

Amador Pines Landowners Association - Units 2 and 5

PO Box 630 ♦ Pioneer, CA 95666

2026 Fall 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 click here: <https://tinyurl.com/volunteerAPLO> or email: aplovolunteers@gmail.com. Training is provided, no experienced needed.



President's Report by Robin Bell

I hope everyone enjoyed this summer, aren't the fall colors amazing! I know a lot of people started out by clearing debris from the February snowstorm, what started out as an endless endeavor has finally started looking like home again! Thanks for all your efforts in cleaning up your properties.

I know the Dumpster donated by the Air Resource board was a huge help, we hoped to have it back again this past August but unfortunately the road crew needed the room for staging material. We are still seeing cleanup needed here and there, **please clear your properties for fire danger and safety to the plow drivers, this includes clearing your drainage ditches and culverts along the road.** APLO only clears culverts under the common roads! HEAVY RAIN IS PREDICTED!!!!!! This could wipe out our roads!!! **See the Firewise report for instructions on how to participate in the free roadside chipping event!**

Thank you to our Road Crew! Once again, the Road Crew put in a very long season from May until late September, building up the edges of the road in preparation for slurry. These 7 volunteers have really worked hard and could still use more help. Please show your appreciation as you are inconvenienced taking a trip in or out, when we close for repairs. Remember these volunteers are saving the association (you) lots of money.

Please welcome aboard our new Treasurer Jeannie Schumann and our new Secretary Lisa Barr. These are very big commitments on their part and require a lot of time, especially the treasurer! I appreciate all their time and dedication!

I also want to acknowledge the following teams: Snowplow, Brushing, Park and Pond, Welcome, Volunteer, Elections, Signs/Bulletin Boards, Landowners Relations, Webmaster and other miscellaneous helpers! They/we are the reason our dues remain low. This is a huge association with 691 properties and over 25 miles of road, if our neighborhood was managed by property managers and paid contractors, our annual assessments would be astronomically higher!!!

A HUGE SHOUT OUT TO YOU ALL AND A BIG THANK YOU!!! This newsletter is focused on winter readiness. Be safe and ready for winter, it'll be here soon enough!





Treasurer Report by Jeannie Schumann

Our long time Treasurer, Penny Hill, moved out of the area and will be greatly missed. I resumed the responsibility from Penny as the new Treasurer. I started training with her on May 1st. This was just in time to prepare and mail the 26/27 Annual Assessment invoices, which was a huge undertaking. As a volunteer Treasurer managing 691 properties is a big and complex job. My goal is to be very transparent and do the best possible job for the Board and Members. I am always available to anyone who has questions or needs regarding the Treasurer responsibilities. I can be reached at (aplotreasurer@gmail.com).

I would like to thank Penny for all of her help during this transition. Also, I would like to thank Terry Gremore and Dan Schumann for all of their assistance in helping me with invoices and statements.

We are a California non-profit corporation and as such we file income taxes to both the State of California and the Federal Government each year. Our fiscal year ends on June 30th. Our finances are managed in accordance with the rules for a non-profit. Our expenses are reviewed by the Board each month. A copy of the annual review completed by our hired accountant is included with the newsletter. We are required to provide this full report.

Over the past few years our expenses have increased, just like everyone's household. It would be extremely helpful if everyone paid their Assessment by the July 1st due date. Currently, we have 27 properties that have not paid their 26/27 Annual Assessments. At the September 15, 2026 Board Meeting, I was given approval to begin the Pre-Lien process on those 27 properties. If any remain unpaid by the November Board Meeting, I will be asking for approval from the Board to record a Notice of Delinquent Assessment on the unpaid properties. In addition, we have 16 properties with the attorney for collection and/or Non-Judicial Foreclosure. The Association has to pay the attorney upfront and the amount is added to the properties account. We can make payment plans for people who are behind. If you would like to discuss a payment plan, please reach out to the me. Properties not paying their annual assessment contributes to all of our assessments going up each year. We are also focused on funding the Reserve Account.

