
Operating Expenses			
Operations/Maintenance	2,942,357	3,091,403	(149,046)
Social Activity	1,214,530	1,336,641	(122,111)
Operating Projects	65,934	59,000	6,934
Designated Fund Projects	29,238	0	29,238
Worker's Comp Safety Incentive	0	0	0
Bad Debt Expense	68,550	55,050	13,500
Capital Improvements	51,581	101,000	(49,419)
Transfer to Property Fund	(48,728)	0	(48,728)
Reserve Contribution	300,000	300,000	0
Total Operating Expenses	4,623,462	4,943,094	(319,632)
Net Operating Revenue Over Expense	93,373	(12,000)	105,373

	2015/2016 Assmt Billing	YTD Assessments Collected	YTD Assessments Receivable
Assessment Collection Update	4,039,584	3,933,584	106,000

Payroll Summary	Actual	Budget	Variance
Payroll Wages	1,715,900	1,765,756	(49,856)
Payroll Benefits	330,630	340,390	(9,760)
Taxes and Worker's Compensation	298,645	304,659	(6,014)
Total Payroll Expense	2,345,175	2,410,805	(65,630)

Reserve Fund Update	Beginning Balance July 1, 2015	Interest and Contributions	Less YTD Trnsfrs and Purchases	Ending Balance June 30, 2016
	2,354,709	317,550	262,760	2,409,499

Respectfully Submitted



Thomas McMullen
July 13, 2016

Operating Fund Cash Balance 2,261,369
Reserve Fund Cash Balance 2,409,499

-----General Manager's Update -----

Rory Worster

As I write this report for the membership of Pine Mountain Club, I am reminded of what a wonderful place we live in. Our flag once again stands at half staff in honor of the victims of yet another senseless attack. Please be reminded of what can bring us closer together instead of focusing on things or issues that want to work at keeping us apart. My thoughts and prayers go out to the survivors and families that are impacted by all such acts of intolerance.

Fire Danger

Pine, Deer, Sage, Fort and the Erskine Fires all have one thing in common: It took just one act to start them. Most are still under investigation for the exact cause. That serves as a sober reminder that one careless act would endanger this entire community.

Please pay attention to clearing your lots and providing defensible space to give your home and your neighbor's home a chance in case of a fire in our community. Just as with last year, we need to be hyper vigilant in our Hazard Reduction/Brush Clearance Plans this year. The deadline was June 15th, and we are in fire season right now, so the sooner you get your property in shape, the better off we will all be. Please remember: No open fires or fire pits are

allowed outside. Only barbecues are allowed. AND ABSOLUTELY NO FIREWORKS of any kind are allowed in PMC and the surrounding forest. We will not be out of fire season until the first 20 inches of snow hit the ground. So please be ever mindful of our delicate situation.

Community Appreciation Wrap Up

Community Appreciation Day was again very nice. The guest speakers who were here represented their departments very well. We got to meet the new commander for the Fort Tejon CHP Station. We received some good insights into the issues and challenges facing our Board of Supervisors for Kern County and the budget situation. The Ford Music Machine and City Beat bands both were great, and finishing off the night was the ever-popular Boys Nite Out.

We served about 500 plates of food from 1:00 to 3:00 p.m. This was cooked and prepared by current and past Board members. Special thanks go out to past Board members Mike DeAngelis, John Dilibert and Mike Glenn for stepping in and helping out. The members of the Recreation Committee who came to help serve the food were superb, as well as big-time helpers Brian and Debbie. Thanks all for making this a continuing great event for

the community.

Facilities Issue

For those of you who stayed late on July 9th (Community Day), you know we had a special surprise for everyone. Our Clubhouse sewer system decided to act up and backed up. We had to shut down all the rest rooms in the Clubhouse. We still had the Pool Pavilion and the Porta Potties outside, but that was a terrible situation.

Several staff members came back with me and we finally got a temporary fix in place by about midnight. The system worked great through the next day until that night. The same thing happened again. We got some help on Monday but were unable to get the system working completely as it should. We needed to send a camera down to get a good read on what was happening.

The base issue is twofold: People are using the toilets as trash cans, flushing things that should not go down toilets, and the pipes in the system are very old and deteriorated. On Friday, we started digging up an outside portion of the main line to replace one of the roughest parts of the system, and this repair will let our in-house teams snake out the piping as needed. We hope this will fix the main issue, and with regular maintenance, we hope to not repeat this occurrence. A reminder, however: Please do not throw trash into the toilets.

