

Amador Pines Landowners Association

Units 2 & 5

P.O. Box 630, Pioneer, CA 95666

Spring 2022 Newsletter

Editor: Penny Hill & Kerri Gonzales

Presidents Report: Robin Bell

With Spring here, we see so many changes, everything is growing and so many things are changing. Amador Pines will also have many changes along with saying goodbye to two of our best Volunteers Mike and Pam Currier. Mike started as a Board member well over ten years ago, then became President (2010) along with being Chairman of the Park and Pond and now is my vice president, all while helping on most of all the crews. Shortly after he became President, we had our treasurer pass suddenly and soon after Pam came to the rescue and had a real mess on her hands, over many days, weeks and months, finally got things back into working order, she took a break for health reasons but a couple of years ago was back at it again! These two have opened their home for gatherings for the volunteers and are always happy to have people around. It saddens me to see these wonderful friends leave for Tennessee,, to start yet another chapter of their lives along with their kids and grandkids. I appreciate all you two have done for this community, it'll be hard to fill your shoes!

Thank you, Penny Hill for taking over as Treasurer, which makes way for our new

volunteer Kerri Gonzales to take over the Secretary position.

Dan Schumann was our new Snow Plow Chairman for this past winter and did an amazing job, unfortunately due to health reasons this will be his final year. Thank you, Dan, for all you did. I know we'll be seeing you again once you're back up and running.

Doug Holden has stepped up to be our road Chairman and is already doing an amazing job. Thank you, Doug.

I also want to thank Maintenance, Charlie Tine, John Meehl and Wally for keeping our trucks going. Bob Humphreys and Sharon Groffman for assistant treasury. Bob Humphreys for snow plow crew, road crew and brushing crew. Sue Cola for Welcoming our new people. Jim Eldredge for handling the complaints so the rest of the crew can do their jobs. Plus, the Board of Directors along with all of those that volunteer on committees. We'd be paying monthly what we now pay annually, without these wonderful people!

Now we just need a Committee Leader for Park and Pond and Snow Plow. Then we will be back on track!

Needless to say, "WE NEED VOLUNTEERS" feel free to call me or any Chairperson to get your feet wet. Just jump on in. We really

do have fun and have a great time with some pretty amazing people.

Onto the subject that fears me the most "FIRE". We as a community can work together to make this area safer. This past storm as you all know has added to the fuels on the ground. I was pleased to see so many neighbors get together to clear the downed trees in the roads to clear a path for the plow drivers. Thank you to Mike Jennings, Garret and all their crew. We couldn't have done it without your amazing help (I don't want to see you go either). Nonetheless there is a lot more clean up to be done.

Lori Mayfield has stepped up to get us started with the Firewise program. As a community we can get some help from grants for clearing assistance and reduce fire fuels and insurance rates. Learn more about it with Amadorfiresafe.org or contact Lori at lorimayfield@prodigy.net.

I look forward to meeting you at our annual picnic on June 11th.

Treasurer's Report: Pam Currier

Amador Pines Landowners of Units 2 and 5, Inc. was incorporated in 1995 in the state of California. The main purpose as stated in the Covenants, Conditions and Restrictions (CC&R's), the By-Laws and the Incorporation documents is to maintain over 26 miles of roads. In order to accomplish this, we assess each property with an annual dollar amount. The invoice for this assessment is sent on or about May 1st of each year and is due and payable by July 1st of that year. If not paid by July 1st a late fee is applied 15

days later and interest will begin to accrue on the unpaid balance as of August 1 at which time a statement is mailed. The full collection policy is included with this newsletter.

At the March 15, 2022, meeting of the Board of Directors, an increase of \$46.00 or 15% in the assessment was approved, making the annual assessment for each property \$356.00 as of July 1, 2022. The invoice for this assessment will be mailed to each property owner on or about May 1, 2022. Unfortunately, due to the rising costs of materials, insurance, etc. this increase does not provide sufficient funds to accomplish all the work that should be done. All work in Amador Pines is provided by a small handful of unpaid volunteers, residents of the Pines whose average age is between 65 and 75. The sealing of our road surface and some major repairs are contracted out but still involve our unpaid volunteers. We always need more volunteers!!

