

Amador Pines Landowners Association - Units 2 and 5

PO Box 630 ♦ Pioneer, CA 95666

2026 Spring Newsletter ♦ Editor: Tammy Gabel

APLO is entirely volunteer-run. See the updates below to see just a few examples of how neighbors are contributing to our association. Our community is rich with talent and skills, and we invite you to share yours. Please complete the volunteer form included with this newsletter and return it.



President's Report by Robin Bell

I welcome spring, as we all try to overcome the amount of debris and damage caused by our one and only winter storm! After 28 years of living here, I have to say, it was one of a kind, that's for sure! Our plow drivers were spending a lot of time clearing trees and downed dead powerlines. It made clearing the roads very difficult, and next to impossible as the storm went on around them. I have a huge appreciation for these brave drivers!

I hope you all are doing well and finding ways to clear the debris not only off your property but the edges of the road. Your efforts in clearing your property edges will make way for much needed road repair work. We need to get all drainage ditches back up and running so we can start to repair road damage that occurred when heavy equipment came in and helped our neighborhood throughout this record breaking storm!

I mention in all of my messages the need for volunteers. After this devastating winter, I cannot stress that enough. There are many ways to volunteer, and I'm outlining the opportunities below. We welcome all new volunteers and training will be provided. Are you able to share a couple of hours a week of your time? Volunteers are the reason our annual dues are so low.

The road crew meets on Wednesdays at 8:00 am at the shop and they work for a few hours each week.

The park and pond took a huge hit and is in need of a lot of attention. Our beautiful pond needs clean up, tree removal, fresh plants pruned, planted and more. This committee meets at the Shop, at 8:00 AM Tuesdays. The brush and chipping committee cleans up the sides of the roads throughout the development to ensure clear drainage and clearance for snowplows and more. They also meet at 8 AM on Tuesdays at the Shop. Also, when next year rolls around, we could use some more snow Plow Drivers

If outside work isn't your thing, there's plenty to do with administration and clerical support. For more information see amadorpines.org and complete the volunteer form. It's always fun to get out and meet neighbors and be part of the team, we would love to have you! To those already volunteering, thank you all so much, I appreciate you.



Treasurer Report by Penny Hill

Our current Finance Team—myself, Penny Hill (Treasurer), Dan Schumann, and Terry Gremore (Assistant Treasurers)—is focused not only on collecting assessments, but also on ensuring that our association remains in compliance with all state and

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Treasurer's report - continued from page 1

federal regulations. We are now more compliant with the Davis-Stirling Act than ever before. The Davis-Stirling Act consists of the Civil Codes that govern homeowners associations. This is why you receive the membership form and disclosures with this newsletter. It is a requirement under the Davis-Stirling Act that members complete a membership form each year, which helps ensure our records remain accurate. Thank you for your cooperation.

Springtime means your annual assessments are due. Many of you have requested to receive your assessment notices via email. This year, we will email assessments to members who have opted for electronic delivery. Both email and paper copies will be sent by May 15.

Please note that a 1% processing fee is applied to online payments. If you choose to pay by credit card, additional fees apply. In past years, emailed assessments have occasionally been filtered into spam folders, so if you do not receive your invoice by May 15th, please check your spam folder. If you have any questions, I am available at aplotreasurer@gmail.com.

There is a 5% increase to \$480 per parcel, in this year's assessment, due to rising costs, including insurance, paving materials, and fuel. This increase also allows us to contribute \$95,000 to the Capital Reserve Account. Per Davis-Stirling guidelines, this account should exceed \$1,000,000; currently, it is below \$300,000.

At present, seven member accounts have been turned over to the attorney and are in various stages of collection, with an additional nine liens aging. At the last Board meeting, the Board unanimously approved a change to our collection policy. Going forward, unpaid annual assessments will be immediately referred to the attorney for collection. The Association will no longer file liens directly; this will be handled by the attorney. The Association will continue to issue pre-lien letters.

Dan Schumann has been instrumental in managing the lien process, including preparing pre-lien documentation and coordinating lien recording and release. Terry Gremore supports the team by managing mail retrieval and assisting with special financial projects as needed. Without their contributions, the Association's financial operations would not function as effectively.

The Board does not plan to defer necessary equipment repairs. There are no anticipated special assessments at this time, and the Association has no outstanding loans. Overall, the Association remains in stable financial condition, in accordance with Generally Accepted Accounting Principles, and in compliance with state and federal regulations.

HELP APLO SAVE MONEY!

It costs APLO Association (you) money to print and mail the newsletters. You can help by requesting to receive these newsletters via email. Please email the APLO treasurer at aplotreasurer@gmail.com.



Barking Dogs: Amador County prohibits dogs from creating a public nuisance, specifically defined as making loud noise for 15 consecutive minutes or more. Violations are infractions, often managed through Animal Control, requiring owners to stop the barking or face fines. Best practice per animal control is: If you are dealing with a neighbor's dog, it is recommended to first try speaking with the owner, followed by filing a complaint with Animal Control.





Burning in Amador County:

Burn permits are required for residents in all unincorporated cities. For any size pile, you will need a valid burn permit from Cal Fire during part of the year. They are EASY to get! Follow the link below to get your annual permit. It only takes a moment. The Burn Day Information Line will tell you when a Cal Fire permit is necessary. Always call 209-223-6246 before lighting any outdoor fire. (The burn line recording gets updated daily between 4pm - 5pm) for more info see the website:

<https://www.amadorcounty.gov/services/amador-air-district/burning-and-burn-permits>

VOLUNTEERS NEEDED!
LEND A HAND!
BETTER OUR LAND!

