

APLO Spring 2024 Newsletter

Editor: Cindy Ochoa



Presidents Report by Robin Bell

Well, hopefully by the time you're reading this, we will be over the winter storms and looking forward to making those plans for the summer.

I just want to say thank you to Doug and all the snowplow crew. We had so many new volunteers to help plow and the best snow conditions to learn in.

As we move into the summer, Rich will start looking at what needs to be trimmed for the brushing crew and Doug will be assessing any new damages to the road, and once again, filling pot holes.

Tim with park and pond will be doing the same! Check out all the additional flowers he has planted!

Charlie in maintenance keeps all of our vehicles running and is saving money everywhere he can by doing all the maintenance himself, with the help of John and some others.

I also want to acknowledge all the people that make things happen in the background. Penny, as treasurer and her helpers, Dan and Terry, are amazing, working with the billing, budget and tracking down Land Owners that are in arrears, it truly is a full-time job! Cindy as secretary is doing a great job too, taking the minutes and drafting the agenda and getting out two annual newsletters. Sam handles Insurance and drives up from Elk Grove for all the meetings, as a civil engineer he has been a huge help with knowledge and information. It gives me great pleasure to say that the volunteer crews we have are amazing and I'm so grateful for all the hard work that they do. Feel free to jump right in, we still can use volunteers in every department, contact Lori Rickford, our volunteer coordinator.

Most information is on our website

www.amadorpines.org

We have simplified the Membership contact information form this year. This is an annual requirement according to [Civil Code § 4041](#). Please

take the time to fill it out and send it in. It is the landowner's responsibility to stay current with any new changes. You can help keep the cost of mailing down using your email for correspondence and newsletters. We will always mail your invoice and ballots to your primary address.

With the rising cost on just about everything, the dues increase we had last year was able to cover all of our expenses. I am happy to say there will be no dues increase this year!

Enjoy your spring and summer., We will look forward to the Annual Membership meeting on June 8 and the Fourth of July parade!



Treasurers Report by Penny Hill

Finally, it's spring time. Spring time means your Annual Assessments are due. Once again, assessments will go out by USPS. If you wish to pay online after receiving your Assessment, you can send an email to aplotreasurer@gmail.com and I will forward a link for you to pay online.

The dollar amount for this year is the same as last year \$425 per property. The invoice for this assessment is sent on or about May 1st. It is due by July 1st and late as of July 15th. We depend on this assessment as our only means of maintaining our roads and equipment. All labor is provided by volunteers, but we still have to pay for parts, materials, insurance, etc. The proposed Budget for

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July 1, 2024 – June 30, 2025 will be included with the annual assessment. The Board of Directors approved the budget at the March 19, 2024 Board meeting to present to you, the landowners of Amador Pines Units 2 and 5. It is subject to your approval at the Annual Meeting on June 8, 2024 held at the Maintenance Building on Inspiration Drive. I hope to see you at the meeting and hopefully you will sign up to volunteer in one of the areas needed.

Our current Finance Team of myself, Penny Hill, Treasurer, Dan Schumann, and Terry Gremore, Assistant Treasurers, are focused on not only collecting our assessments but also ensuring that our association is in compliance with all state and federal regulations. We are more in compliance now with the [Davis Stirling Act](#), than ever before. The Davis Stirling Act are the Civil Codes that govern Home Owners Associations. That is the reason that you receive the membership form and disclosures with this newsletter. You will receive all the financial information again with the Assessment. Providing the financial information to members is a requirement under the Davis Stirling Act.

Currently, we have 6 parcels that are in varying stages of the foreclosure process with the attorney. This total amount is \$24,645.07. We have an additional 10 liens that have not been turned over to the attorney yet. This total amount is \$10,505.97. The total amount of unpaid liens is \$35,151.04. Since January of this year, we have had 10 liens for a total of \$23,653.36 paid up current. Dan Schumann has been instrumental in the lien process. He has taken on the responsibilities of processing all the paperwork for pre-lien letters, and recording and releasing liens. All the liens must be recorded with the County Recorder's office. So many trips to Jackson. Thank you, Dan.

Terry Gremore has taken on the responsibility of picking up the mail from the post office. He also, does special projects for the financial team, as

needed. Without the help of these 2 people, your HOA's financial area would not function well.

The Board will not defer any repairs to equipment. There are not any anticipated special assessments required at this time. The Association does not have any outstanding loans.

