

# Amador Pines Landowners Association

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## **Units 2 & 5**

*P.O. Box 630 - Pioneer, CA 95666*

### **Fall 2022 Newsletter**

Editor: Kerri Gonzales

### **President's Report**

Dan Schumann

It's hard to believe that fall is already here. It's been an interesting year for me as the new president of the APLO with only three months into this position. I have learned a lot during this short period of time and have come to appreciate my fellow Board members and supporting Staff. Still, there are lots of challenges for the Board as we move into the winter months.

There continues to be a great deal of activity for the residents in preparation of winter. We are still cleaning up from last year's storm and there continues to be large amounts of trees/wood still on the ground. Everyone in the Pines has been dealing with dramatically increased costs of fuel, food and home energy (PG&E), not to mention fire insurance. With all these increased challenges, why do we live here? I choose to live here because of how beautiful it is, its peace and quiet and proximity to the great outdoors, fishing, camping, hiking and the snow, yes, I like the snow.

I would like to give a big shout-out and thank you to all of our volunteers, I can't thank them enough for doing such an amazing job! Without volunteers this organization would have a tremendous

increase in our annual dues, so please I encourage you to become a volunteer.

### **Treasurer's Report**

Penny Hill

Financially we are in good shape. Our expenses so far, this fiscal year, are well within our budget. Our dues were \$356 this year as we build up our savings accounts and try to keep up with inflation.

Unfortunately, we have 40 parcels unpaid and of those 10 have liens filed against them. Late notices have been sent and interest is accruing however, we all know that we would rather have the money in our account so if you haven't paid, please do so. Also, we will be filing liens on the 30 parcels that have not paid. On the properties that already have liens, we are speaking with an attorney regarding the next step of foreclosure. We have close to \$50,000 in current liens on properties. \$50,000 is a lot of road work that we cannot do because owners have not paid their dues.

Property sales were up this summer. We have many new owners and would like to welcome them. We are a California Non-Profit Corporation and as such have to file many state and federal reports including income taxes. Our fiscal year ends on June 30 so our tax reports have recently been submitted. We owed no taxes this year. Our books are reviewed by an independent accountant and we

are managing our finances in accordance with the rules for non-profit corporation status.

A report of income and expenses is reviewed by the Board at each meeting. Please feel free to contact me if you have any questions. I have been the Treasurer only since March. Billing for 691 properties is not an easy project. With the help of Bob Humphreys and Sharon Groffman, we got it done. I want to thank both of them for their hard work. Also, thank you to all the members who have paid their HOA fees.

### **Newcomers to Amador Pines?**

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

Our Board meetings are held on the 3<sup>rd</sup> Tuesday of odd numbered months. Board agendas and minutes are available by email—just send your request to the secretary hayeskerr8@gmail.com. Agendas are also posted at the mailboxes.

Our annual Meeting and Picnic is held the 2<sup>nd</sup> Saturday of June, and you are welcome to attend!

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

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 Lori Rickford if you would like to volunteer at [aplovolunteer@volcano.net](mailto:aplovolunteer@volcano.net)

### **APLO Point of Contact**

Our APLO Point of Contact (POC) for complaints, concerns or general information is Jim Eldredge 295-7455. This is primarily for roads and snow plow. If you have an issue with something else and cannot resolve it on your own, please contact Jim. 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.

### **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.

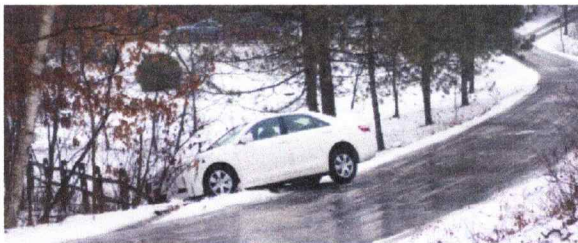
**Q. Which state laws govern our landowner's association?**

A. California Corporation and Civil Codes. 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 Covenants, Conditions & Restrictions (CC&Rs) 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. These two documents 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.

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.



**Don't be this person**

**Important Things to Remember:**

***When it snows, Inspiration Dr E 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.***



**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 things 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

#### **Volunteering**

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.

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

Doug Holden

This was a very productive summer for our road crew. Our crew of 15 volunteers put in 900 hours.