Our current Finance Team of me, Pam Currier, Treasurer and Bob Humphreys and Sharon Groffman, Assistant Treasurers, is focused on not only collecting our assessments but also ensuring that our association is in compliance with all state and federal regulations. We are now required by law to have a Review of our Financial Records by a Certified Public Accountant each year. That is scheduled. We are also required to have a Standard Operating Procedures Manual. Sharon Groffman is working on putting that together. Bob Humphreys is focusing many hours on the collection of past due

accounts. Unfortunately, we still have several.

The proposed Budget for July 1, 2022 – June 30, 2023 is included in this newsletter. It is subject to final approval at the Annual Meeting on June 11, 2022 held at the Maintenance Building on Inspiration Drive. Hopefully you will be at the meeting and will sign up to volunteer in one of the areas needed.

This will be my last article for the newsletter as my husband, Mike, and I are moving to join our kids and grandkids in Tennessee. Penny Hill is now the Treasurer.

**Help APLO Save
Money**

We can save the Association (You) money. It costs a lot to snail mail the Newsletters and the Annual Bills. If we email these to most people in the Pines, it would be a real cost savings. If you are good receiving your Newsletters and Bills by email, please email the Treasurer and aplotreasurer@gmail.com and let her know.

Brushing Schedule

Rich Urban

The Brushing Crew clears along the roads anything that would interfere with emergency vehicles or the slow plows. They *DO NOT* remove tree slash set out by the property owner.

Beginning May 2022

May 3, Inspiration Dr. East to Ashland Dr, to Chaparral Dr. West, to Dew Drop Rd. to Pine Dr.

May 10, Manzanita Ct. to Manzanita Way, to Hill Rd, to Sunset Ct. to Fern Ridge to Shake Ridge Rd.

May 17, Cedar Way to Spring Ct. to Spring Rd., to Pine Dr. East to East Fallen Leaf

May 24, Cedar Ave., to Forest View and Fir Dr., to Lookout Ct.

May 31, Creek Dr., to Mule Deer Ct. to Ponderosa Dr.

June 7, Wildflower Dr., to Mountain View Rd., to Madrone Ct.

June 14, Pine Dr., East to Pine Drive West to Lupin Rd, to and Aspen Ct.

The brushing crew meets on Tuesday mornings in the summer. Anyone who is interested in volunteering to help with the brushing crew, please call.

We could *use more volunteers* on the bushing crew so if anyone would like to volunteer call Richard Urban.

Rich Urban, Brushing -- 295-1185.

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

Snow Plow

Dan Schumann

This winter was a rough one. Who could have imagined what was in store for us in Amador Pines? The trucks and snow plow drivers were ready to go however, the amount of snow we received in a short time was incredible. With the numerous trees down and power lines down, plowing was a slow drawn-out process. The snow plow drivers had their chainsaws and were cutting up trees when the power lines were not in the way. There was a tremendous turnout of neighbors that helped in clearing the roads for safe travel of our snow plow drivers.

We are fortunate that our experienced drivers had agreed to return and drive again. Thank you to Bob Humphrey's, John Martini, Doug Holden, Bob Alvarez, and Gary Johnson for stepping up again. We welcomed our newest driver Greg Bluma for joining the team this past year. We always need more help. Volunteers are always welcome.

The maintenance crew led by Charlie Tine made sure that any maintenance or repairs to our trucks and sander were done in a timely manner during this historical snow event. A big thank you to the plow drivers,

maintenance personnel and volunteers that made this snow plow season manageable.

