

PMCPA Association Rules, Section 3.22 Discharge of Firearms  
\*Further clarification and exceptions for PMCPA Patrol, peace officers, and self defense are found in



Discharge of firearms,  
shooting a bow/arrow,  
and hunting within the  
Pine Mountain Club  
development is strictly  
prohibited.\*



# 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](http://www.pinemountainclub.net)  
661.242.3788 . 661.242.1471 (fax)

**'Tis the Season!**  
The holiday season  
kicks off this month with  
our annual tree lighting  
and craft fair. See pages  
4 and 10 for details.



# the Condor

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

VOLUME 44 . NUMBER 11 . NOVEMBER 2022

Check out PMC's website at [www.pinemountainclub.net](http://www.pinemountainclub.net)

## Clubhouse Revitalization Topic of Town Hall Nov. 12

PMCPOA will hold a Town Hall in the Condor Room on Nov. 12 at 10:00 a.m. to present members with a progress report on the clubhouse revitalization project. The new project manager will be introduced, and the latest updates on the plans for the remodel of the clubhouse will be presented.

The association also plans to share the results of a facility assessment of the clubhouse to determine its condition that should be completed prior to the Town Hall. The plan is to provide a livestream of the Town Hall and record it as well, but it is uncertain if the "chat room" feature will be activated for the Town Hall to allow members not physically present to ask questions or make live comments.

As always, members who opt to watch the livestream are reminded that there could be technical difficulties beyond our control that may disrupt the experience or drop a connection.

## Bird Feeders Allowed 11/1-4/1

From Nov. 1 to April 1, bird feeders are allowed in PMC, per Association Rule 7.03A. Before putting out your seed or nectar feeders, however, please consider how feeding the birds affects them, and other wildlife. Wildlife that is fed by humans will start to think of us as a food source, and this can change their natural behaviors. The food can also attract other animals, including bears, snakes and rodents.

If you do decide to put up a bird feeder, it is important to minimize impacts where possible. Ensure that your feeder is not accessible by other wildlife and clean it properly and often to decrease the chance for communal disease spread between birds. Place feeders far from windows, and store seed inside in a dry area to prevent mold.

## Our World Of Nature

### Bird Watching Can Be Quite Rewarding

*Lynn Stafford with Liz Buchroeder*

Observing the antics of our local wild birds around our Pine Mountain Club (PMC) homes is very pleasurable to some of us. Some people keep lists of observations; oth-



**Fig. 1: This red-shouldered hawk is the same species as the specimen found on the PMC golf course (BB)**

ers photograph these feathered neighbors; and some just enjoy watching their lively antics. There is another activity that a few of us have been able to experience. Certain wild birds have been banded and/or tagged for research purposes. The scientists and other wildlife personnel who capture and mark birds are doing so for study. Waterfowl are studied to help determine hunting regulations from year to year. In-depth studies of various species are aided by marking individuals. And some of our rarest birds have been tagged

'NATURE' Continued on page 12

## Bears in Pine Mountain Club: Updates as of Oct. 14, 2022

*Provided by Vicky Kraft of Los Padres Bear Aware*

We are currently seeing 19 bears wandering in and out of PMC. We do have a lot of young bears. Here are bear stats as of mid-October 2022:

- 19 bears are active in PMC.

- **VEHICLES** -- 179+ vehicles that bears have entered. Lock vehicles 24/7. Never leave your vehicle windows "cracked open." Keep your vehicle windows up all the way. Vacuum and clean out your vehicles. Bears entered over 118+ unlocked vehicles in 2021.

- **HOMES** – 289+ entries into homes, garages, crawl spaces or sheds by bears have been reported in 2022. 185+ homes, garages, crawl spaces or sheds were entered by bears in 2021. **NO FOOD, NO TRASH, NO PET FOOD, no SCENTED items, etc. EVER** in any garage, shed, crawl space or outside area.

**Most bear damage is occurring via the following actions:**

'BEARS' Continued on page 3

# Now is the Time to Prepare Your Home for Winter Weather

*PMCPOA Emergency Preparedness Committee*

Winter is coming! Have you taken steps to prepare your home for the cold weather? Here is a checklist for you:

- Check your smoke alarms and carbon monoxide detectors. Change the batteries at least twice a year. As of July 1, 2011, it became state law in California for carbon monoxide detectors to be installed in homes that have an attached garage, fireplace, wood stove, or gas heater or appliance.
- Have heating equipment and chimneys cleaned and inspected every year by a qualified professional. Change the filters on your furnace.
- Check all the weather-stripping around windows and door frames for leaks to prevent heat loss. If you are unsure about having a window draft, try this tip. Take a lit candle and move it around a window. If the flame moves, you have a drafty window.
- Clean gutters of leaves and pine needles.
- Trim overgrown branches back from the house and from electrical wires to prevent iced-over windswept branches from causing property damage or a power problem.
- Insulate hot- and cold-water pipes in the crawlspace under your house as well as in the basement, attic, and exterior walls with snap foam insulation. Make sure foam insulation fits tightly without gaps. Apply duct tape to joints in insulation and miter foam around elbows, so joints in pipes are completely covered. Insulate your water heater with a water heater blanket.
- Consider wrapping problem pipes with UL-approved heat tape that has a built-in-thermostat to prevent overheating.
- Turn off your sprinkler system and drain the water.
- Disconnect and drain garden hoses.
- Gather supplies in case you need to stay home for several days without power, including ready-to-eat foods, extra batteries for radios, flashlights and lanterns.
- If you will be away from your home for an extended time, turn off the water to the home and drain the pipes.