The 7 loads of cutback material (approx. 160 tons) cost \$16,361.56. The 5 loads of road base material (approx. 114 tons) costs \$3,131.25. The Slurry contract at \$62,171.20, all totaling \$81,663.01.

I would like to thank the crew for all their time and effort, job well done. To everyone that passed thru our work zone, thank you for your understanding and driving slowly and with care. I hope everyone has a safe winter.

### Brushing

Rich Urban

The brushing crew is only responsible for brushing, chipping, and cleanup of debris along roads within Amador Pines. This includes shrubs, trees, branches or brush along and above roadways. We aim to keep roads clear for larger vehicles, snowplows, RVs, fire equipment and potential fire danger. No personal property clean-up will be on our agenda. Homeowners need to be sure

all private residences near roadways are free and clear of any debris as to not damage snow plows. We will be doing emergency clean up if needed of downed trees due to the harsh weather conditions on Association roads only. ***Please drive slow when you see the brushing crew as falling debris is a potential hazard.***

I want to thank all the volunteers who work on the brushing crew especially our cut team - Bob, Doug and Tim. I also want to thank our female volunteers for traffic control, chipping, brushing and cleaning the roads. We added one new member, Norm Chase.

Without volunteers, the roads would not be kept free from debris for homeowners, plow drivers or emergency vehicles. We can always use more volunteers. If interested, reach out to our Volunteer Committee Chairperson also mentioned in this newsletter.

### Park and Pond

Tim Rickford

This past summer was a great year for the Park & Pond. Due to the hard work of the current volunteers and an addition of 8 new ones, we were able to not only clean up the remains of last winter's storm but also do some long overdue maintenance and pruning. With all the new help, we were also able to remove a large portion of pond weeds and plants to restore the natural state of the pond.

If you are interested in helping out in the Spring of 2023, please show up on Thursdays at 9:00 a.m. We'd love to have you! Otherwise, please enjoy the park & pond at your convenience.

## **Welcome**

Sue Cola

Since the beginning of the year I've been notified of 27 property sales. All new owners were sent a welcome package which includes a map of Amador Pines, a winter to do list and a Cal Fire wildfire action plan. Remember to check out our website at [amadorpines.org](http://amadorpines.org) for the APLO bylaws and CC&Rs. Our Board Meetings are held on the 3rd Tuesday of odd numbered months at 6:30 at the maintenance shed at the pond. Please join us for the latest updates on our community.

## **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.

## **Volunteer Committee**

Lori Rickford

The volunteer committee has been established to recruit, utilize and distribute volunteers based on their skill set and desired scope of work.

We ask that you fill out a simple form including contact information, emergency contact, available days with your interests and special skills you may be able to offer. Example: Someone wishes

to be on the brushing crew for the Spring, but is also a welder, mechanic or computer wiz.

Once your form is submitted, other committee chairs will reach out to me when they need assistance. We can ALWAYS use help in a variety of ways, such as - one day events, season long, weekly help, administrative needs, emergency helpers during/after a storm.

Please email me directly for a copy of the form (or see attached) and any questions you may have. I can be reached at:

**[APLOVolunteer@volcano.net](mailto:APLOVolunteer@volcano.net)**

The road crew, brushing crew, and park & pond crew are finished for 2022, but are looking forward to new volunteers for 2023. They all meet at the maintenance yard and their current schedules are as follows:

Tuesdays, 8:00 a.m., Brushing Crew

Wednesdays, 8:00 a.m., Road Crew

Thursdays, 9:00 a.m., Park & Pond

## **Snowplow**

Doug Holden

Shorter daylight days brings us to another season of winter. We will be getting the trucks ready for snow. The first of November I will be contacting all those who have asked to volunteer with the snowplow team. We have room for more volunteers, to whoever is willing to learn and help with the snowplow team.

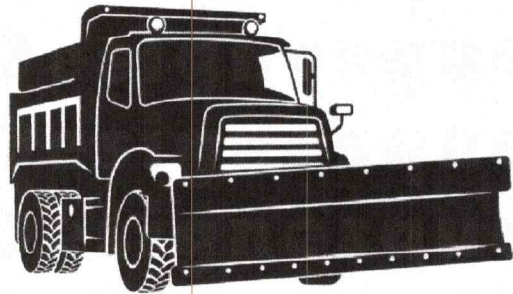
To all APLO, last year we had one heck of a storm. With everyone's help to reopen our roads, we made it through.

