

Amador Pines Landowners Association

Units 2 & 5

P.O. Box 630 Pioneer, CA 95666

Fall 2020 Newsletter

Editor: Penny Hill

President's Report

Robin Bell

I made it through my first year and I'm pleased to say I feel like we have a great team. I can't thank the volunteers enough for doing such an amazing job! Without volunteers this organization would have a tremendous increase in dues, so come aboard. We can use more help in many ways from stuffing envelopes to brushing and road repair or be really adventurous and drive the snow plow truck!

Please, please, please CLEAN OUT YOUR CULVERTS before the winter rains and snow. Water backing out onto the road not only damages the road but can cause hazardous conditions. In closing, please remember to appreciate your volunteers. They are doing a lot of work for you and this development!

Treasurer's Report

Pam Currier

We are in our third month of the fiscal year which started July 1, 2021. Fiscal year 2020-2021 ended June 30, 2021. Our Financial records have been

reviewed by our Certified Public Accountant as required by law. A copy of the review is available upon request. To request a copy, send an email to: aplotreasurer@gmail.com.

At this time, our Finance Team is focused on the process of filing liens on properties with unpaid assessments. Unfortunately, there are several. A committee has been formed to pursue the process of foreclosure on unpaid properties.

A report of Income and Expenses is reviewed at every Board Meeting. Our meetings are held every other month starting in July on the third Tuesday at 6:30 p.m. In the interim months, the finances are reviewed by a committee of two board members with our Finance Team.

Our Annual Assessment is currently \$310.00 per property per year. Unfortunately, the costs of maintaining our more than 26 miles of roads increases every year, even with all labor performed by volunteers. Without the volunteer labor our assessments would be much, much higher.

Newcomers to Amador Pines?

The Amador Pines Landowner's Association welcomes you to our community!

Our Board meetings are held on the 3rd Tuesday of odd numbered months. Board agendas and minutes are available by email—just send your request to the secretary at penniescc@gmail.com. They are also posted at the mailboxes.

Our annual Meeting and Picnic is held the 2nd Saturday of June 11, 2022, and you are welcome to attend!

Many things about our neighborhood are posted on the Nextdoor App. If you have not joined the app, please do so to keep in touch with things going on in the area.

Please feel free to contact any Officer, Board Member, or Committee Chair with questions & suggestions regarding our community.

Please always keep in mind, everyone on the board, committee chair, or a helper, is a volunteer. No one gets paid to do the things they do. Volunteers help keep the cost down for all of us. Please consider volunteering. We always need and welcome help.

Please contact Sue Cola, if you would like to volunteer. 209-295-1887

Frequently asked questions

Q. Why does the plow driver leave a snow berm across my driveway? How am I supposed to get my vehicle out onto the road?

A. The plow crew attempts to avoid leaving berms, but that's not always possible. As a general rule, the homeowner is expected to clear the driveway, including any berm left by the plows. The berms are an

inconvenience, but we have chosen to live in Amador Pines, after all--in *snow country*.

Just remember: they plow 26+ miles of our roads. Many times, in the middle of the night and it takes many hours to finish that job. You might want to reward them with freshly baked brownies!

Q. Which state laws govern our landowner's association?

A. There are too many state statutes to list here, that's for sure. But the *Davis-Stirling Act* is the fundamental state law governing homeowner associations—and, yes, even our “landowners” association.

In addition, our association CC&Rs—the APLOA 's Covenants, Conditions & Restrictions—along with the Association Bylaws— “fine-tune” the legal standards established in the *Davis-Stirling Act*. The CC&Rs and Bylaws are a type of “private law” that is not written by the government, but can be enforced by the courts.

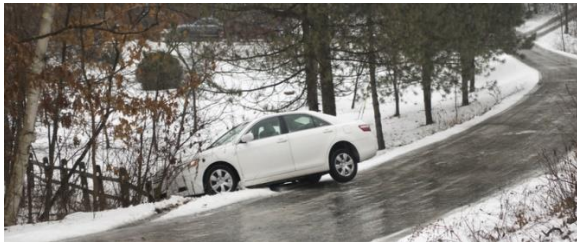
The *Davis-Stirling Act* ensures that the association operates fairly and that landowners are protected against arbitrary and discriminatory practices. It governs how the association handles association monies, how your board of directors is elected, and how the board may conduct association business.

Our CC&Rs and Bylaws address things like duties of the officers, easements for road maintenance and plowing and the individual landowner's legal duty to avoid undue “nuisances” or fire hazards on their private property.

