

# Lake California



**HELICOPTERS - FIRE TRUCKS - AMBULANCE**

**CPR TRAINING - SAFETY HOUSE**

**GET CRITICAL INFORMATION TO HELP  
YOUR FAMILY PREPARED FOR AN  
EMERGENCY.**



Lake California  
4th Annual

# SAFETY FAIR

May 4th 10 am - 2:00 pm

**LCPOA OFFICE**

19999 Lake California Dr.  
Cottonwood CA 96022

**(530) 347-7900**

Fax (530) 347-7902

Hours: Monday - Friday

7:30 am - 12:00 & 12:30 - 4:00 pm

2nd Friday - Open until 6:00 pm

2nd Saturday - 8:00 am - 12 noon

Website: [www.lakecalifornia.net](http://www.lakecalifornia.net)

**LCPOA BOARD MEMBERS**

Joe Church                    President  
Debbie Fenwick    Vice President  
Leonard Betts            CFO  
Kathy Bezayiff            Secretary  
Dan DeArman            Director  
Kevin Sullivan            Director  
Will Radford              Director

**LCPOA MEMBER SERVICES**

Scott Nielsen - GM  
Anita Ogden - Supervisor  
Crystal Wooten  
Amy Urias  
Nadine Leatherbury

**LCPOA MAINTENANCE STAFF**

Jerry Smith  
Terry England

**LCPOA LOUNGE STAFF**

Bryan Means - LC Lead /  
Head Chef  
Nathan Hardwick - Cook  
Lee Branam - Bartender  
Angelica Birdsong - Bartender

**LCPOA Architectural Committee**

Karen Parmeter            Chair  
Maria Chambers          Co - Chair  
Brian McCaughey        Secretary  
Will Radford  
Nadine Leatherbury  
Peter Windeler              Alternate

**LCPOA Committees & Chairs**

Finance                    Leonard Betts  
Airport                    Gene Evans  
Architectural            Karen Parmeter

**Please Send All Payments to:**

Lake California POA  
19999 Lake California Drive  
Cottonwood, CA 96022

***Lake California POA Disclaimer:***

*This publication is for the sole purpose of communication to our private membership. Any reproduction or distribution is strictly prohibited, unless explicit authorization has been granted by the LCPOA Board of Directors in writing. All articles and "for sale" ads need to be submitted by the 20th of the prior month.*

**Lake California Email Directory**

General Information - [general@lakecalifornia.net](mailto:general@lakecalifornia.net)  
Front Desk - [frontdesk@lakecalifornia.net](mailto:frontdesk@lakecalifornia.net)  
Architectural Committee - [lcac@lakecalifornia.net](mailto:lcac@lakecalifornia.net)  
RV Storage - [lcrv@lakecalifornia.net](mailto:lcrv@lakecalifornia.net)  
Equestrian Center - [lceq@lakecalifornia.net](mailto:lceq@lakecalifornia.net)  
Newsletter - [newspaper@lakecalifornia.net](mailto:newspaper@lakecalifornia.net)  
Compliance - [compliance@lakecalifornia.net](mailto:compliance@lakecalifornia.net)  
Lounge - [lounge@lakecalifornia.net](mailto:lounge@lakecalifornia.net)  
Maintenance - [maintenance@lakecalifornia.net](mailto:maintenance@lakecalifornia.net)  
Campground - [lccampground08@gmail.com](mailto:lccampground08@gmail.com)

**COMMITTEE MEETINGS**

**Committee Meetings are also posted on our reader board outside Goff Hall**

Airport                    Tuesday, May 14th, 2 pm @ Lake Club  
Architectural            Friday, May 3rd, 9 am @ Goff Hall  
Finance                    Thursday, May 16th, 2:30 pm @ Goff Hall  
POA Board Meeting    Tuesday, May 21st, 7 pm @ Lake Club

**Lake California Phone Directory**

In the case of an Emergency, please call 9-1-1

SHERIFF	529-7900	GATE	347-7903
CHP	527-2034	MAINTENANCE	347-7905
FIRE DEPARTMENT	528-5199	LAKE CLUB	347-7906
SECRET WITNESS	529-1268	CAMPGROUND	347-7908
FISH & WILDLIFE	225-2300	RIO ALTO WATER	347-3835
ANIMAL CONTROL	529-7900	<b>AFTER HOURS</b>	<b>347-9783</b>
ANIMAL RESCUE	365-9453	LITTLE COUNTRY STORE	347-6700
PG&E	1-800-743-5000	POST OFFICE	347-3342
GREENWASTE	528-8500	KENNY'S	348-2103

**NOTICE OF THE MEETING OF THE BOARD OF DIRECTORS OF THE  
LAKE CALIFORNIA PROPERTY OWNER'S ASSOCIATION**

**THE NEXT BOARD OF DIRECTORS MEETING OF THE  
LAKE CALIFORNIA PROPERTY OWNER'S ASSOCIATION HAS  
BEEN SCHEDULED TO BE HELD ON TUESDAY, MARCH 19<sup>TH</sup>, 2024.**

**NOTE:** No audio or videotaping is allowed by attendees. As provided for in the "Open Meeting Act," members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes. Members may address issues as they come before the Board or address issues not on the agenda during the open forum portion of the meeting, provided they have filled out a comment card at the meeting. Only members in good standing are free to speak about issues. Speakers must observe rules of decorum and not engage in derogatory remarks, obscene gestures, personal attacks, shouting or other disruptive behavior. Each speaker will have three minutes to speak. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. If at any time during the meeting an attendee becomes disruptive, he or she may be expelled from the meeting.

**EXECUTIVE SESSION**

**6:30 PM**

**OPEN SESSION**

**7:00 PM**

**AGENDA**

**March 19<sup>th</sup>, 2024**

**A. CALL TO ORDER / DETERMINATION OF QUORUM**

**Present : Director Church, Director Betts, Director DeArman, Director Fenwick, Director Radford, Director Sullivan and Director Bezayiff. Quorum was determined.**

**B. INVOCATION – by Don Edsall**

**C. PLEDGE OF ALLEGIANCE President Joe Church**

**D. AGENDA APPROVAL. Motion by President Joe Church and 2nd by Director DeArman.  
Carries Unanimously.**

**E. APPROVAL OF THE MINUTES AS PRESENTED**

- February 20<sup>th</sup>, 2024. Motion by President Joe Church and 2nd by Director DeArman.  
Carries Unanimously.

**F. PRESENTATION /CLUB ANNOUNCEMENTS**

- Pati Nolen – Supervisor. Louise Wilkenson let us know Pati will be present for the POA Meeting in April 2024.
- Rio Alto Water District – Martha Slack. Louise Wilkenson let us know that there will  
**Be a meeting Wednesday March 20th at 6:30pm.**

**G. BOARD ANNOUNCEMENTS**

- President – President Joe Church spoke about the comments we see on social media. He said the board does not favor airport people or the residents who live on the water. The board is very diverse. Many of the board members are not located on the airport or the Water.
- CERT – Sharon Crawford N/A
- STARS – Sharon Crawford. N/A

**H. FINANCIAL REPORT – CFO. Copies of the financial report are available at the office.**

**I. MANAGEMENT REPORTS – GM**

- Violation log
- Small Claim Summary

<b>B. Payment Plan / Small Claims Summary</b>		
<b>Payment plans:</b>		
Total YTD	286	309,228.00
Paid YTD		303,981.35
Outstanding	10	5,246.65
<b>SMALL CLAIMS:</b>		
2023-24	38	63,733.49
2008-June 2023		504,516.99
Foreclosures	0	
New Owners	14	
<b>February 2024 Stats</b>		

<b>A: Violation Log</b>		
Rules & Reg	Description	# Violations
RR-06-02	Animals	2
RR-06-03	Basketball Hoop	1
RR-06-12	Holiday decorations	37
RR-06-14	Interference	1
RR-06-17	Mandatory garbage	4
RR-06-20	Parking	19
RR-06-23	Storage	2
Article 5	AC rules	6
Article 7.24	Owner Maint.	2
Article 8.3	Use of Common Area	
Article 8.4	Noxious activities	1
Hearing	Decision Notice	1
<b>TOTAL NON-COMPLIANCE ISSUES</b>		76

**J. COMMITTEE REPORTS**

1. Architectural: Karen Parmeter. N/A
2. Airport: Gene Evans. Gene let us know that there was an inspection of the airport by Cal Trans. They were very complimentary and stated we have the best private Airport in California. #1 They stated our markings were faded (we have already had them repainted). #2 They said the trees on both sides need to be at a 7 to 1 slope. Hangers are to be built as to not penetrate the area. The trees have grown much higher. This was reviewed at the airport committee meeting on 3/12/24. We must keep the Airport safe, look at our options and remove some of the trees. The next Meeting on April 9th at 2 pm at the Lake Club. Gene also said at the last air show some of the planes were over 30 years old.

**K. OTHER REPORTS**

## 1. Lake California Volunteer Fire Department: Chris Wikeen.

**Lake California Fire Department March 2024 BOD Report**

- Applications in progress: 1
- Weekly Training:
  - Hazardous Materials Operational annual training
- Auxiliary Staff:
  - Crab feed March 9<sup>th</sup> was a huge success
  - \$7,991.43 put in the bank
- CERT (Community Emergency Response Team)
  - Monthly training was held March 17
- VOLUNTEERING:
  - Firefighter or Auxiliary staff: send us an email at: [lakecaliforniafd@gmail.com](mailto:lakecaliforniafd@gmail.com)
  - To become a volunteer Firefighter, obtain an application by calling (530) 528-5199
  - Applications are on hand at the station.
- Like us on our Facebook:
  - “Tehama County Fire Station 2, Lake California”
  - We bring you “ON THE JOB” reports of the various large incidents we respond to. Last one was for the Citizen CPR incident March 9th
- Residential news:
  - We want to thank all who donated and attended the annual signature event crab feed fund raiser. A huge success and lots of fun.
  - Our next fund raiser is April 13 at the station. Chili dog sale
  - Public safety fair planning meetings on going for May 4 date
  - Burning is permitted thru May 15, 2024. Last day of burning is the 15<sup>th</sup>
  - Burn permits are required!

**SUMMARY OF INCIDENT:** February 20, thru March 19, 2024

Medicals: 23

Public Assist: 4

Traffic Accidents: 3

Structure Fire: 2

Hazardous condition: 1

**TOTAL Call for Service: 33**Total calls **since Jan 1, 2024:** 75

Rainfall for February: 7.48 inches

Rainfall to date this month: 2.16

## 2. Firewise – Darbie Andrews

The Firewise board has 10 board members and is a 501c3. They would like the community to know that everyone can sign up for Tindersmart. It is a FREE service that will help you obtain defensible space and create a safe parameter around your home. RCD has been very helpful and has received an \$8,000.00 grant and will be cleaning up Lake California Drive. One of the Firewise members was being charged over \$2,000.00 for her fire insurance. When she provided the insurance company the Firewise certificate it dropped to \$700.00. You can get one online or at the POA office. One of the safety items we are looking at is the wood structure around our propane tanks. Fire Chief Chris Wikeen has told us he would prefer for them to be put underground. RCD told us it's possible that Cal Fire may be able to fund it with a grant.

**L. CONSENT AGENDA. N/A****M. OLD BUSINESS. N/A****N. NEW BUSINESS**

1. Motion to approve the 3rd quarter payment transfer from the Operating Account to the CFRA Operating Account in the amount of \$216,250.00.  
**Motion by Director Betts**  
**2nd by Director Sullivan**  
**Carries Unanimously**
2. Discussion on Cal Trans directive to remove trees at airport based on airport inspection held February 23, 2024.  
**Discussion by Director DeArman**

**President Joe Church let us know that this is not a vote, it's discussion only. We have received a letter from Cal Trans and are mandated to follow their direction. Two residents (one who wanted to build) turned us into Cal Trans. They require us to have 7 in 1 slope and trees have to be removed in order to keep our permit. There was one variance in the past which was before Cal Trans took over -also a power pole. Our attorney does not want us to be open to liability. As we are one road in and out with shelter in place we need to be pro-active.**

**A vendor, currently working for Leviathan will do the work for free and take the trees away for free, which would save us thousands of dollars. If we top them off, then that will be an expense that we will need to include in the budget every few years depending on growth. Scott has been in contact with the garden club, and they are discussing what can be planted that will be drought resistant and will not grow too tall.**

**Speaker #1.** Stated this is not our only option. 7 voted for a variance

**Speaker #2.** Would like a variance request done. He said the liability (assumption of risk) is by the pilot.

**Speaker #3.** Said there is value to the wood. Stated that Cal Trans just tries to cover themselves.

**Speaker #4.** He owns a commercial lot, let us know that there is mistletoe in many of the trees- which is a fungus. He thanked the board for the work they do and looking out for all of the community.