Daylight saving time ends Nov. 6. Time to check your smoke and carbon monoxide alarms!



**The New Members Orientation and Meet & Greet held last month brought a nice variety of club reps, Board members, committee members, fitness instructors and others. Thanks to all who attended!**

# the Condor

VOL 44 . NO 11 . NOVEMBER 2022

*Published by*

Pine Mountain Club  
Property Owners Association, Inc.  
www.pinemountainclub.net

*Editor/Designer*

Ronni Wilde  
rwilde@pmcpoa.com

*Condor Committee Member*

Connie Baldin

*Mailing Volunteers*

Amber Lawrence  
Shirley Meythaler

*Advertising Information*

RWilde@pmcpoa.com

Printed by the PMCPOA Business Office.

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

*Address Changes*

Call 661.242.3788

Copyright© 2022 by PMCPOA, Inc. All rights reserved. Reproduction of any material from this issue expressly forbidden without permission of the publisher. Unsolicited articles, letters to the editor, and photographs are welcomed with the understanding that publication is at the sole discretion of the editorial staff and cannot be returned unless accompanied by a SASE. Reasonable care in handling submissions will be taken but the Condor cannot be responsible for materials submitted.

The Condor is published monthly by PMCPOA, Inc. and is the official publication of the corporation. Opinions expressed do not necessarily reflect the views of the Condor Committee, the PMCPOA Board of Directors, or the management. Please contact the PMCPOA office with change of address at the phone number above.

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.

**'BEARS'** Continued from page 1

**UNLOCKED VEHICLES** -- Three full-time owners' cars have been totaled because the bear got trapped inside when the door shut on the bear as it moved around inside the vehicle. Clean out your vehicles and lock the doors 24/7. Clean out scented items from RVs.

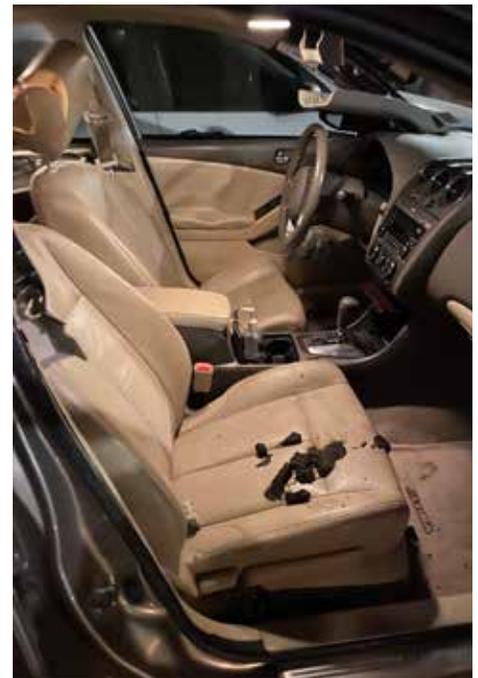
**UNLOCKED FRONT DOORS** -- We have several bears who can depress the lever of a front door or the door between the garage and kitchen. The bears gain access by opening the door to then strut to the kitchen.

**LOW OPEN WINDOWS TO A SCREEN** -- Any window under 8 feet is easy access for a bear. Open windows must not have anything underneath them including decking, railings, lawn furniture, storage containers, thick siding or thick window trim on a window below the open window, etc. If you leave the immediate room, close any open window/door and lock it. It takes a bear less than 10 seconds to enter.

**GARAGES** -- Never store any food or scented items in garages. No trash, no pet food, no bird food, no fertilizer with blood meal, no scented items, no recyclables, etc. Bears realize no people reside inside garages to scare them away. Bears can smell refrigerators and freezers.

**SHEDS** -- Never store any food-related items: no trash, no pet food, no bird food, no fertilizer with blood meal, no recyclables, no scented items, etc. in sheds. Bears realize no people reside inside sheds to scare them away.

**CRAWL SPACES** -- A few bears are removing vents on homes where crawl



**This is one of the bears who wanders in and out of PMC. And this is one of the vehicles a bear entered here on the mountain.**

spaces or basements are. Check your house by walking your property. No food, no pet food, no bird food, no scented items, no trash or recyclables in a crawl space.

**Safety Measures**

- No slider screen or window screen holds back a bear. Bears have removed wrought iron doors and entire front doors. Close curtains and blinds that have any view of your kitchen.

- The BEST prevention is to have NO attractants outside. Clean your decks and railing with soap and hot water in a bucket to remove any residue that a bear may smell. No water features near your home. No bird houses near doors or decks.

- Inside your home, wash dishes promptly, store food in cupboards or a pantry, wipe counters, and clean floors. Never have pet food near a slider or window. Store pet food in an airtight container in a closed closet.

- Trash -- Take trash directly to the PMC Transfer Site. Storing trash on your property is asking for a bear visit.

- No bird or squirrel feeding of any kind is allowed in PMC between April 1 and November 1. No peanuts, no suet, no nectar, no birdseed... nor anything else not listed.

- No wildlife feeding, ever – This is

**'BEARS'** Continued on page 5

**Lilianna West**  
Put my over 20-year EXPERIENCE, knowledge, service and PROFESSIONALISM to work for you  
**661.433.WEST (9378)**  
 List with me in SCV or PMC  
 and I'll pay \$300  
 toward your escrow fee!