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.

Communication and News!

Did you know, that the best way to receive current information about our neighborhood, or announcements (especially during emergencies) is to be sure you are keeping an eye on posts in "Nextdoor." Nextdoor is our official approved public posting site. We also have a Facebook page! Join the conversation!





REMINDER: 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?

A Friendly Reminder for Pets, Walkers & Drivers

Thank you to everyone who has been making an extra effort to keep dogs leashed and safely at home—we've noticed an improvement and really appreciate it!

As a reminder, wandering dogs can create concerns for neighbors, other pets, livestock, and wildlife. Amador County leash laws apply here in Amador Pines, and both dog owners and those hosting visiting dogs are responsible for keeping them secure (Amador County Code, Chapter 8.24). Signs at our neighborhood entrances are there as a friendly reminder. Even the friendliest dog may make another person or animal uncomfortable, so please help us be considerate neighbors.



HOT TIP FOR WALKERS!

When walking through the neighborhood—with or without your dog—walk **facing traffic on the left side of the street** whenever possible. This allows you to see approaching vehicles and safely move aside when needed.

And a reminder for our **drivers**: Please honor our **25 mph speed limit** and slow down when you see walkers, pets, wildlife, or neighbors along the road..

A little courtesy goes a long way. **Keep pets secure, watch out for one another, and let's keep Amador Pines safe and neighborly for everyone.** Thank you!

Did you know?

Recently, bags of trash have been left in random locations in the neighborhood → not due to critters. This neighborhood is supported 100% by volunteers. Please do not leave your trash for your neighbors to clean up. If you do not have a regular trash system, pack it out with you. If you have guests using your home, please be sure to educate them.





Snow Removal - Mark Pouard

Our goal each winter is simple: **keep our neighborhood roads as safe and accessible as possible** for residents, emergency vehicles, school transportation, and other necessary traffic.

During winter storms, our crews and volunteers work to plow primary roads and emergency routes first, followed by secondary and residential roads. Sand and de-icing materials are used as needed, especially on hills, curves, intersections, and other areas where ice can create additional hazards.

Last winter brought its share of challenges. Heavy snowfall, drifting snow, repeated freezing and thawing, and downed trees and power lines sometimes made plowing especially difficult. At times, our plows were even unable to operate until roads could be safely cleared. Despite these challenges, our crews and volunteers worked hard to keep our roads open and accessible.

We Need More Volunteers!

Keeping our roads clear takes a team, and **we could use more help this winter**. We understand that many people work and cannot commit to long shifts. Even volunteering for a few hours to relieve another driver can make a big difference. We appreciate our dedicated returning volunteers and welcome our new volunteers. I will be contacting volunteers soon to arrange training for anyone who needs it, and the plows will be installed on the trucks soon. If you are interested in joining our crew, please contact me.

Thank you to everyone who volunteers and helps keep our roads clear. **It truly takes neighbors helping neighbors.**



Roads/Culverts - Doug Holden

First, I want to thank all the great volunteers that I had the pleasure to work with this year. Seven people invested 450 hrs. of their precious time to work on our roads. Great job done everyone, thank you.

Landowners need to step up and support our community by maintaining your property. That means all the way to the edge of the black stuff that you drive on.

The gutters/drainage ditches in front of your home and driveway culverts are yours to maintain.

If they are failed to be maintained, our roads may fail as well. In the past, roads have failed costing tens of thousands of dollars and roads closed for extended periods of time. Winter is knocking at our door please don't delay this maintenance issue.

We have invested nearly \$150,000.00 in our road system this year, please take a drive around our neighborhood and check it out, this is our money, spent for us.

May your fall and winter be blessed with family and happiness.

Please Help Us Help You

Before winter weather arrives, please remove firewood, decorative materials, rocks, logs and other items from along the roadway. Keep everything at least three feet back from the road and clear of the gutters.

Please also **do not park along the side of the road during snow events**. This gives our plow drivers the room they need to safely clear the roads.