Roads

Doug Holden

A contract was signed with VSS Company to seal our roads with slurry instead of the past method of chip sealing. VSS has agreed to slurry ¼ of the 2020 chip seal contract area each year for 4 years at no cost to APLO. Roads will be closed to all traffic while this is being applied. Roads, dates, and times will be posted at all mailbox centers and at all roads affected. Please note and make plans to stay off the roads. We are trying to get the best and most out of our money and we need your help to do this. Thanks in advance for your cooperation.

This is the list of roads to be sealed this year:

Ponderosa Dr. Between Pine Dr. West and Creek Dr.

Creek Dr. Between Ponderosa Dr. and Mule Deer Ct.

Pine Dr. East between Creek Dr. and Forrest View Circle West

Forrest View Circle West between Pine Dr. East and Fir Dr.

Cedar Ave and Cedar Way – entire roads
Inspiration Dr. West and Inspiration Dr. between Creek Crossing to the West and the APLO Pond.

All pot holes will be addressed.

Roadway drainage maintenance will be addressed

Thanks for your help and driving safely at all times in the Pines.

Welcome Committee

Sue Cola

Covid and a huge December snowstorm did not hamper the sale of properties in Amador Pines. In 2021 I sent welcome packages to 34 new residents and the first quarter of this year has seen seven sales. Just a reminder that 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. Also, don't forget to check out our website at amadorpines.org.

Maintenance

Charlie Tine

All of our vehicles this snow season worked very well with the heavy 40 inches of snow in less than three days. The 2018 Ford F 450 suffered a broken windshield and damage to the right platform running board in that storm. Those repairs will be made when the snow season has ended. There are no maintenance issues at this time.

Signs/Mailboxes

Rick Onstad

Our last winter didn't do any damage to our street signs but several of our numbered covert signs were twisted or knocked down so I will repair or replace them in the next

few weeks. Also, I will do some spring cleaning at the mailbox kiosks soon. If anyone notices a need for repair at the mailboxes or street signs, please don't hesitate to call me.

Park and Pond

Mike Currier

Many of our new residents may not realize we have a beautiful park and pond within Amador Pines, located at the maintenance shop on Inspiration Drive. This area is maintained by a few dedicated volunteers.

These winter storms caused many trees and limbs to come down. It will take many work days to clean up. The goal is to have the park ready to be enjoyed by the annual June meeting and picnic. Weather permitting, we will start work Thursday, April 21st at 9 A.M. If you are interested in helping give me a call at 209-295-3239 or show up on Thursday. Bring work gloves!!

This is my 16th year working at the park, the last 6 years as chairperson. It is also my last year, as my wife and I will be moving to join our kids and grandkids in Tennessee.

I would like to thank all of the volunteers that have worked with me and also thank Rich Urban and the brushing crew for their assistance when needed. Volunteers are always needed and a new chairperson will also be needed.

APLO Candidate Statements

Your ballot(s) arrives in the same envelope set as your APLOA annual dues statement. You can mail in your vote before the Annual Meeting (when the ballots are counted) or bring your ballot to the Annual Meeting at the Park on Saturday, June 13th. Please vote!

SAM GRIMM

I purchased my home in Amador Pines in 2019 and have since enjoyed living here part time. My wife and 2 young children have spent our first few years in Amador Pines remodeling our home and learned the hard work required for property maintenance. I represent the younger generation of landowners that want to become involved and preserve Amador Pines for many years to come. This community operates on a volunteer basis with several dedicated landowners contributing thousands of hours to maintain roads and run the snow plows. Without this effort, our quiet and peaceful land would be inaccessible. I hope to contribute more hours in the years to come and increase the volunteer effort from the many new landowners. My background includes a BS in Mechanical Engineering. I'm a licensed Civil Engineer in California. I have 12 years experience in public works construction including project management, design and construction of a wide variety of projects. I also have experience managing budgets and capital improvements. I look forward to the opportunity to serve this community as an APLO Association Board Member.