**Century 21 Everest** liliana@lilwest.com  
 BRE Lic# 01346346 www.lilwest.com

**gerger CONSTRUCTION**  
**Conrad Gerger**  
 Remodeling, Decks,  
 Kitchens, Bathrooms & More  
 Lic: 898659  
**818-357-0873**  
 gergerconstruction@  
 yahoo.com

## Rule Reminders Regarding Short- Term Rentals:

Here are some helpful reminders from the PMCPOA Board for short-term rental owners/operators:

Rule 22.07 A. While a short-term rental is rented, the owner or local contact person shall be available 24 hours per day, 7 days a week to respond within 60 minutes to complaints or calls to PMC Patrol or the PMCPOA office regarding the operation of or guest conduct at the short-term rental property and/or on Association property.

Rule 22.07 B. An owner [of a short-term rental] will designate a local contact person in writing to the PMCPOA office in advance of a rental to comply with this section if they are unable to fulfill the requirement to respond within 60 minutes to complaints or calls.

### Transfer Site Hours:

**8:30am - 5pm Daily**

#### Reminders:

- \* For PMC residents/guests only; please bring your member or guest card.
- \* Four vehicles at a time at the site; please wait your turn outside.
- \* Please secure your trash before heading to the site.

# Holiday Craft Fair



## Saturday November 26th 10am-3pm

Come out and see all the wonderful handmade crafts created by over 50 artisans and craft vendors.

This one day event is a great opportunity to find a unique gift.

**Join us in the PMC Condor Room, Condor Lounge, Pavilion and Rec Room.**

One table per vendor



**Dr. Kolodner  
Dental Group**

*In PMC  
6 years!*

16333 Pine Valley Lane #303  
Pine Mtn Club, CA  
(661) 242-3704

- Cosmetic and General Dentistry
- Oral Surgery & Root Canals
- Children's Dentistry & In-office Bleaching
- All PPO's & Care Credit accepted
- No Insurance, \$115 (includes cleaning, exam, Xrays & oral cancer screening)

[www.kdgsmls.com](http://www.kdgsmls.com)



## Current Light Electrical Contracting

*High Ceilings & Power Back Up Solutions  
Repairs, Lighting & Controls  
Dark Sky Compliant Lighting*

**661.289.3138**  
service@currentlight.com



Covered by General Liability & Workers' Comp Insurance  
California C10 Lic C947338 **PMC Resident**

## FINES

The following fines were imposed by the Board of Directors at their executive session on October 15 (2022) for the violations listed:

1. \$500 for Rule 7.04 (trash with food left outside)
2. \$500 for Rule 18.07 (prohibited material left at transfer site/green waste area)
3. \$500 for Rule 7.04 (trash with food left outside)
4. \$1500 for EC Code 7.13C (exterior fire, 2nd violation)
5. \$1000 for Rule 3.10 (threatening language directed at staff)
6. \$500 for Rule 4.18 (dog bite)

### **'BEARS'** *Continued from page 3*

24/7, 365 days a year.

- Lock your doors 24/7.
- Lock your vehicles 24/7.
- If you open a low window, stay in that room. If you leave the room, close and lock the window.
- Always have noisemakers ready to scare a bear back out.
- Please share this information with neighbors!

**LOS PADRES BEAR AWARE** – To view photos, videos or to read bear information, you do not need a Facebook account. Visit Los Padres Bear Aware here: <https://www.facebook.com/Los-Padres-BEAR-Aware-176841945709816>

For free help with bear issues, call 661-242-6988.

NEED AN ELECTRICIAN?



*The Old House  
Wiring Specialist!*

818.533.1975

Lic 600983
Local Business



\$25 OFF



**Save the Date!**

## **Christmas in the Village is Back!**

**Saturday Dec. 10, 2022  
(10:00 a.m. to 12:30 p.m.)**

*Come and join us for this wonderful annual family event. There will be a parade with holiday-decorated golf carts, marching community clubs, many of our honored first responders, and of course the one and only Santa Claus himself direct from the North Pole. A special "Holiday Christmas Show" will follow the parade.*

[www.pmcchristmasinthevillage.com](http://www.pmcchristmasinthevillage.com)

## **ELLIE MELILI**

**DIRECT PROPERTY MANAGEMENT/DIRECT LISTING SERVICES**

### **TAKING CARE OF YOU'RE A-Z REAL ESTATE NEEDS**

- Are you looking to wait for the market to stabilize before you sell your Property? Consider renting your home to receive income while you wait!
- Do you want to sell your property? Special commission rate is offered which includes: Online flyers, professional photos, advertising in various sites and negotiating the best price for you.
- Are you looking to buy? This the best market to find your dream home as the market is shifting to a buyers market.

**CALL TODAY TO DISCUSS YOUR OPTIONS!!!**



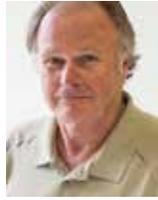
# **(818-983-9689)**

CA RE Lic. #01301719 21 yrs in real estate and 14 years in property management. Call for details.

# A Message from the Chairman

Bill Lewis II  
 pmcboard@pmcpoa.com

I remind you that we will be holding a Town Hall right in the Condor Room on Nov. 12 at 10:00 a.m. to present members with a progress report on the clubhouse revitalization project. You've probably seen the schematic drawings of the proposed remodel and they are on our website - but - those drawings don't reflect what's behind these walls - beneath the floors - and hidden in the ceilings.



We have a company doing a facility assessment on the clubhouse to check for asbestos, lead paint and other conditions within the building to include electrical and plumbing. The purpose of the assessment is to determine the overall condition of this building and what might be expected to proceed forward with the project and make sure it is a safe environment for our members, guests and staff. The assessment will assist us in our efforts to better esti-

mate the costs of the project so it can be presented to the members.

