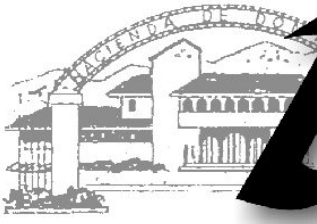


Please note the Hacienda movie for March 31 is cancelled!
The regular Board meetings will be held
on the second Thursday evening of the Month at 6 pm



Discoverer

Official publication of the Lake Don Pedro Owners' Association

April 2007

Hacienda ringing with shouts of 'Kiai' these days

By Dr. Dennis E. McCain
6th Degree Black Belt

The ringing accoustics of the fireplace room at the Hacienda have been reverberating loudly with shouts of "Kiai" the past few weeks.

The new activity available to the community is taekwondo, and the shout is the traditional yell used to oxygenate and energize.

Among the benefits of the family oriented class time are increased stamina, coordination, spacial awareness, self-defense, toning and strength building, character building and respect for authority. Students ranging in age from 4 years old through the teen ages have begun

taking taekwondo classes from Dr. Dennis McCain, 6th degree black belt, of Mid-California Taekwondo. Assisted by Ms Marian Schwartz, 5th degree black belt, the classes are divided for best application of instruction.

Mid-California Taekwondo has been in existence in the San Joaquin Valley for 15 years. Under the direction and leadership of Dr. McCain, the number of schools has grown to six in number.

You are invited to visit our website, www.mctkd-centers.com. You may also come by and watch or join a class, Wednesday at 3:15 and Saturday at 1:30. We are glad to answer any questions. Call 209-575-1506.



Minutes

**LAKE DON PEDRO OWNERS ASSOCIATION
C/O THE MANAGEMENT ALTERNATIVE
906 13TH STREET
MODESTO, CA 95354
(209) 544-3422, FAX (209) 544-3421**

**BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 1, 2007**

BOARD MEMBERS PRESENT: Ron Howenstine
Eldon Henderson
Vicki Keefe
Carolynn Bartholomew
Mike Harding
Mike Henault

BOARD MEMBER ABSENT: Candy White

OTHER INDIVIDUALS PRESENT: Sherri Lucy, The Management Alternative

The meeting was called to order at 7:03 p.m. by Ron Howenstine, President. Eldon Henderson moved that the minutes of the January 4, 2007 Board of Directors meeting be approved as presented. Vicki Keefe seconded, all agreed.

TREASURER'S REPORT

Vicki Keefe, Board Treasurer, reported that as of the end of January there was \$106,975.00 in Reserves and \$114,585.00 in the Operating account.

Vicki further reported that the remodeling of the office is completed and that overall costs are going down. Vicki also stated that the website should be up and running in 30 days.

Carolynn Bartholomew moved that the Treasurer's Report be approved as presented. Mike Harding seconded, all agreed.

COMMITTEE REPORTS

1. Architectural Committee: Vicki Keefe updated that four requests were received, all from Mariposa, one for a fence, one for a pole barn and two home plans all of which were approved.
2. CC&R's Compliance Committee: Mike Harding updated that there are nine complaints pending at this time and that resolution is in progress and

updated in this regard.

3. Public Relations: Carolynn Bartholomew updated on the recent successful movie night that was attended by over 30 people. Carolynn also updated that the bulletin board is up at this time
4. Schools/Mariposa Committee: Eldon Henderson reported that the new Board selected John Crowell as President. In addition, the multi-purpose room contract has been signed and the warrant for the first part of the project has been cut to include the payment of the building. The excavation work is the next process and the cost is unknown at this time. A committee has been appropriated for a new maintenance shed and it is anticipated that it will take a minimum of two to three years for completion of this project.
5. Schools/Tuolumne Committee: Ron Howenstine updated on a recent School Board meeting he attended. The multi-purpose room for this high school has been approved and there is a ground breaking ceremony tomorrow.
6. Parks Committee: Mike Henault updated in this regard stating that there has been some graffiti and vandalism recently. Mike is going to be exploring limiting access with Association maintenance personnel. In addition, over the holidays with the freeze, a broken pipe was experienced.
7. Septic Committee: Vicki Keefe reported that the proposed guidelines are ready to go to the Board of Supervisors in February. Vicki further updated that there are six cases before the State Water Board at this time and that Senator Berryhill is tracking this issue.

Mike Harding moved that the committee reports be approved as presented. Vicki Keefe seconded, all agreed.