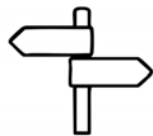
Maintenance Report Charlie Tine

At this time all of our vehicles are running well. We have completed service of vehicles in preparation for the winter season.



Welcome Committee - Sue Cola

Since the beginning of the year, I've been notified of 23 property sales. This is my annual reminder to those experiencing their first winter here. Please ensure that you have plenty of fuel for heat be it wood or propane. Have a portable radio. Tune into Hometown radio 1340 AM or 96.5 FM for local news, weather and power outage updates. Have extra groceries and supplies on hand. Do not park on the roadway as the snowplows need to be able to clear the entire road. Power outages are inevitable, so advance preparations are very important. **Be sure to check out our website amadorpines.org, our neighborhood on Nextdoor, and Amador Pines Facebook Group for the latest information.**



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

We continued sprucing things up around Amador Pines this spring, including cleaning and repairing our mailbox shelters, bulletin boards, and neighborhood signs.

A few friendly reminders about our community bulletin boards: postings are limited to **30 days** and will be removed when they become outdated. If you are posting a business card, please use the **business card sleeve** provided on the board, rather than attaching it directly.

We're also excited to share that we received a **new bulletin board near the park and pond**, generously provided through the **Fire Safe Council**. This board is dedicated to sharing Firewise information and resources to help keep our community informed and prepared.

And with winter on the way, please help us keep the areas around our mailboxes accessible. During snow season, these areas need to remain clear of heavy snow, and **vehicles should not be parked near the mailbox clusters**, so residents and mail carriers can safely reach them.

Thank you for helping us care for our shared neighborhood spaces and keeping Amador Pines looking its best!

Little Library: We are pleased to have a shared little library for all to enjoy. Please ensure contributions to the library are of community interest and FIT inside. If you have other items to donate such as videos, books, puzzles and more, the [Friends of Amador Public Library](https://friendsoftheamadorcountylibrary.org/) accepts donations and they have drop off locations throughout the county. <https://friendsoftheamadorcountylibrary.org/>

Park and Pond Lisa Maxwell

I want to start by thanking all the volunteers that helped this last season...you guys are much appreciated. 2027 we will be concentrating on the pond and getting out the algae, so we will need help and any tips will be appreciated. We did see people at the park enjoying it and that is what we like to see. I hope everyone has a safe winter and great holidays!!! Please contact me if you can help next season and keep enjoying our beautiful park. Thank you everyone.

Brushing - Rich Urban

The Brushing Committee faced significant work this past spring to clean up roadside areas after the winter storms. Our small but mighty crew worked very hard. We appreciate everyone's efforts. We still need volunteers. Please come join the fun this coming Spring beginning on Tuesday May 4, 2027, and watch the chips fly. No experience is needed; training will be provided.



Reminder, landowners are responsible for clearing the brush, drainage ditches, and personal driveway culverts on their own respective properties → to the center of the road.

Landowners Relations Committee - Dan Schumann

The Landowners Relations Committee (LRC) addresses complaints in regards to enforcement of our Association Governing Documents. This enforcement is primarily in the scope of membership property upkeep and nuisances. As required by California state laws and the Davis-Stirling Act, we are obligated to address and enforce our Association's Governing Documents to remain in legal compliance.



A complaint form was drafted for this purpose and can be found on our Webpage, AmadorPines.org. You can remain anonymous when submitting your complaint, see form for submission instructions. It is important to note that the LRC is complaint driven only and will not be providing any general policing of Amador Pines actively looking for violations.

When a complaint is received the LRC visits the site to verify if there is a violation. If a violation exists, only with Board Approval, the LRC will proceed with a Courtesy Notice. The LRC follows-up with all complaints until resolved/closed.

It is important to note that we can only enforce what is in our governing document's. Areas of violation concerns, Inoperable Vehicles, Rubbish, Trash, Garbage, Hazards, Noise and General Nuisances. From inception of the LRC, 32 complaints have been received. 5 were found not to be in violation. 18 complaints have been resolved/closed. Currently there is 9 open complaints.