I know many of you rely on us to provide factual information when misinformation is falsely being publicly shared by other members and recently, one member has again misinformed members on the costs of Phases 1 and 2. This member claimed on Facebook he had proof the cost for the new pool was \$1.5 to \$2 million dollars. I've asked this member to submit any evidence to prove his numbers are accurate because that claim is absolutely false. The cost for both phases was \$1,191,428 using a combination a cash and reserve funds.

Regarding the funding of the pool, this same member claimed "the way it was done was illegal." This claim is serious. I've asked this member to produce any evidence to prove this claim because I know the claim is also false.

I share this information reluctantly be-

cause I wish it wasn't necessary to refute this type of information, but it appears to be necessary, and I hope this bad information didn't negatively impact or influence any members - especially our new members - who might not know the facts. I can assure you that we operate aboveboard, lawfully and in the best interests of the membership and the association.

And, lastly, on the topic of money and being accountable, I want to give a big thank you to our general manager, Karin Shulman, our accounting manager, Beth Blackmon and the accounting department staff for delivering another clean audit of which we can all be proud, and you will receive a copy of the audit in the mail soon.

Be safe, stay healthy and please be positive.

*A Message from the Chairman - November 2022 is based on the Chairman's Report from the Oct. 15, 2022 Board Meeting.*

## PMC Board of Directors Meeting Highlights

Grace Wollemann, Recording Secretary

These are highlights of the Board of Directors open meeting of Oct. 15, 2022. Complete minutes are available at the business office or online at [www.pinemountainclub.net](http://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. Seven directors attended: Richard Ballard, Steve Burkett, Philip Gabriel, Carolyn Gilbert, Peggy Hoyt-Voelker, Chairman Lewis II and Ellen McClellan. Directors Cam Acosta and Phyllis Throckmorton were excused. Also in attendance were General Manager Karin Shulman and Recording Secretary Grace Wollemann.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gilbert that the agenda for the Board of Directors Meeting of Oct. 15, 2022, be adopted. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Burkett to approve the draft minutes of the Board of Directors' Regular Board Meeting of Sept. 17, 2022. **MOTION** carried.

There were zero (0) committee applications for approval.

Chairman Lewis II presented the chairman's report.

General Manager Shulman presented the general manager's report.

Director McClellan presented the treasurer's report.

**MOTION** by Director McClellan, **SECOND** by Director Ballard to ratify the association's September 2022 financials in accordance with Civil Code §5500 and §5501. **MOTION** carried.

The board acknowledged receipt of the committee minutes.

There were four (4) Environmental Control Committee projects recommended.

There were zero (0) cottage industry permits requested.

### BOARD ACTION ITEMS:

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**MOTION** by Director McClellan, **SECOND** by Director Burkett to approve **RESOLUTION #01-10-15-2022**, the painting of the Equestrian Center barn structures, Reserve Item #1203, not to exceed (NTE) \$19,000 from the Reserve Fund. **MOTION** carried.

**MOTION** by Director McClellan, **SECOND** by Director Ballard to approve **RESOLUTION #02-10-15-2022**, the 2021-2022 audit as prepared by Griffin Group. **MOTION** carried.

**MOTION** by Director Gabriel, **SECOND** by Director Burkett to accept the amendment to the Rules Violation/Fine Penalty Schedule, changing the number 3.02 to 3.01 and to change the fines in 3.17 Corkage Fee to \$100 first offense, \$150 second offense and \$200 third offense. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director McClellan to approve the Planning Committee charter. **MOTION** carried.

**MOTION** by Director Hoyt-Voelker, **SECOND** by Director Gilbert to approve the Discharge of Firearms flyer. **MOTION** carried.

The board sent and received forty-eight (48) items of correspondence.

The next regular open board meeting will take place on Nov. 19, 2022 at 10 a.m. in the Condor Room.

Meeting adjourned at 11:25 a.m.

# Treasurer's Report

Pine Mountain Club POA, Inc.  
Treasurer's Report  
As of September 30, 2022

	Actual	Budget	Better (Worse) Variance	
<b>Revenue</b>				
Current Year Assessment Revenue	1,294,437	1,291,158	3,279	
Operations/Maintenance	81,698	69,815	11,883	
Social Activity	206,072	201,450	4,622	
Projects	17,833	14,250	3,583	
Interest Income (Operating)	2,749	5,191	(2,442)	
<b>Total Revenue</b>	<b>1,602,790</b>	<b>1,581,864</b>	<b>20,926</b>	
<b>Payroll Summary</b>				
Wages	(598,268)	(623,213)	24,945	
Benefits	(91,574)	(94,467)	2,893	
Taxes	(49,136)	(53,536)	4,400	
Worker's Comp	(14,609)	(25,933)	11,324	
<b>Total Payroll Expense</b>	<b>(753,588)</b>	<b>(797,149)</b>	<b>43,561</b>	
<b>Operating Expenses</b>				
Operations/Maintenance	(740,909)	(758,641)	17,732	
Social Activity	(110,554)	(114,746)	4,192	
Operating Projects	(1,027)	(50,000)	48,973	
Designated Fund Projects	(77,620)	(34,500)	(43,120)	
Reserve Contribution	(136,800)	(136,800)	0	
<b>Total Operating Expenses</b>	<b>(1,066,910)</b>	<b>(1,094,687)</b>	<b>27,776</b>	
<b>Other Operating Transactions</b>				
Foreclosed Lots transferred to Property	19,815	0	19,815	
<b>Total Other Transactions</b>	<b>19,815</b>	<b>0</b>	<b>19,815</b>	
<b>Total Change in Operating Fund</b>	<b>(197,893)</b>	<b>(309,972)</b>	<b>112,078</b>	
	<b>Assessment Billed</b>	<b>Assessment Collected</b>	<b>Assessment Receivable</b>	<b>Assessment Receivable</b>
<b>21/22 Assessment Collection Update</b>	4,695,620	4,663,805	31,815	0.68%
<b>22/23 Assessment Collection Update</b>	5,168,214	4,832,046	336,168	6.50%
<b>Reserve Fund Update</b>	Beginning Balance July 1, 2022	Plus: YTD Interest and Contributions	Less: YTD Purchases	Ending Balance Current Period
	3,507,077	141,134	(100,403)	3,547,808
Operating Fund Cash Balance	3,701,137			
Reserve Fund Cash Balance	3,950,678			