Amador Pines Landowners Association is looking for dedicated individuals to join us in our mission to make a positive impact in our neighborhood!

Volunteering is a great way to connect with your neighbors and give back to our community. We can use your help! Some areas include:
Roads Committee, Pond Committee, Brushing Crew, Administrative/Special Events, Snow Plow Committee

Contact us today to learn more about this exciting volunteer opportunity.

aplovolunteers@gmail.com

Ask, what if ALL landowners volunteered a few hours a year, in their personal area of strength/interest, what might we be able to accomplish?



Director Nominations and Election Update from the Inspectors of Election:

The APLO election process is underway. Please refer to the detailed timeline included in this newsletter for additional information.

We have three director seats open for election, and three nominated candidates. Because the number of nominations matches the number of open seats, APLO's election policy allows the Board to use the acclamation process to seat candidates. As outlined in the policy: *"If there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting."*

The Board of Directors will discuss and take action on this process at the May 2026 board meeting. If the Board votes to use the acclamation process, candidates will be seated at the June 13, 2026, Board of Directors organizational meeting immediately following the Annual Member Meeting.

Candidates are listed below in random order, using a randomizer from random.org:

- Robin Bell (incumbent)
- Samuel Grimm (incumbent)
- Mitchell Maidrand (withdrew)
- Jeannie Schumann (withdrew)
- Penny Hill (incumbent)

Special thanks to Shirley Eldredge who handled the nomination process this year.

Respectfully, Tammy Gabel, Tina Blacklock, Elizabeth Thompson

For more information about the Amador Pines Election Policy, please visit:

<https://amadorpines.org/info-links/election-info>

Leash laws Amador Pines

Wandering dogs can pose risks to neighbors, pets, livestock, and wildlife. Please help keep our community safe by preventing dogs from roaming freely. Leash laws apply throughout Amador County, including Amador Pines, and both dog owners and property owners hosting dogs are responsible for following them (see Amador County Code Chapter 8.24). Signs are posted at neighborhood entrances as reminders. Even friendly dogs may not be welcome by others. Let's be good neighbors by keeping pets secure and respecting leash laws. Thank you for your cooperation.



Snow Removal - Mark Pouard

Last month brought an extreme winter storm, with over 90 power poles and 80+ trees down. Conditions became so dangerous at times that we had to suspend nighttime plowing.

We began with four trucks but were reduced to three, and then two, by the end of the storm. A sincere thank you to John, Doug, Norm, and Clare for their dedication and hard work. Special thanks as well to Jim Eldredge for repair and radio support, and to Jeff Brown, the Amador County Sheriff's Office, and Amador County crews for helping clear and reopen our roads.

With snowfall at this level, even our plows struggle to keep up. Despite the challenges, we made it through. We are especially grateful to the neighbors who stepped in to help clear trees and open roads—neighbors helping neighbors truly makes a difference.

We have since met to identify improvements and are confident we can respond even more effectively in the future. Additional volunteers will be key, as storms of this magnitude are difficult to manage without broader support.

Thank you to all Amador Pines neighbors for your patience and support as we work to keep our roads safe and accessible.



Roads/Culverts - Doug Holden

Spring is here, and with it comes the need for storm cleanup.

We are in need of more road volunteers. Please consider joining us on Wednesdays at 8:00 AM, starting May 6th and continuing each week through August. With your help, we can repair our HOA roads and drainage systems in preparation for next winter.

These roads belong to all of us, and your support is important. Homeowners are asked to clear brush and trees that impact the roads, especially along the hillsides above them. Ditches should be cleaned, and culverts under driveways need to be cleared or replaced to maintain proper drainage. These efforts help preserve our roads, support snow removal, and reduce ice buildup.

If you have any questions, please attend a board meeting—we are here to help.

All assistance is greatly appreciated. Wishing you all a wonderful summer.



Maintenance Report

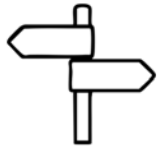
Charlie Tine

All vehicles are currently in good working order. During the most recent snow storm we had, two vehicles required parts and a couple of hours of repair. All of our vehicles are ready for summer use.



Welcome Committee - Sue Cola

We welcomed eight new residents to Amador Pines so far this year. I'm pretty sure our February snow storm was a real eye opener for most. Hopefully the "Winter To Do List" that's included in the welcome package provided helpful suggestions to survive the snow and prolonged power outage. Now the cleanup begins. Winter is beautiful here if you are prepared and plan ahead. Be sure to check out our website amadorpines.org for the latest information.



APLO Mailbox Shelters, Bulletin Boards, and Signs - Rick Onstad

After the February storm, several road signs were leaning, but I was able to straighten them—fortunately, all is now in good shape. I also refreshed the bulletin board on Inspiration West (you may not have known we even had one there!).

The Lending Library at the pond needed some attention, so I re-cemented the post and gave it a good cleaning. Coming soon, a new bulletin board—granted by the Fire Safe Council—will be installed near the pond to share information about the Firewise program. Enjoy your summer!

Landowners Relations Committee - Jeannie Schumann

In July 2025 the APLO Board of Directors appointed this new committee. California law and the Davis-Stirling Act requires all homeowners' associations to enforce their governing documents. The LRC was appointed to handle all complaints regarding violations of the APLO governing documents. I want to clear up a misconception some people have, the APLO is NOT just a road association. Roads are a major component of the HOA, but by law we MUST enforce ALL of our governing documents.