Continued on Page D2

March Hacienda events

By Pam Hatler
LDPOA Secretary

Important Changes to Note:

The Board of Directors meetings are now on the second Thursday of each month at 6 pm.

This month that is:

April 12th, 6 pm, here at the Hacienda, in the Lounge.

We hope that this new day and time will enable more of our members to attend and give their input.

The ACC (Architectural Control Committee) will now be meeting on the first Thursday evening of each month. That will be April 5th this month, and May 3rd next month. If you are submitting plans they need to be in our office no later than Wednesday the week before the meeting.

Thanks so much! A big thank you to all of you who were so understanding about any delay in service that happened because of my being of town for a week. An especially big thank you to Mike Harding our intrepid director who ably manned the office during my absence and also to another director Carolyn Bartholomew who is always willing to help and enabled the Hacienda Exercise Group to continue meeting by being here to open the facility at 7:30 am. Thanks so very much!

Hacienda News:

Movie Night is CANCELLED on March 31st.

Tae Kwon Do classes are now being held at the Hacienda.

Dr. McCain's Mid-California Tae Kwon Do from Modesto has started classes here on Wed. (3 - 4:30pm) & Sat. (1:30-3pm). Call his office at 209 575-1506 for more information.

Upcoming April Activities:

A Lake Don Pedro Elementary Dance (Lounge); two weddings in the

Pavilion; two weddings in the Lounge; The Sew What Annual Fashion Show (Hacienda); a family party (Lounge). So far Apt "A" and apt "B" are rented for two nights each.

Regular Monthly Activities:

Architectural Control Committee (1st Thurs.), LDPOA Board of Directors (2nd Thurs.), Discoverer Labeling Volunteers (last Fri, April 27th).

Regular Weekly Activities:

Personal Fitness Group (MWF 7:30-9am), Tae Kwon Do Class (Wednesdays 3-4:30pm & Saturday 1:30-3pm), Columbia College Art Class (Mondays 1-4pm), Sidewinders Square Dancing (Tuesdays 7:30pm).

To review what went on at the Hacienda in March:

Tae Kwon Do Demo Classes (2; Lounge), 49er Little League exec. meeting (cabana); A birthday party (Pavilion); The Lake Don Pedro Elementary Parents Club Annual Fundraiser Dinner 3/10 (Pavilion); Septic Meeting (Pavilion); a wedding (Lounge); A party (Lounge); Mariposa County Dist. 2 Supervisors Meeting (Pavilion); a Don Pedro High School Dance (Lounge); the La Grange Rodeo Dinner & Dance (Pavilion); a 75th Birthday Party (Lounge); LDP Elementary movie day (Lounge); Memorial (Lounge). Apt 'A' rented for three nights, Apt "B" rented four times.

Regular Monthly Activities:

Discoverer Labeling Volunteers (last Fri, March 30), Architectural Control Committee (1st Thurs.), LDPOA Board of Directors (2nd Thurs.).

Regular Weekly Activities:

Personal Fitness Group (MWF 7:30-9am), Columbia College Art Class (Mondays 1-4pm), Sidewinders Square Dancing (Tuesdays 7:30pm).

BOARD OF DIRECTORS MEETING MINUTES February 1, 2007

From the Front Page

MANAGER'S REPORT

1. Management reviewed with the Board the correspondence sent out and received since the last Board meeting and a discussion was held in this regard.
2. Management reviewed with the Board the delinquency report for January 2007. Vicki Keefe moved that the attached list of accounts be referred for legal collection action at this time. Mike Harding seconded the motion, all agreed.
3. Management advised that the worker's comp insurance has been secured with State Fund effective February 6, 2007 and there will be no lapse in coverage.

OLD BUSINESS

1. Reserve Account Funds: The following decisions were made in this regard:
 - a. Vicki Keefe and Ron Howenstine will determine the transfers from Reserves to Operating for this year that are Reserve expenses which have been paid out of the Operating account

Continued on Page D3



Discoverer

Official publication of the Lake Don Pedro Owners' Association

Published at the beginning of each month

Discoverer is delivered free to all members of the Lake Don Pedro Owners' Association.

Discoverer is produced for the Lake Don Pedro Owners' Association by Don Pedro Communications, 5695 Donkey Lane, Coulterville, CA 95311.

Publisher: Lake Don Pedro Owners' Assn.
LDPOA office ph.: 209-852-2312
LDPOA office fax: 209-852-2771
Email: ldpoa@hughes.net

Electronic submissions are welcomed. If sending as email attachments, please upload in plain text format. Articles typed directly into the body of the email are preferred.