The LRC is working with property owners to resolve complaints. It is the goal of the LRC to seek voluntary compliance and will work with owners that communicate with the LRC.

From the Amador Pines Landowners CC&R's: Article VI, Section 4 – Care of properties. All Lots, whether occupied or unoccupied and any improvements placed thereon, shall at all-times be maintained in such manner as to prevent their becoming unsightly, unsanitary, a hazard to health, or an undue fire hazard.

Amador Pines is a beautiful area to live in. We are very fortunate to own property in this location. Not only does the LRC help enforce our governing documents, but we also keep Amador Pines a desirable area and help to keep our property values up.

FALL Newsletter: Election Update and Timeline: APLO Election June 12, 2027

2027 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 4 nominees to fill 4 Director positions. Candidates for director positions must be a member in good standing. • The Deadline for submitting nominations is March 18, 2027. • 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 • <u>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.</u> • 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 Director Qualifications: 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	Date (Method of Communication)	• Early Notice of Nomination Deadline • The APLO Board will be accepting nominations for four board positions to be filled at the annual election to be held on June 12, 2027. The nomination deadline is March 18, 2027. • Deadline to Appoint Inspector of Elections Board appoints one (1) or three (3) inspector(s) of elections consistent with the election rules and board decision. • Notice of Delivery Date for Nomination Procedures and Deadline 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 2026 newsletter includes the nomination procedures, nomination deadline, and candidate and director qualifications. • Response to Nominations 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. • Reminder Notice of Nomination Deadline 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. • Board Meeting 1) Nominating Committee update of nominations to date, board may consider candidates elected by acclamation, and 2) Inspectors of Election update on election process. • Nomination Deadline • Last day/time to submit nominations to nominating committee • Final response to nominations (Within 7 days)
	Dec. 18, 2026 (Fall 2026 Newsletter) (11/17/26 Board Meeting)	
	Feb. 16, 2027 (Fall 2026 Newsletter)	
	Within 7 business days (Written or electronic notice)	
	02/16/2027 to 03/11/2027 (Spring 2027 Newsletter, or Postcard/email - sent 2/16/27 via email/postcard)	
	March 17, 2027	
	March 18, 2027	

Free Firewood! 16" rounds

We are very thankful for the grant we received from the Amador Resource Conservation District and Amador Firesafe Council. The purpose of the grant was to create a safer ingress and egress during fire emergencies. The roads were cleared by Cal Fire and Pine Grove Camp crews to 20' on either side and the slash was cleaned up. Remaining logs were cut into 16" rounds. There are many logs laying on both sides of the roads that need to be picked up. It is important that they be removed, particularly within 3' of the edges of the road before snow, as they will become a hazard for the plows. We encourage anyone who could benefit from firewood to come get it asap.

We appreciate Robin Bell, Rebecca Pollon, and Todd Bertwell from Amador Resource Conservation District for putting this grant together.

The logs can be found primarily on Inspiration West, but there are some also on Wildflower Road and Ashland.

April 7, 2027
(Spring 2027 Newsletter, or general notification)

Pre-Ballot Notice Date

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 3, 2027
(Member form in newsletter – or link)

Voter List and Candidate Registration List Correction Deadline

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 7 – 13, 2027
(Via US Mail)
(Election rules link shared in Spring newsletter, posted on website)

Earliest and Latest Date to mail or otherwise deliver ballots to members

- 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 12, 2027
(General Notification, and Fall and Spring Newsletter)

Voting Deadline and Ballot-Counting Meeting:

- 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 25, 2027
(General Notification)

Election Results Deadline

Last day to provide general notice of the tabulated election results (setting forth the number of votes for each director).



Firewise Update

Rebecca Pollon -

apfirewise@gmail.com

Happy fall Amador Pines! AP FireWise is busy working with the Resource Conservation District (RCD) to pursue funding for more fire safety work. We will be reaching out to any affected parcel owners in the coming months, so please make sure your contact information is current.