Respectfully Submitted



Ellen McClellan / Treasurer  
October 15, 2022

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

*Karin Shulman*

There is a high level of motorcycle and off-road vehicle activity in the meadow and surrounding trails. It is happening regularly; there evidence of activity over the past several months.

This creates a highly dangerous situation for PMC residents, as we know that area is frequented by pedestrians, dogs, horses, and bicycles. Many of the motorcycle and vehicle tracks are on the same foot trails on which people walk, and based upon track marks and damage, it's evident the vehicles are traveling at a high speed.

The tracks seem to be coming from the trails that connect the meadow area to the town, meaning it appears people are riding from town and likely may not be outsiders.

The trail entrances are marked that motorized vehicles are not allowed; my hunch is the individuals who are doing this activity are aware and showing callous disre-

gard for the law and safety of others.

Lastly, this behavior is creating a very large amount of environmental damage to the meadow: The surface has been torn up in many different areas by revving vehicles. The damage happening makes it evident these individuals have no regard for the environment or wildlife as well. This has been reported to the Forest Service.

How can people be so selfish and think only of themselves? Please go to Gorman where you can ride all you want.

Collection Fees: As you are aware, and in accordance with bylaw 10.02, assessments are due and payable on July 1st and become delinquent on September 15th. As stated in the CC&R's 6.7, unpaid assessments shall be subject to late charges and interest as provided for by law and collection rights through lien and foreclosures as provided for by Civil Code §5650,5655, 5658,5660, 5665.

The collection fees do not belong to the

association. Those fees charged are from a collection agency for the work they do to collect the assessment. If the association waives the fees, the association has to pay those waived fees to the collection agency, and thereby you are asking all your neighbors to pay your collection fees as we operate this association with assessment fees.

Have you noticed the PMCPOA medallion on the highway? One of members, Russ Rogers, asked if he could give the medallion a fresh coat of paint. He has worked on it for a couple of weeks, and it looks brand new. The association already has had compliments. I want to publicly thank Russ Rogers for a great job well done.

We had a full month last month, with our annual Flu Shot Clinic and a variety of Halloween parties scheduled. This month brings our annual drive-through tree lighting event and the holiday craft fair. These festivities are a great way to kick off the holiday season. We hope you join us!



**FULL SERVICE  
PROPERTY MANAGEMENT**

SERVING PINE MTN CLUB &  
SURROUNDING AREAS

**NO UPFRONT COST!**

MENTION THIS AD TO GET A DISCOUNT ON  
YOUR FIRST YEAR OF MANAGEMENT FEES!

SERVICES INCLUDE BUT NOT  
LIMITED TO: ONLINE APPLICATIONS  
& SCREENINGS, CRIMINAL  
BACKGROUND CHECKS, ELECTRONIC  
LEASES, ONLINE PAYMENTS, ROBUST  
ACCOUNTING & E-STATEMENTS,  
SITE INSPECTIONS, MAINTENANCE  
COORDINATION AND MUCH MORE.

CALL (661) 242-2246 TO SCHEDULE YOUR  
FREE PROPERTY VALUATION TODAY!

STACY NEVINS  
(PROPERTY MANAGER)  
DRE# 02182919



TWIN OAKS PROPERTY  
MANAGEMENT, INC.  
DRE# 02073214



WE GET IT SOLD

YOU SAVE ON COSTS

**5% total commission**  
when you list with  
**Wayne Bise.**

**Easy out contract,**  
cancel at will.

**Net more from**  
your property sale.




Take a minute now to  
Call or text

Wayne  
Bise

661 865-3975

Rewards Realty  
wayne.bise@aol.com  
Cal DRE Lic #00276951  
Broker / Realtor / Since 1978



PLUS \$1,000 AT CLOSING



## PMC Pro Shop a Great Place for Holiday Gift Shopping

The Pine Mountain Club Pro Shop carries a nice assortment of gift items, and can be a wonderful place to do your holiday shopping!

The shop has beverageware including wine glasses, pint glasses and shot glasses, some with logos, and PMC merch ranging from sweatshirts and beanies to hats.

Golf equipment such as balls, gloves and clubs are available for purchase, and there is a wide range of knickknacks including license plate frames, magnets and puzzles. Christmas cards are also available.