Wildlife Activity

Wildlife is around and very active.

'GM' Continued on page 9

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**The editorial and
advertising deadline
for the September
2016 Condor is
Monday, Aug. 15,
2016.**

'GM' Continued from page 8

Please remain bear aware and ensure that you are not the one in the neighborhood who attracts these creatures in for a food fest. We have had several reports of bears breaking into homes through slightly open windows to get to food on the inside. Two things about this: First, it is against the rules and also dangerous to discharge a firearm in PMCPOA; and second, if you happen to see a bear inside a house, please do not approach the house. It is dangerous for you and the bear, as well as the person's house. If you block the only escape route for the bear, it most likely will become distressed and scared and make a mad dash around the living space to try to get back outside.

Swimming Pool Reminders

Please remember that you must have a current member or guest card to use the pool. This means each person needs a valid card, and members are limited to six guests at any one time in the pool. We have a very limited occupancy level for

the pool area. You also must show the card when asked to do so by staff. Failure to provide the requested card will result in a minimum of you being asked to leave the pool. Please do not give the pool attendants a hard time for doing their jobs; any abusive language and/or threatening actions may result in citations being issued.

REMINDER there are no lifeguards on duty. This means all swimming will be at your own risk, and for ages 12 and under, direct parent or guardian supervision is required while in the pool area and a family pool waiver must have been signed and be on file in the office. This means that for our younger users, they may not be dropped off at the pool by themselves. It is the parent's responsibility to keep an eye on their younger chil-

dren at all times. It can take just a few seconds for your child to jump in the pool without a vest or floatie on.

Events

Summer is winding down, but we still have some fun outdoor events coming up. The last Movie on the Greens is on Aug. 4 and will feature "Zootopia." The next Concert on the Greens is Aug. 13th and features Box Car 7.

PMC Patrol Recap – June 2016

During the month of June, Patrol responded to 250 calls for service.

Observations and calls included in the following:

- Enforcement: 80
- Public Assist: 93
- Suspicious Incident: 21
- Traffic Incident: 1
- Wildlife: 43

EC Office Recap – June 2016

Construction Projects/EC Committee Recommendation: 4 projects

EC Officer Approvals of Minor Projects (No KC Permit Needed): 35 inspections or projects

EC Letters Written: 74 letters written, resulting in 3 citations.

Community Picnics in Park Continue

The Thursday "Picnics in the Park" at Lampkin Park continue through the summer until the weather turns cold. Picnics start at 5:00 p.m. Bring a meat to cook, dish to share and your own table service. Come out and enjoy the great food and visiting with your friends and neighbors.

Annual Assessment Now Past Due

The assessment for the Fiscal Year 2016/2017 is \$1,406 per lot. It was due and payable to Pine Mountain Club Property Owners Association, Inc. as of July 1. Payments should be made in the Business Office. The assessment shall become delinquent on Tuesday, Sept. 15, 2015 at the close of business at 5:00 p.m., pursuant to Bylaws Section 14.02.

PROFESSIONAL SERVICES

Real Estate Agents

Jennings Realty/Jeff Mowry
www.jenningsrealty.org
(661) 242-4242/204-1732

Greg and Monica Brackin
(661) 242-2685

Professional Services ads are \$5 per line per month, two line minimum, when paid by the year. Otherwise, \$6

Tree Service/Arborist

Lewis W. Larmon
Tree Service Contractor
(661) 242-2979 (Lic. #852182)

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.

**Dr. Kolodner
Dental Group, Inc.**
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COMPLIMENTS, CONCERNS, COMPLAINTS

PMCPOA welcomes your input. Drop ideas off in the CCC Box in the Clubhouse Lobby, or click on the "CCC Box" menu item on PMC's website at www.pinemountainclub.net.

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

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

If you have a concern that involves maintenance, sanitation or safety issues, or is of a confidential nature, please contact the Business Office immediately at 661-242-3788. Thank you!

COMPLIMENTS

- Listening to "New Daddy" at the Clubhouse...I have to say this is the best music I have ever heard here! Kudos,

please bring them here regularly. Thanks.

Response: We are glad you like them. We will continue to expand our musical offerings as we move along.