Meanwhile, the roadside chipping program has secured funding for 2026 and will resume in late October! The program will differ this year; instead of individuals calling in their requests, we will need to coordinate and make the request as a group.

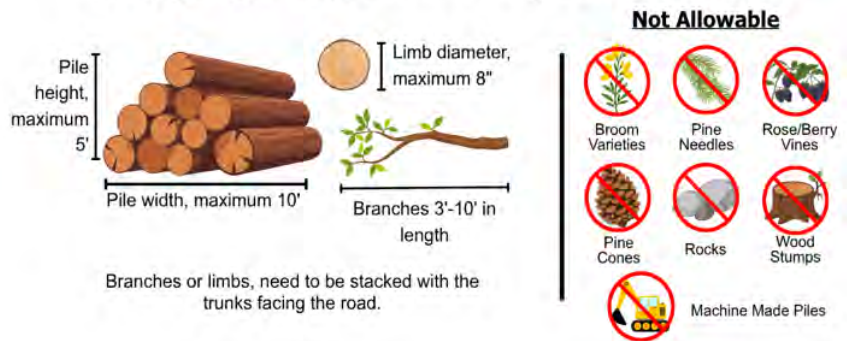
So, get your piles ready and get in touch with me to be put on the list. **Piles can be up to 10' wide and 5' tall, multiple piles are OK as long as any single parcel does not take more than four hours to chip. Pieces must be less than 8" in diameter and 3' to 10' long, with cut ends facing the road.** The

exact start date is pending, so check for updates on Nextdoor for more details, or email me (information below).

Lastly, our FireWise certification is coming due for renewal, so please send your hours and costs to me at apfirewise@gmail.com **by the end of October**. We have included a form for your convenience in this newsletter. We need to demonstrate that we have invested at least \$20,000 into fire hardening activities, and homeowners DIY/labor hours will be counted towards that total.

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

Chipping Program Pile Specifications



FIREWISE USA
Residents reducing wildfire risks

Notice: Winter Parking Restrictions

ROADWAY PARKING IS PROHIBITED NOVEMBER 1ST – APRIL 30TH

Due to the need to keep our roads clear of obstacles, in support of Snow Plow Operations, Roadway Parking is prohibited November 1st – April 30th. Vehicles in violation will be towed. Signage is posted at every entrance into the neighborhood. This newsletter serves as individual notice. Last year, during the storms this was a serious challenge. Also, during storms, no parking at the shop/park and pond. Unauthorized parking has occurred there, which created challenges for the snow plows and other work vehicles to maneuver.

Landowners, please be sure your guests are notified or their vehicles WILL be towed.





Name: _____ Date: _____

Community Name: _____

Preferred Method of Contact: _____

Hours Worked

Dwelling Unit/Home

Examples include: Removing pine needles and leaf litter from roof and gutters, replaced vinyl gutters with metal gutters, ignition-resistant exterior improvements, installing screening on vents, flammable items removed from under decks and porches, inspect roof and replace missing shingles, etc.

Landscaping (0–100 ft from base of dwelling unit)

Examples include: Installation of hardscaping, replacing combustible mulches with stone/gravel options, tree and shrub removal, raking and removal of pine needles, leaves, ground litter/debris, tree trimming/limbing, moving firewood, lawn and native grass maintenance, etc.

Common Area

(HOA or other Homeowner jointly owned property within the site boundary) Activities include: Tree thinning, mastication and brush removal, grass maintenance, fire break construction, etc.

Miscellaneous

Meetings, presentations, program administration, home site visits, etc.

Money Spent

\$	Chipper Costs: Purchase/rental, fuel & oil, disposal fees, etc.
\$	Other Equipment Costs: Chain saw purchase/rental, power equip. purchase/rental, hand tools, protective equipment, etc.
\$	Contractor Costs: Arborists, landscapers, professional forestry services, debris removal, etc.
\$	Home Improvement Costs: Roofs, decks, windows, vent screening, retrofits, etc.
\$	Landscaping/DIY
\$	Miscellaneous
	Vehicle mileage

Additional Notes: _____

Amador Pines

WINTER PREPAREDNESS

Be Prepared • Be Safe • Take Care of Each Other



BEFORE THE STORM ARRIVES

Get ready early — don't wait until the snow starts falling!