Examples of our most common violations are CC&R's, Article VI, Section 4 - Care of Properties, Section 5 - Nuisances, and Section 6 - No Dumping. In the Fall 2025 Newsletter it was explained how the LRC processes complaints. To date the LRC has received 14 complaints, 8 were found to be in violation. The LRC does not police looking for violations, it is all complaints driven by APLO landowners. If you don't have easy access to the APLO governing documents, go to the APLO website, they can be found there. If you would like to submit a complaint about a violation of our governing documents, please go to the website: amadorpines.org, in the main menu, under committees, click on the "Landowners Relations Committee", second paragraph, click on "Complaint Form". Complaints can be made anonymously. Contact: PO Box 630, Pioneer, CA 95666, 209-418-3283 Landownersrelationscommittee@gmail.com

Park and Pond - Lisa Maxwell

8:00 AM Tuesdays

With the arrival of spring also came heavy snow, and unfortunately, our Park & Pond experienced significant damage. Multiple trees have fallen, blocking pathways, damaging bridges and fences, and leaving debris throughout the area—including trees in the pond.

Restoring the park will take a community effort to have it ready for our Annual Meeting & BBQ in June. Any help is greatly appreciated. Park & Pond workdays will be held every Tuesday from 8:00–10:00 AM, starting April 7.

If you're unable to join on Tuesdays but have time to contribute, please feel free to stop by and help whenever you can—the park belongs to all of us. We will have access to the APLO chipper and hope to secure a large dumpster for debris removal. If you are comfortable using a chainsaw, there is plenty of work to be done.

This storm impacted us all, some more than others, and there is much to do. We hope you can spare a few hours to help restore a space that so many of us enjoy.



Brushing - Rich Urban

8:00 AM Tuesdays


Like many others, the Brushing Committee faces significant work this spring to clean up roadside areas after the winter storm and we need volunteers. Please join us on the dates below—we welcome your help! No experience is needed; training will be provided.



Reminder, landowners are responsible for clearing the brush on their own respective properties → to the center of the road.

- May 5 - Inspiration Dr. E.
- May 12 - Ashland Dr.
- May 19 - Chaparral Dr. W.
- May 26 - Hill Rd.
- June 2 - Cedar Way
- June 9 - Lupin Rd.
- June 16 - Creek Dr.
- June 23 - Ponderosa Dr.
- June 30 - Mule Deer Court

Remember to drive slowly, and watch for the brushing crew in your area!

<p style="text-align: center;">Landowners Annual Meeting Board of Directors Annual Organizational Meeting APLO Maintenance Yard 12:00 noon, Saturday June 14, 2025 Annual Picnic and Potluck to follow</p> <hr/> <p style="text-align: center;"><i>Special Guest Presenters: Chief Withrow from Amador Fire Protection District and Rebecca Polon from Firewise.</i></p> <hr/> <p style="text-align: center;">Watch APLO Bulletin Boards for more information about these events.</p>	<p>Come and meet your neighbors!! Join us for our annual barbecue and party at the park. APLO will supply the BBQ tri-tip, plates, and utensils. As for you, please supply a great side dish or dessert to share. If your last name begins with: A - L please bring a dessert, M - Z please bring a side-dish.</p> 
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Annual Insurance Statement

Summary of Insurance Per Civil Code §5300 #9 Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies.

Although the association maintains the policies of insurance specified in this summary the association's policies of insurance do not cover your property, including personal property or real property improvements to or around your dwelling or personal injuries or other losses that occur within or around your dwellings.

Amador Pines Landowners Association maintains insurance policies through State Farm Insurance as required by law, including the following:

- Automobile Coverage - \$500,000/\$500,000/\$100,000 with a 1,000 deductible
- Property Coverage - building \$277,300 - property \$234,200 - liability / \$2,000,000 general aggregate, deductible \$1,000 per occurrence
- Directors and Liability for Board Members - \$3,000,000 with a 1,000 deductible
- Liability Umbrella Coverage - \$2,000,000 with 1,000 deductible

Firewise Update - Rebecca Pollon - apfirewise@gmail.com

My name is Rebecca, and I'm stepping in to support FireWise efforts and continue the great work Lori started. My husband and I love Amador Pines and want to help keep it a wonderful place to live. While we both work full-time in the Bay Area, we're committed to contributing where we can.

Amador RCD has included Amador Pines as a priority in the Regional Wildfire Prevention and Preparedness Plan and submitted a pre-grant application to CalFire on our behalf. The proposed project would focus on key areas such as Inspiration West (an important evacuation route), watershed areas, fuel breaks, and High Trees Road. If the project moves forward, I will reach out to gauge community support for a full grant application. With potential funding exceeding \$5 million, this would significantly improve wildfire resilience, reduce risk, and benefit our community long term, though work would likely begin in 2028–2029.

In the meantime, many of us are dealing with significant storm damage. My neighbor and I alone have over 100 large trees down. I am exploring options for debris removal and welcome others in similar situations to reach out. You can contact me at apfirewise@gmail.com—please be patient as I transition into this role.

(Note, Amador Pines Firewise is not part of APLO, but information is included in APLO communications due to landowners mutual interest and benefit)



Spring Newsletter: Election Update and Timeline: APLO 2026 Election

2026 Election Nomination Information

Please find the annual [APLO Board Election](#) abbreviated timeline. The timeline is dictated by a combination of civil code and APLO bylaws and election procedures. For detailed questions, please feel free to reach out to any of us by emailing us at:

inspectorsofelection.aplo@gmail.com.