**Speaker #5.** State the board is responsible and wants the trees fixed. He wants a 4 to 1 instead of the 7 to 1.

**Speaker Director Fenwick** let us know if we ask for a variance we will lessen our safety.

**Speaker #6.** Has been in business for 21 years. The trees are a sound barrier. She said Mr. Montegro is a tree expert and he would come up and give us advice on the trees. (She will provide his information to Scott). She suggested we should have a discussion with the pilots.

**Speaker #7.** Spoke of safety of the public. Stated we assume risk when we drive a car.

**Speaker #8.** Has concerns as there is a pilot in a yellow plane that is flying below her house on the river, she has called the FAA.

**Speaker Director Fenwick** She let everyone know the board is liable for incidents - which means we are all liable.

**Speaker #9.** Since we are a shelter in place why don't we ask Cal Fire.

**O. OPEN FORUM**

Speaker #1. Talked about safety. Wants a 4 to 1. He suggests we ask the neighbors what they think.

Speaker #2. Said it's the boards duty to check other options. We are liable if we are not a 7 to 1 slope. He does not want the trees removed,

Speaker #3. Was upset about how people were treated in the past. Everyone needs to be more respectful to each other, she will video the plane that flies below the power lines and report him.

Speaker #4. She is having a delivery in her driveway and wants to ensure that no one attempts to have it sent back. She said this has been done in the past,

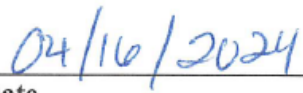
Speaker #5. Stated we need to be transparent regarding the trees. Would like to see more discussion.

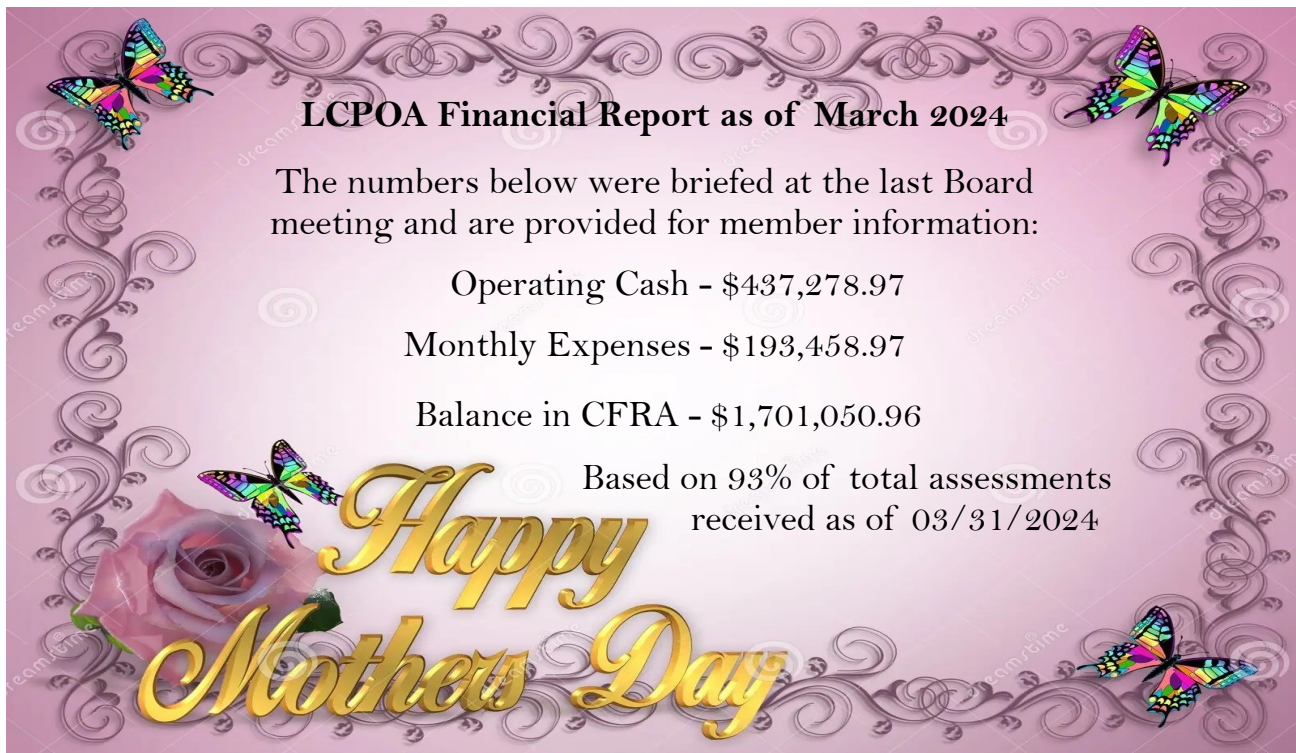
**P. TIME AND PLACE OF NEXT MEETING(s):**

- 7:00 pm April 16<sup>th</sup>, 2024

**Q. MEETING ADJOURNED at 8:15pm**

  
Director Bezyiff

  
Date



**LCPOA Financial Report as of March 2024**

The numbers below were briefed at the last Board meeting and are provided for member information:

Operating Cash - \$437,278.97

Monthly Expenses - \$193,458.97

Balance in CFRA - \$1,701,050.96

Based on 93% of total assessments received as of 03/31/2024

**Happy Mothers Day**

The graphic features a pink background with a decorative border of purple and white scrollwork. It includes several colorful butterflies and a pink rose. The text is centered and uses a mix of bold, black, and gold fonts.



Hey LC do you know CPR? Have you practiced it RECENTLY?

***Get on the interest list now for our next class***

**Text, call or email me at [sharon.tehamacert@gmail.com](mailto:sharon.tehamacert@gmail.com) or call/text 619-985-4400 to sign up.**

We live in a rural area. EMS can take 11 minutes or more to arrive when our volunteer fire department is unable to respond. If you do not know CPR your loved one may not make it until help arrives-that is the sad reality. Brain damage and death occur after just a few minutes of cardiac arrest without CPR. Delaying CPR and AED may well mean a very bad outcome.

CERT and Lake California Vol Fire Department (LCVFD) have partnered to offer **FREE** American Heart Association (AHA) CPR/AED classes to all Lake California residents at the Lake Club. We will be including Adult, Child and Infant skills.

We are not charging for the class. If you need or want an AHA CPR certification card, AHA does charge \$17.00 for those, and we will need to collect the \$17 for each card we purchase during the class. We provide that card fee money to AHA and we keep none of those funds. Purchasing the card is OPTIONAL.

**Do you want to be prepared for an emergency and help your neighbors?** All skill levels and abilities are welcome! Please contact me if you are interested. The training and the initial CERT bag is free and provided. **We need more volunteers - Join our Team! You can enroll at any time.**

Send an email to [sharon.tehamacert@gmail.com](mailto:sharon.tehamacert@gmail.com) or call 619-985-4400  
Sharon Crawford, Team Lead/Program Manager

**We post regularly on Social Media – Follow us!**

**Follow #TehamaCERT**

**<https://www.facebook.com/groups/TehamaCERT/>**

**Instagram TehamaCERT    Twitter @CertTehama**



**NOTICE OF THE MEETING OF THE BOARD OF DIRECTORS OF THE  
LAKE CALIFORNIA PROPERTY OWNER'S ASSOCIATION**

**THE NEXT BOARD OF DIRECTORS MEETING OF THE  
LAKE CALIFORNIA PROPERTY OWNER'S ASSOCIATION HAS  
BEEN SCHEDULED TO BE HELD ON TUESDAY, APRIL 16<sup>TH</sup>, 2024.**

**NOTE: No audio or videotaping is allowed by attendees. As provided for in the "Open Meeting Act," members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes. Members may address issues as they come before the Board or address issues not on the agenda during the open forum portion of the meeting, provided they have filled out a comment card at the meeting. Only members in good standing are free to speak about issues. Speakers must observe rules of decorum and not engage in derogatory remarks, obscene gestures, personal attacks, shouting or other disruptive behavior. Each speaker will have three minutes to speak. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. If at any time during the meeting an attendee becomes disruptive, he or she may be expelled from the meeting.**

**EXECUTIVE SESSION  
6:30 PM**

**OPEN SESSION  
7:00 PM**

**AGENDA  
April 16<sup>th</sup>, 2024**

**A. CALL TO ORDER / DETERMINATION OF QUORUM**

**Present: Director Church, Director DeAram, Director Fenwick, Director Betts, Director Sullivan and Director Bezayiff. Absent Director Radford.**

**B. INVOCATION – Kevin Sullivan**

**C. PLEDGE OF ALLEGIANCE. President Joe Church**

**D. AGENDA APPROVAL. Motion by President Church. 2nd by Director DeArman.  
Carries Unanimously.**

**E. APPROVAL OF THE MINUTES AS PRESENTED. Motion by President Church.  
2nd by Director Sullivan. Carries Unanimously.**

- March 19<sup>th</sup>, 2024

**F. PRESENTATION /CLUB ANNOUNCEMENTS**

- Pati Nolen – Supervisor. N/A. Pati Nolen plans to attend in May
- Rio Alto Water District – Martha Slack.
  - Martha let us know that the rate increase will appear in the next bill. Also, it was decided to change the 2nd increase from 07/01/24 to 01/01/2025. In addition to the usage being shown in cubic feet it will show it in gallons. Connection fees were increased as of 07/01/2024 - so if anyone has questions, please contact their office. Their board meeting has been moved to Wednesday the 24th this month.

**G. BOARD ANNOUNCEMENTS**

- President – Joe Church.

Joe wanted to remind everyone that cutting in the Greenbelt or Amenities are prohibited. This is subject to a fine and banned from the Amenity. He requested that social media and keyboard warriors have questions or problems please contact the office, Scott, himself, or the board. The residents on the board do not receive any wages or kickbacks. It is a volunteer position. They have to follow the Davis Stirling and POA rules. He has seen on social media that residents have said they want to bring back the newsletter. In 2020 Senate bill SB-5 that states the newsletter does not need to be mailed to each resident. The office prints 100 copies, and you are welcome to pick one up. (The cost when we were printing was: \$1,100.00 out of community postage, \$300.00 in community postage, \$400.00 paper, \$200.00 printer maintenance. This was costing \$24,000.00 per year. Today with inflation it would be higher.). Any committee meetings like A/C and Finance that are held at Goff Hall must be during business hours as office staff must be present. If meetings were held after business hours, we would have to pay overtime which would cost the POA. The budget was turned in by the finance committee and passed on March 19th by the board. Ten days later it was published in the April newsletter giving the residents more than 90 days' notice of the rate increases on Rental Amenities. The finance committee looked at how to keep from raising rates to the POA. To see the breakdown please refer to the budget. They believe the increases are fair and equitable. The Lake Club was addressed earlier and raised when we realized it was way under value. The airport costs \$2.00 out of the POA dues, \$5.00 to Tie Down for residents and \$15.00 for visitors. Anyone can use it as a POA member like the Lake Club. Hangers on personal property are the equivalent to boat owners keeping their boats at their personal docks. Therefore, we do not charge. The EQ cost \$7.00 out of the POA dues. It was raised \$5.00 a month to \$73.00. Checking around the cost outside of our community is \$250.00 - \$400.00 per month. Campground rates were also increased. There has been a lot of discussion regarding RV storage. The POA cannot raise POA dues more than 20% in a year. This is not the case for Rental Amenities. The RV area and campground cost \$17.00 out of yearly dues. Fees have not increased since 2013 when it went from \$10.00 to \$13.00. It is not fair to the Community to subsidize 231 spaces at an unrealistic fee and pass that on to POA members in unnecessary increase POA Dues for a rental amenity that not everyone can use. Fees now will be charged by the size to make it more fair and equitable to those who use it. Fees for up to 20 feet went up to \$20.00 per month, from 21-39 feet went up to \$27.00 per month and over 40 Feet up to \$35.00 per month. The new prices are still considerably cheaper than outside the gate. It would not be fair to raise everyone's annual fees \$60.00 to \$70.00 this year to cover any income deficit needed for the budget when we have rent rates for rental amenities priced far below market rental prices elsewhere. The finance committee will be reviewing the 2025/2026 budget later this year and seeing if this needs to be adjusted up or down at that point. Everyone is encouraged to join committees and be part of the community.