- ☐ Stock up on two weeks of food, water and essentials for your household (and pets).
- ☐ Fill vehicles with fuel.
- ☐ Schedule an extra delivery of propane if needed.
- ☐ Get prescriptions and essential medical supplies.
- ☐ Charge phones, battery banks and other devices.
- ☐ Check on neighbors, especially older adults, those living alone, or anyone with medical or mobility needs.
- ☐ Exchange phone numbers before the storm.
- ☐ Prepare your home and property (see at right).
- ☐ Prearrange with a provider for driveway snow removal if needed.



FOOD, WATER & ESSENTIALS

Be prepared for an extended stay at home.

- ☐ Two weeks of food for your household (and pets).
- ☐ Drinking water (at least 1 gallon per person per day).
- ☐ Prescriptions and essential medical supplies.
- ☐ Pet/livestock food and supplies.
- ☐ Items for infants, older adults or those with special needs.
- ☐ Warm clothing, blankets and sturdy winter footwear.



POWER OUTAGE & GENERATOR SAFETY

Keep power, heat and light — safely.

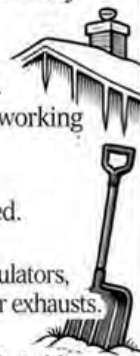
- ☐ Charge phones, battery banks and rechargeable devices.
- ☐ Have flashlights, lanterns and extra batteries.
- ☐ Use generators OUTDOORS ONLY — never in your home, garage, carport or other enclosed area.
- ☐ Keep generators well away from doors, windows and vents.
- ☐ Use battery-powered or solar radios to stay informed.
- ☐ Never use a gas stove or oven for heating.
- ☐ Make sure smoke and carbon-monoxide detectors are working.
- ☐ Service generators annually or after prolonged outage.



AT HOME

Keep your home safe, warm and ready for winter conditions.

- ☐ Stock up on firewood and/or propane.
- ☐ Generator ready, with fuel safely stored.
- ☐ Smoke and carbon-monoxide detectors working (with fresh batteries).
- ☐ Protect exposed pipes from freezing.
- ☐ Know where your water shutoff is located.
- ☐ Know how to restart your well.
- ☐ Keep snow cleared from propane tanks, regulators, heating vents, dryer vents and other exterior exhausts.
- ☐ Shovels at multiple entrances.
- ☐ Make sure your house number is large and visible from the road (especially important in snow, darkness or power outages).
- ☐ Ensure roof gutters are cleared of debris and have no leaks.
- ☐ Check for vulnerable tree branches and remove hazards before storms.
- ☐ Have chimney professionally inspected and serviced annually.



VEHICLE PREPAREDNESS

Be ready if you must travel.

- ☐ Keep your fuel tank at least half full.
- ☐ Carry chains/cables — and know how to install them.
- ☐ Shovel, ice scraper, gloves and warm blanket.
- ☐ Flashlight, water and snacks.
- ☐ Sturdy footwear.
- ☐ Keep a first aid kit and phone charger.
- ☐ Avoid unnecessary driving once plows are in operation so crews and emergency vehicles have room to work.
- ☐ Do not park on the shoulder of the roads in Amador Pines as it blocks the snowplows.



STAY INFORMED

Get the latest information during winter storms.

- ☐ Sign up for Amador County Emergency Alerts.
- ☐ Monitor the Amador County website and Sheriff's communications.
- ☐ Keep a battery-powered or hand-crank radio.

**AMADOR COUNTY
EMERGENCY INFORMATION LINE
209-223-6333**

Sign up for Amador County Emergency Alerts at:
www.amadorcounty.gov

**FOR A TRUE
EMERGENCY
CALL 911**

A little preparation goes a long way.