- We will be accepting a minimum of 3 nominees to fill 3 Director positions. Candidates for director positions must be a member in good standing.
- The Deadline for submitting nominations is March 19, 2026.
- Nomination forms are posted on the [APLO website](#) and when completed can be submitted to APLO ATTN: Secretary PO Box 630 Pioneer CA 95666 or via email to: aplosecretary@gmail.com
- **If there are the same number or fewer qualified candidates as there are board positions to be filled, then the board of directors may, after voting to do so, seat the qualified candidates by acclamation without balloting. (This applies to the 2026 election cycle)**
- Who can vote? One vote per lot – the owner(s). Who is the owner(s)? The owner is the name(s) on the deed of the property which may not necessarily be the same as who resides at the property.

APLO Elections: The APLO adopted a revised election policy in November 2022, which includes the nomination process. Section 4 excerpted below explains the process.

Nomination Process:

“4. Nominations for Election to the Board of Directors (a) The Association shall provide general notice of the procedure and deadline for submitting a nomination at least thirty (30) days before any deadline for submitting a nomination. Individual notice of said procedure and deadline shall be delivered pursuant to Civil Code §4040 if a Member requests individual notice (Civil Code §5115(a)).”

Nominating Committee:

2 (b) The president shall appoint a nominating committee to receive nominations and select qualified candidates for election of those positions (not less than the number of positions to be filled) on the Board held by Directors whose terms of office are expiring pursuant to Section 4 of Article VII of the Bylaws.”

Candidate and Board Member Eligibility:

3(a) Candidates must be a Member in good standing of the Association as defined by Section 2 of Article VII of the Bylaws and Civil Code §4160, subject to the limitations listed in Civil Code §5105(d)(1&2).

Supervision of Election Process: 14. Supervision of Election Process; Appointment of Inspector(s) of Elections. To ensure secrecy of ballots and fairness in the conduct of Director elections and other elections governed by Civil Code §5100(a), the Board of Directors shall appoint an independent third party or parties to serve as the Inspector(s) of Elections.

More information about the Amador Pines Election Policy can be found here: <https://amadorpines.org/info-links/election-info>

APLO: 2026 Election – Timeline

Date (Method of Communication)	Action ✓ = complete * = in process
Dec. 19, 2025 (Fall 2025 Newsletter) (11/18/25 Board Meeting)	✓ Early Notice of Nomination Deadline <ul style="list-style-type: none"> • The APLO Board will be accepting nominations for three board positions to be filled at the annual election to be held on June 13, 2026. The nomination deadline is March 19, 2026. ✓ Deadline to Appoint Inspector of Elections <ul style="list-style-type: none"> • Board appoints one (1) or three (3) inspector(s) of elections consistent with the election rules and board decision.
Feb. 17, 2026 (Fall 2025 Newsletter)	✓ Notice of Delivery Date for Nomination Procedures and Deadline <ul style="list-style-type: none"> • The inclusion of this notice in the fall newsletter which is sent to individual landowners meets the procedural and timeline requirements as outlined pursuant to Civil Code §5115(a) in providing individual notice. This Fall 2024 newsletter includes the nomination procedures, nomination deadline, and candidate and director qualifications.
Within 7 business days (Written or electronic notice)	✓ Response to Nominations <ul style="list-style-type: none"> • Within seven business days of receiving a nomination, the nominating committee will provide written or electronic notice acknowledging the nomination to the member who submitted the nomination and if the nominee is a qualified candidate or not and if not, why not and the process to appeal the decision.
02/17/2026 to 03/12/2026 (Spring 2026 Newsletter, or Postcard/email - sent 2/14/26 via email/postcard)	✓ Reminder Notice of Nomination Deadline <ul style="list-style-type: none"> • Time period to give members a reminder by individual notice, including (1) the number of board positions that will be filled at the election; (2) the deadline for submitting nominations; (3) the manner in which nominations can be submitted; (4) a list of the names of all of the qualified candidates to fill the board positions as of the date of the reminder notice; (5) a statement reminding members that if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, then the board of directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.
March 17, 2026	✓ Board Meeting

Note: Due to the acclamation process for the 2026 election cycle, there will be no ballots and no need to count ballots.

However, there WILL still be an annual member meeting, followed by the annual Board of Directors Organizational meeting, and the member picnic afterwards. We encourage everyone to attend! For more information, please see the article in the Spring 2026 Newsletter and relevant links.

	1) Nominating Committee update of nominations to date and 2) Inspectors of Election update on election process.
March 19, 2026	<p>✓ Nomination Deadline</p> <ul style="list-style-type: none"> Last day/time to submit nominations to nominating committee Final response to nominations (Within 7 days)
April 8, 2026 (Spring 2026 Newsletter, or general notification)	<p>n/a Pre-Ballot Notice Date</p> <ul style="list-style-type: none"> Last day to send pre-ballot notice by general notice, including (1) date, time, and physical address to mail or hand-deliver ballots to inspector(s); (2) date, time, and location of ballot-counting meeting; and (3) the voter list correction deadline, (4) Candidate names, (5) Candidate Campaign Statement (optional) – may use campaign language no longer than 150 words.
May 4, 2026 (Member form in newsletter – or link)	<p>n/a Voter List and Candidate Registration List Correction Deadline</p> <ul style="list-style-type: none"> Last day for members to report errors or omissions in the member/voter list or candidate registration list to the inspector(s) of election.
May 8 – 14, 2026 (Via US Mail) (Election rules link shared in newsletter)	<p>n/a Earliest and Latest Date to mail or otherwise deliver ballots to members</p> <ul style="list-style-type: none"> Also, last date to deliver election rules to the members. Deadline to finalize and retain the voter list – all owners of record as of the date the ballots were mailed or otherwise delivered. Candidate Statement (BIO) – Statements shall be limited to candidate’s bio's only, 1 page no smaller than 12 pt. font, may NOT include campaign language.
June 13, 2026 (General Notification)	<p>n/a Voting Deadline and Ballot-Counting Meeting:</p> <ul style="list-style-type: none"> Noon: Annual Member Meeting begins including: Board Meeting, Voting Deadline, Vote Count during meeting, Inspector(s) of Election Report to Board results of election. Ballots may be returned by mail (if received by election day) or delivered from 9:00 – Noon at the Park/Pond located at: 27039 Inspiration Pioneer, CA 95666. Conduct Board Meeting - seating newly elected members immediately following Annual Member meeting.
June 26, 2026 (General Notification)	<p>n/a Election Results Deadline</p> <ul style="list-style-type: none"> Last day to provide general notice of the tabulated election results (setting forth the number of votes for each director).