The Association is in a stable financial condition in accordance with Generally Accepted Accounting Standards and is in compliance with state and federal regulations.



Committee Reports



Maintenance report by Charlie Tine

All of our vehicles in our fleet as of February 17, 2024 are running very well. The entire fleet performed well during our recent snow storms. I, believe the association will give me permission to purchase another vehicle to replace vehicle #11 which is 33 years old. The new vehicle will include a new snow plow blade, flat bed, and a new sander. This vehicle is intended to be a multi-purpose vehicle. I, believe this vehicle will be ready for the 24- 25 snow season. Thank you always, Charlie.



Firewise Report by Lori Mayfield

Our Amador Pines Firewise Community was busy last year hardening properties and protecting homes from wildfire. Only 32 of the property owners reported the work done and money spent but the numbers reported are impressive. These owners reported 3,566 hours of work and \$159,153.61 was spent preparing their properties for a potential wildfire. Just think what we could report if the majority of owners kept track and reported their investment in their property and to our community. The current Firewise Certificate and forms for reporting this year's work are available on the APLO website.

The Amador Pines Firewise Community is part of a grant applied for by the Amador Fire Safe Council to do some fuel reduction along Inspiration West.

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We are hoping the grant will be awarded but are awaiting word from the funder.

Amador Fire Safe Council also received a grant to assist communities with private roads with procuring reflective street signs. The APLO will receive signs for Chapparral Drive, Chapparral Court, Four Wheel Drive Court, and Winney Road as well as No Outlet, Fire Truck Turn Around, and Highway 88 directional signs complete with the posts and brackets. Thanks to Rick Onstad for scouting out where signs were needed.

We are working with Amador Fire Department and Amador Sheriff's Office to conduct a mock evacuation on September 8, 2024. Please find the evacuation participation form contained in this newsletter. Fill it out and return it to the email or physical address listed on the form. Homeowners that participate in the drill will grant permission for emergency personnel to go on properties. This is a very important preparation exercise and we are asking all residents who will be in the area to watch for communications regarding the drill in the near future and respond to it.

Please email apfirewise@gmail.com with any questions, concerns or if you are interested in helping with the drill.



Roads by Doug Holden

Summer is near, time to be planning our warm weather maintenance projects. We are looking to slurry Hill Rd., Live Oak Road, the shop parking lot and a small section of Pine Drive East, where we have a flooding issue and several turn around areas. This is mainly for the ease of snow plow operations. All these areas will be closed to traffic for at least four hours.

Thank-you to those whom made improvements to their driveway culverts and drainage ditches alongside the roadway. This work reduces the water and the ice buildup on the roadways. We need more help in this area from all our landowners. All this work helps make the travel on our roads safer in all seasons. This effort goes a long way toward prolonging the life of the roads and saving money, your money. If you have any

questions about your driveway culverts and/or ditch maintenance, feel free to come to a board meeting and I will try to answer your questions.

May you have a safe summer.

Thank you for your supporting all our volunteers.
Road Chairman



Snow Plow by Doug Holden

Hopefully by the time this is out, so will our winter weather also be on its way out.

We had a very good turnout of new plow drivers that stepped up this year, thank you all for volunteering.

Thank you for yielding to the trucks and moving to the other side of the road as needed, allowing us to clear the roads.

Homeowners please be looking for a place to stage your garbage cans off the roadway. Aces trucks can reach 4 to 6 feet from the side of the trucks. This will also help in summertime traffic and road maintenance.

Everyone is getting better about keeping vehicles off and away from the roadways, but we still have a few whom park in the roadways and in the turnabouts, this blocks our drivers from safely clearing the roads. If we can not plow safely, we won't!

Thank you for supporting our plow drivers.
Snowplow Chairman



Welcome Committee by Sue Cola

The Fall and Winter months were very slow for property sales. We saw only a few properties changing hands and of those, most were transfers to financial institutions. As spring is upon us, we are seeing an uptick in new owners and sales.

Every property sale is met with a Welcome Packet sent to the new owners that includes the most recent newsletter, [member contact form](#) and other valuable information. New residents are encouraged to learn more about Amador Pines, join in our activities and meetings and submit your member contact form so we can keep you

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updated. We are looking forward to meeting you and having you join our awesome community!



Brushing by Rich Urban

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

Beginning May, 2024:

May 7: Inspiration Dr. West to Cedar Ave.