- CERT – Sharon Crawford. N/A
- STARS – Sharon Crawford N/A

**H. FINANCIAL REPORT – CFO. Director Leonard Betts let the community know that this will be his last month as a board member. The community thanks him for all of his hard work.**

- Copies of the financial report are available at the office.

**I. MANAGEMENT REPORTS – GM**

- Violation log
- Small Claim Summary

<b>B. Payment Plan / Small Claims Summary</b>		
<b>Payment plans:</b>		
Total YTD	286	309,228.00
Paid YTD		308,266.12
Outstanding	6	961.88
<b>SMALL CLAIMS:</b>		
2023-24	41	59,509.44
2008-June 2023		504,516.93
Foreclosures	0	
New Owners	6	
<b>March 2024 Stats</b>		

<b>A: Violation Log</b>		
Rules & Reg	Description	# Violations
RR-06-02	Animals	2
RR-06-03	Basketball Hoop	1
RR-06-17	Mandatory garbage	1
RR-06-18	Motor Vehicle Op	1
RR-06-20	Parking	20
RR-06-23	Storage	5
Article 5	AC rules	5
Article 7.24	Owner Maint.	13
Article 8.6	Signs	1
EQ Rules	General Use	1
<b>TOTAL NON-COMPLIANCE ISSUES</b>		50

**J. COMMITTEE REPORTS**

- Architectural: Karen Parmeter N/A
- Airport: Gene Evans. N/A

**K. OTHER REPORTS**

1. Lake California Volunteer Fire Department: Chris Wikeen
  - **Lake California Fire Department April 2024 BOD Report**
    - Applications in progress: 4
    - Weekly Training:
      - New Chainsaw training
    - Auxiliary Staff:
      - Chili dog sale was a huge success, sold out 320 dogs
    - CERT (Community Emergency Response Team)
      - CPR class held for the community, April 14<sup>th</sup>
    - VOLUNTEERING:
      - Firefighter or Auxiliary staff: send us an email at: [lakecaliforniafd@gmail.com](mailto:lakecaliforniafd@gmail.com)
      - To become a volunteer Firefighter, obtain an application by calling (530) 528-5199
      - Applications are on hand at the station.
    - Like us on our Facebook:
      - “Tehama County Fire Station 2, Lake California”
      - We bring you “ON THE JOB” reports on our FB page

- Residential news:
  - We want to thank all who attended the Chilidog feed, April 13<sup>th</sup>.
  - Public safety fair May 4<sup>th</sup>
  - Burning is permitted thru May 15, 2024. Last day of burning is the 15<sup>th</sup>
  - Burn permits are required!

**SUMMARY OF INCIDENT:** March 19 through April 15, 2024

Medicals: 17

Public Assist: 2

Traffic Accidents: 2

Structure Fire: 1

Vehicle Fire: 1

Hazardous condition: 1

Agency assistance: 1

**TOTAL Call for Service: 25**

Total calls **since Jan 1, 2024:** 100

Rainfall for March: 2.91 inches

Rainfall to date this month: 1.42

Respectfully submitted: Chief Chris Wikeen

Reading by Assistant Chief Mike Jamarck

2. Firewise – Darbie Andrews

a. The Fire Hazard reduction work being done on Lake California Dr is being done by RCD and Tehama Glenn CalFire unit due to grant money that the Firewise Team, not just one person, but the team worked to acquire. The Firewise Team has been working closely with the RCD and we thank them for requesting the grant money from the county. Over 150 LC residents signed letters of support to the county requesting the grant money be used for LC. Firewise team members spoke at the board of supervisors meeting and hand delivered the letters. It was a team effort that made this work happen.

b. Firewise will have a table at the Safety Fair. We will be selling Firewise t-shirts and selling raffle tickets for a fire blanket as fundraiser, plus handing out Firewise information.

c. We are planning several fundraisers thanks to our new Board member, Nadine Leatherbury

d. We will be doing some neighborhood walks to let people know about free tree and bush cutting services offered through Tehama Tindersmart program this month.

e. On June 15 we will lead a community cleanup day for fire hazard waste only (tree branch and bushes.) Grind will be donating their services as well. Signups will be available at the Safety Fair, and we will have info in the May newsletter.

**L. CONSENT AGENDA. N/A**

**M. OLD BUSINESS. N/A**

**N. NEW BUSINESS N/A**

**O. OPEN FORUM**

**Speaker #1.** She let us know she attended the finance meeting and was not happy about the increase of RV rates. She referred to the Davis Stirling Act and our CCR's. She did research to review the fees calculation, the board should not impose fees to exceed the cost. There should be a good cost estimate to defray the cost. Storage units outside the gate are for profit, we are a community.

**Speaker #2** He stated he has been on the finance committee for 11 years. He said 231 property owners creates \$36,000.00 in revenue. That's over \$720,00.00 over the last 20 years. That paid for the asphalt. He stated that this is the first time in 30 years they have turned this amenity to profit in order to supplement annual revenue. He would like to see this require a vote.

**Speaker #3.** He drove around during our April yard sale on April 13th. He was shocked at the houses that were not painted, fences down, and miscellaneous stuff everywhere. He would like more enforcement of the rules. He asked what happened to the rule of no grass over 3 inches allowed. He requests more enforcement of our property.

**Speaker #4.** He would like more transparency. He is upset about the trees. The board has nothing to do with it. He owns the trees. He stated the board is not following the CCR's.

**Speaker #5.** She is upset about the RV storage fees. The asphalt will tear up the tires. She is not retired and cannot attend the finance meetings.

**Speaker #6.** A resident read a letter from a community member who cannot attend. The letter stated she is frustrated and angry over the RV increase. She said it skyrocketed 169% per quarter. There is a lack of transparency. The RV fees should not help the budget short fall. Wants transparency and accountability.

**Speaker #7.** She states she shares the previous statements. The RV should not increase fees on the rental as it is not a private business for profit. The RV fees are ridiculous. 231 RV owners should not carry this heavy burden - they are not cash cows.

**Speaker #8.** Stated we are a corporation- we are the stockholders, non-profit with certain amenities. In the workplace they cut costs and people had to lose jobs. We must maintain the RV area and the stables. We need to cut other ones. He said we should cut out dinners and bands at the Lake Club, without raising property owners' fees. The board works for the whole community.

**Speaker #9.** For the last 3 years he has tried to build his hanger. He wants transparency in the newsletter. He stated variances are not a violation. The POA won't ask for a variance. No one is ever sued for a variance. Who trumps Cal Trans?

**Speaker #10.** She let everyone know that Sheriff David Kane is having a Town Hall meeting on Monday 4/22/24 at 6pm at Bowman Community Church. She has let us know at the Board of Supervisors had an election in March. Next year Tehama County will have 2 supervisors that each have one year of experience, and 3 new replacements. She also introduced the new supervisor for District 1 Supervisor Rob Burroughs.

**P. TIME AND PLACE OF NEXT MEETING(s):**

- 7:00 pm May 21<sup>st</sup>, 2024

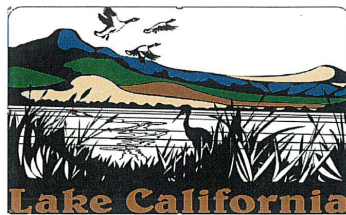
**Q. MEETING ADJOURNED. At 8:08PM**

\_\_\_\_\_  
Director Bezayiff

\_\_\_\_\_  
Date

# Lake California Property Owners Association, Inc.

A California Non-Profit Corporation



2024/2025 PRO FORMA

OPERATING BUDGET

RESERVE SUMMARY AND

STATEMENT OF SIGNIFICANT POLICIES

Lake California Property Owners Association is a nonprofit mutual benefit corporation formed to provide the proper maintenance and administration of the common areas within the planned development of Lake California, and to uphold the Declaration of Covenants, Conditions and Restrictions (CC&R's) that govern the planned development.

This information is provided by the Board of Directors of Lake California Property Owners Association for the benefit of its members and in compliance with California Civil Code and the governing documents of the Association.

If you have any questions about this information or about the operations and responsibilities of the Association, you may contact the general manager at the LCPOA office or you may write to the Board of Directors.

## LAKE CALIFORNIA PROPERTY OWNERS' ASSOCIATION

2024 - 2025

Dear Lake California Homeowner:

The following Association information and/or documents are enclosed:

- Association Dues Amount (Below)
- Annual Operating Budget
- Notice of Right to Receive Annual Report (Below)
- Reserve Funding Disclosure
- Notice of Right to Minutes of Board (Below)
- Insurance Coverage Disclosure
- Alternative Dispute Resolution Rights
- Assessment Collection Policy

### ASSOCIATION DUES

The annual Association Dues for the fiscal year 2024-2025 will be \$1,079.00. When you receive your statement, you have the option to pay online on our website [lakecalifornia.net](http://lakecalifornia.net) or make your check payable to Lake California POA, include your account number on the check, and submit or mail payment to:

**LCPOA**  
**1999 Lake California Drive**  
**Cottonwood, CA 96022**

### NOTICE OF RIGHT TO RECEIVE ANNUAL REPORT

A copy of the Association Annual Report (Financial Statement and Review) shall be distributed to all owners within 120 days of the fiscal year end.

### NOTICE OF RIGHT TO MINUTES OF BOARD (\$4950)

Owners have the right to copies of the minutes of meetings of the Board of Directors. Minutes are available upon request from the management office.

### ABILITY TO SUBMIT SECONDARY ADDRESS FOR COLLECTION NOTICES (\$5040)

You have the right, for the purposes of collection, to request that any notices be sent to a secondary address. This request must be in writing from the owner on title.

### ARCHITECTURAL CHANGES NOTICE

Improvements constructed on any Lot shall conform to the following Construction and Architectural Standards, as more fully delineated in the Architectural Rules, which are available in the association's office at Goff Hall.

### INSURANCE COVERAGE

Your insurance coverage may have changed. Please refer to the 'Civil Code 5300' page of this document to review your current Association policy.

## LAKE CALIFORNIA PROPERTY OWNERS' ASSOCIATION

### LOAN DISCLOSURE STATEMENT

The Association does not currently have an outstanding loan.

### DEFERRED or NOT COMPLETED RESERVE COMPONENTS

Upon review of the association's 2024-25 Reserve Study, the Board of Directors does not anticipate deferring the repair or replacement of components listed in the Reserve Study.

### DISCLOSURE OF SPECIAL ASSESSMENT

Please carefully review the enclosed Reserve Study Summary and Reserve Disclosure Statement. The Board does not anticipate the need of a special assessment to fund necessary components.

### OFFICIAL COMMUNICATIONS (§4035)

Members of the association may deliver official communication to the association by mail to the following address: President of the Board; c/o LCPOA, 19999 Lake California Drive, Cottonwood CA 96022.

### OFFICIAL GENERAL NOTICE POSTINGS (§4045)

The location designated for posting of general notices, is at the LCPOA Office, in Goff Hall, entry reader board, located at: 19999 Lake California Drive, Cottonwood, CA 96022.

### NOTICE TO RECEIVE GENERAL NOTICE BY INDIVIDUAL DELIVERY (§4045)

A member may request to receive all general notices to be delivered by individual delivery pursuant to Section §4040 of the Civil Code.