### Rec Room Hours:

#### *Fall Hours*

**12-5pm Fri, Sat, Sun  
and school holidays**

(Rec Room open 11/11 for Veteran's Day and 11/21-11/27 for Thanksgiving break; closed 11/26 due to Craft Fair)

### Arts and Crafts for Kids

**Sundays in the PMC  
Clubhouse Rec Room  
3-5 p.m.**

### PMCPOA Office Hours

**8am-5pm Mon-Fri**

**8am-3pm Sat**

*(Closed for lunch 12-1 pm)*

**Office 242-3788**

**Patrol 242-3857 (24 hrs)**

## PROFESSIONAL SERVICES

### Bookkeeping/Tax Services

Ellie Melili  
(818) 983-9689

### Electrical Work

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

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

### Tree Service/Arborist

Ablaze Tree Service  
(661) 242-2979

### Yardwork/Hauling

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

*per line per month. The fee includes the name of your business and phone number. PMCPOA does not guarantee the accuracy of the information nor does it endorse any business or service listed here. To place an ad here, call 242-3788.*

## California Energy Contractors

*Est. 1999, License #B769663*

**Celebrating 23rd Anniversary with 23% off on all our work!**

*We specialize in:*

- \* Roofs      \* Double Pane Windows & Doors
- \* Exterior Paint & Stucco      \* Walk-in-Tubs

**Call for a free estimate: (800) 574-3006**

**www.Cal-Energy.com**

*Mention Pine Mountain Club for your 23% coupon*

## HIGH SPEED INTERNET ACCESS IS HERE!

**FRAZIER MOUNTAIN  
INTERNET SERVICE**

**CONNECTING FRAZIER MOUNTAIN TO THE WORLD**

*Serving and  
Supporting  
Our Community  
Since 1995*

**Call us at 242-5500 x64 for more information**

# PMCPOA'S Drive-Thru Christmas Tree Lighting

**Friday November 25th**

**At 5:45pm**

**Join us from the comfort of  
your own vehicle for free hot  
chocolate & cookies**

**Lights go on at  
6pm sharp!**



## 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](http://www.pinemountainclub.net). Anonymous submissions will not be published.*

***There were no CCC submissions this month.***

***The editorial and advertising deadline for the December 2022 Condor is Monday, Nov. 14.***

***Content can be submitted to the editor at [rwilde@pmcpoa.com](mailto:rwilde@pmcpoa.com).***

### CH Construction Lic#442018

**Hollenbeck/Lewis & Assoc.**

**All General Construction & Repairs**

**Licensed and insured**

**Email: [Chris@CHconstruction.co](mailto:Chris@CHconstruction.co)**

**Cell: (818) 398-5475**



**Residential & Commercial**

- Mailbox pick-up
- Grocery pick-up
- House plant watering

**Ask about our New Client Special!**

**Maureen Koehler  
(928) 925-7097**



**Come to Clubhouse  
for Football Fun!**

*Come on in and cheer for your favorite team Mondays and Thursdays! Eat great food while watching the game on the big-screen TV. The fun starts at 4pm, and Happy Hour is offered all night both nights. A special football menu is offered both nights, and the pool table is available for play 4-10pm. If you prefer to take food home, you can order take-out off the football menu by calling 661-242-2233. Thursday Night specials will be listed on the Football Menu during football season.*

**Houchin Blood Bank**

**Blood Drive**

**Friday, Nov. 18**

**10am-2pm**

**Clubhouse Parking Lot**

**Prep Your Car for Winter**

If you don't already have them, now is a good time to purchase snow chains for your vehicle. You will need to carry chains in your car, even if you have all-wheel or 4-wheel drive. There have been times when the highway patrol wouldn't let drivers into PMC without chains. Below is a list of places where you can purchase chains:

- Ace Hardware – Frazier Park
- CarQuest Auto Parts – Lebec
- O'Reilly Auto Parts - Castaic
- Walmart - Stevenson Ranch
- Amazon
- Or check out getting Spider Spikes – visit <https://spikes-spider.com>

**Condor Cafe Hours**

**Breakfast and Lunch**

**Wednesday - Sunday  
8 am to 2 pm**

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

**Sunday:  
Breakfast 8-12 / Lunch 12-2**

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

**Dinner**

**Mon/Thur Night Football  
Menu**

**4 to 7:30 pm**

**Fridays and Saturdays**

**4 to 8:30 pm**

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

**DREW RANKEL**  
YOUR LOCAL REAL ESTATE  
PROFESSIONAL

---

**LIST YOUR HOME  
WITH DREW RANKEL**

- A Track Record That Speaks For Itself
- Profit From My 18 Years Of Experience SELLING Real Estate
- Marketing You Deserve
- A Realtor You Can Trust With Your Finest Assets

**{818} 631-1160**  
DRE Lic. # 01993430

Jennings Realty  
16206 Pine Valley Lane  
PMC, CA 93222

***Celebrating 26 Years  
of Preserving  
Local History***

***Come Visit!!***

Ridge Route Communities  
Museum

3515 Park Drive, Frazier  
Park

Open Fri thru Sun 1-4 p.m.

Or By Appointment

Call 661-245-7747

**'NATURE'** Continued from page 1

to aid in their protection.

All the banding/tagging studies require that the marked bird be identified in the future in order for information to be gath-



**Fig. 2: The band letter and number on this Caspian tern is upside down (RC)**

ered. Most waterfowl bands are reported by hunters from dead birds. Recovery of other marked species require that someone either finds and reports a dead banded bird or is able to identify the band or wing tag on a living bird. More than 60 million birds have been banded. Of those, 4 million have been recovered. United States Fish & Wildlife Service (USF&WS) maintains the data base for this enterprise.

This is where amateur birders (those who watch and enjoy birds) can be part



**Fig. 3: Bald eagle 02 perches on a cliff overlooking Quail Lake (RC)**

of valuable research. This article will focus on six wild bird species and the local birders and photographers who have contributed to bird banding research by recovering and reporting band and tag information.