May 14: Cedar Ave. to Pine Dr. East to Spring Rd. to Spring Ct. and Cedar Way

May 21: Forest View Cir., Fir Dr., Fallen Leaf Ct.

May 28: Sunset Dr. N, Fern Ridge Rd.

June 4 Evergreen Wy to Pine Dr. West to Lupin Rd. and Aspen Court

June 11: Pine Dr. to Mountain View Dr., Madrone Ct., Wildflower Dr.

June 18: Ponderosa Dr. to Creek Dr. Mule Deer Ct.

June 25: Pine Dr. E. and Pine Ct. to Lookout Ct.

The brushing crew meets on Tuesday mornings in the summer at 8:00 a.m. Anyone who is interested in volunteering to help with the brushing crew, please call. We could use more volunteers. Rich Urban, (209) 295-1185



Park & Pond by Tim Rickford

This year's winter has been very nice to the park and pond. No major damage or flooding has occurred. The bulbs we planted last year are starting to sprout and the pond is nice and full. If you would like to help out with gardening and/or maintenance, we will begin the first Thursday of May, from 9-11a.m. Hope to you see you there!



Volunteer Committee by Lori Rickford

We gained a few new volunteers this year. But, of course, we are always looking for more. Our association runs strictly by volunteer efforts

including the board, administrative duties, the road crews and plow drivers. If you are interested in volunteering in any capacity, please email us and let us know. We'll find a spot for you. APLOvolunteer@volcano.net



Nominating Committee by Clare Mercer & Charlie Tine

By March 14, 2024 we received six nominees for three open board positions and all were determined to be qualified. Candidates are:

Robin Bell	Incumbent
<u>Sam Grimm</u>	Incumbent
Penny Hill	Incumbent
Bob Humphreys	
Steve Daniel	
Larry Bush	



General Notice of Election (Pre-Ballot Notice)

Per [Civil Code §5115](#) & [APLO Election Rules, Policy and Voting Procedures](#), the following information is being provided as a notice for our upcoming general election:

1) Completed ballots for the election of the three director seats up for election during even numbered years, may be hand delivered at the Annual Meeting held Saturday June 8, 2024 at the APLO Maintenance Shed located at 27039 Inspiration Drive, Pioneer, CA 95666. The Inspector of Elections will be present at the meeting to collect your hand delivered ballot between 9am and 12pm. You may also mail your ballot to:

Inspector of Elections
P.O Box 506,
Pioneer, CA 95666-0506

Ballots will be mailed in May to your address on file.

**Note: you must mail your ballot in advance to arrive to the Inspector of Elections by 12pm on June 8, 2024. Mailed ballots that arrive after 12pm on June 8, 2024 will not be counted.

2) All ballots will be counted after 12pm at the Annual Meeting on June 8, 2024. The results will be

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announced during the Annual Meeting and the new board will be seated immediately following the announcement.

3) The candidates for the election are:

Steve Daniels	Robin Bell
Bob Humphreys	Sam Grimm
Larry Bush	Penny Hill

4) All members have the ability to verify their information on the voter list and candidate list.

Please direct inquiries to the Nominating committee members Clare Mercer claremercerc@gmail.com and Charlie Tine mt.man@volcano.net.



Summary of Insurance

Per Civil Code §5300 #9 any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary the association's policies of insurance do not cover your property, including personal property or, real property improvements to or around our dwelling or personal injuries or other losses that occur within or around your dwellings. Amador Pines Landowners Association maintains insurance policies through State Farm Insurance as required by law, including the following:

- Automobile Coverage - \$500,000/\$500,000/\$100,000 with a 1,000 deductible
- Property Coverage - \$254,500 – building \$215,200 – property \$1,000,000 – liability / \$2,000,000 general aggregate, deductible \$1,000 per occurrence
- Directors and Liability for Board Member - \$3,000,000 with a 1,000 deductible
- Liability Umbrella Coverage – \$2,000,000 with 1,000 deductible



Candidate Statements for 2024 Election

Please note that these statements have been submitted by the candidates and do not necessarily represent the views of Amador Pines Land Owners Association. Statements have neither been reviewed for content nor edited except for formatting to match that of the newsletter (font, columns, spacing.) The statements are listed in random order using a randomizing tool on random.org.

Steve Daniels

I'm a long-time owner and now a full-time resident of Amador Pines. As a board member I would look to continue and build upon the value and benefits the association has provided its residents. My focus would be to help ensure a sound fiscal foundation for our association while making sure our dedicated and valuable volunteers have the resources they need. Working with the other board members I will look to expand the involvement of our community and the benefits we all have come to enjoy.