©2007 Discoverer All contents of this newsletter are copyrighted, and may not be used without express permission of the publisher.

Lake Don Pedro Owners' Association

BOARD OF DIRECTORS

Ron Howenstine President
Eldon Henderson Vice-President
Mike Harding Secretary
Vicki Keefe Treasurer
Carolyn Bartholomew Director
Mike Henault Director
Candy White Director

Correspondence to the Board or Association should be sent to:

LAKE DON PEDRO OWNERS' ASSOCIATION
5182 FUENTES DE FLORES
LA GRANGE, CA 95329

Business office hours are Monday through Friday, 9 am to 5 pm.

Change of Address?

It is the responsibility of Lake Don Pedro property owners who have moved, or who will move soon, to send a change of address notice to keep important Association mailings and the Discoverer coming. Please use the form below.

Rates for various services from

Lake Don Pedro Owners' Association

Hall and apartment rentals

	Member	Non-Member
Pavilion (43' x 80')	\$ 250*	\$ 800
Lounge (47' x 21', 32' x 19')	\$ 25*	\$ 300
Kitchen	\$ 50*	\$ 100

REFUNDABLE DEPOSITS FOR EVENT RENTALS:
(Deposits will be refunded if there are no damages & clean up standards are met)

Pavilion	\$100	\$ 500 - 1000**
Lounge	\$ 50	\$ 500 - 1000**
Kitchen	\$ 50	\$ 250

RENTAL RATES FOR APARTMENTS

(Deposits are refunded if there are no losses or damages and rental rules are followed)

Apartment "A" (Upstairs, sleeps 8 people)

	Member	Non-Member	Season
Daily Rate	\$ 175	\$250	April - Sep
Weekly Rate	\$1,050	\$1,500	

Daily Rate	\$125	\$200	Oct. - Mar
Weekly Rate	\$550	\$1,200	

Deposit	\$175	\$250
---------	-------	-------

Apartment "B" (Downstairs, sleeps 6 people)

Daily Rate	\$150	\$180	April - Sep
Weekly Rate	\$ 900	\$1,080	

Daily Rate	\$100	\$150	Oct. - Mar
Weekly Rate	\$450	\$540	

Deposit	\$150	\$180
---------	-------	-------

Rev 12/06

We now accept:



Office rental information

Office 1	9x12	Leased	\$162.00
Office 2	11x12	Leased	\$198.00
Office 3	8x17	Leased	\$190.00
Office 4	8 1/4 x 12 1/2	Leased	\$156.00

Office services

Fax - To receive \$.50 per page
Fax - To send \$1.00 per page
Copies 10 cents per page

Please allow the office to make copies and send faxes for you.

*Members are allowed free personal use of the Lounge twice (2) each year & free personal use of the Pavilion once (1) in a three (3) year period. (Subject to availability)
Additional reservations are charged at the rates at left. Deposits are required.

**If alcohol will be served: • the deposit is the higher amount • you must provide security

Note: If you are renting space for an event the following may be used (subject to availability) for no additional cost: courtyard, front lawn, lawn/fountain area, barbeque, and horseshoe pits.

NON-PROFIT ORGANIZATIONS: Will be allowed free use of the Pavilion twice per year and the Lounge twice per year (as scheduling permits). Each additional use will require a Use Fee of \$50 (Pavilion) and \$25 (Lounge) to cover utilities and maintenance.
Deposits, completed Use Agreement forms & insurance coverage are required each time.

Please change my address as follows:

Name: _____ Lot#: _____ Unit#: _____

Old Address: _____ New Address: _____

Old Phone: _____ New Phone: _____

Signature: _____

Send completed form to: Lake Don Pedro Owners' Association, 5182 Fuentes de Flores, La Grange, CA 95329