Important Things to Remember:

When it snows, Inspiration Road coming into Amador Pines, will be very slippery. It is a steep incline and a 2-wheel drive vehicle will not make it up the hill or down the hill safely. Please plan accordingly. Also, when it snows do not leave your vehicle on the side of the road. Your vehicle becomes a hazard and a nuisance to snow plows and other residents.

The snow and ice are also slippery for us. Wear proper shoes to avoid slipping and injuring yourself on the ice.



Don't be this person



Will you be ready for winter?

We have received some rain and cold weather already this Fall. Hopefully, within the next month we could be experiencing the beginning of a very cold and wet winter. Following are some tips for winterizing thing around the house.

Vehicles: Some precautions, like good tires, fresh anti-freeze and tire chains, come naturally to most of us who live full-time in Amador Pines. But it's easy to let the gas tank creep below the quarter tank mark; it's best to keep at least a half tank of gas. An emergency kit for each family vehicle is a wise precaution.

Backup generators. Check the oil level, and if gasoline powered, make sure you have sufficient fuel on hand. A fuel additive to extend the useable "lifetime" of stored gasoline is a good idea, as well.

Food and water. Stock up on dried and canned food that can be consumed as is, in case your cooktop, microwave, etc. cannot be used. Make sure you have a hand-powered can opener. Keep extra water on hand in case a power outage disables your well pump.

Heat. If the gas in your propane tank is not automatically (i.e., remotely) monitored by your supplier, keep a close watch on the quantity in your tank. Obviously, extra clothing and blankets should be on hand, just in case.

Light. Fresh batteries and working flashlights are essential.

Other Tips for winter:

- Have your furnace checked, ducts cleaned and filters changed.
- Get your wood/pellet stove and/or fireplace cleaned
- Buy pellets and/or firewood and store in a dry place
- Inspect and seal exterior doors and windows
- Inspect and clean roof, gutters and down spouts
- Service snow blowers, replace worn snow shovels
- Clear debris/vegetation from house foundation, seal entry points for animals
- Check smoke and carbon monoxide detectors
- Insulate exposed plumbing pipes, drain air condition pipes and turn it off
- Trim branches that hang too close to the house, electrical wires and chimney
- Seal driveways, patios and decks
- Prepare an Emergency Kit that includes supplies for at least 3 days

Point of Contact for Complaints (POC) is Jim Eldridge 295-7455. This is primarily for roads and snow plows. If you have an issue with something and cannot resolve it on your own, please contact Jim Eldridge and he will help to resolve your issue or if he cannot. He will pass the issue to the board for a determination on how and if the issue can be resolved. Please remember everyone, including Jim, is a volunteer. Please be respectful when voicing your complaint.

CalFire will soon lift the ban on burning. Cooler fall temperatures make a great time for cleaning up brush and cutting limbs on trees. I know it's work and many of us retired so we wouldn't have to work, but the fires this summer remind us once again how important it is to keep our homes and properties cleaned and fire safe.

Amador Pines Landowners Association of Units 2 & 5 has many volunteers who help keep our Association's private roads in good repair and drivable in the winter, the brush and tree limbs out of the road right-of-way, the culverts clean, the park and pond beautiful, the bulletin boards, mail boxes, and signage repaired/replaced. We get our newsletters, agendas and minutes because we have volunteers. Just about everything that our Association needs is done by volunteers except for a portion of the maintenance of our vehicles and equipment that we do not have the in-house tools or expertise.

Once again, I can't emphasize enough how valuable the service of our volunteers is to all of us. Our dues have remained lower than any other association and our roads and facilities are in better shape. We are very fortunate that our residents are willing to put in the time and effort. **Come join in and meet your neighbors. It's a lot of fun and very worthwhile!!**

Committee Reports

Maintenance

Charlie Tine

All vehicles that were used for our summer season worked well and there were no discrepancies. All of the winter vehicles that will be used for snow removal and sanding will be serviced before the snow season.

Road Crew

Gary Johnson

Road work has been completed for this year. We put down a total of 5 transfer loads of cutback this year. That included a few big projects including Mountain View Rd, Manzanita Way, and Hill Rd. The crew worked on gaining back the width of the roads that has been lost over the past years. A big thank you to all who helped out on the road crew! The road crew and snow plow crew will be meeting on October 6th to convert everything needed for snow plow use. This report marks the end of my tie as chairman of the road crew. I plan to continue on as a volunteer to the crew and hope a replacement is found soon.

Brushing

Rich Urban

The New 2022 Brushing Schedule will be posted early in the Spring for areas and dates that will be subjected to brushing and chipping. Please note: the brushing crew will only be responsible for clean-up, brushing and chipping of debris that we have created, no personal property clean-up will be on our agenda. We will be doing emergency clean up if needed by downed trees due to the

harsh weather conditions on Association roads only.