I am a mechanical engineer by education and training, spending most of my career designing and developing medical devices. I have held positions at all levels from an individual contributor to director and above. In addition to engineering, my responsibilities have included overseeing budgets, project and department management, creating internal systems and ensuring compliance with local, state, federal, and foreign regulations.

My name is Bob Humphreys and I am running for the position of Director for the Amador Pines Landowners of Units 2 and 5, Incorporated. Many of you might not have much insight on the workings of the Board of Directors so I would like to give you some background information.

Amador Pines Landowners of Units 2 and 5, Inc. is a corporation that is registered with the Secretary of State of California. Because it is a corporation the association must have Articles of Incorporation

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which describes the purpose of the corporation. The stated main purpose is to enforce the Bylaws and Covenants, Conditions and Restrictions (CC&R's) of the corporation. The corporation is also considered to be a Homeowner's Association (HOA). The Articles of Incorporation along with the Bylaws and CC&R's are known as the Governing Documents of the corporation. The Bylaws and CC&R's were adopted by written ballot on February 10, 1995. The Articles of Incorporation were registered with the California Secretary of State on April 24, 1995. Copies of the Bylaws and CC&R's can be found on the associations website www.amadorpines.org.

The duties and powers of the Board of Directors is spelled out in the Bylaws. It states that the board shall exercise all powers vested in the board under the Governing Documents and under the laws of the State of California. In the California Civil Code there is a very large section that deals with a HOA. This section of the Civil Code is called the Davis-Stirling Act, which was first enacted in 1986. On January 1, 2014 this act was restated by the legislature. The original act had about 25 pages and the restated act has about 100 pages. Each page explains various laws that deal with a HOA. We are very lucky that a lot of these laws don't pertain to our type of HOA.

The Board of Directors cannot change any wording in our Governing Documents. As was done in 1995 only a majority of yes votes in an election by the "members" can make a change in the Governing Documents. A member of our association is described as an owner(s) of a lot within the boundaries of the association. There are sections within the California Civil Code and the California Corporations Code that state it is mandatory for all HOA's in California to do certain things. If a law is enacted that an HOA must follow then our association has to abide by that law, no matter what our Governing Documents say.

Our current Governing Documents are 29 years old. They certainly are outdated and limit what the

Board of Directors can legally do. If I were elected as a board member one of the first things I would try to get accomplished is a complete revision of the Governing Documents. This would require the Board of Directors to bring the completed revision before the membership in an election for their approval.

I have a very good knowledge of our Governing Documents and the California Civil Code that relates to our HOA. I would be honored to represent you and your family in making sure that your money that you pay in assessments is being spent in the manner required by our Governing Documents and the laws of the State of California. I want to thank you for reading this statement. If you have any questions or concerns please give me a telephone call or send an email.

*Bob Humphreys 209-295-3791 rhump@volcano.net
Sam Grimm*

I purchased my home in Amador Pines in 2019 and have since enjoyed living here part time. My wife and 2 children have spent our first few years in Amador Pines remodeling our home and learning 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. My background includes a BS in Mechanical Engineering. I'm a licensed Civil Engineer in California. I have 15 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. During my time serving as a board member, I have enjoyed advocating for participation, positivity and preservation of our association. I support a fiscally responsible association that focuses on road maintenance and

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snow plowing. I look forward to the opportunity to continue serving this community as an APLO Association Board Member.

Penny Hill

Hello, my name is Penny Hill. My husband and I have lived in Amador Pines since May 2017. I have been involved with the Board since November of 2020. In that time, I have worked with several different board members. Currently, we have an outstanding Board. Everyone works together to accomplish what is best for our community. We are currently more in line with the Davis Stirling Act than any previous Board has ever implemented. The Davis Stirling Act or Civil Codes are the governing law for Home Owner Associations. Even though we have our own CC&R's and By-Law's, in many instances, but not always, Davis Stirling overrides our rules. The current Board implements the rules fairly to everyone.

As your treasurer, I have worked hard to clean up old debt, some more than 20 years old from landowners. The laws are constantly changing or the state is adding new laws. Staying current can be a challenge. Additionally, as your treasurer, I provide the annual budget that keeps up within our annual assessments and help to compile our Capital Reserve Study. The Study tells us how much money we should have on hand to replace our equipment when it ages out. Additionally, we are saving money to have on hand for replacement of equipment or emergency road repairs. We are also now earning interest on our savings. That is something the Association has never done.