We the snowplow drivers still need your help to keep our roads open.

- Clear trees and brush away from roadway. Any tree that is leaning towards the roadway will load with snow and will block the roads. Dead trees will fall with the weight of the snow and block road. When a tree falls on the road ALL plowing stops until we can get the trees cleared.
- Clear edge of road back 4ft. All vehicles, stacks of wood, brush piles and garbage cans, should be 4ft from the road. Aces garbage trucks can reach out to 6ft to get your garbage cans.
- Culvert markers are ok, but please no "T" posts. They will cause damage to our snowplow blades.
- Check your culverts and drainage. Make sure they are clear to allow run off to flow away.
- Safety reminder. Please allow room for us to work. "STAY BACK" Intersections are a lot of work, we back-up frequently to clear them.
- None of our trucks can pull you out of trouble. Please Do Not Ask! You and your vehicle need to be ready for winter mountain driving. If you do get in trouble, get to the side of the road so we may pass. We can clear it so a tow truck can come help you.

May you and yours enjoy this winter safely. We thank you for your support.

**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.**



## BOARD MEMBERS

Dan Schumann – 2022/2023 President ..... 295-1895.... Danschumann1@yahoo.com  
Sam Grimm – 2022/2023 Vice President...(530) 518-8066.... samuelgrimm@gmail.com  
John Meehl ..... 295-6776..... lynne1941@volcano.net  
Charlie Tine ..... 295-2376..... mtn.man@volcano.net  
JoAnn Ogburn ..... 295-1788 ..... oggiefarms@volcano.net  
Kelly McGee ..... 295-4588..... mcgee@volcano.net  
Penny Hill- Treasurer ..... 295-3757..... aplotreasurer@gmail.com  
Kerri Gonzales - Secretary ..... hayeskerr8@gmail.com

## COMMITTEE CHAIRS

Jim Eldredge APLO Point of Contact (POC)..295-7455.....Pioneertinman@gmail.com  
Doug Holden - Roads/Culverts (POC – Jim Eldredge)  
Doug Holden - Snowplow (POC – Jim Eldredge)  
Charlie Tine - Maintenance ..... 295-2376 ..... mtn.man@volcano.net  
Rich Urban - Brushing ..... 295-1185 ..... urband65@gmail.com  
Tim Rickford - Park/Ponds ..... (925) 260-1202 ..... trickford78@yahoo.com  
Rick Onstad - Signs/Mailboxes..... onstad@comcast.net  
Sue Cola - Welcome.....295-1887..... suejcola@aol.com  
Lori Rickford - Volunteer Committee..... aplotvolunteer@volcano.net  
Maintenance Shop ..... 295-5663..... amadorpines.org  
  
County Burn Line ..... 223-6246  
PG&E Power Outage ..... 800-743-5000

Cal-Trans road status and condition: [www.dot.ca.gov/cgi-bin/roads.cgi](http://www.dot.ca.gov/cgi-bin/roads.cgi)

# VOLUNTEER FORM

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

EMERGENCY CONTACT: \_\_\_\_\_

### What dates are you available?

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Monday    | <input type="checkbox"/> Friday   |
| <input type="checkbox"/> Tuesday   | <input type="checkbox"/> Saturday |
| <input type="checkbox"/> Wednesday | <input type="checkbox"/> Sunday   |
| <input type="checkbox"/> Thursday  | <input type="checkbox"/> Any Day  |

### How much time can you dedicate to volunteering in a given week?

- |   |
|---|
| <input type="checkbox"/> 1 Hour or less |
| <input type="checkbox"/> 1-3 hours      |
| <input type="checkbox"/> 3-5 hours      |
| <input type="checkbox"/> _____          |

Use for specific day/time

### What is the best time of the day you can volunteer? (please circle)

Morning                      Afternoon                      Evening

### \*\* Where would you most likely prefer to volunteer? (please circle)

Outdoor clean up      Paperwork                      Road Crew                      Dump Runs, misc.  
Snow Plow                      Board Member                      Special Event (Parade, BBQ, Emergency, etc.)

If you prefer to be called on an as needed basis, please check here.

Please add any comments, concerns or questions you may have.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please email this form to: [APLOvolunteer@volcano.net](mailto:APLOvolunteer@volcano.net)

**Please note:** When filling out our volunteer form, your information may be given to any chairperson requesting assistance for their crew.