Dan Schumann

My name is Dan Schumann. My wife and I moved to Amador Pines in March of 2016 from Concord CA. I retired from Lawrence Livermore National Laboratory where I managed a large diverse group of Engineering associates in the Mechanical Engineering Weapons program. In 2019, I became involved with supporting the ALPO snow plow drivers group, and this past snow season became the Snow Plow Chairperson. I enjoyed the opportunity to support the ALPO in this capacity and this year in particular brought on some significant challenges for all of the plow driver staff and support personnel. Additionally, in the past three years I have become more involved with the decisions and the documentation required for the continued success of the ALPO. I would like the opportunity to support the ALPO in a larger capacity as a board member.

APLO Candidate Statements con't.

Robin Bell (Incumbent)

Hi there, my name is Robin Bell, I have lived in Amador Pines for 24 years and have operated my own business for 40 years . I care a lot about our community and have been on the board of APLO for the last 10 years, for the last year and a half as president. You may have seen my name pop up from time to time on Nextdoor. If you haven't then you might want to join next-door. I will continue to do the best of my abilities serving on the board for the next two years, if you choose to elect me.

Larry Bush

I have lived full time in Amador Pines for 13 years and have been actively involved in working with the Road Crew and am familiar with the policies of APLO. I have a degree in Environmental Engineering. I retired from the City of Watsonville which provided me with first hand knowledge of Governmental rules and regulations. I feel I would be an asset serving on the Board and enhancing the strength of our APLO Board as we move forward.

Annual Membership Meeting

On June 11, 2022, the APLO Annual meeting starts and the Board Member voting ballots will be counted. **Please mail or turn in your ballot(s) before this meeting.**

Amador Pines Landowners Association *Annual Meeting and Picnic*

Saturday June 11, 2022
APLO Maintenance Yard
12:00 Landowners Meeting
Followed by BBQ and Potluck

Come and meet your neighbors!!



Join us for our annual barbecue and party at the park. June 11, 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 side dish

M – Z please bring dessert.

Watch APLO Bulletin Boards for more information about these events.

Independence Day Parade & Picnic

Join us on Monday, July 4th for the Annual Tractor Parade, cruise, and Picnic.

Amador Pines Landowners of Units 2 and 5 Inc

Proposed 2022-2023 Budget

Revenue (Income & carryover)

Landowner Assessments (\$356. per property)	242,792.00
Late Fees	500.00
Interest (finance Charges)	500.00
Recovery of Collections Cost	300.00
Sale of Equipment	-00
Miscellaneous Income	500.00
Carryover from 2020-2021	
Total Revenue	244,592.00

Expenses

Roads

Materials	20,378.75
Contracted Services	75,950.00
Other	1,800.00
Contingency	2,500.00
Total Roads	100,628.75

Snow

Materials	2,500.00
Communications	200.00
Parts/chains	2,200.00
Contingency	2,000.00
Total Snow	6,900.00

Repair & Maintenance

Vehicles	6,000.00
Other	1673.25
Contingency	2,000.00
Total Repair & Maintenance	9,673.25

Fuel

vehicle	5,000.00
other	100.00
Total Fuel Costs	5,100.00

Collection of Past Due Accounts

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Postage for certified mail	150.00
Lien filing/release costs	2,000.00
Notary Other costs	500.00
Total Collections Costs	2,650.00
Liability Insurance	
Vehicles	8,135.00
Condominium Association	9,394.00
Commercial Umbrella	869.00
Total Liability Insurance	18,398.00
Workman's Compensation Insurance	1,750.00
Postage	2,000.00
Office	
Supplies	1,500.00
Printing	1,000.00
Contracted Services	1,000.00
Certified Public Accountant-Review & Tax Prep	4,500.00
Mileage	250.00
Bank Charges	50.00
Total Office	8,300.00
Licenses	
Vehicle licenses	350.00
Trailers	
Total Licenses	350.00
Signs, Bulletin Boards	500.00
Brushing	25.00
Welcome	75.00
Park & Pond	250.00
Utilities	
Electric	967.00
Phone & wifi	1,650.00
Other	1,500.00
Total Utilities	4,117.00