The Board is all volunteer. We all have other things that we can do with our time. However, the current Board enjoys working together and improving our community by implementing new laws that come about through Davis Stirling or bringing our association up to date on the laws and procedures per Davis Stirling. The Board also enjoys its day-to-day business of road work, snow plowing, park maintenance, maintenance on equipment, and

many other things that go on behind the scenes of your homeowner's association.

I am respectfully asking for you to please re-elect myself and the other incumbents so we may continue to work for you to keep your community safe and in compliance with the latest rules and regulations.

My name is Larry Bush and I am running for the position of Director for the Amador Pines Landowners of Units 2 and 5, Incorporated. My wife and I purchased our home here in 2008 and became full time residents. My education has been focused on Environmental Science with emphasis on water and waste water. I retired from the city of Watsonville as Source Control Manager, where I was responsible for regulating the Cities industries. These ranged from printed circuit board manufactures, chrome plating, to food processors, such as Green Giant and Martineli apple juices. This experience gave me the duties of researching, understanding, and enforcing the discharge regulations of the city, as well as state and federal EPA. This and the advent of Storm water regulations made for a challenging but rewarding career. In 2010 I became actively involved with the APLO road crew and am familiar with policies and practices of APLO. Having been here for this length of time, I have seen various boards come and go. I have seen their mistakes as well as their accomplishments. To the leadership of the present board I have to give a "No Confidence" vote. It is obvious to me that we need to do something that is why I am running for this position. Thank you.

My name is Robin Bell. I have lived in Amador Pines for almost 26 years. I've been on the board for the last 14 years. I have held the positions of a director all the way up to President. I have worked with many personalities throughout all those years, and I am happy to say that the board we have right now is the best I have ever worked with. We are all team players, and it really feels good to all be on the same page. We are all here to do what is best for everyone here in the Amador Pines. I want to

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give you a list of our accomplishments because I think it's worthy of mentioning.

Communication We have strived for communication with the use of Next-door, we have posted alerts during the winter storms and upcoming events. We now have a Facebook group page too! We also work with the webmaster to keep the website current with information. I continually answer questions from Landowners in a timely manner through Next-door messages, voicemail, email, text and phone calls.

Fire and Safety I have kept open and consistent communication with Lori Mayfield to stay compliant with Fire Wise for our community. This has proved beneficial as we have received several grants already for street signs and brushing along Inspiration W. with more in the works. I've also attended board meetings with the Lockwood fire department.

Finances At this point in time we have six properties turned over to attorneys for foreclosure. We have collected on many past due accounts, thanks to our amazing treasurer's persistence, Penny Hill. We have divided our bank accounts into three separate entities to stay FDIC insured. We have stayed in our budget for the year therefore we did not have dues increase. We can now purchase the last truck to complete our fleet of snowplow/work trucks, this one will include a sander, plow blade and flatbed. This year for we had more than enough Plow Drivers and they did an amazing job!

Compliance We have worked in compliance with our CC&RS, bylaws, and civil code, by rewriting the election policy, the annual policy and a membership contact form.

We have also been working with the county to deal with abandoned and hazardous lots. This includes attending code enforcement hearings at the county building and filing complaints with code enforcement at the request of association members.

The election last year was a huge success! I'm sure you noticed the whole new look for ballots, thanks to our inspectors of elections, Tammy Gabel, Cindy Ochoa, and Sabrina Gutzman.

Appreciation In appreciation to our volunteers on work crews, I have made APLO volunteer T-shirts. My granddaughter and I brought plates of cookies to the plow drivers and maintenance after last year's terrible snow, she made a thank you note for each one! Just one way of giving back to those who keep us safe!

Future In the future, we plan to incorporate zoom into the board meetings for those who can't attend, you would then be able to see them at home. Whether it's Communication, Finances, Fire or Compliance, we will always work towards a better future and strive to keep our community an awesome place to live.

I'd appreciate your support in voting for Penny, Sam and myself so we can continue on a positive path to improving our community.

Thank you.

Don't Forget...



by noon June 8th

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News from Inspectors of Election for the APLO 2024 Election

We would like to introduce ourselves: We are your Inspectors of Election: Jo Ann Ogburn, Sue Cola and Tammy Gabel. We are all residents of Amador Pines and we have been appointed by the APLO Board to serve in this required role.