- We really enjoyed the band "New Daddy" on June 25th. They played a great variety of music; a little something for everybody! The music was well balanced and we could actually understand the lyrics. Awesome musicians. Loved the harmonica, drums and guitars. Hope to see them here in PMC again soon.

Response: Please see above.

- We just closed escrow and were excited to meet our neighbors in PMC. Our first day up here, I noticed the golf course was doing a "Big Break Challenge." Fortunately, we had our clubs in the car, and I signed up my 9-year-old son and myself. Although this was a competition for

adults, head pro Dan Hoff allowed me to compete with my son. Dan was also very helpful with introducing me to other members and helping us feel welcome up here. During the next couple of months, Dan has been awesome every time we go to the golf course. I have been a member of many country clubs and have associated with many head professionals. That being said, we are lucky to have such a great head pro at our course!

Response: We agree we have a great Golf Operations Manager in Danny. He is bringing a lot of ideas for both the course and the members. We look forward to having Danny grow the game of golf here in PMC. Watch for coming events such as "9 and Dine" or the "Chip & Sip," publicized in the Condor, website and e-mail blasts. These are not only great ways to enjoy the course but also meet some of the members.

- I want to commend the crew of PMC for the wonderful Mother's Day Brunch. My family came up for it, and both the food and service were superb. Thanks very much.

Response: We are glad you enjoyed the wonderful Mother's Day Brunch and are happy you let us know about your enjoyment of the event. We agree that the team put out some wonderful food, and it was a pleasant and, dare we say, proper setting to show appreciation for mothers.

- Kudos to the food manager for the excellent dinner we had tonight. Loved the Brussels Sprout Salad, and the steak was tender and cooked to perfection. We also really enjoyed Angela Haydn's piano and vocals. Please make her a regular for entertainment.

Response: Thank you for the kind words. We are glad you had a good experience.

- I think we should acknowledge our new pool monitor with an award for "Best Pool Bug Sweeper Ever." The pool has

'CCCs' Cont. on page 11



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'CCCs' Continued from page 10

never been so clean. Also, congrats to the person who put up the "Please Limit Showers to Two Minutes" sign. Scientists know the drought will continue and worsen.

Response: We are glad you recognize that one of our great pool attendants is above the fray in regards to his ability to net the little bugs in the pool. We will ensure this is passed along to him. This is also a good time to remind everyone to conserve our precious natural resource, WATER.

• Thanks for cleaning the tennis courts. They are actually green again!

Response: You are welcome.

• The new Water Aerobics leader is great!

Response: We are glad you like the new water aerobics leader. We will let her know.

• I held a golf tournament on June 29 with 24 players and was very pleased with the cooperation of all the golf staff. The Bistro prepared a breakfast buffet which all the golfers except one rated "A." I am looking forward to next year.

Response: We are glad you had a wonderful tournament at the PMCPOA golf course. We look forward to having your pleasant group back next year as well.

CONCERNS

• Recently, some fiber optics (telephone company) workers chopped up my beautiful tree, destroying branches that weren't even touching wires, and then left the tree remains on the road. They were not pros. The security guard I called noted that the workers opened the door to beetles and tree damage due to their incompetence. Both the tree and wires were on my property, and no one asked permission to do this. Besides being an environmental issue, this seems like a legal one. No one should go on our property and touch our trees or vegetation without getting permission from the owners. Can the Environmental Control Officers or Manager ensure these companies cease this destruction?

Response: We are sorry that the vendors were apparently less than careful with the plant life in their easement. We did put

in a call to the company and asked for them to be a less haphazard with their chainsaws and pruners, and we were led to believe they would talk to the work crews. Unfortunately, the utility companies have a dedicated easement and a right to enter that easement for the purpose of doing maintenance, installation or repairs of their service lines and poles. This includes doing proactive limbing up if there is a possibility of the branches growing into their lines. We hope they do better going forward.

• The tennis courts look pretty bad; dirt, rocks, wood chips, trash, bird poop. It's so bad that when the ball lands, a little dust cloud goes up. Additionally, there's a lot of weeds in the cracks; this may decrease the life of the court. It desperately needs a power washing. If we can't spare the water, sweeping and blowing would help. The wind screens could go back up anytime, and there's a bush partway blocking a path the needs trimming.

Response: We passed this along to our maintenance staff, and it was taken care of. Thank you for bringing this to our attention.