Thank you for your time in reviewing these important documents. We recommend you keep these documents with other important information about your home. This information can be helpful for working with the Association or in the sale or refinance of your home. If you should have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

**Lake California POA  
Board of Directors**



## 2024-25 PRO FORMA BUDGET

ANNUAL ASSOCIATION DUES =			\$	1,079	2225 Lots
Acct Code	INCOME		Acct Code	EXPENSES (CONT.)	
5100	Assessments-Current	\$ 2,400,775	7055	Copier Maintenance Contract	\$ -
7399	Assessments-Uncollectible	\$ (5,000)	7056	IT Management	\$ 31,800
5150	Assessments - Interest	\$ 51,000	7061	Education	\$ 1,300
5160	Assessments - Penalties	\$ 44,000	7070	Equipment Rental	\$ -
5696	Bad Debt Recovery	\$ 2,000	7075	Uniforms	\$ 2,200
5310	Fees-Tenant & Transfer	\$ 20,000			
5321	Fees-Building Storm Drains	\$ 21,120	7079	Contract Services-Personnel	\$ 69,100
5322	Fees-Building Road Maint.	\$ 56,325	7080	Contract Services-Other	\$ 301,500
5323	Fees - Building Parks	\$ 39,885	7081	Weed Abatement Expense	\$ 75,000
5325	Plan Submittal	\$ 4,000	7091	Water	\$ 30,830
5335	Fees-Pool Card Purchase	\$ 1,200	7092	Electricity	\$ 65,070
5336	Fees- Boat Pass	\$ 1,000	7093	Heating Fuel (Propane)	\$ 11,050
5337	Fees- Road Encroachment	\$ 3,000	7094	Refuse Service	\$ 24,930
5345	Weed/Brush Abatement	\$ 25,000	7095	Telephone/Internet/Cable	\$ 47,430
5500	Airport Rental	\$ 200	7096	Water Contract	\$ 12,200
5500	Campground Rental	\$ 42,000	7097	Janitorial	\$ 6,900
5500	EQ Center	\$ 25,000	7098	Janitorial supplies	\$ 6,400
5500	RV Rental	\$ 80,000	7099	Security/Bouncer	\$ 1,040
5500	Lake Club (Rental)	\$ 3,400	7100	LC Entertainment	\$ 8,000
5509	Interest Income Operating	\$ 1,600	7110	Road Maintenance	\$ 800
5510	Interest Income Taxable CFRA	\$ 1,185	7121	Equipment Repair & Maintenance	\$ 15,550
5530	Lounge Sales Income	\$ 149,000	7130	Building Repair & Maintenance	\$ 1,400
5536	Lounge Food Sales	\$ 160,000	7131	Groundskeeping	\$ 2,600
5560	Advertising Income (LC News)	\$ 9,000	7132	Dredging	\$ -
5600	Misc. Income	\$ 3,400	7137	Mileage Reimbursement	\$ 1,500
5601	Pump Agreement	\$ 11,200	7140	Meals & Entertainment	\$ -
5691	Misc./Violations/Fines	\$ 8,000	7141	Fuel/Travel/Vehicle	\$ 14,400
5695	Foreclosure/Collection Fee	\$ 27,000	7142	Meetings	\$ 150
	<b>TOTAL INCOME</b>	\$ 3,185,290	7150	Accounting	\$ 20,500
	<b>EXPENSES</b>		7160	Legal	\$ 15,900
6050	Cost of Sales-Lounge	\$ 42,000	7190	Income Tax - State	\$ 1,375
6054	Food Purchases - LC & Lounge	\$ 89,000	7191	Income Tax - Federal	\$ 2,200
6055	Kitchen Supplies/Utensils	\$ 1,000	7241	Community Events	\$ 1,250
7010	Salaries & Wages	\$ 661,700	7260	Dues & Publications	\$ 1,600
7010	Salaries & Wages - Overtime	\$ 6,000	7270	Small Tools	\$ 1,500
7019	Payroll Processing	\$ 33,800	7275	Lake Treatment/Ponds	\$ 58,000
7020	Payroll Taxes	\$ 48,250	7280	Foreclosures/Collection	\$ 20,000
7021	Tax & License	\$ 11,140	7308	Fuel Charge/Delivery Charge	\$ 2,700
7023	Property Taxes	\$ 20,845	7310	Bank Fees	\$ 6,000
7025	Board of Equalization	\$ -	7314	Security Alarm	\$ 3,550
7030	Insurance - General	\$ 109,630	7315	Credit Card Usage Fees	\$ 17,500
7031	Workers Comp Insurance	\$ 41,900	7321	Storm Drain Expense	\$ 21,120
7032	Insurance - Auto	\$ 12,570	7322	Building Road Maint Expense	\$ 56,325
7033	Insurance - D & O	\$ 23,300	7323	Building Parks Expense	\$ 39,855
7034	Insurance - Property	\$ 10,180	7390	Miscellaneous Contingency	\$ 8,000
7040	Health Insurance	\$ 67,100	Capex	NEW Items	\$ -
7045	Interest Expense - Solar	\$ -		<b>TOTAL EXPENSES</b>	\$ 2,265,290
7046	Principal Expense - Solar	\$ -			\$ -
7050	Supplies General	\$ 73,350		CFRA Contribution	\$ 920,000
7053	Postage	\$ 4,800			\$ -
7054	Copier Supplies	\$ 200		<b>GRAND TOTAL</b>	\$ 3,185,290

## POA FINANCIAL STATUS REPORT

---

The Budget Committee, consisting of 8 concerned owners and two LCPOA employees, completed the task of analyzing income and expenses, thus putting together the 2024/2025 annual budget. The 2024/2025 fiscal year budget was passed at the February 20th Board Meeting. Based on the increase in expenses to almost every part of our community operations over the past year along with the start of 2024 (Purchases, Transportation, Maintenance, Wages, Insurance, etc.) we were forced to increase last year's assessments by \$20 for the upcoming year. The annual assessment of \$1,079.00 will be due on July 1, 2024.

Our CFRA reserve contribution for the 2024/25 fiscal year is \$920,000.

The association dues will provide the necessary funds to operate the POA and meet our reserve funding requirements for the next fiscal year as required by State law. No Special assessment is anticipated.

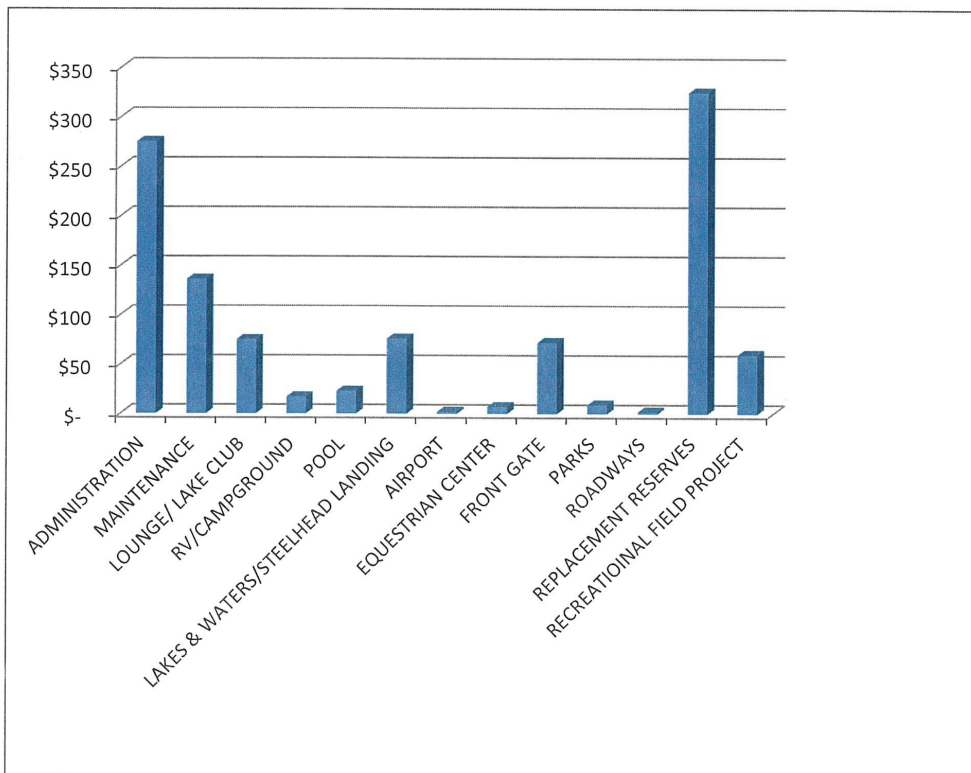
Thanks again to all of you for keeping your association dues current.

Leonard Betts  
Lake California POA  
Chief Financial Officer

### WHERE DO YOUR ASSESSMENT DOLLARS GO?

\$ 1,079

ADMINISTRATION	\$ 275	25.49%
MAINTENANCE	\$ 136	12.60%
LOUNGE/ LAKE CLUB	\$ 75	6.95%
RV/CAMPGROUND	\$ 17	1.58%
POOL	\$ 23	2.13%
LAKES & WATERS/STEELHEAD LANDING	\$ 76	7.04%
AIRPORT	\$ 2	0.19%
EQUESTRIAN CENTER	\$ 7	0.65%
FRONT GATE	\$ 72	6.67%
PARKS	\$ 9	0.83%
ROADWAYS	\$ 2	0.19%
REPLACEMENT RESERVES	\$ 325	30.12%
RECREATIOINAL FIELD PROJECT	\$ 60	5.56%
	\$ 1,079	100%



**CIVIL CODE §5300-INSURANCE NOTIFICATION REQUIREMENTS**

The following data addresses the requirements outlined in California Civil Code §5300 regarding insurance disclosure. A summary of the association’s general liability policy that states all of the following:

Philadelphia Insurance Company provides the following coverage\*:

Coverage Type	Limit	Deductible
Property	\$6,372,292.00	\$25,000.00
Liability	\$1,000,000/\$2,000,000	0
Umbrella	\$5,000,000	\$10,000

Philadelphia Insurance Company provides the following coverage:

Coverage Type	Limit	Deductible
Fidelity and/or Crime	\$1,000,000 Employee theft	\$10,000
	\$1,000,000 Forgery or Alteration	
	\$1,000,000 Computer Fraud	\$10,000
	\$3,000,000 Crime Primary Pol	
	\$1,000,000 Crime Excess Pol	
\$ 10,000 Money & Securities (Inside/Outside)	\$10,000	\$1,000

\*Lake California Property Owners Association does not purchase earthquake or flood insurance.

The Association’s Insurance Agent is:

**Kyle Garton**  
**Vice President**  
**George Peterson Insurance Agency**  
**2920 Bechelli Lane**  
**Redding, CA 96002**  
**Phone: 530-244-9400 Office**  
**530-244-9444 Fax**  
**License #0F84208**

The summary of the Associations policies of insurance provides only certain information, as required by Section §5300 of the Civil Code and should not be considered a substitute of the policy terms and conditions contained in the actual policies of insurance. Any Association member, may, upon request and provision of reasonable notice, review the Associations insurance policies and upon request and payment of reasonable duplication charges, obtain copies of these policies. Although the Association maintains the policies of insurance specified in this summary, the Association’s policies of insurance may not cover your property, including personal property, or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual brokers or agents for appropriate action coverage.

### SCHEDULE OF MONETARY PENALTIES CIVIL CODE SECTION §5850(a)

The following fines will be assessed upon the nature of the violation as described below.

Any fine assessed is a personal debt of the violator and the member and must be paid within sixty (60) days to avoid initiation of appropriate legal action by the Association to collect said sums. In the event legal action is initiated, the violator and the member will be responsible for all court costs and attorney's fees.

**Violations Requiring Cure or Compliance:** No fine will be levied if the violation is cured within the time set in the initial Courtesy Notice. If a First Offense-Hearing Notice is issued and the violation is not cured or compliance obtained within the time limits set forth in this Notice, a fine of \$250 will be levied. The expiration of each subsequent time period specified in the initial Notice of Violation for which a cure or compliance has not been accomplished will result in a subsequent offense and a fine will be assessed for each time period.