In 2012, PMC

resident Ken Baker found a dead hawk on our golf course. It was identified as a red-shouldered hawk (Fig. 1). It carried an aluminum USF&WS band. The band number was reported to the banding center in Maryland. Ken was informed in a few weeks that his hawk was a juvenile that

## Photographers

**Bill Buchroeder (BB)**  
**Liz Buchroeder (LB)**  
**Randy Cushman (RC)**  
**David Schindler (DS)**

had been banded near Ventura by a college instructor 10 days prior to its discovery by Ken in PMC. Evidence indicated that the bird may have died of starvation. The majority of young birds do not survive the first year. The bander received information of its recovery for his study, and Ken received a Certificate of Appreciation.



**Fig. 4: This pelican has migrated from its birthplace in Idaho (BB)**

Photographer Randy Cushman, former resident of Lancaster, spent many hours over several years studying and photographing the birds at Quail Lake on Highway 138. In 2017, he was rewarded with two sightings of tagged birds. Both were reported to USF&WS. He photographed a Caspian tern with a readable leg band – K281 (Fig. 2). Caspian terns are large waterbirds that dive for fish. They are spring and fall migrants in our area. Data retrieved indicated that Randy's tern had been captured and banded in 2012 at a southeastern Oregon wetlands.



**Fig. 5: Turkey vultures migrate by soaring in circular flocks called wheels (BB, LB)**

Also at Quail Lake in 2017, a very special observation by Randy and Bill Buchroeder was of a bald eagle with the number 02 on an orange wing tag (Fig. 3). Recovered data indicated that she was laid as an egg in the San Francisco Zoo in 2000. As part of a bald eagle recovery program, the egg was transported to Santa Catalina Island for release in an active eagle nest. The resident eagles contained too much poisonous DDT in their bodies to produce viable eggs. She fledged as a healthy young eagle, and was banded and tagged. However, she decided she liked mainland life better than island living. By 2001, she was spotted near Klamath Falls, Oregon. She then flew back to Santa Catalina Island, and on to Hemet Lake in Riverside County. There she mat-



**Fig. 6: The turkey vulture F6 was banded 11 years prior to its 2020 sighting (BB, LB)**

ed and produced broods for several years. Her mate eventually disappeared. She once again began wandering. 2017 found her at Quail Lake. In 2019, she again appeared at Quail Lake, this time with a

**'NATURE'** Continued on page 13

**'NATURE'** *Continued from page 12*

first-year juvenile eagle. According to Randy and Bill, she seemed to be teaching the youngster to fish. A 20-year period of her incredible life has been documented with the help of these two local dedicated photographers.

A 2020 discovery was obtained by Bill Buchroeder at a riverside park in Bakersfield. An American white pelican sitting on a structure in the middle of Truxton Lake displayed a black wing tag with 35K printed in yellow (Fig. 4). After being reported, Bill was informed that this pelican had been banded at an Idaho lake as an unfledged juvenile in 2017.

Back at Quail Lake in 2020, Bill and Liz Buchroeder were watching a circling flock of migrating turkey vultures (Fig. 5) as they descended to nearby trees to rest. One vulture sported a white wing tag with F6 (Fig. 6). It was determined to have been banded by raptor researcher, Peter Bloom. The bird was captured and marked in 2009 near Santa Ana, California. Eleven years is considered to be a long time for a tag of this type to remain on the wing.

All of the above band and tag notifications have added valuable information for various research projects in which the researcher has marked a sample of the population of a particular species. There is one ongoing study in which ev-



**Fig. 7: Monitoring California condors has helped bring them back from near-extinction (DS)**

ery individual member of a species has been marked, not only with bands and wing tags, but also with radios or GPS transmitters. This is the California condor. This magnificent vulture is the largest native bird in North America. Due to several negative effects of modern human expansion into the western portion of the continent, the numbers of condors

in the wild was finally reduced to only 22 birds by 1987. Breeding programs had already been started successfully in zoos. The decision was made to place all wild condors in the facilities in order to build up the numbers for future release. That program has proved to be successful. The current population of released condors in California and Arizona is several hundred. Every condor has been marked. The populations are being studied by researchers and volunteers. Number 16 is frequently encountered in our local mountains (Fig. 7).

If anyone encounters a wild bird with a tag or band that shows visible identification marks, I (Lynn Stafford) can be contacted at [stafford@frazmtn.com](mailto:stafford@frazmtn.com) for assistance in reporting the observation.

**PMC Amateur Radio Club Meets on Third Sunday**

The Pine Mountain Amateur Radio Club (PMARC) has recently been re-sanctioned.

The club meets the third Sunday of every month at 2pm in the Pavilion. All are welcome to attend.

For more information, please call the office at 242-3788 or contact Tom Yancey at (661) 242-1094 or [tomlyancey@gmail.com](mailto:tomlyancey@gmail.com).

**GUILD ACTIVITIES**

**Every Monday**

10-3 . Lace Guild . Pool Pavilion

**Second/Fourth/Fifth Wednesdays**

9-3 . Quilt Comfort Zone . Pool Pavilion

**First Thursday**

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

**Every Friday**

9-3 . Quilt & Chat & More Pool Pavilion



**Complete Licensed**

**Tree Service**

*Arborist*

**Lewis W. Larmon**

**Lic. #852182 D49**

*Insured and bonded*

**661-699-8630**

**Lot Clearing and Firewood  
Tree Treatment and  
Fire Code Clearance**

**PMC Fitness**

**Classes**

**Yoga with Deb**

*Every Tuesday and Thursday at 12pm  
Condor Room*

Please bring a yoga mat and some water.