• Since our property values depend on the appearance of the community, it would be nice if the Commercial Center cared at all. There are weeds galore around Madd Bailey's, two buildings are in horrible con-

dition (the buildings that house the bakery and La Lena) and it looks to be in general disrepair. It's not good.

Response: We will pass the request along to the Commercial Center.

COMPLAINT

• I am very disappointed to see that someone has not taken the time to correct the setup on the credit card machines in the Bistro and Lounge. Apparently, they were set up as a regular retail business rather than a restaurant, either through the fault of the credit card processor or the person who arranged for the new machines. It is an easy fix. It would probably take one hour to call the credit card processor and ask them to set up the machines to add tips and then do the downloads on them. I have done downloads to credit card machines in my business many times. It is not fair to staff to not receive a tip because someone will not take the time to do this. I know there is a notice that says the tip needs to be added on before running the card, but I can tell you from experience that people quite often do not read signs or they automatically put the card in with the bill. The staff works hard and does a great job. I'm assuming the person with the authority to correct this situation would take the time if their pay was reduced. I'm also assuming

'CCCs' Cont. on page 12

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Line Dancing:
5-6 p.m.

Two-Step:
6-6:30 p.m.

'SITE' Continued from page 1

the site. Prohibited items include: hazardous waste, dead animals, explosives, poisons, pesticides, infectious wastes, friable asbestos, tires, sewage sludge, mattresses, large furniture and construction materials.

Our site is for member household items, NOT large dumping of construction materials.

Those items need to be taken to Lebec. Our workers spend time keeping the site as neat as possible. If WE sort, it saves them time. Remember, time is money, and in this case it's OUR money.

For more detailed information about Transfer Site requirements, please view the Association Rules on the PMCPOA website. The rules are listed in full under the "Association" menu in the "Governing Documents" section of the PMCPOA website

'SWOT' Continued from page 5

to have increased programs for teenagers. The majority of the comments expressed the need for the Association to help keep children active and engaged with the community and to provide opportunities for employment or to volunteer, which will help keep them from getting into trouble. There is consistent acknowledgement that more families are coming to PMC.

Recommendation: Increase recreational opportunities for teens, which might include volunteering, PMC internships (job shadowing), or part-time employment. Maintain current offerings for younger children and continue to monitor member satisfaction.

The planning of events and recreational opportunities for youth needs to be publicized and a survey of what members want in addition to current offerings may be needed.

INTERGOVERNMENTAL RELATIONS

2010 plan outcome: PMCPOA relationships with Kern County

The Association has improved services and its organizational operations by improving its working relationships with county agencies delivering services to PMCPOA. The supervisor for the 4th District has been visibly present and has lent support for solutions to issues that impact PMC. The General Manager and CERT team leaders are invited to participate in all studies and planning sessions, and are involved with the Fire Safe Council (FSC). The GM also meets twice a year with the KCFD chief for planning and needs assessments.

2016 member SWOT issues: Respondents were adamant in singling this out as a strength. In the written comments, the general feeling is that building and maintaining strong relations with the supervisors and other government entities is vital to the PMC community. Many appreciate the outreach and the effort to get the local officials, specifically Supervisor David Couch, to come to PMC and have public forums and to listen to the community's concerns. Many feel that this has helped in getting important things accomplished like the new guard rails and road maintenance.

The general consensus is to keep up the good work and to include efforts to add in the sheriff and forestry officials.

Recommendation: Continue the current successful effort to maintain closer relationships with county government. Monitor members' satisfaction with this effort in the future.

'CCCs' Cont. from page 11

this oversight is from lack of realizing the implications to the staff, not in intentionally undervaluing their efforts. Let's show the Bistro and Lounge staff they are valued, and this will not cost the association anything.

Response: Thank you for your opinion on this issue. We had ordered new credit card machines from our credit card processing company. The current firmware that was uploaded on our machines was the most robust for security and chip reading. With this firmware, it also did not allow for any adjustments to the approved transaction after approval was given and it would only perform this task once. Thus, we needed to input the tip before running the card. This limited fraud exposure for the association to the maximum level. At the urging of our staff, we have reloaded older firmware to allow us to go back to a method to add in tips later. It is not quite as secure, and if we see any uptick in credit card fraud, we will go back to the more secure firmware. For now, however, we are back to "normal."