Stock up • Charge up • Fuel up • Check on your neighbors.

We take care of each other in Amador Pines.

Amador Pines Landowners Units 2 & 5
Financial Statements
For the Year Ended
June 30, 2026

AMADOR PINES LANDOWNERS Units 2 & 5

Table of Contents

	<u>Page Number</u>
Independent Accountant's Review Report	1
Financial Statements:	
Balance Sheet	3
Statement of Revenues and Expenses and Changes in Fund Balance	4
Statement of Cash Flows	5
Notes to Financial Statements	6
Supplementary Information on Future Major Repairs and Replacements	11

VAUGHN JOHNSON, CPA

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Directors
Amador Pines Landowners Units 2 & 5
Pioneer, California

I have reviewed the accompanying financial statements of Amador Pines Landowners Units 2 & 5 (a corporation), which comprise the balance sheet as of June 30, 2026, and the related statements of revenues, expenses, and changes in fund balances, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

My responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require me to perform procedures to obtain limited assurance as a basis for reporting whether I am aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. I believe that the results of my procedures provide a reasonable basis for my conclusion.

I am required to be independent of Amador Pines Landowners Units 2 & 5 and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements related to my review.

Accountant's Conclusion

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Future Major Repairs and Replacements

As further discussed in the notes to the financial statements, the Landowners has completed a study of its common area major components sufficient to assist the Board in planning for future major repairs and replacements. The reasonableness of the resulting replacement reserve funding plan is a function of the completeness of the major component list and the accuracy of the estimated quantity, useful and remaining lives, and replacement costs of those components.

Funds are being accumulated in the replacement fund based on estimated future costs for repair and replacement of common area property. Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the replacement fund may or may not be adequate to meet all future component repair and replacement costs. The ability of the Landowners to fund its future requirements is dependent upon annual increases in that portion of the assessment which is allocated to the replacement fund, and/or special assessments. In the event that funds are not available when needed, the Board may, subject to the constraints of California law and the Landowners' governing documents, increase regular assessments, levy special assessments, and/or delay repair and replacement of common area major components until sufficient funds are available.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. I have not audited, reviewed or compiled the required supplementary information, and do not express an opinion, a conclusion, nor provide any assurance on it.

Vaughn Johnson, CPA
Vaughn Johnson
Cameron Park, California
September 2, 2026

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
Jeannie Schumann	Board of Directors	Treasurer	aplotreasurer@gmail.com , 209-217-6613
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
Lisa Barr		Secretary	aploscretary@gmail.com , 209-295-3757
Jim Eldredge	APLO Point of Contact (POC)		Pioneertinman@gmail.com , 209-295-7455

Committee Chairs

Name of Committee	Committee Chair/phone	email
Roads/Culverts	Doug Holden - see APLO POC	Pioneertinman@gmail.com
Snow Removal	Mark Pouard - Cell: 775-431-0186	mpouard@yahoo.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 – 209-295-1887	suejcola@aol.com
Volunteer Committee	Tammy Gabel – 714-887-6603	aplovolunteers@gmail.com
Landowners' Relations Committee	Dan Schumann - 925-212-7231 PO Box 630, Pioneer, CA 95666	Landownersrelationscommittee@gmail.com
APLO Maintenance Shop (recorder only)		209-295-5663
APLO Maintenance Shop WIFI: netgear.guest Pw: HOAguest		

Other key resources:

PG & E Power Outage 800-743-5000	Watch Duty: https://app.watchduty.org/
Before you burn! Call: County Burn Line 209-223-6246	• https://www.amadorcounty.gov/services/amador-air-district/burning-and-burn-permits • https://www.amadorfiresafe.org/prior-to-ignition
Firewise: Matt and Rebecca Pollon, apfirewise@gmail.com Defensible space: https://www.fire.ca.gov/dspace , Home Hardening: https://cafiresafecouncil.org/all-resources/home-hardening/ ,	
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

— FALL NEWSLETTER 2026 —