Financials

Budget Comparison Cash Flow (Cash)
LAKE DON PEDRO OWNERS ASSOC. - (0119)
Feb-07

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual
INCOME					
Assessments	1,330.00	31,270.00	-29,940.00	-95.75	357,349.36
Plan Check Income	0	291.67	-291.67	-100	850.00
Apartment Rental	600	1,050.00	-450.00	-42.86	14,346.07
Non Member Apartment	0	125.00	-125.00	-100	0.00
Hall Rental	550	100.00	450.00	450	5,922.00
Non Memeber Hall Rental	0	8.33	-8.33	-100	500.00
Office Rental	800	0.00	800.00	0	8,372.00
Restoration Committee Income	0	166.67	-166.67	-100	0.00
Vending Machine Income	0	41.67	-41.67	-100	520.00
Interest	153.52	58.33	95.19	163.19	1,392.16
Other Income	21,045.56	41.67	21,003.89	50,405.30	21,672.56
Late Fee	90	333.33	-243.33	-73	2,965.00
Transfer Fees	700	2,083.33	-1,383.33	-66.4	9,695.00
TOTAL INCOME	25,269.08	35,570.00	-10,300.92	-28.96	423,584.15
EXPENSES					
ADMINISTRATIVE EXPENSES					
Management Fee	3,700.00	3,833.33	133.33	3.48	29,600.00
Office Supplies	1,173.25	416.67	-756.58	-181.58	9,339.26
Copier Costs	213.52	225.00	11.48	5.1	1,812.82
Office Salaries	2,071.25	2,500.00	428.75	17.15	25,828.53
Travel / Mileage	0	16.67	16.67	100	2,591.81
Legal	2,500.00	666.67	-1,833.33	-275	7,244.30
Accounting	0	500.00	500.00	100	0.00
Computer	119.99	83.33	-36.66	-43.99	814.43
Public Relations	10.4	208.33	197.93	95.01	800.29
Postage	9.45	666.67	657.22	98.58	7,891.84
VISA	0	8.33	8.33	100	32.50
Social Activities	0	166.67	166.67	100	702.85
Insurance	0	5,416.67	5,416.67	100	27,151.99
Payroll Taxes	632.04	833.33	201.29	24.15	13,154.28
Taxes/License	0	41.67	41.67	100	-388.24
Workers Comp	1,524.00	500.00	-1,024.00	-204.8	1,524.00
Vending Machine	0	66.67	66.67	100	293.68
TOTAL ADMINISTRATIVE EXP	11,953.90	16,150.01	4,196.11	25.98	128,394.34
UTILITIES EXPENSE					
Electric (Hacienda)	1,289.54	1,800.00	510.46	28.36	12,073.84
Electric (Well)	83.3	45.83	-37.47	-81.76	1,515.27
Electric (El Prado)	16.46	41.67	25.21	60.5	498.52
Electricity (Barn)	82.97	5.00	-77.97	-1,559.40	431.05
Water Testing	0	41.67	41.67	100	0.00
Water (El Prado)	111.75	333.33	221.58	66.47	3,797.36
Propane	388.62	41.67	-346.95	-832.61	2,168.79
Trash Removal	350.12	250.00	-100.12	-40.05	3,595.79
Office Telephones	197.79	300.00	102.21	34.07	1,691.59
Pay Phone	110	29.17	-80.83	-277.1	958.68
TOTAL UTILITIES EXPENSE	2,630.55	2,888.34	257.79	8.93	26,730.89
MAINTENANCE EXPENSE					
HACIENDA					
Maintenance Salary	5,393.00	4,666.67	-726.33	-15.56	41,511.25
Repairs and Supplies	1,390.95	1,666.67	275.72	16.54	33,607.86
Septic Maintenance	773.86	250.00	-523.86	-209.54	3,187.04
Maintenance Equipment	417.27	41.67	-375.60	-901.37	2,500.94
Well Maintenance	0	125.00	125.00	100	1,175.00
Hacienda - Security	480.7	1,333.33	852.63	63.95	4,352.24
Pool Maintenance	319.58	166.67	-152.91	-91.74	2,831.84
Small Apartment	0	41.67	41.67	100	805.48
Large Apartment	68.93	41.67	-27.26	-65.42	9,037.95
Pest & Weed Control	135	66.67	-68.33	-102.49	556.15
Janitorial Salaries	797.5	520.83	-276.67	-53.12	6,883.05
Janitorial Supplies	169.66	83.33	-86.33	-103.6	2,003.22
PARKS					
El Prado Baseball	99.25	666.67	567.42	85.11	637.53
Pond Maintenance	0	166.67	166.67	100	0.00
General Park Maintenance	2.14	1,250.00	1,247.86	99.83	3,824.95
FICA Expense	-0.02	0.00	0.02	0	-0.08
Medicare Expense	-0.02	0.00	0.02	0	-0.04
TOTAL MAINT. & SUPPLIES	10,047.80	11,087.52	1,039.72	9.38	112,914.38
TOTAL EXPENSES	24,632.25	30,125.87	5,493.62	18.24	268,039.61
RESERVE TRANSFERS	5,444.00	5,444.17	0.17	0	43,552.00
NET INCOME	-4,807.17	-0.04	-4,807.13	12,017,825.00	111,992.54
ADJUSTMENTS					
PREPAID DUES	18.5	0.00	18.50	0	-78,620.98
TOTAL ADJUSTMENTS	18.5	0.00	18.50	0	-78,620.98
CASH FLOW	-4,788.67	-0.04	-4,788.63	11,971,575.00	33,371.56
Beginning Cash	114,585.37				
Ending Balance	109,322.84				