The following fines will be levied:

1. Courtesy Notice	\$ -0-
2. First Offense/Hearing Notice	\$ 250.
3. Second Offense	\$ 500.
4. Third Offense	\$1000.
5. Forth Offense within a 12 month period	\$2000.

If violation still exists after the above notices and hearing, the file may be sent to our Legal Department for further action.

### **Summary of Dispute Resolution Procedures**

#### *Internal Dispute Resolution (§5900)*

This section applies to an association that does not otherwise provide a fair, reasonable, and expeditious dispute resolution procedure. The procedure provided in this section is fair, reasonable, and expeditious, within the meaning of this article.

(b) Either party to a dispute within the scope of this article may invoke the following procedure:

- (1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.
- (2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.
- (3) The board shall designate a director to meet and confer.
- (4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute.
- (5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.

(c) An agreement reached under this section binds the parties and is judicially enforceable if both of the following conditions are satisfied:

- (1) The agreement is not in conflict with law or the governing documents of the common interest development or association.
- (2) The agreement is either consistent with the authority granted by the board to its designee or the agreement is ratified by the board.

(d) A member may not be charged a fee to participate in the process.

### *Alternative Dispute Resolution (§5930)*

California law strongly encourages the resolution of disputes between homeowners and residents and POAs by through the use of Alternative Dispute Resolution ("ADR"), without resorting to litigation. Prior to the filing of an action for enforcement of any of the Association's governing documents, the party seeking enforcement is required to endeavor to resolve the matter using ADR prior to filing an enforcement action in Superior Court. The procedure is found in Civil Code Section 5935, summarized below:

1. Either party must serve a "Request for Resolution" on the other party, either by certified mail (return receipt requested) or personal delivery. If a certified letter is sent out and no response is forthcoming, the personal delivery is required. The person who "serves" the Request for Resolution may not be a party to the action.
2. This Request for Resolution must include:
  - a. A brief description of the dispute between the parties;
  - b. A request for ADR; and,
  - c. A notice that the party receiving the Request for Resolution is required to respond within 30 days or it will be deemed rejected.
3. The party receiving a Request for Resolution has 30 days from the date he or she receives it to accept or reject ADR and if not accepted, it shall be deemed rejected.
4. If the party receiving the Request for Resolution agrees to ADR, the parties have 90 days to complete the process (more by agreement of the parties).
5. The costs of ADR shall be paid by the parties.
6. At the time a civil action is filed in Superior Court, the filing party must file a certificate stating that ADR has been completed, or that a "Request for Resolution" was made and was rejected or deemed rejected through non-response. Failure to file the certificate may result in dismissal of the lawsuit.
7. Exceptions to the process:
  - Where temporary restraining orders or preliminary injunctions are needed immediately to stop a particular action;
  - Where either party would suffer substantial prejudice by delays caused by filing of the Request for Resolution; or,
  - Where any damage claim exceeds the applicable jurisdictional limit of a small claims court, as found in CCP Sections 116.220 and 116.221.
  - Small Claims actions.
  - Assessment disputes

Failure to follow the steps above would give a judge the right to decrease any attorney's fees award where either party of the lawsuit would otherwise be entitled to reimbursement of all reasonable attorney's fees under statute or contract.

**Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code 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.**

## NOTICE ASSESSMENTS AND FORECLOSURE

---

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

### ASSESSMENTS AND FORECLOSURE

---

Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure, or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Article 3 (commencing with Section 5700) of Chapter 8 of Part 5 of Division 4 of the Civil Code. When using judicial or nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (Sections 5700 through 5720 of the Civil Code, inclusive)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common area damaged by a member or a member's guests, if the governing documents provide for this. (Section 5725 of the Civil Code)

The association must comply with the requirements of Article 2 (commencing with Section 5650) of Chapter 8 of Part 5 of Division 4 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 5675 of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (Section 5660 of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (Section 5685 of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

## SUSPENSION OF ACCESS TO AMENITIES

---

1) When it has been determined by the Board of Directors (the "Board") of Lake California Property Owners Association (the "LCPOA") that a member of the LCPOA ("Member") is in violation of the Covenants, Conditions and Restrictions and/or Bylaws (the "Governing Documents") of the LCPOA, or any rules promulgated by any committee of the LCPOA; and,

- a. The Member in violation has been provided notice pursuant to the Governing Documents; and,
- b. The Member in Violation has been provided due process pursuant of the Governing Documents in California Civil Code Sections 4000-6150 (the "Davis-Stirling Act").

2) The rights of the Member in violation to access the amenities of the LCPOA may be suspended by a vote of the Board of Directors of LCPOA (the "Board") at an executive meeting session for up to 364 days, at the discretion of the Board.

3) Amenities in this rule are defined to include, but are not limited to: the pool, tennis court, basketball court, archery range, disc golf course, equestrian center, lake, boat launches, Lake Club/Lounge, campground, rv storage, and right to use the barcode admission system for the gate, but, excludes any suspension of voting privileges, ingress or egress, meeting attendance of utilities.

## PAYMENTS

---

When an owner makes a payment, the owner may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Section 5655 of the Civil Code)

*An owner may, but is not obligated to, pay under protest any disputed charge or sum levied by the association, including, but not limited to, an assessment, fine, penalty, late fee, collection cost, or monetary penalty imposed as a disciplinary measure, and by so doing, specifically reserve the right to contest the disputed charge or sum in court or otherwise.*

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 2 (commencing with Section 5900) of Chapter 10 of Part 5 of Division 4 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 3 (commencing with Section 5925) of Chapter 10 of Part 5 of Division 4 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 5685 of the Civil Code)



## MEETINGS AND PAYMENT PLANS

---

An owner of a separate interest that is not a time-share interest may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exists. (Section 5665 of the Civil Code)

The property owner can contact the POA office and request a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 5665 of the Civil Code)

**LAKE CALIFORNIA PROPERTY OWNERS ASSOCIATION, INC.  
DELINQUENT ASSESSMENT COLLECTION POLICY STATEMENT**

---

1. **Annual assessments of \$1,079.00 are due in the POA office on or before the first (1<sup>st</sup>) day of July and are delinquent if not received in full by the Association on or before July thirty-first (31<sup>st</sup>).**
2. At the election of an owner, Annual assessments may be payable in 2 equal installments; the first half installment MUST be received in the POA office on or before July 1<sup>st</sup> and are delinquent if not received in full by the Association on or before July thirty-first (31). The second half installment must be received in the POA office on or before December first (1<sup>st</sup>) and are delinquent if not received in full by December thirty-first (31<sup>st</sup>).
  - 2a. An owner may elect to have their annual assessments payable in a 6-month installment plan of \$179.83 per month plus interest. The first installment must be received in the POA office on or before July 1<sup>st</sup> and will be considered delinquent if not received by July 31<sup>st</sup>. All other payments must be made by the end of each consecutive month following July. The final payment is due on or before December 1<sup>st</sup> and is considered delinquent if not paid by December 31<sup>st</sup>. The owner understands an interest charge of 1% per month will be added onto their balance until payment is received in full. Any default to an agreed upon payment plan will result in immediate cancellation of payment plan offering and all balance are to be paid in full.
3. A ten percent (10%) penalty and twelve percent (12%) interest charge will be assessed on August 1st for any delinquent amounts not received in the POA office on or before their due dates as stated in 1 and 2 above.
  - 3a. a 12% interest charge will be assessed on all unpaid amounts from August 1 until paid.
4. Special Reimbursement and Enforcement Assessments are due on the date(s) specified upon imposition and each installment will be delinquent if not received by the Association within fifteen (15) days after it is due.
5. If any such amounts including penalties and interest have not been received, in full, by the due date or extended due date, the Association will, without further advance notice, proceed to take any and all additional enforcement remedies as the Association, in its sole discretion, deems appropriate, including, without limitation, non judicial foreclosure of such Lien, judicial foreclosure or suit for money damages all at the expense of the property owner(s).
6. All payments received by the Association, regardless of the amount paid, will be directed to the oldest assessment balances first, until which time all assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.
7. The Association shall charge a "returned check charge" of twenty-five dollars (\$25.00) plus charges for any and all bank fees for all checks returned as "non-negotiable", "insufficient funds", or any other reason.
8. All above-referenced notices will be mailed to the record owner(s) at the last mailing address provided in writing to the Association by such owner(s).
9. The mailing address for overnight payment of assessments: LCPOA, 19999 Lake California Drive, Cottonwood, CA 96022.
10. The Board of Directors of the Association may revise the policy, either generally or on a case-by- case basis, if it finds good cause to do so.



Lake California Property Owners, Inc.  
**California Member Summary**  
Final  
Prepared for the 2024/2025 Fiscal Year

February 22, 2024

This is a summary of the Reserve Study that has been performed for Lake California Property Owners, Inc., (the "Association") which is a Planned Development with a total of 2,225 Lots. This study was conducted in compliance with California *Civil Code Sections 5300, 5550 and 5560* and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, LLC prepared this Update w/ Site Visit Review for the July 1, 2024 - June 30, 2025 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

### Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

Lake California Property Owners, Inc.  
 California Member Summary  
 Final  
 Prepared for the 2024/2025 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2023/2024 Fully Funded Balance	2024/2025 Fully Funded Balance	2024/2025 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>	15,794,706	1-35	0-29	7,278,824	7,420,511	661,587
<b>02000 - Concrete</b>	74,935	30-30	17-17	32,472	35,844	2,642
<b>03000 - Painting: Exterior</b>	45,476	2-10	1-4	28,733	35,241	4,513
<b>03500 - Painting: Interior</b>	37,122	7-15	1-9	25,087	30,459	3,433
<b>04000 - Structural Repairs</b>	1,190,766	2-85	0-46	687,126	733,391	20,053
<b>04500 - Decking/Balconies</b>	5,618	9-9	1-1	4,994	5,758	445
<b>05000 - Roofing</b>	240,222	15-30	0-24	170,246	152,253	9,259
<b>08000 - Rehab</b>	147,330	5-20	1-22	84,826	96,865	8,377
<b>11000 - Gate Equipment</b>	113,129	1-30	0-29	55,333	66,173	8,894
<b>12000 - Pool</b>	243,868	3-50	1-44	61,431	75,854	10,748
<b>14000 - Recreation</b>	20,484	3-20	1-12	11,448	13,425	1,320
<b>17000 - Tennis Court</b>	61,834	7-21	1-4	50,809	56,641	3,291
<b>17500 - Basketball / Sport Court</b>	6,816	7-15	2-12	4,111	5,097	649
<b>18000 - Landscaping</b>	107,002	1-15	0-9	76,015	85,217	19,703
<b>18500 - Lakes / Ponds</b>	107,948	3-20	0-3	89,928	104,431	11,627
<b>19000 - Fencing</b>	219,428	10-35	3-22	85,812	95,591	8,152
<b>20000 - Lighting</b>	63,165	10-25	0-19	20,840	20,242	3,970
<b>21000 - Signage</b>	43,510	5-25	2-23	8,694	11,663	2,650
<b>22000 - Office Equipment</b>	103,953	2-10	0-4	71,602	87,901	11,465
<b>23000 - Mechanical Equipment</b>	179,282	2-15	0-9	124,355	131,457	9,610
<b>24000 - Furnishings</b>	32,702	4-10	1-3	21,718	27,668	3,862
<b>24500 - Audio / Visual</b>	11,916	3-10	0-3	10,510	6,188	978
<b>24600 - Safety / Access</b>	63,684	5-10	1-8	25,303	37,430	8,488
<b>25000 - Flooring</b>	63,256	7-20	0-14	50,818	38,857	4,706
<b>26000 - Outdoor Equipment</b>	196,972	2-30	0-25	85,063	101,546	14,967
<b>27000 - Appliances</b>	277,948	2-20	0-17	147,177	162,440	16,090
<b>28000 - Water System</b>	488,242	4-40	2-19	267,474	297,404	20,353
<b>29000 - Infrastructure</b>	65,264	6-30	2-26	20,943	25,278	3,612
<b>30000 - Miscellaneous</b>	629,250	5-25	0-21	436,673	403,114	43,733
<b>31000 - Reserve Study</b>	4,400	3-3	3-3	1,100	1,503	823
<b>Totals</b>	<b>\$20,640,225</b>			<b>\$10,039,465</b>	<b>\$10,365,444</b>	<b>\$920,000</b>
Estimated Ending Balance				\$1,902,466	\$1,626,855	\$413.48
Percent Funded				18.9%	15.7%	/Lot/year @ 2225



Lake California Property Owners, Inc.  
**California Assessment and Reserve Funding  
 Disclosure For the Fiscal Year Ending 2024/2025**

Final

February 22, 2024

(1) The regular assessment per ownership interest is \$1,079.00 per year for the fiscal year beginning July 1, 2024.

*Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_ of the attached summary.*

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the assessment:
N/A	\$0.00	N/A
Total:	\$0.00	

*Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page \_\_\_ of the attached report.*

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes  No

*This disclosure has been prepared by Browning Reserve Group, LLC and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.*

(4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members

Approximate date assessment will be due:	Amount per ownership interest per month or year:
N/A	N/A

(5) All major components are included in the reserve study and are included in its calculations. See next page §5300(b)(4), for any major component exclusions.

(6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$10,039,465, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of February, 2024. The projected reserve fund cash balance at the end of the current fiscal year is \$1,902,466 resulting in reserves being 18.9% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

*An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.*

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2024/25	\$10,365,444	\$1,626,855	15.7%
2025/26	\$10,321,775	\$1,549,997	15.0%
2026/27	\$10,824,739	\$1,796,760	16.6%
2027/28	\$11,279,235	\$1,992,431	17.7%
2028/29	\$11,663,358	\$2,159,554	18.5%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 1.50% per year was the assumed long-term interest rate.

**Additional Disclosures**

**§5565(d)** The current deficiency in reserve funding as of June 30, 2025 is \$3,927 per ownership interest (average).

*This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.*

$$\text{Deficiency} = \frac{2024/2025 \text{ Fully Funded Balance} - 2024/2025 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

**§5300(b)(4)** The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years, unless noted below:

Major Component:	Justification for Deferral:
N/A	N/A

**§5300(b)(5)** The board of directors as of the date of the study does not anticipate the levy of a special assessment for the repair, replacement, or restoration of the major components.



**Section III**

Lake California Property Owners, Inc.

**30 Year Reserve Funding Plan Cash Flow Method**

Final

Prepared for the 2024/2025 Fiscal Year

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
<b>Beginning Balance</b>	1,708,392	1,902,466	1,626,855	1,549,997	1,796,760	1,992,431	2,159,554	2,224,031	2,780,829	3,301,790
<b>Inflated Expenditures @ 2.5%</b>	697,806	1,221,884	1,065,587	790,520	894,511	977,797	1,136,754	706,319	810,246	847,418
<b>Reserve Contribution</b>	865,000	920,000	965,080	1,012,369	1,061,975	1,114,012	1,168,599	1,225,860	1,285,927	1,348,937
<i>Lots/year @ 2225</i>	388.76	413.48	433.74	455.00	477.29	500.68	525.21	550.95	577.94	606.26
<i>Percentage Increase</i>		6.4%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	26,880	26,273	23,649	24,914	28,207	30,908	32,632	37,257	45,280	53,288
<b>Ending Balance</b>	1,902,466	1,626,855	1,549,997	1,796,760	1,992,431	2,159,554	2,224,031	2,780,829	3,301,790	3,856,598
<b>Beginning Balance</b>	3,856,598	4,044,448	4,280,943	5,040,840	5,080,591	4,965,629	5,852,132	6,836,960	7,359,459	8,898,838
<b>Inflated Expenditures @ 2.5%</b>	1,286,001	1,309,853	866,602	1,668,998	1,903,189	991,427	995,105	1,561,043	656,427	987,674
<b>Reserve Contribution</b>	1,415,035	1,484,372	1,557,106	1,633,404	1,713,441	1,797,400	1,885,473	1,977,861	2,074,776	2,176,440
<i>Lots/year @ 2225</i>	635.97	667.13	699.82	734.11	770.09	807.82	847.40	888.93	932.48	978.18
<i>Percentage Increase</i>		4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	58,817	61,976	69,393	75,346	74,786	80,529	94,460	105,681	121,030	142,398
<b>Ending Balance</b>	4,044,448	4,280,943	5,040,840	5,080,591	4,965,629	5,852,132	6,836,960	7,359,459	8,898,838	10,230,002
<b>Beginning Balance</b>	10,230,002	11,556,329	12,615,437	13,318,761	13,657,081	14,748,026	15,771,635	16,296,230	18,280,707	19,371,500
<b>Inflated Expenditures @ 2.5%</b>	1,118,940	1,515,788	2,002,044	2,497,906	1,885,056	2,103,596	2,756,235	1,406,295	2,416,872	2,952,906
<b>Reserve Contribution</b>	2,283,086	2,394,957	2,512,310	2,635,413	2,764,548	2,900,011	3,042,112	3,133,375	3,227,376	3,324,197
<i>Lots/year @ 2225</i>	1,026.11	1,076.39	1,129.13	1,184.46	1,242.49	1,303.38	1,367.24	1,408.26	1,450.51	1,494.02
<i>Percentage Increase</i>		4.9%	4.9%	4.9%	4.9%	4.9%	4.9%	3.0%	3.0%	3.0%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	162,181	179,939	193,059	200,813	211,452	227,194	238,719	257,397	280,289	293,357
<b>Ending Balance</b>	11,556,329	12,615,437	13,318,761	13,657,081	14,748,026	15,771,635	16,296,230	18,280,707	19,371,500	20,036,148

## The Lake California Property Owner's Association Swimming Pool Rules

The Lake California Property Owner's Association Swimming Pool is a privately-owned recreation entity, entirely funded by annual assessment paying members. The LCPOA Board of Directors administers the Pool Rules and Regulations. Day to day management of the pool is the responsibility of the POA Management. Membership and use of the pool is a privilege extended to property owners whose annual dues are current and paid in full. Eligible adult(s) must complete a registration form providing basic data for identification of individual family members authorized to use the pool. Registration indicates that members understand and agree to abide by the rules and regulations governing safe and lawful operation of the swimming pool and assume responsibility for all dependent minors and/or guests using the pool facilities. Pool passes will be issued upon receipt of registration forms.

**\*\*\*THERE IS NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK\*\*\***

### RULES

- Normal Pool hours are from 10:00 AM until 9:00 PM. Adult swim is Monday – Fridays only between 7-10 AM. However, pool hours may be adjusted by POA management.
- **The Pool is for residents only.** Guests must be accompanied by a resident who is 18 years or older. Violators will be asked to leave the Pool area.
- Please ensure the gate closes properly behind you when entering/exiting to ensure that the locking system will activate.
- Pool attendant may be on-duty to supervise and enforce pool rules.
- Children under 14 must have adult supervision at all times.
- Appropriate swimwear required. No street clothes.
- All persons should shower prior to entering the pools, and after applying lotion before re-entering the water.
- Flotation devices are not allowed in the pools. Only small children/infants may wear arm flotation bands, flotation vests or infant floatation seats.
- Children's wading pool for children 7 years and younger.
- All infants must wear a swim diaper at all times. No regular diapers are allowed in the pool.
- No running or horseplay in or around the pool area.
- No loud, abusive, or foul language.
- No food or drink in the pool.



- Audio equipment may be used in the pool area if kept turned low as not to disturb others. Patrons agree to remove radio, or use earphones if complaints are made.
- No glass or breakable objects are permitted in the pool area.
- No smoking within the pool area. Smoking is allowed outside the gate.
- No pets allowed in the pool area, except for Service Dogs only.

## **CONDUCT**

The Pool Attendant is given full authority to enforce all swimming pool regulations as needed to maintain the safety of members and their guests. Appropriate behavior and cooperation is expected by all members and their guests.

- ANYONE not following rules while at the pool will be given warnings as follows:
  - **1st Offense** - verbal warning
  - **2nd Offense** - out of the pool for 30 minutes
  - **3rd Offense** - asked to leave the pool for the day (if offender is under 18, the offender's parents will be notified.)
  - **4th Offense** (upon returning to pool) - out of the pool for a week (if offender is under 18, the offender's parents will be notified.)
  - **Extreme violations such as/but not limited too; threats, violence, obscene behavior, defecation in the pool, physical harm to another party, etc. may result in immediate suspension for the rest of the pool season.**

***All warnings will be documented with the exception of 1st Offense, which will result in a verbal warning.***

- **Lightning Policy** - In the event that lightning, or thunder is present, please exit the pool and remain out of the pool until 30 minutes past the last visible lightning strike or episode of thunder.
- POA Manager has the right to impose additional rules to ensure the safety and well-being of all pool users, as well as remove anyone from the pool facilities for not following pool rules.
- LCPOA is not responsible for injuries or lost/damaged articles.
- Incidents and Accidents should be reported to the Pool Attendant immediately so that a report can be filled out.
- The Pool Attendant is authorized to immediately expel violators from the pool area.

***VIOLATION OF THESE RULES MAY RESULT IN LOSS OF PRIVILEGES.***



# Rio Alto Water District

22099 River View Drive • Cottonwood, CA 96022  
 Phone: (530) 347-3835 • Fax: (530) 347-1007 • Website: [www.rawd.org](http://www.rawd.org)

**April 25, 2024**

**Metered Water & Wastewater Rate Increases Effective 3/3/24:** In accordance with the Public Hearing held on January 17, 2024, and in the absence of a majority written protest the District will move forward with the proposed 5 year rate increases for water and wastewater as proposed in the Water & Wastewater Rate Study 2023 prepared by Bartle Wells Associates. The first-year effective date will remain as March 3, 2024, with the following year increases effective January 1<sup>st</sup> each year. The approved rates and effective dates can be found on our website at [Rawd.org](http://Rawd.org) under Customers Service/Rates & Policies/Relevant Documents. We are currently reviewing our connection fees and expect they will be increasing in August. If you plan to build in the near future, we recommend that you come in and apply and pay before July 1, 2024.

**Recent Vandalism:** If you have any information that could lead to the prosecution of the offenders who painted graffiti on our tank, please contact the District.

**Billing Updates:** Metered billings for the period 3/3/24 through 5/3/24 will be mailed on May 3rd and be subject to delinquent charges if not paid by June 10, 2024. In accordance with SB998, unpaid billings for the period 1/3/24 through 03/3/24 will become subject to **lock-offs** scheduled for **June 11, 2024**. 24-hour notices will be posted on June 10th, 2024 and lock offs will proceed at noon on **June 11, 2024** if payments are not received. Payments can be made by check or cash, and credit card payments can be made on our website at [www.RAWD.org](http://www.RAWD.org). If paying in person remember to bring your billing stub with you for quick and accurate posting to your account. If you pay using auto bill pay through your bank, be advised that they issue a check to Rio Alto which can take over 10 days to be received by the District. With this in mind, please allow adequate days to avoid a delinquent charge. Customers can also sign up for auto draft payments by completing the form found on our website or at the District office. This service is free and will ensure payment is received before delinquent charges are assessed.

**Drought:** The new water year began October 1, 2023. As of April 24, 2024, the new season to date totals compare with the previous two years as follows:

Year	April 24th Precipitation Received	Average Precipitation to Date	Percent of Average	Shasta Lake feet from Crest
23/24	29.72	30.08	99%	5.94
22/23	36.30	29.06	124%	17.10
21/22	11.74	26.10	45%	93.32

As of April 1, 2024, the statewide average snow level is reported at 106% of the average.

**Cell Tower Updates:** Be advised that T-Mobile will be installing an antenna on the Verizon cell tower located near our tanks in tract#1017. The tentative date for completion will be July 1, 2024. This will provide an additional carrier with coverage in our area.

**Spring Is Just Around The Corner:** Before turning your outdoor irrigation back on, please test your systems for possible leaks and adjust your timers to weather appropriate times.

**Board Meeting Date:** The Board Meeting for May will be held on May 15, 2024, at 6:30 p.m. at the District Board Room. Agendas, Minutes and Resolutions can be accessed at [www.RAWD.org](http://www.RAWD.org) "Agendas" and under News & Notices.