**Cardio with Stefani**

*Mondays & Wednesdays from 10-11 a.m.*

Contact [superstef7@gmail.com](mailto:superstef7@gmail.com) for details

All classes \$5

*Greenbelt Reminder: Riding dirt bikes in greenbelts or on hiking trails within PMC is not allowed, due to fire hazard.*

**HOME LOANS**

- Purchase

- Refinance

- Reverse Mortgages

**R E BALLARD COMPANY**

NMLS # 845784

DRE # 1167880

**Richard Ballard**

NMLS # 337662

805-340-4118

[reballard88@gmail.com](mailto:reballard88@gmail.com)

PMC Resident

Over 35 years experience



**Pickle Ball**

**Mon, 9-11am**

**Wed, 7-9pm**

**Sat, 9-11am**

*Pickleball players generally gather to play during the above days and times. Times are subject to change.*

*If the courts are not being used, anyone can come down and play outside of scheduled pickleball times, whether it be tennis or pickleball.*

**Poetry Night at Adventure Ink Bookstore (in the Village)**

**Thursday Nov. 3, 6pm**

*All ages are welcome to read their own poems, read poems from other poets, or be part of the listening audience.*

**Golf Course/  
Pro Shop Hours**

**9am - 5pm Every Day**

*The Pro Shop has a wide selection of terrific items available for purchase, including T-shirts, hats, glassware and more.*

**661-242-3734**

**Richie's Plumbing**

**New Construction/  
Remodel/ Repairs**

**Hydronic/ Radiant Heating**

*More than 30 years  
in business in PMC*

**California Contractors  
License #604332**

**661-242-1390**

[richmann1@sbcglobal.net](mailto:richmann1@sbcglobal.net)

**Entertainment  
Line-Up:**

**Saturday nights 7-11pm**

**Friday nights 7-10pm**

**Friday, Nov. 4**

**7-10pm -- Zach Blue  
(Country & Rock 'n' Roll)**

**Saturday, Nov. 5**

**7-11pm -- Runaway  
(Country, Classic &  
Southern Rock)**

**Friday, Nov. 11**

**7-10pm -- Mark & Steve  
(‘60s & ‘70s Soft Rock, Folk  
& Country)**

**Saturday, Nov. 12**

**7-11pm -- Rich Herman  
Band (Mix of Rock &  
Motown Soul)**

**Friday, Nov. 18**

**7-10pm -- Vince Vinay  
(Acoustic Guitar: Classics  
and Some Originals)**

**Saturday, Nov. 19**

**7-11pm -- Meridian (Music  
from ‘60s, ‘70s & ‘80s)**

**Friday, Nov. 25**

**No Entertainment  
(Tree Lighting)**

**Saturday, Nov. 26**

**No Entertainment  
(Holiday Craft Fair)**

**Condor Lounge Hours**

**Mon/Thu, 4-10 p.m.**

**Fri, 4-11 p.m.**

**Sat, 4-11 p.m.**

**Football happy hour**

**4-10pm Mon/Thu**

*Well drinks and domestic beers*

## Wood Pellet Orders Now Being Taken

Let's Live Local wood pellet delivery to PMC has begun. Golden Fire Wood Pellets are delivered 2 tons at a time to your PMC lot. Two tons equals 100 40-pound bags on two 4 x 5 pallets.

Deliveries are scheduled by area of PMC to reduce delivery time and cost. Orders can be paid by check, cash, money order and Venmo. Wood Pellet deliveries continue until 11/22; there are no wood pellet deliveries in December. Deliveries resume Jan. 9, 2023.

If you are interested in wood pellet delivery, please call Vicky at 661-242-6988 with your name, phone number and cross-streets.

## Member & Guest Card Information

If you have any questions regarding member cards, guest cards, pool key cards, or member card stickers, please call (661) 242-3788, ext. 225, or email to [adminclerk@pmcpoa.com](mailto:adminclerk@pmcpoa.com) Monday through Friday.

Have you ordered your new (copper-colored) guest cards yet? Please call 661-242-3788, ext. 225 or stop by the business office to put in your request. The Orange guest cards are no longer valid.

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

Also, if you are asked to show your ID in the Lounge, please do so, otherwise you will not be served any alcoholic drinks. Thank you.

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

## COMMITTEE MEETINGS

**Most committees meet live. Please check with each committee for current details about the meetings.**

**Tuesday, Nov. 1 (First Tuesday)**  
6 pm **Communications ZOOM**

**Friday, Nov. 4 (First Friday)**  
9am **Greens and Grounds Pro Shop**  
2 pm **Environmental Control Condor Room**

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

**Wednesday, Nov. 16 (Wednesday Before Board Mtg)**  
6 pm **Budget & Finance Condor Room**

**Saturday, Nov. 19 (Third Saturday)**  
10 am **PMCPOA Board of Directors Mtg. Condor Room**

**Saturday, Nov. 26 (Fourth Saturday)**  
9 am **Emergency Preparedness (Location TBD)**  
10:30 am **CERT CERT Facility**

### Check Out the Garden Market in PMC Village

*Over in the Village (at the Village Gazebo), there is a Garden Market every 2nd & 4th Sunday of the month from 12-4pm. Local vendors sell crafts and organic produce. Check it out, and support our local artisans and growers.*

### Firewood Stacking:

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

## Acupuncture and Herbal Therapies at PMC

**By Shakéh Avanesian L.Ac.**  
**Alternative Health Center**  
16241 Askin Dr. #103  
(At The Hideaway Court)  
Tel: (818) 445-5423



**Email: [avanessiansshakeh@gmail.com](mailto:avanessiansshakeh@gmail.com)**  
**[www.shakehavanessian.com](http://www.shakehavanessian.com)**

*More than 16 years experience. Treatments for neck and shoulder pain, low back pain, sciatica, arthritis, carpal tunnel, bell's palsy, GI issues, hormone imbalances, fertility, stress, anxiety, insomnia, depression and more.*