- Across the street from us is a weekend rental. Today, 20-30 people headed down to the pool. That doesn't seem very fair for us who live here. Is there a limit on how many people from one family can be at the pool at a given time? We usually have four to five. If we wanted to swim, it would be horribly crowded with that many visitors there. This just doesn't seem fair.

Response: Thank you for the question. As a reminder, we are an association of members and authorized guests. Association Rule 3.12 states in part, "A member is limited to six authorized guests, including renters, tenants, lessees, boarders and lodgers, at any single PMCPOA function or in the use of Association property..." A further reminder, each person must have a valid (with the current year sticker on it) member or guest card with proper lot and tract information on it as well.

'FIRE' *continued from page 1*

the "Y." Shaded fire breaks are not as visible as clear cutting but are considered by the USFS to be the most desirable type of break.

Along the western edge of PMCPOA property, the entire forest -- from the development boundary to Apache Saddle on both sides of Mil Potrero Highway -- was thinned about 10 years ago in a massive effort and at significant expense by the USFS to restore the density of trees to a pre-fire suppression forest, which is much better able to be defended by firefighters and to withstand wildfire coming from that direction. To the north of the development is a firebreak along San Emigdio ridge, which was used just a short time ago to halt the progress of a small fire in that location. To the south is the Chumash Wilderness, which by federal law does not allow for firebreaks. However, much of the rugged face of Sawmill Mountain and Mount Pinos is rocky and somewhat more defensible.

Within the development, the Association has been removing hundreds of dead trees that are located on Association property and in the greenbelts. Due to the drought and the bark beetle infestation, this has been a daunting task that at times overwhelms our small workforce. Nevertheless, with the cooperation of Southern California Edison -- which has also removed a significant number of trees -- the Association remains dedicated to reducing the fuel hazard as much as our resources allow. Kern County Fire Department has helped with a few dozen acres of additional shaded fuel breaks on Association property.

There are standing dead trees and uncut brush on private property within the development. While hundreds of dead trees have been removed and lots are cleared every fire season by owners, Kern County Fire Department patrols the community each fire season and issues citations to uncut lots. We have many absent property owners, and it is sometimes difficult to enforce fire regulations. Nevertheless, once a citation is issued, the enforcement process begins and eventually the lot is

cleared.

In another example of readiness, while it may not be apparent to new owners, Kern County Fire Station 58 was built only two years ago after a decade of hard work by Pine Mountain Club volunteer activists who petitioned the county countless times. The persistence paid off when one of the most modern fire-fighting headquarters in the county was completed right here in PMC. It is equipped and designed to be a spearhead in fighting wildfires for the entire mountain community. You may not be aware that PMCPOA itself financed and constructed a modern heliport adjacent to the fire station many years ago to support Heli-tack (helicopter-delivered fire resources) teams and medical evacuations.

The lakes owned by PMCPOA are the principle source for water-dropping helicopters during a fire emergency in the mountain communities. Even in the current drought conditions, the POA has developed an agreement with Mil Potrero Mutual Water Company to supply Fern's Lake with an appropriate level of water in case of fire. The upper lake is also used for this purpose.

In terms of proactive planning, the Association has a long history of well-constructed emergency plans for all contingencies, including earthquake and fire. Our Community Emergency Response Team (CERT) is one of the most well-equipped and active volunteer organizations devoted to emergency response in the entire county. You might want to attend one of their meetings to learn about the extent of their preparedness and commitment. The Association itself, through the Emergency Preparedness Committee, a standing committee of the Association, assists the CERT volunteers and meets monthly to update plans and contingencies. Supplies for CERT are provided in large part by the Association. CERT routinely conducts training for volunteers desiring to become certified emergency response team members.

The Association also has an emergency plan in place for management and staff. The Emergency Action Plan is updated

yearly and covers all types of emergencies including fire. The plan includes, but is not limited to, responding to emergencies, fire procedures, emergency shutdown of operations, fire prevention, maintenance of fire equipment and systems. Employees undergo training systematically and are prepared to assist property owners and the CERT team should a wildfire threaten the community.

The overarching wildfire preparedness planning organization in the mountain communities is the Mount Pinos Fire-Safe Council. PMCPOA has a seat on this council, and the general manager attends almost every meeting in which planning for both prevention of wildfires and fire suppression is planned. With budget cutbacks in the county, it is critical that such cooperative planning takes place because without mutual support, limited resources may not be allocated in a rational and methodical manner. By the way, the Fire Safe Council can also use some additional volunteers to help keep this valuable organization up and running for the years to come.