We are pleased to be available to serve as 3 **“Inspectors of Election”** for our neighborhood association. This may be a new term to many. For more information and details about the roles and responsibilities of the Inspectors of Election please go to this website. <https://www.davis-stirling.com/HOME/H/HOA-Inspectors-of-Election> Information about the Amador Pines Election Policy can be found here: <https://amadorpines.org/info-links/election-info>

As Inspectors of Election, our role is to provide an independent look at the election procedures and either assist and perform specific duties, or provide recommendations.

Please find the annual APLO Board Election abbreviated timeline. The timeline is dictated by a combination of civil code and APLO bylaws. For detailed questions, please feel free to reach out to any of us by emailing us at: inspectorsofelection.APLO@gmail.com

APLO: 2024 Election - Abbreviated Timeline

Month	Action ✓ = complete ☐ = in process
September 2023	09/19/2023 ✓ Early notice of nomination deadline - (deadline Dec. 15, 2023) ✓ Board Meeting
November 2023	11/21/2023 ✓ Nominating Committee Appointed ✓ Board Meeting
December 2023	12/15/2023 ✓ Nominating Committee posts notice of seeking nomination for the board: Early notice of nomination deadline (Fall Newsletter)
February 2024	02/13/2024 ✓ Notice of Delivery Date for Nomination Procedures and Deadline (Fall Newsletter) 02/13/2024 - 03/07/2024 ✓ Reminder notice of nomination deadline (Postcard sent to each member mail/email approximately 02/07/2024)
March 2024	03/14/2024 ✓ Deadline to receive nominations 03/19/2024 ✓ Board Meeting ✓ Nominating Committee Updates Board ✓ Inspectors of Elections Appointed

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April 2024	04/05/2024 Pre ballot general notification. Included in both Fall 2023 and Spring 2024 newsletters.
May 2024	05/03/2024 - 05/09/2024 <input type="checkbox"/> Ballot and election rule mailing
June 2024	06/8/2024 <input type="checkbox"/> Ballots may be delivered from 9:00 – Noon at the Park/Pond located at: 27039 Inspiration, Pioneer, CA 95666 <input type="checkbox"/> 12:00 Noon: Annual Member Meeting begins including: Voting Deadline, Ballot Counting during meeting, Report to Board results of election. Followed by a Board meeting where the new board will be seated. At the Park/Pond located at: 27039 Inspiration, Pioneer, CA 95666. 06/21/2024 <input type="checkbox"/> Post election results per general notification



Annual Membership Meeting

On June 8, 2024, at 12:00 noon, the APLO Annual meeting starts and the Board Member voting ballots will be counted. In order for your vote to count, ballots must be received no later than 12:00 noon on June 8, 2024. You can mail them in advance or deposit them into ballot box prior to the meeting.

Immediately following the annual meeting, we will also host a picnic for all members. Come on down to the park and pond for a BBQ and Potluck.



COME AND MEET YOUR NEIGHBORS!!

Please bring a side dish or dessert to share.

- A-I Side Dishes
- J-R Variety Salads
- S-Z Desserts/Pastries

Board Contact Information

APLO Officers:

President	Robin Bell	(209) 295-5030	presidentaplo@gmail.com
Vice President	Sam Grimm	(530) 518-8066	samuelgrimm@gmail.com
Secretary	Cindy Ochoa	(805) 459-4831 Mobile	aplosecretary@gmail.com
Treasurer	Penny Hill	(209) 295-3757	aplotreasurer@gmail.com
Assistant Treasurer	Terry Gremore, Dan Shuman		aploassttreasuurer@gmail.com

APLO Directors:

Robin Bell	presidentaplo@gmail.com
Sam Grimm	samuelgrimm@gmail.com
Penny Hill	aplotreasurer@gmail.com
Charlie Tine	mtn.man@volcano.net
John Meehl	lynne1941@volcano.net
Clare Mercer	claremercerc@gmail.com
Terry Gremore	twgremore@yahoo.com

Committee Chairs

Roads/Culverts	Doug Holden
Snowplow	Doug Holden
Maintenance	Charlie Tine
Brushing	Rich Urban
Park/Ponds	Tim Rickford
Mailboxes/Signs	Rick Onstad
Welcome Committee	Sue Cola
Volunteer Committee	Lori Rickford

APLO Point of Contact

Jim Eldredge Phone: (209) 295-7455 Email: pioneertinman@gmail.com

APLO Point of Contact (POC) for complaints, concerns or general information. 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 and/or Committee Chairs 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/concerns.