Member Contact Form

2026 Revision

Member Contact Information: Corporations must keep a record of their members, with their names and addresses. (Corp. Code § 8320(a).) Members must, on an annual basis, provide their contact information to their associations. (Civ. Code § 4041.) The information is used for sending notices and disclosures to members and goes into forming a membership list. Associations, in turn, must annually provide written notice to the membership of their obligation to provide the information below.

Please complete the following information and return by mail to APLO P.O. Box 630 Pioneer, CA 95666.

Or via email to aplotreasurer@gmail.com.

This form is also available on our website at <https://amadorpines.org/member-contact-form>

- Preferred method of contact for **newsletters and information**, please mark ✓: Email ___ USPS mail ___
- Preferred method of receiving **invoices**, please mark ✓: Email ___ USPS mail ___
- Is the property, please mark ✓: owner-occupied ___ rented out ___ vacant ___ undeveloped ___

PLEASE NOTE: Assessments and Ballots are always mailed USPS.

This information should be submitted annually or as changes occur, in legible print, and returned within 30 days. (one per parcel)
Member(s) Name(s) (Owner(s) on title - Civil Code § 4160):

Address of property (in APLO):

Billing address (if different):

Email 1:

Email 2:

Telephone #:

Cell:

Is texting ok? y/n

Secondary telephone #:

Secondary cell:

Is texting ok? y/n

Legal representative or family contact:

Number of lots owned via grant deed or other recorded documents? _____

Identification of lots owned by either Assessor Parcel Number (APN) or Physical Address:

- Dues may be paid online with a 1% fee by sending a request to [Aplotreasurer@gmail.com](mailto:aplotreasurer@gmail.com)
- Any changes in mailing, email address, or phone number, is the responsibility of the member to notify aplotreasurer@gmail.com within 30 days.
- Members of the Association have a right to receive a membership list for a related interest of the members.
- A member may opt out of sharing their name, email, property address, and mailing address by notifying the association in writing that they prefer to be contacted via an alternative process, per Civil Code Section § 5220.

APLO Volunteer Form

Name: _____ Date: _____

Phone: _____ Cell _____

Address: _____

Email: _____

Emergency Contact Name: : _____ Phone# _____

Best way to reach you _____

Most crews get started in May and work one day a week until the end of August-October, except for Snowplows of course.

All crews meet at the APLO shop. Check the committees that interest you. Weather permitting.

___ Brushing Crew Tuesdays, 8:00-12:00

___ Road Crew Wednesdays, 8:00-12:00

___ Park/Pond Tuesdays, 8:00-10:00

___ Snowplow, Winter months (List your available times and days)

___ Special events, anything from stuffing envelopes to setting up for events.

___ Mechanical skills, as needed for maintenance and repair.

Let us know any special skills you have, also the time and days you're usually available.

Stay informed and get involved in your association!

All members are welcome to attend board meetings, held on the third Tuesday of every odd-numbered month at the APLO Shop.

APLO Shop - 27039 Inspiration Dr. - Pioneer

Return form to aplovolunteers@gmail.com or mail to P.O. Box 630, Pioneer CA 95666

APLO Budget 2026/2027	Budget with a 5% increase \$480	Carry Over From 2025-2026 Budget	Total
Landowner Assessments	\$331,680.00		\$331,680.00
Less Estimated Bad Debts (20 properties)	\$ 9,600.00		\$9,600.00
Late Fees	\$ 956.00		\$956.00
Interest (finance Charges)	\$ 500.00		\$500.00
Recovery of Collections Cost	\$ 300.00		\$300.00
Sale of Equipment			\$0.00
Miscellaneous Income	\$ 500.00		\$500.00
Interest Income from Bank Accounts	\$ 3,000.00		\$3,000.00
Carryover from 2024-2025			\$0.00
Monies collected from past due acc'ts.			\$0.00
Total Revenue	\$327,336.00		\$327,336.00
Expenses			
Roads			
Materials	\$ 22,000.00		\$22,000.00
Contracted Services	\$ 84,301.00		\$84,301.00
Other	\$ 5,000.00		\$5,000.00
Contingency	\$ 1,000.00		\$1,000.00
Total Roads	\$ 112,301.00		\$112,301.00
Snow			
Materials	\$ 1,600.00		\$1,600.00
Communications	\$ 200.00		\$200.00
Parts/chains	\$ 5,500.00		\$5,500.00
Contingency	\$ 1,000.00		\$1,000.00
Total Snow	\$ 8,300.00		\$8,300.00
Repair & Maintenance			
Vehicles	\$ 5,000.00		\$5,000.00
Other	\$ 1,370.00		\$1,370.00
Contingency	\$ 1,000.00		\$1,000.00
Total Repair & Maintenance	\$ 7,370.00		\$7,370.00
Website	\$ 250.00		\$250.00
Fuel			
vehicle	\$ 7,500.00		\$7,500.00
other	\$ 100.00		\$100.00
Total Fuel Costs	\$ 7,600.00		\$7,600.00