Rio Alto Water District is a Special District governed by California Water Code and not affiliated with the Property Owners Association.

# Historical Aircraft Display

The airplane display this month will be on

May 18th - May 19th

from 8 am to 12 pm at the SW parking area

at our very own Lake California Airport.

If you miss this one don't worry, this will start happening once a month so make sure you check the calendar for future dates.

## LAKE CALIFORNIA SENIOR SINGLES

LUNCH ON THURSDAY, MAY 30TH, 2024 @ 1:00 PM

CARLITO'S MEXICAN RESTAURANT

480 ANTELOPE BLVD

RED BLUFF, CA 96080

Questions:

Call Pat Riley (530) 347-6288 or

Anna Brower (530) 347-1947

## Doodle & Needles

Doodles is an adult art group. Bring your art project to the clubhouse and inspire others! Come draw and paint with us.

If you like to knit, crochet, embroider, quilt or would like to learn, come join the Needles group.



We meet every Tuesday  
of each month from  
10:00 am to 12:00 pm



## The View from the Street

### 2024 FIRE HAZZARD WEED ABATEMENT NOTICE

As we move into what is expected to be another hot dry late spring and summer, we want to remind property owners of community rule **RR-18-30 Unimproved Lot Maintenance and Weed Abatement** which was approved and adopted by the LCPOA Board of Directors back in May 2018 and states that *"Year-long maintenance shall be performed on unimproved lots. Grass and vegetation shall be cut to (3") inches or lower and berry bushes shall be removed. Due to the health and safety issue, penalties shall be assessed at twice the stated amount of the LCPOA Fine Schedule when unimproved lots are not maintained in compliance with the Lot Maintenance and Weed Abatement rule."*

As such there will NOT be a specifically set "Cut-Off" date going forward for property owners to have their lots cut by. Your property is to be kept cut and maintained throughout the year in accordance with the above community rule and regulation.

Violation Notices will be mailed out to those property owners who fail to maintain their property in compliance with the above requirements which could then result in a Violations Hearing being scheduled and the possibility of an Enforcement Assessment, (starting at a minimum of \$500.00) being imposed against the property owner's LCPOA member account.

Also as the property owner, you are responsible for maintaining your property in accordance with **Tehama County Code Section 9.05** which is known as the **Tehama County Fire Hazard Abatement Ordinance** and states in part that "All required firebreaks shall be created and maintained by mowing all weeds, grass, rank growths, shrubs, trees, and trimmings therein to a maximum height of three (3) inches, or by disking or removing all weeds, grass, rank growths, shrubs, trees, and trimmings from the firebreak." Also, it is stated that "On vacant parcels of urban lands that are one and one fourth (1.25) acre in size or smaller a firebreak shall be required over the entire area of the parcel."

It would be reasonable to believe that CalFire will be back in the area sometime around the first part of July 2024 to again carry out their property inspections and mail out notices of violation to property owners who have failed to remove wildfire hazards from their property.

Please keep in mind the following while doing weed abatement work:

Vegetation is to be cut to approximately 3" in height. Lots are to be cut to the extent practical and feasible based on topography of lot. Also required is cutting around and under living trees including vegetation from the front survey pins to the back pins as is feasible. Caution should be taken so as not to scar or ring trees, as the damage could cause the tree to die.

When cutting on site, required equipment during mowing is to include at a minimum a 2-1/2 gallon water extinguisher and a long handled round pointed shovel regardless of the type of mowing equipment that is being used.

Steel blade mowing hours allowed by the LCPOA are from 7:00 a.m. to 12:00 noon and for cutting by use of a nylon string weed-eater the hours are 7:00 a.m. to 5:00 p.m.

All contractors hired for cutting must have a \$1,000,000.00 liability insurance policy naming the Lake California Property Owners Association as an additional insured. A copy of the Insurance Certificate must be carried in your vehicle & presented to any LCPOA employee upon request.





## DID YOU KNOW:

\*The following article was made in collaboration with News and Review Publications\*

Daniel Dempsey has been operating Tehama County Gleaners and Food Bank for the last 11 years in Red Bluff. The organization dates back to the 1980s and has been working to help combat hunger and food waste within the county ever since.

Tehama County Gleaners and Food Bank is partnered with Feeding America and its community food pantry provides food items to households experiencing food insecurity. This organization supplies critical nutrition to hungry individuals and families that are in need. It also serves as a resource for families in need of emergency food.

"The amount of families that visited our pantry decreased during the height of the COVID pandemic because many were getting extra benefits through federal food assistance programs," says Dempsey. "When things started going back to normal and the government began decreasing amounts families were receiving, there was a noticeable increase of the number of families visiting our pantry."

Dempsey says all in all, the number of people receiving food items from its pantry has consistently increased each month. He expects the number of families that Tehama County Gleaners and Food Bank serve will continue to increase in the near future as well.

Not only does Tehama County Gleaners and Food Bank help feed the hungry, it also helps reduce the amount of food waste that gets thrown away.

"At the end of the week, whatever is not taken from our pantry is given to pig farmers to feed to their livestock," explained Dempsey. "We don't throw anything away and there is no waste."

To read the full article, please [click here](#).

### May 2024 FREE Collection Events

When:	What:	Who:	Where:
Second & Fourth Saturday of Each Month  Residents: 8AM-12PM Businesses: 12PM-2:30PM by appointment only	<b>Household            Hazardous            Waste Collection</b> <i>Maximum of 15 gallons            or 50 pounds per load            (DOT regulations)</i>	Tehama County Residents  Tehama County Businesses: Small fee(s) apply. Call 528-1103 for more information.	Tehama County/ Red Bluff Landfill <i>19995 Plymire Road            Red Bluff</i>
Saturday, May 11th  9AM-1PM	<b>Spring Plant Festival—            Compost Demos</b> <i>Free Kitchen Food            Scraps Pails available</i>	Tehama County Residents and Businesses	Sacramento River Discovery Center <i>1000 Sale Lane            Red Bluff</i>
<b>EVERYDAY!</b>	<b>E-waste Collection</b> Now accepted every day for free! <i>No quantity limit</i>	Tehama County Residents and Businesses	Tehama County/ Red Bluff Landfill <i>19995 Plymire Road            Red Bluff</i>

Questions? Please call the Tehama County Solid Waste Management Agency at (530) 528-1103, visit [www.tehamacountylandfill.com](http://www.tehamacountylandfill.com) or email us at [tehamacountyrecycles@co.tehama.ca.us](mailto:tehamacountyrecycles@co.tehama.ca.us).

# LC COMMUNITY CHURCH

As many of you know the building project you see going up across the street from the Lake Club is your new community church. I was able to share with those who came out to the Easter egg hunt some of the exciting developments and amenities the new church will have. Looking towards the front door of the church to your right is the coffee bar in the foyer, and the children's ministry wing. Looking to your left is the multipurpose room and sanctuary.

This building has been years in the planning and development. There are still those that are members that remember the very early days of the church. Lake California Community Church had its beginning with only a handful of members sharing a small space at the POA office. Over the past 30 years it has grown as our community has grown. We have been very grateful for the POA over the years allowing us to use their facilities for our church services.

LCCC's mission statement as a church is: Connecting people with God and others. We will be able to do that much better now that we can provide a regular meeting place for all of our church outreaches and worship services. I want to personally invite you to start attending our services right now in the Lake Club on Sunday. Service times are below.

With a new church building comes many new opportunities for you to serve. As our fellowship grows, we will need team members for our various ministries, baristas for our coffee bar, parking lot attendants, usher opportunities, and so much more. The sooner you come to be plugged in, the sooner you can have the opportunity to serve. Don't wait until the new building is finished come now and become part of the team. We are planning right now for many exciting things including a children's Christmas presentation.

Do not forget to sign your kids up for Vacation Bible School. Contact Anna Mae Benz at (530) 347-6959. VBS will be June 24-28. Mark your calendars and do not miss this opportunity for your children and grandchildren.

**Building Update:** Doors are hung. Floors are polished. Sheetrock and insulation have been installed. We are getting ready to paint the interior walls and build the stage.

God Bless,

Pastor Don Edsall

Regular services and ministry @ Lake Club

**Sunday Services – 8:30 am & 10:15 am**

Children are welcome in the main service.

Children's Ministries during 10:15 service only.

[Jr. Church (grades 4-6<sup>th</sup>) during 2<sup>nd</sup> service]

**Women's Ministry/Studies**

Various times, days and places

For details call Eileen – 530-347-6970

**Men's Evening Bible Study (Esther/Malachi)**

Tuesdays 7:00 pm at The Lake Club (small room)

For details call Mark (530) 524-8041

**Co-Ed Bible Study – Mondays, 1-2 pm**

Small Mtg. Rm at the Lake Club

For info call Jim: 530-347-7442

**Youth Group Thursdays (grades 7-12)**

For info call Don & Eileen –347-6970

**Have a Great May!**

**Pastor Don Edsall**

Lake California Community Church

# REC CLUB

## Three Activities in May...and Signing Up for the June BBQ!

The warmer days and evenings are here and the Rec Club is going to take advantage of nice days and do these **THREE ACTIVITIES IN MAY:**

On **Wednesday May 8<sup>th</sup>** we are going to tag along with the Lake California Garden Club to the **Honey Bee Discovery Center** in Orland. First we will carpool there and eat lunch at either The Hive or Farwood Restaurant, both of which are walking distance to the museum, which is less than an hour's drive from LC. If you are interested in coming along email me at [dgthomas7422@gmail.com](mailto:dgthomas7422@gmail.com) to put your name on the list. There will be a small \$ amount for the tour which will be determined once we know how many are doing the tour. Contact me now!

**Oops!** At the last meeting we picked the date of May 20<sup>th</sup> to attend the **Illuminated Wildlife Lantern Festival** display at the **SUNDIAL BRIDGE** in Redding. BUT THEY ARE CLOSED ON MONDAYS AND TUESDAYS!! The cost is \$21 or \$26 to get our reserved tickets together, depending on the new date. Since the Park closes at 4:00 pm on the days it is open, we will probably go somewhere as a group for dinner and then to the Festival. We did decide to have our **monthly meeting/potluck** on **Sunday May 12**, even though it is Mother's Day (Moms, have the fam take you to brunch then join us at 6:00 pm!) so come that evening if you can and we will come up with a new date!

Kristi Betts found us some plays to attend locally and in Chico, and we chose the **Riverfront Playhouse** in Redding called "**Fowl Play in French Gulch**". Their ad reads "*Cheer for the hero, boo for the villain and sigh for the sweet young thing in this hysterical western comedy inspired by melodramas and vaudeville of yesteryears*" This looks fun, especially as the Rec Club has ventured to French Gulch in the past. We picked the Sunday matinee of **Sunday May 26 at 2 p.m.** Contact Kristi at [kristikritter8@yahoo.com](mailto:kristikritter8@yahoo.com) to reserve your \$20 ticket. Hurry, as she will have a deadline to get these tickets!

## **NOW IS THE TIME TO RESERVE YOUR MEAL FOR OUR ANNUAL CATERED BBQ AT THE LC CAMPGROUND!**

This year it will be **SATURDAY JUNE 15** and will still be only \$15 for the food and fixings, your utensils and dessert! If you are already one of the 30 plus paid 2024 members I only need to collect \$5 from you, otherwise \$15 per person will get you a spot at this popular event. Come to the May 12<sup>th</sup> meeting to pay or get payment to me sometime in May so we can get the count for the caterers! On that day, all you will need to bring is a lawn chair and your own beverage.

Come to the potluck/short meeting at the Lake Club on **Sunday May 12<sup>th</sup>** at 6:00 pm to find out the details of each of the above. Just bring your plate/utensils and a dish to share and join the fun!

Debbie Thomas  
Lake Club Rec Club  
Prez/Sec/Treas

HAPPY  
MOTHER'S  
DAY



**FIREWISE USA®**  
RESIDENTS REDUCING WILDFIRE RISKS

## Lake California Firewise - Don't Let It Burn!



and



**1. Community we need your support and assistance! Please sign up for TinderSmart Tehama Wildfire Readiness! It's WORKING!** This Tehama County funded resource is a **FREE** service provided for Lake California residents. The County targets vegetation debris removal to assist with the defensible space/home hardening. There is a waiting list **BUT**, most importantly for our residents is to sign up now! The more signups Tehama County receives, the more we get noticed, and our work that is overdue in our community gets done! Do not give away this service to another area, use it here in ours! Contact Darbie Andrews at [darbieandrews@gmail.com](mailto:darbieandrews@gmail.com) or 530-917-6845.