The Association, through its standing Planning Committee, has developed four five-year strategic plans, each one of which has had one or more action plans confronting wilderness fire preparedness. The new plan again contains action plans covering such fire preparedness concerns as removing dead trees on Association property, water for firefighting and cooperatively planning with the USFS.

We also have defensible space flyers located in the E.C. office. While this information may not cover all instances of wildfire preparedness in our community, we hope it provides a better idea of the seriousness with which we regard the threat.



Fitness Schedule

Tai Chi . 9:30-10:30 am
Monday . Wednesday .
Friday

Gentle Stretch . 9:30-10:15
am . Tuesday . Thursday

PMC Yoga & Pilates .
10:15-11:00 am . Tuesday .
Thursday

**(Please Note: No Yoga
July 28-Aug. 11)**

Classes in PMC Clubhouse
Check the office for fees.

Recreation Room Hours

11 am - 6 pm

*Every Day During
Summer Break*

During School Year:

M,W,F, 3-6 p.m.

*Homework Club
Begins Oct. 4*

Sat-Sun 11am-6pm

Arts & Crafts

*Wednesdays
3-5 p.m.*

Entertainment

Line-Up:

Saturday Nights

7 to 11 p.m.

*(unless otherwise
noted)*

*Aug. 6 -- Sierra
Highway (Classic Rock
& Country Rock)*

*Aug. 13 -- Jimi Nelson
Band (Country)*

*Aug. 20 -- Dave Wilson
Band (Mix of Rock 'n'
Roll & Country Rock)*

*Aug. 27 -- Bandit (Mix
of Classic Rock, Blues
& Country)*

Sunday Jams:

*Aug. 7 & 21
2-5 p.m.*

Menu available from Bistro

Celtic Jam: 6-9 p.m.

Every Tuesday night

*Bring your own instrument
to play or just come enjoy the
music and have fun.*

Jams in Condor Room

*Family Dining is
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Room on Friday and
Saturday nights pending
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Bridge . Condor Room

Tuesdays

10 am . WOW . Pool Pavilion
6-9 pm . Celtic Jam .
Condor Room

Wednesdays

12:45-4:00 pm . Bridge
. Condor Room

Thursdays

11:30 am . Skins Golf

Fridays

6 pm . Amateur Radio Club . Pool Pavilion .
(3rd Friday)

Saturdays

3 pm . Garden Club
Pool Pavilion (2nd Saturday)
7 pm . Music . Lounge

Sundays

2-5 pm . Sunday
Jams (2x per month) .
Lounge

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COMMITTEE MEETINGS

**All committee meetings are open to
PMCPOA members in good standing.**

Thursday, Aug. 4 (First Thursday)

10:30 am Recreation Committee Lounge

Friday, Aug 5 First Friday)

8:30 am Greens and Ground Golf Shop
2:00 pm Environmental Control Condor Room

Saturday, Aug. 6 (First Saturday)

9:00 am Governing Documents Pool Pavilion
1:00 pm Planning Pool Pavilion

Saturday, Aug. 13 (Second Saturday)

8 am Equestrian Committee Pool Pavilion
9 am Emergency Preparedness Condor Room
10:00 am Communications Pool Pavilion
10 am CERT Condor Room

Wednesday, Aug. 17 (Wednesday Before Board Mtg)

5:00 pm Finance & Budget Pool Pavilion

Saturday, Aug. 20 (Third Saturday)

10:00 am PMCPOA Board of Directors Mtg. Condor Rm

Transfer Site Hours:

8:30 a.m. - 5 p.m.

Every Day

Open Until 7 p.m.

Thursdays

GUILD ACTIVITIES

Every Monday

9-3 . Lace Guild . Pool Pav

Second/Fourth/Fifth Wednesdays

9-3 . Quilt Comfort Zone .
Pool Pavilion

First Thursday

6:30 pm . Quilt Guild
Business Meeting . Pool Pavilion

Every Friday

9-3 . Quilt & Chat & More
Pool Pav (9-1:30/3rd Fri)

First/Third Saturdays

1-4 . Knitting Guild .
Condor Room

Bistro Hours

Monday-Sunday

8 a.m. - 2 p.m.

Friday-Saturday

Dinner 5-9 p.m.

Sunday

Light Menu 5-7 p.m.

Bistro -- 242-2233