Helpful Local Numbers

Maintenance Shop (recorder only)	(209)295-5663	www.amadorpines.org
County Burn Line	(209) 223-6246	
PG&E Power Outage	(800)-743-5000	
Cal Trans Road Status/Conditions		www.dot.ca.gov/cgi-bin/roads.cgi
Amador County Road Status/Condition		www.co.amador.ca.us/index.aspx?page=229

Annual Policy Statement

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

1. Civil Code § 4035. Delivery to Association

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

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

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

2. Civil Code § 4041. Member Contact Information

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

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

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

- a) A mailing address
- b) A valid email address

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

- a) A mailing address
- b) A valid email address
- c) Name and contact information of any legal representative.
- d) Whether the separate interest is owner-occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.
- e) Members **do** have to provide an email address to the association.

3) Civil Code § 4040. Providing Notice or Delivery to Individuals.

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

4) Civil Code § 4045. Providing General Delivery or Notice.

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

5) Civil Code § 4950. Meeting Minutes

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

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

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

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

Member Contact Form

2024 Revision

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

1. **The Primary mailing address to which notices from the association are to be delivered.**
2. An alternate or secondary address to which notices from the association are to be delivered.
3. **Legal Representative:** The name, mailing address, and, if available, valid email address of the owner's legal representative, if any, including any person with power of attorney or a trustee who can be contacted in the event of the member's extended absence from the separate interest.
4. **Preferred Method of contact:** for the Newsletters and correspondences: (X one) Email USPS Both
5. Is the property? (X one) owner-occupied rented out vacant undeveloped

Please fill out the following information, in legible print, and return within 30 days.

Member(s) Name(s) _____

1) Primary mailing Address: _____

2) Secondary address: _____

Number of lots owned via Grant Deed or other recorded documents: _____

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

1) Primary Valid Email Address: _____

2) Secondary valid email address: _____

Telephone/Contact Number: _____ Cell _____

2) Secondary Phone Number: _____ Cell _____

Is texting okay? Yes No

3) Legal representative Contact Information _____

- You can pay your dues online by sending a request to APLOtreasurer@gmail.com
- Any changes in mailing, email address, or phone number, is the responsibility of the member to notify APLOsecretary@gmail.com as soon as possible.
- Members of the Association have a right to receive a membership list for a related interest of the members.
- A member may opt out of sharing their name, email, property address and mailing address by notifying the association in writing that they prefer to be contacted via an alternative process, per Civil Code Section 5220.

You can scan and email this completed form to APLOSecretary@gmail.com.

Or Mail to **PO Box 630, Pioneer, CA 95666.**

This form is also available on our website at AmadorPines.org.

**Member Contact Form
(included)**

Please fill out and return ASAP!

Email APLOSecretary@gmail.com

Mail: PO Box 630, Pioneer, CA 95666

Fill out online: AmadorPines.org

\$ \$ HELP APLO SAVE MONEY \$ \$

Thank you to those already receiving our notices by email! By receiving this newsletter by email, APLO (you) saved nearly \$800 on this fall newsletter alone!. We now have 342 (28%) landowners participating in this project! Everyone can help keep down costs by participating.

Please email APLOSecretary@gmail.com to join the cost-savings and fun!

**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 Assessors 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.

OVER

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.

Amador Fire Protection District

810 Court Street, Jackson, California 95642 Phone: (209) 223-6391
Contact: Kdale@amadorgov.org Kayla Dale, Public Information Office



Amador Pines Firewise Live Evacuation Drill Participation Form

On September 8, 2024, Amador Fire in partnership with the Amador County Sheriff's Office will be conducting a live evacuation drill for the Amador Pines Firewise Community. The purpose of this drill is to encourage homeowners to prepare for wildfires while getting a real-life visual of how evacuations would work in the event of an emergency.

Deputies will go door to door conducting evacuations while the fire department will be conducting home assessments and vegetation surveys for the area.

No property or homes will be touched or tampered with throughout this drill. The purpose of this form is to invite you to participate and attend the debriefing after where community members can ask questions or discuss concerns they may have.

Please complete the information below to participate:

We plan to participate:

Homeowner Name: _____

Address: _____



Amador Pines Land Owners Association
Units 2 & 5
PO Box 630
Pioneer, CA 95666