MINUTES

February 1, 2007

From Page D2

- b. Management will follow up with a Reserve Study update proposal from Browning Reserve Group.
- c. Management is to invite Paul Cutter of UBS Financial Services to attend the next Board meeting and also a representative from a competing firm.
- d. Management is to provide Board with CD rates from various institutions for the next Board meeting.

2. Development of Fine Policy: It was determined that no further action would be taken in this regard.
3. Election Rules: Mike Harding moved that the proposed election rules be sent to the members with an input session at the April Board meeting with the Board to vote on adoption at the April Board meeting. Eldon Henderson seconded the motion, all agreed.

NEW BUSINESS

1. Community Services District Update: Bob Kent gave an overview of existing projects. During this discussion, Sally Punte reported that the group is investigating forming a Chamber of Commerce and there will be an organization meeting on Thursday, February 8, at 6:00 p.m. in the Porter building.
2. Vicki Keefe moved that the meeting night be changed to the second Thursday of the month with the Executive Session to start at 4:30 p.m. and the regular session at 6:00 p.m. with the new schedule starting in March. Carolyn Bartholomew seconded the motion, all agreed.
3. Vicki Keefe moved that a committee be organized to investigate the trails in T1. Michael Henault seconded, all agreed. The Board members serving on the committee will be Carolyn Bartholomew, Vicki Keefe and Michael Henault.

There being no further business, the meeting was adjourned at 8:20 p.m. by Ron Howenstine, President. The next meeting will be held on Thursday, March 8, 2007 at 6:00 p.m. at the Hacienda.

Respectfully submitted,

LAKE DON PEDRO OA

Sherri Annoni Lucy, PCAM, CCAM
The Management Alternative
Association Manager

Financials

Cash Flow (Cash)
LDPOA - (GUARANTY)
Feb-07

	Month to Date	%	Year to Date	%
INCOME				
RESERVE TRANSFER (IN)	5,444.00	96.33	43,552.00	97.16
Interest	207.41	3.67	1,271.15	2.84
TOTAL INCOME	5,651.41	100	44,823.15	100
EXPENSES				
UTILITIES EXPENSE				
RESERVE LANDSCAPING	750.00	13.27	750.00	1.67
RESERVE CONSTRUCTION	-703.62	-12.45	2,033.27	4.54
TOTAL UTILITIES EXPENSE	46.38	0.82	2,783.27	6.21
MAINTENANCE EXPENSE				
HACIENDA				
RESERVE MISCELLANEOUS	2,835.61	50.18	24,866.80	55.48
Repairs and Supplies	0.00	0	697.93	1.56
PARKS				
TOTAL MAINT. & SUPPLIES	2,835.61	50.18	25,564.73	57.03
TOTAL EXPENSES	2,881.99	51	28,348.00	63.24
NET INCOME	2,769.42	49	16,475.15	36.76
CASH FLOW	2,769.42		16,475.15	
Beginning Cash	86,178.81			
Ending Balance	88,948.23			

Student ambassador seeks donation of used ink jet cartridges

Hi, my name is Megan Ott. I am a junior at Mariposa County High School and live in La Grange.

I am currently on a mission of fund-raising for a trip in August to Australia with the People to People organization.

In case you haven't heard of People to People, please allow me to share some history with you. President Dwight D. Eisenhower founded the organization in 1956. He believed that if people from different cultures could come together in peace and friendship, so eventually would countries. Since its founding, People to People has launched many international programs, including Sister Cities, Project HOPE and Pen Pals.

People to People Student Ambassadors are carefully interviewed and evaluated before their acceptance, and I am honored to have been selected. Personally, I am looking forward to broadening my perspectives of the world and gaining a better understanding of Australia's history. Upon my return, I plan to share my experience with schools and civic clubs in our community. As an ambassador, I can also earn high school and college credit because of the many educational elements in my program.