Collection of Past Due Accounts			
Postage for certified mail	\$	-	
Lien filing/release costs	\$	-	
Notary Other costs	\$	-	
Attorney Fees for collecting past due acct's	\$	11,300.00	\$11,300.00
Total Collections Costs	\$	11,300.00	\$11,300.00
Liability Insurance			
Vehicles	\$	14,000.00	\$14,000.00
Condominium Association	\$	11,740.00	\$11,740.00
Commercial Umbrella	\$	1,625.00	\$1,625.00
Total Liability Insurance	\$	27,365.00	\$27,365.00
Workmans Compensation Insurance	\$	2,000.00	\$2,000.00
Postage	\$	2,000.00	\$2,000.00
Elections			
Printing	\$	1,500.00	\$1,500.00
Postage	\$	600.00	\$600.00
Total	\$	2,100.00	\$2,100.00
Office			
Supplies	\$	1,350.00	\$1,350.00
Printing	\$	2,000.00	\$2,000.00
Certified Public Accountant-Review & Tax	\$	5,500.00	\$5,500.00
Mileage	\$	100.00	\$100.00
Bank Charges	\$	-	
Monthly Intuit Charges for windows	\$	2,700.00	\$2,700.00
Total Office	\$	11,650.00	\$11,650.00
Licenses			
Vehicle licenses	\$	4,200.00	\$4,200.00
Trailers	\$	-	
Total Licenses	\$	4,200.00	\$4,200.00
Committees			
Signs, Bulletin Boards	\$	1,000.00	\$1,000.00
Brushing	\$	500.00	\$500.00
Welcome	\$	325.00	\$325.00
Park & Pond	\$	1,000.00	\$1,000.00
Total Committees	\$	2,825.00	\$2,825.00
Utilities			
Electric	\$	1,000.00	\$1,000.00

Phone & wifi	\$ 1,650.00		\$1,650.00
Other	\$ 1,500.00		\$1,500.00
Ring Camera	\$ 250.00		\$250.00
Total Utilities	\$ 4,400.00		\$4,400.00
Taxes			
Federal	\$ 8,000.00		\$8,000.00
State	\$ 2,500.00		\$2,500.00
Property	\$ 675.00		\$675.00
Total Taxes	\$ 11,175.00		\$11,175.00
Equipment Purchase	\$ 2,500.00		\$2,500.00
Other Expenses	\$ 1,000.00		\$1,000.00
Contribution to Capital Reserve	\$ 95,000.00		\$95,000.00
Contribution to Operating Reserve	\$ 10,000.00		\$10,000.00
Contingency for Unexpected Expenses	\$ 4,000.00		\$4,000.00
Total Expenses	\$ 327,336.00		\$327,336.00

Amador Pines Landowners of Units 2 and 5 Inc.
 Capital Reserve Study January 12, 2024
 Replacement Expense by Year
 Comparison of Current and Proposed Contribution

Capital Reserve Study Expendures by Year 2026/2027											
Year	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037
Projected Capital Expenditures Dollars	25,000.00	5,000.00	25,000.00	78,000.00	-	84,000.00	-	92,500.00	-	140,000.00	-
Year-over-Yr											
Beginning Balance at Current Contribution of \$95,000 (Lease Expense)	352,381.00	442,381.00	512,381.00	529,381.00	624,381.00	635,381.00	730,381.00	732,881.00	827,881.00	782,881.00	877,881.00
Percent Capital Reserve Account is funded	38%	48%	55%	57%	68%	69%	79%	79%	90%	85%	95%
Associations in the 70%+ funding range are considered financially strong and special assessments should be rare.											
The projected contribution of \$95,000 does not take into account inflation rate.											
Funding Levels per Davis Sterling: There is a rule of thumb for funding levels. Although 100% funded is ideal, if reserves are funded at the 70% level, they are considered healthy. As funding levels drop below 70%, the risk of special assessments increase. The lower the percent funded the greater the risk.											
The Capital Reserve Committee is: Penny Hill Chairperson, Doug Holden, Sam Grimm, and Charlie Tine.											
The Committee met on 02/08/2026											

Amador Pines Landowners of Units 2 and 5 Inc.
Capital Reserve Study January 12, 2024
 Replacement Expense by Year
 Comparison of Current and Proposed Contribution

Year	Current Contribution	Proposed Contribution	Percentage
2037-2038	1,067,881.00	1,067,881.00	105%
2038-2039	95,000	95,000	115%
2039-2040	95,000	1,140,881.00	123%
2040-2041	95,000	1,235,881.00	134%
2041-2042	95,000	1,330,881.00	144%
2042-2043	95,000	1,425,881.00	154%
2043-2044	95,000	1,379,381.00	149%
2044-2045	95,000	1,252,381.00	135%
2045-2046	95,000	1,347,381.00	146%
2046-2047	95,000	1,442,381.00	156%
2047-2048	95,000	1,537,381.00	166%
2048-2049	95,000	1,632,381.00	176%
2049-2050	95,000	1,727,381.00	187%
2050-2051			
2051-2052			
2052-2053			
2053-2054			
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2098-2099			
2099-2100			

Annual Policy Statement

Civil Code 5310 (a) Within 30 to 90 days before the end of its fiscal year, the board shall distribute an annual policy statement that provides the members with information about association policies. The annual policy statement shall include all of the following information.