Taxes	
Federal	900.00
State	300.00
Property	675.00
Total Taxes	1,875.00
Equipment Purchase	2,500.00
Other Expenses	500.00
Contribution to Capital Reserve	65,000.00
Contribution to Operating Reserve	10,000.00
Contingency for Unexpected Expenses	4,000.00
Total Expenses	244,592.00
Revenue less Expenses	-00

BOARD MEMBERS:

Robin Bell - 2021/2022 President	295-5030	hairiam@volcano.net
Mike Currier - 2021/2022 Vice Pres	295-3239	pamela_currier@yahoo.com
John Meehl	295-6776	lynne1941@volcano.net
Charlie Tine	295-2376	mtn.man@volcano.net
Ted Novelli	295-1302	fava@volcano.net
JoAnn Ogburn	295-1788	oggiefarms@volcano.net
Kelly McGee	295-4588	mcgee@volcano.net
Penny Hill-- Treasurer	295-3239	aplotreasurer@gmail.com
Kerri Gonzales -- Secretary	295-3757	aplosecretary@gmail.com
Jim Eldredge - Association POC	295-7455	Pioneertinman@gmail.com

COMMITTEE CHAIRS

Doug Holdon - Road/Culverts		see Association POC Jim Eldredge
Vacant - Snowplow		see Association POC Jim Eldredge
Charlie Tine -- Maintenance	295-2376	mtn.man@volcano.net
Rich Urban -- Brushing	295-1185	urband65@gmail.com
Mike Currier Park/Ponds -	295-3239	pamela_currier@yahoo.com
Rick Onstad -- Signs/Mailboxes		onstad@comcast.net
Sue Cola -- Welcome/Volunteers	295-1887	sueicola@aol.com

Maintenance Shop (recorder only).....295-5663..... amadorpines.org

Maintenance Shop WIFINetgear.guestPassword HOAguest

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

CalTrans road status and condition:

www.dot.ca.gov/cgi-bin/roads.cgi

AMADOR PINES LANDOWNERS OF UNITS 2 AND 5, INC.

DELINQUENT ASSESSMENT COLLECTION POLICY

This policy was approved by the Board of Directors of the Amador Pines Landowners of Units 2 and 5, Inc., hereafter referred to as "association" in this document, on January 19, 2021. This policy meets the requirements of the California Civil Code, Sections 5600 thru 5740 and the Governing Documents of our association, CC&R's Article IV pages 10 thru 18.

All owners of lots within the jurisdiction of the association automatically become members of the association. The association shall levy regular and special assessments to its members on an annual basis sufficient to perform its obligation under its governing documents. Each owner of one or more lots has agreed to pay their assessments when they became a member of this association. There is no avoidance of payment of assessment obligation on the part of any member.

The association will mail an annual assessment invoice to each owner by May 15. Once the assessment is sent out to the member(s) it becomes a debt to that member. The payment of this assessment is due on or before July 1. If not paid the assessment becomes delinquent 15 days after the due date, July 16. A late fee of 10% of the annual assessment will be added to the delinquent account 30 days after the due date, August 1. Also, on August 1, interest on the debt will begin to incur at an annual rate of 12%. Interest is imposed on the delinquent assessment, late fees and any cost that occurs while attempting to collect the debt. A monthly statement will be mailed to each member with a delinquent assessment showing the amount that is currently owed. The cost of mailing this statement will be added to the debt of the delinquent member.

At the Board of Directors bi-monthly meeting in September the treasurer of our association will provide a list of any delinquent assessments to the board. This list will consist of the Assessor's Parcel Number (APN) for the individual lot(s) that have a delinquent assessment account. This list will not have the individual names of the members who are delinquent. The treasurer will request that the Board of Directors authorize her/him to begin the Assessment Lien process against those members who have not met their obligation to pay their annual assessment.