I want to thank all the Volunteers who work on the brushing crew. Without Volunteers, the roads would not be kept free from debris. We have one new member, Tim Rickford. Thank you for volunteering. We can always use more help. Please consider working on the brushing crew this Spring.

Park and Pond

Mike Currier

Although we didn't get enough snow and rain last winter, we did have some damage in the park. After a wet snow and 20 mph+ winds, many limbs were broken, but with the hard work of our volunteers the park was in great shape for the Annual Member Picnic in June and the 4th of July picnic. I thank our six volunteers for all their efforts. As always, we could use more help. We work Thursday mornings from May to early August.

Welcome

Sue Cola

Winter is fast approaching. There are many new residents who will be experiencing their first winter here. Snowfall can be beautiful if you are prepared for it and a disaster if you are not. Some helpful hints: Make sure you have fuel for heat, be it wood or propane. Have a portable radio. Tune in to Hometown Radio 1340AM or 96.5FM for local news, weather and power outage updates. Have groceries and supplies on hand for at least 5 days. Do not park on the roadway. The snowplows need to be able to clear the entire road when they run. Be sure to check out our website amadorpines.org.

Signs and Mailboxes

Rick Onstad

You may have noticed signs change with each season. A sign has been posted to remind everyone winter is coming. Please be prepared for the snow and ice.

A big thank you in advance to our snow plow drivers. They keep the neighborhood moving in the winter. Many of you may not realize but when it snows, the drivers plow in the middle of the night, so you can get out the next day. The drivers love and appreciate donuts and cookies. :)

Snow Plow

Dan Schumann

Winter is here and we need to prepare for the snow. Your snow plow crew has been busy mounting the plows and chains to the trucks for the season. We are ready to go when it snows. We are fortunate, our experienced drivers have agreed to return and drive again. Thank you to Bob Humphrey's, Danny Schacht, John Martini, Doug Holden and Bob Alvarez for stepping up again. We welcome our newest driver Greg Bluma for joining the team this year.

You may have noticed; the fallen snow makes it difficult to tell where the edge of the road is. A driver may inadvertently drive off the paved road onto your property. The fear is that the plow may strike an object close to the road, damaging the object and/or the plow.

Please check for and remove any large rocks or other objects that may

get in the way of the plow. In addition, do not park vehicles in the roadway or just off to the side of the roadway as these may become damaged or damage our plows. We will be placing road hazardous markers on some of the roads this year that will be identifying known hazards to our plow drivers. These consist of a white PVC pipe with reflective tape on top. These markers will be removed at the conclusion of the snow season.

Additionally, if you must be out driving when it is snowing or icy, please drive a 4WD vehicle and drive slowly. With over 26 plus miles of roads to plow and four available snow plow trucks it is important that all plows remain operational and not become damaged due to items left by the side of the road.



BOARD MEMBERS

Robin Bell - 2020/2021 President 295-5030hairiam@volcano.net
Mike Currier - 2020/2021 Vice Pres 295-3239pamela_currier@yahoo.com
John Meehl 295-6776.....lynne1941@volcano.net
Charlie Tine295-2376.....mtn.man@volcano.net
Ted Novelli295-1302fava@volcano.net
JoAnn Ogburn295-1788oggiefarms@volcano.net
Kelly McGee 295-4588.....mcgee@volcano.net
Pam Currier-- Treasurer295-3239.....aplotreasurer@gmail.com
Penny Hill -- Secretary 295-3757aplosecretary@gmail.com
Jim Eldredge APLO Point of Contact (POC) ...295-7455.....Pioneertinman@gmail.com

COMMITTEE CHAIRS

To Be Determined Open Spot- Road/Culverts
POC..... Jim Eldridge
Dan Schumann - Snowplow ...POC 295-7455.....Danschumann1@yahoo.com
Charlie Tine -- Maintenance..... 295-2376mtn.man@volcano.net
Rich Urban -- Brushing 295-1185urband65@gmail.com
Mike Currier Park/Ponds - 295-3239pamela_currier@yahoo.com
Rick Onstad—Signs/Mailboxes.....onstad@comcast.net
Sue Cola -- Welcome/Volunteers.....295-1887.....suejcola@aol.com
Maintenance Shop (recorder only).....295-5663..... amadorpines.org

County Burn Line 223-6246
PG&E Power Outage 800-743-5000

Amador County Road status and condition:
www.co.amador.ca.us/index.aspx?page=229

Cal-Trans road status and condition: www.dot.ca.gov/cgi-bin/roads.cgi

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