1. [Civil Code § 4035](#). Delivery to Association

The name and address of the persons designated to receive official communications to the association:

Email- presidentAPLO@gmail.com or aplosecretary@gmail.com

Physical address P.O. Box 630 Pioneer, CA 95666

2. [Civil Code § 4041](#). Member Contact Information

Member contact form is available on www.amadorpines.org, or contact aplosecretary@gmail.com

A member shall, on an annual basis, provide written notice to the association secretary of all of the following:

1) The members preferred delivery method for receiving notices from the association, which shall include the option of receiving notices at one or both of the following.

a) A mailing address

b) A valid email address

2) An alternate or secondary delivery method for receiving notices from the association, which shall include the option to receive notices at one or both of the following:

a) A mailing address

b) A valid email address

c) Name and contact information of any legal representative.

d) Whether the separate interest is owner-occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.

e) Members **do** have to provide on email address to the association.

3) [Civil Code § 4040](#). Providing Notice or Delivery to Individuals.

Members may submit a request to have notices sent to up to two different specified addresses, mail and or email to make changes to your account please fill out the Membership Form found on the website www.amadorpines.org or contact aplosecretary@gmail.com

4) [Civil Code § 4045](#). Providing General Delivery or Notice.

Notices are posted on the bulletin boards by the mailbox clusters, Next-Door/Amador Pines, the Amador Pines Facebook group page and on our website www.amadorpines.org .If a member requests to receive general notices by individual delivery, all general notices to that member, shall be delivered pursuant Civil Code §4040.

5) [Civil Code § 4950](#). Meeting Minutes

The minutes, proposed minutes, or summary minutes, within 30 days, shall be distributed to any member upon request and upon reimbursement of the association's costs for making that distribution.

6) [Civil Code § 5920](#). Annual Notice of ADR Policy (Summary)

Failure of a member of the association to comply with the alternative dispute resolution requirements of Civil Code §5930 may result in the loss of the member's right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law. To find the complete ADR procedures go to amadorpines.org under Documents.

7) [Civil Code § 5105](#) The Election Rules. Approved 11/15/2022 This document is on the website amadorpines.org and explains the entire election process from nominations to election.

Alternative Dispute Resolution (ADR) Procedures
of the
Amador Pines Land Owners Association Units 2 & 5 Adopted May 18, 2010

This policy and the procedures it establishes are intended to comply with certain provisions of the *California Civil Code*, including Sections 1363.820 through 1363.880, and Section 1369.520.

Prior to filing a civil enforcement action (as defined in Section 1369.520) for the following purposes,

- enforcement of the rights, duties or liabilities under state laws governing the association;
- enforcement of the governing documents of the association;

the parties shall attempt to resolve the dispute through the following procedures. However, this restriction shall not apply to disputes in excess of five thousand dollars (\$5,000) in monetary damages, assessment disputes or actions filed in small claims court.

Either party to the dispute may invoke these procedures.

1. The party invoking these procedures shall initiate the process by serving on all other parties to the dispute a written Request for Resolution. The Request for Resolution shall include all of the following:

- A brief description of the dispute between the parties;
- A request for resolution of the dispute under these ADR procedures; and
- A notice that the party receiving the Request for Resolution is required to respond within thirty (30) calendar days of receipt, or the request will be deemed rejected.

Service of the Request for Resolution shall be by personal delivery, first-class mail, express mail, facsimile transmission, or other means reasonably calculated to provide the party on whom the request is served actual notice of the request. If the association serves the request upon a member, a copy of these procedures shall accompany the Request for Resolution.

2. A party on whom a Request for Resolution is served has thirty (30) calendar days following service to accept or reject the request. If a party does not accept the request within that period, the request is deemed to have been rejected by that party.

3. The Request for Resolution may propose:

- a. that the parties meet and confer in an effort to resolve the dispute. If the request is served by the association on a member, that member may decline to meet and confer. The association may not decline to meet and confer. The association's board of directors shall designate a member of the board to meet and confer. An informal meeting to confer shall occur at a mutually convenient time and place within ten (10) calendar days following service of the request. The parties shall explain their respective positions and confer in good faith to resolve the dispute. Failure to resolve the dispute informally shall not bar the party serving the request from requesting mediation or arbitration, as provided below.
- b. that the parties submit the dispute to mediation by a neutral third party. Mediation shall occur at a mutually convenient time and place within thirty (30) calendar days following service of the request. The mediator shall be selected by mutual agreement of the parties from the California Academy of Distinguished Neutrals.
- c. that the parties submit the dispute to final and binding arbitration by a neutral third party.
 - 1) Either party may reject arbitration. If the parties agree to arbitration they shall promptly sign and date an agreement to that effect. By signing an arbitration agreement, both parties relinquish their right to file an action in civil court for resolution of the dispute.
 - 2) Within five (5) business days following execution of the arbitration agreement the association shall request a list of three (3) arbitrators from the American Arbitration Association. The parties shall each strike one name from the list, the first party to strike being determined by a coin toss.

- 3) Arbitration shall occur at a mutually convenient time and place within forty-five (45) calendar days following service of the request.
 - 4) The arbitration shall be conducted in conformance with the rules of the American Arbitration Association. The decision of the arbitrator shall be final and binding upon all parties and shall be enforceable by a court of competent jurisdiction.
4. A resolution agreed to by the parties through informal conference or mediation shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association. Such an agreement shall be final and binding upon the parties and shall be enforceable by a court of competent jurisdiction, provided that:
- a. The agreement is not in conflict with law or the governing documents of the association; and
 - b. The agreement is ratified by the board of directors of the association.
5. The fees and expenses of mediators and arbitrators shall be borne equally by the parties.
6. Each calendar year, the association shall provide to its members a summary of the relevant provisions of the *California Civil Code*, along with the following statement:
- “Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 1369.520 of the *Civil Code* may result in the loss of your right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law.”