Once the Board of Directors has voted to allow the treasurer to begin the lien process the first step is to deliver a Pre-Lien Notice to the delinquent member via certified mail. The requirements of this notice can be found in Civil Code Section 5660. The amount owed to the association is itemized on this document and payment is due within 30 days after receiving this document. Any costs that the association incurs in the mailing of the Pre-Lien Notice will be added to the debt of the delinquent member. The refusal of the member to accept and sign for this document does not stop the lien process from going forward. Under Civil Code Section 5665 the member who has been notified of the debt via a Pre-Lien Notice has the right to submit a written request to the Board of Directors to discuss a payment plan for this debt.

If the debt has not been paid within the allotted time noted in the Pre-Lien Notice, then the association will record an Assessment Lien against the delinquent member with the Amador County Recorder. The requirements of filing this lien can be found in Civil Code Section 5675.

Once this lien is recorded a copy of the document shall be mailed via certified mail to every person noted as the owner of the property in the association's records within 10 days. If the debt is paid in full after an Assessment Lien is recorded the association must record a Lien Release within 21 days of payment with the Amador County Recorder. A copy of this Lien Release shall be sent to the member via certified mail. Any costs that the association incurs in the recording of this lien and lien release will be added to the debt of the delinquent member.

The next and final step in the collection policy is **FORECLOSURE** on the members property that is listed in the Assessment Lien. In order for the Board of Directors to approve the foreclosure the debt has to be at least one year old or have a value of over \$1800.00, Civil Code Section 5720. The association can use Judicial Foreclosure or Non-Judicial Foreclosure. Judicial Foreclosure is when the association takes the member to court and a Judge orders the foreclosure. A Non-Judicial foreclose is when the association uses a professional organization that specializes in the foreclosure process without going to a court of law. There are many steps in the foreclosure process and any costs that the association incurs will be added to the debt of the delinquent member.

This Collection Policy shall be mailed to every member once a year and will be included with the annual assessment invoice.

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

APLO Spring 2022 Newsletter

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 OF UNITS 2 AND 5, INC. (referred to as “APLO”)
ELECTION PROCEDURE
Approved 3/7/2021

APLO board elections are held annually in June (typically the 2nd Saturday in June at noon) at the Annual Membership Meeting. Following are the procedural instructions pursuant to California Civil Codes #5105 and #5115. This procedure will be included in the spring newsletter.

1. Any landowner not in arrears in their assessment dues is eligible for nomination.
2. The association (APLO) must ensure that any candidate or member statements advocating a point of view is provided access to the association newsletter during a campaign for purposes that are reasonably related to the election. The association shall not edit or redact any content from these communications, but may include a statement specifying that the candidate or member, and not the association, is responsible for that content.
3. The association must ensure access to speak at association meetings during a campaign to all candidates, including those who are not incumbents, and to all members advocating a point of view, including those not endorsed by the board, for purposes reasonably related to the election.
4. Ballots and two pre-addressed envelopes with instructions on how to return ballots shall be mailed by first-class mail or delivered by the association to every member not less than 30 days prior to the deadline for voting.
 - In order to preserve confidentiality, a voter may not be identified by name, address, or lot number on the ballot.
5. Each Member shall be entitled to one vote for each lot owned by that member. When more than one person holds an interest in any lot, all such persons shall be members, although in no event shall more than one vote be cast with respect to any lot. Voting rights may be temporarily suspended under those circumstances described in article XI, Section 6 of the Amador Pines Landowners of Units 2 and 5, Inc. CCRs document.
6. The election is conducted entirely by mail unless a member presents the ballot to the inspector of elections by the beginning of the annual meeting.
7. Write-in candidates are permitted and are provided for on the ballot.
8. The inspector of elections (IOE) is appointed by the board of directors. The IOE can appoint and oversee additional persons to count and tabulate votes, provided the person(s) is not running for the board.

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