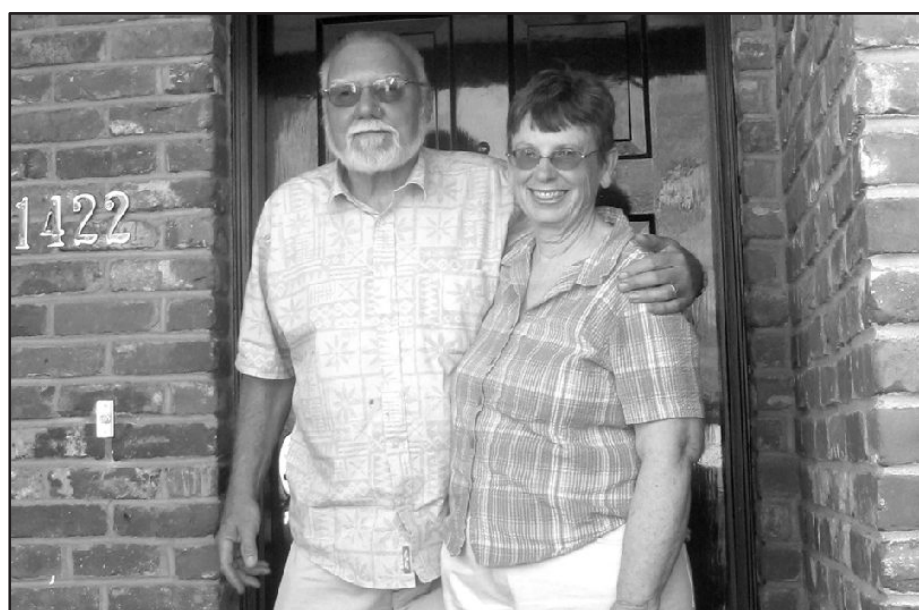
The program tuition is \$6,000, which includes all transportation, accommodations, meals and educational activities. Along with other fund-raising projects I am seeking your assistance if you can by donating used ink jet cartridges for my participation in Empties4cash.

Please feel free to drop your used cartridges in any of the boxes located at the Hacienda or the Don Pedro Market, or feel free to call me at 852-2727 and I will be more than happy to make arrangements to come by and pick it/them up.

I truly appreciate your help and look forward to my trip. Thanks again.



Megan Ott



'We will all miss Bernie and Nancy Knoll'

Bernie and Nancy Knoll, who have been a valuable asset to the Greeley Hill community, have moved to Modesto. Bernie and Nancy have served on the board of the Friends of the Library since it started in 2003. The fund-raising events sponsored by the Knolls include star parties, gourmet dinners, book sales, building library shelves, and the St. Patrick's dinner. Bernie has spent time looking at modular buildings for the new library. Bernie also served as president of the Greeley Hill Community Club in 1998. They are members of the Gold Country Singers. We will all miss Bernie and Nancy Knoll, because of their untiring efforts and devotion to help make Greeley Hill a wonderful place to live.

Good luck and remember, when we look up at the stars and moon, we will be seeing both of you in Modesto. – By Barbara Laursen

June Mountain Crafts Festival planned for Greeley Hill

A June festival is being planned for Greeley Hill to show off the wonderful crafts that can be made from the products of our forest. The area has dozens of artisans who can make beautiful items from pine cones, pine needles, moss, manzanita and the numerous other items that can be found in our mountains and forests. Quilt-making and other needlework crafts will be featured also, along with rock and pottery skills.

This will be North County's first annual Mountain Country Crafts Festival and the community is looking forward to the preservation of many of its fine old crafts. There will be an opportunity for anyone wishing to preserve these crafts to take classes and learn how to make them.

The festival planning committee is inviting everyone who has a mountain or country craft to submit a picture of

his or her work so they can be part of this event. Only hand-crafted items will be accepted. Call Irene Rhyne at 878-3537 to make arrangements.

Local non-profit organizations are invited to sell food items at the festival. Call Jocelyn French at 878-3315, tell her what you would like to sell, and talk to her about reserving a spot for your group.

In addition to inside tables at the Community Club and Senior Annex buildings, arrangements have been made to use various lots around town for vendors who want to set up tents and demonstrate the way their craft products are made. Call Kevin French at 878-3315 to discuss your ideas.

Kevin is also looking for volunteers who will help with the festival set-up, parking, and staffing. Call him and get in on the next festival planning meeting on Sunday, March 25.