AMADOR PINES LANDOWNERS ASSOCIATION, UNITS 2 & 5

INTERNAL DISPUTE RESOLUTION POLICY

As required by the Davis-Stirling Act (Civ. Code § 5910; Civ. Code § 5915) the APLO Board of Directors will follow the procedure policy outlined below when a complaint cannot be resolved through initial communications:

1. The procedure may be invoked by either party to the dispute. A request invoking the procedure shall be in writing using the APLO Complaint Form available at www.amadorpines.org/complaint. Instructions on how to complete and return this form can be found on the website. The form can also be obtained from the Board of Directors at any scheduled Board Meeting.
2. Once a Complaint form is received by the Board, a letter will be sent by registered mail within seven days to the member listed in the complaint. The member will then have fourteen days to arrange to meet at a mutually convenient time and place.
3. At the meeting, the parties shall explain their positions to each other and to the Board member appointed to mediate the dispute. All parties shall confer in good faith in an effort to resolve the dispute.
4. If the procedure is invoked by a member, the association shall participate in the procedure. A Board Member who has no conflict of interest, is not a neighbor or close associate of either party will be appointed to mediate the procedure. If no such Board Member is available, each party may select a Board Member to participate.
5. If the procedure is invoked by the association, the member may elect not to participate. If the member chooses not to participate and the dispute is resolved other than by agreement of the member, the member shall have no right of appeal to the board. To retain the right of appeal the member must participate in the procedure.
6. A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the Board designee on behalf of the association.
7. A written resolution, signed by both parties, of a dispute pursuant to the procedure that is not in conflict with the law or the governing documents binds the association and is judicially enforceable. A written agreement, signed by both parties, reached pursuant to the procedure that is not in conflict with the law or the governing documents binds the parties and is judicially enforceable.
8. At the meeting the Board member will explain the complaint as stated in the Complaint Form, followed by an outline of subsequent communications with both parties. Both parties will then have five minutes to speak on the complaint and provide any evidence to support or dispute the violation.
If the dispute is between the Association and a member there will then be an open discussion to find a resolution. If the dispute is between members, the designated Board member will ask questions to both parties in an attempt to gain further understanding and help the parties come to a resolution.
9. The member and association may be assisted by an attorney or another person in explaining their positions at their own cost. Should the Association intend to have legal counsel present the member will be notified in advance. Should the member intend to have legal counsel present the Association should be notified in advance. If either party neglects to notify of the presence of legal counsel the meeting will be immediately rescheduled citing California's Rules of Professional Conduct (Rule 2-100(A)).

No Litigation During IDR. An association may not file a civil action regarding a dispute in which the member has requested dispute resolution unless the association has complied with Civil Code § 5910 by engaging in good faith in the internal dispute resolution procedures after a member invokes those procedures. (Civ. Code § 5910.1.)

Annual Notice. Associations must annually notify their members of both IDR and ADR dispute resolution procedures. (Civ. Code § 5920; § 5965.)

Once an IDR has been held on an issue, the Board is **not** required to hold repeated requests by the same Landowner on the same issue. Once the matter has been addressed and documented, the Board can decline any further requests on that issue.

Amador Pines Landowners Association - Key Contacts - Save this page!

Name	Board of Directors	Officers	Contact Info
Robin Bell	Board of Directors	President	presidentaplo@gmail.com 209-295-5030
Sam Grimm	Board of Directors	Vice President	samuelgrimm@gmail.com 209-295-3239
Penny Hill	Board of Directors	Treasurer	aplotreasurer@gmail.com 209-295-3757
John Meehl	Board of Directors		lynne1941@volcano.net 209-295-6776
Charlie Tine	Board of Directors		mtn.man@volcano.net 209-295-2376
Terry Gremore	Board of Directors		twgremore@yahoo.com 209-295-1302
Craig Hange	Board of Directors		cehange@earthlink.net 650-346-9969
Ryan Wagner		Secretary	aploscretary@gmail.com 209-295-3757

Jim Eldredge	APLO Point of Contact (POC)	Pioneertinman@gmail.com 209-295-7455
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Committee Chairs

Name of Committee	Committee Chair/phone	email
Roads/Culverts	Doug Holden - see APLO POC	Pioneertinman@gmail.com
Snow Removal	Mark Pouard - see APLO POC	Pioneertinman@gmail.com
Maintenance	Charlie Tine - 209-295-2376	mtn.man@volcano.net
Brushing	Rich Urban - 209-295-1185	Urband65@gmail.com
Parks/Ponds	Lisa Maxwell - 209-737-5136	Elizabethfirlit18@gmail.com
Mailbox Shelters/Bulletin Boards and Signs	Rick Onstad - 510-861-7242	onstad@comcast.net
Welcome Committee	Sue Cola - 295-1887	suejcola@aol.com
Volunteer Committee	VACANT	aplovolunteers@gmail.com
Landowners' Relations Committee	Jeannie Schumann	Landownersrelationscommittee@gmail.com
APLO Maintenance Shop (recorder only)		209-295-5663
APLO Maintenance Shop WIFI: netgear.guest Pw: HOAguest		

Other key resources:

County Burn Line - 209-223-6246 https://www.amadorcounty.gov/services/amador-air-district/burning-and-burn-permits	PG & E Power Outage - 800-743-5000
	Watch Duty: https://app.watchduty.org/
Amador County Road Status and Conditions https://www.amadorcounty.gov/departments/transportation-and-public-works/road-closures-and-conditions	
CalTrans Road Status and Conditions - https://roads.dot.ca.gov/roadscell.php	



PO BOX 630
PIONEER, CA 95666

— SPRING NEWSLETTER 2026 —