**2. TinderSmart Home Visits and Pop-Up Stands –LC FIREWISE** began our community walks and pop up stands last month! Thank you, residents, for taking your time to meet with us at your home and stopping at our pop-up stand! We will be here throughout the year sharing the TinderSmart program, its importance of signing up and will be available to assist with signups if needed. The signups are quick and easy! Contact Darbie Andrews at [darbieandrews@gmail.com](mailto:darbieandrews@gmail.com) or 530-917-6845.

**Team Member Update:** Lake California Team Firewise welcomes our newest member, Nadine Leatherbury! We need resident volunteers to help with our community cleanups and our community events and no team membership is required! Come on out and lend a hand, thank you!

**Reminder: The Firewise Certificate is on our website and in our LCPOA office.** Submit to your insurance companies to be of help with home insurance savings.

Our next community LC Firewise meeting will be at our LC Annual Safety Fair May 4, 2024! Stop by our table for free home defensible space information and signup for TinderSmart, it's FREE funding for our residents! The more involvement, the more help we will receive and the better our community will be. Our defensible space is only as good as our neighbors' defensible space. Thank you all who take and give of your time to support our Team, working together is meeting our community fire defensible space needs!

LC Firewise community meetings are bi-monthly through the months of January to September  
**REMAINING 2024 LC FIREWISE COMMUNITY MEETING DATES AND LOCATIONS:**

May 4, 2024,	LC Annual Safety Fair
July 2024	LC Annual 4 <sup>th</sup> of July Fireworks Celebration
September 17, 2024,	LC Lake Club at 7:00 p.m.

Contact Information: [darbieandrews@gmail.com](mailto:darbieandrews@gmail.com) and [maria.martinez.chambers@gmail.com](mailto:maria.martinez.chambers@gmail.com)

Website: <https://lakecaliforniafirewise.wordpress.com>

Facebook: [lake california firewise – don't let it burn](https://www.facebook.com/lakecaliforniafirewise)







# CELEBRATION TEAM



**May is beautiful month in Lake California, oak trees are leafing out, all the green grass, and the wildflowers are blooming all over, I love the Orange Poppies, except one drawback--- if you have allergies this is NOT GOOD time for you with all the stuff blooming of GODS creation.**

**Temperatures are rising (which I love, I am a lizard) longer days, we have so much to be thankful to live in Lake California.**

**A BIG THANK YOU to all our SPONSORS and DONATIONS, T Shirts 2024 are being ordered and should be ready the middle of May, if you still would like to make donation to the Fireworks it would be greatly appreciated. You can drop your donation off at POA.**

**Stay tune for the upcoming dinner in June.**

**Enjoy your summer and be safe!!!!**

## Aerial Support Fire Training

Cal Fire and the U.S. Forest Service will be holding their annual Aerial Supervision Training April 30<sup>th</sup> - May 2<sup>nd</sup>, 2024. The location of the training scenario is just across the river to the southeast of Lake California, along Jelly's Ferry Rd. The exercises include Airtankers, Helicopters, and smaller command and control aircraft to conduct a real-world fire scenario.

The training will run from 8 am to roughly 4 pm each day. They will run six scenarios a day with two helicopters slated to participate (Cal Fire Blackhawk and Cal Fire Huey). The refueling of the Helicopters we be taking place at the LCPOA Airport parking lot.



## ELECTION DAY

The Board of Directors Election  
will be on May 11th at the Lake Club  
Polls open at 9 am and closes at 10 am  
Announcement of votes to follow.

## ANNUAL MEETING

Our Annual Meeting will be on  
**May 21st at 6:15 pm**  
Prior to our normal May Board Meeting.

# Rate Increases

<b>RV Storage as of July 1, 2024</b>			
<b>Space Size</b>		<b>Quarter</b>	
Up to 20 Feet		\$60	
21 Feet to 39 Feet		\$80	
40 Feet and larger		\$105	
<b>Equestrian Center as of July 1, 2024</b>			
\$73 / month per horse per paddock			
Increase of \$5 per Horse per month			
<b>Campground as of July 1, 2024</b>			
		<b>Daily</b>	
RV Non Property-Owner RV		\$35	20 Day Limit
RV Property Owner		\$30	
Tent Camping		\$25	
		<b>Weekly</b>	
RV Property Owner		\$150	
		<b>Monthly</b>	
RV Property Owner		\$600	

# LC FIRE DEPT

Hello Lake California,

We had our Chili dog fundraiser APRIL 13<sup>th</sup> and despite the rainy weather we were able to sell out (320 dogs) in 3.5 hours. We really appreciate the support of the community and would like to thank everyone who braved the weather to come see us. Our "RED SHIRTS" (Auxiliary staff) did another outstanding job. With the funds some new medical items were purchased to better serve your communities. We will also be purchasing a couple of outside storage containers to house various items that don't need to be stored in our larger shed.

May 4<sup>th</sup> is our annual PUBLIC SAFETY FAIR being held at the Lake Club parking area. Come see all of the local Fire, Law and EMS helicopters, learn hands only CPR, talk with Fire, Law and EMS staff about what they do and learn ways to protect your home against wildfire. Learn about water safety, don't drown, turn around. Our staff will be demonstrating the "Jaws of life" with a donated vehicle by J and L towing. It will be a day to remember. Lunch will be sold in the kitchen.

We are now processing 4 applications to become firefighters. We really appreciate the efforts of these people to help their community. They will get some of the best training the county has to offer. We look forward to seeing them through their journey to become fully qualified firefighters.

Do you know how to do CPR? If not, please plan to take a future CPR Class offered in LC. We will post our next scheduled CPR class soon. On April 14<sup>th</sup> two of our volunteer firefighters and three CERT staff members helped teach 6 of our community members on how to do CPR, how to open the airway of a choking person and use of the AED's found in our community. We are proud of them for learning these life saving skill.

Burning will end in Lake California on **May 15th**. This is your final opportunity to get those piles burned. You must have a burn permit. All rules of the permit must be followed. Get your permit online at; [burnpermit.fire.ca.gov](http://burnpermit.fire.ca.gov).

Questions or request can be sent to our email address: [lakecaliforniafd@gmail.com](mailto:lakecaliforniafd@gmail.com) Please stay informed on Fire Department news by liking us on Facebook: "Tehama County Fire Station 2, Lake California". Our office phone goes to Tehama County Fire in Red Bluff (530) 528-5199. All emergencies should dial 911.

Our mailing address is Lake California Fire, 22097 Riverview Dr., Cottonwood, CA. 96022

**SUMMARY OF INCIDENT:** March 19 through April 15, 2024

Medicals: 17

Public Assist: 2

Traffic Accidents: 2

Structure Fire: 1

Vehicle Fire: 1

Hazardous conditions: 1

Agency Assist: 1

**TOTAL Call for Service: 25**

Total calls since January 1, 2024: 100

Rainfall for March: 2.91

Rainfall to date this month: 1.42



Respectfully submitted: Chief Chris Wikeen

# RED HATS

Twenty Red Hat ladies had a great time in Anderson at the Peacock Chinese Restaurant. In honor of Kool April Nites Carol brought her Old Toy collection of cars and trucks for us to enjoy. Gail Fitzpatrick and Carol Anaya decorated with 3 beautiful plants which were won by Janet Hedglin, Donna Haines and Judy Soulliere.

We sang Happy Birthday to our Queen Gail Russell and the 50/50 was won by Lynn Harris.

May we will meet at Hilltop Diner in Redding. Our Hostesses Jan Uhalde and Linda Frisbee will call.

**COME JOIN US** *For more information call Our Queen Gail Russell 530-347-3151*



## Lake California Garden Club



Hello, Lake Californians,

As I write this article, it is April 15th –I hope all of you have finished dealing with your taxes. Concerning the weather, the good news-- unless you are a fish--is that the rain is taking a vacation for awhile. The sunshine is warm and inviting!

Two days ago, on April 13, the day of the Community-wide Yard Sale, the weather was cold and windy, with a little rain sprinkled in for good measure. Many of the yard sales did not open. The Lake California Garden Club, however, braved the storm and sold quite a number of plants and baked goods. I hope you were able to drop by.

To start the month, we held our first April Fool's Trash Walk around Lake California. Four of us walked 8000+ steps, enjoyed good conversation and warm sunshine, and brought back five bags full of trash!

On April 10<sup>th</sup>, we had our regular meeting. After our always-delicious potluck lunch, we introduced our speaker, Alyssa Krafel spoke to us about how to enhance the soil. "We feed the soil, and the soil feeds the plants!" She is an herbalist and teaches classes to the public on the 3rd Tuesday of the month, from 6-8 in Anderson, at the church across the street from City Hall on Silver and Howard Streets.

On Earth Day, Monday, April 22nd at 9 a.m., we have planned another walk around the lake, this time close to the water. I will have to report next month about our successes. The lake should be trash-free by the beginning of May!

Our May meeting, Wednesday, May 8<sup>th</sup>, will be lunch in Orland, followed by a 1:30 tour at the Orland Honeybee Discovery Center, also in Orland. We have been looking forward to this visit for quite a while! Honeybees are so important to the agriculture of the North State!

FOR THE GARDEN OF YOUR DAILY LIVING,

PLANT THREE ROWS OF PEAS:

Peas of mind; peas of heart; peas of soul.

PLANT FOUR ROWS OF SQUASH:

Squash gossip; squash indifference; squash grumbling; squash selfishness.

To be continued!!



For answers to any questions, please call me, Kristi Betts, President, at (530) 803-3226, or Gail Fitzpatrick, Master Gardener, at (916) 988-9370.

## The View from the Street

With the warmer weather, Residents and their Guests begin to enjoy the cool waters of Lake California, and with there being many who are new to the community now is a good time to point out some of the LCPOA Rules and Regulations pertaining to the enjoyment of water activities within the community.

Please understand that for safety reasons and as posted by signage, swimming is not allowed in Lake California Lake around the area of the boat launch, and that diving into the lake is not allowed from any of the docks around the Lake Club or from the bridge on Rio Alto Drive. Also, in accordance with **RR-06-25**, swimming or wading is not allowed in any of the ponds around the Community Gate and Goff Hall (the LCPOA Office).

As required by **RR-06-05** when launching or using your motorized water vessels on Lake California waterways, resident/members must have their vessels registered with the LCPOA office and display the registration sticker on the left hand (port) side of the vessel and trailer. Any guest of a resident/member wishing to launch and use their motorized water vessel must obtain and display in the windshield of their vehicle a \$30.00 per day launching permit when launching at either the Lake Club ramp or at Steelhead Landing. All vessels must adhere to applicable Coast Guard Rules and Regulations regarding operating and navigating a vessel on Lake California waterways, and **RR-06-04** states in part that all watercraft operated on any lake within the properties of Lake California shall be limited to five (5) miles per hour and in a manner not to create a wake and shall have an operational stern light for nighttime use.

Per **RR-06-10**, any and all fishing activities shall be subject to the rules and regulations of the California Fish and Game Department. Any guest of a resident/member wishing to fish in any Lake California lake or pond must be accompanied by the resident/member. Remember that between February 1<sup>st</sup> and May 30<sup>th</sup> bass fishing is catch and release only. Bass fishing from May 30<sup>th</sup> through January 31<sup>st</sup> is subject to a two-fish limit with a minimum length of 12 inches and a maximum length of 15 inches. There are no size limits on Blue Gill or Crappie, however there is a ten fish in aggregate per day limit. Catfish must be a minimum length of 15 inches with a two fish per day limit. No fishing derbies or tournaments are allowed without prior LCPOA written approval.

Due to a safety concern of fishhooks and tackle being left on the ground, the sandy beach areas near the Lake Club and at North Marina Park have been posted with signage showing that these areas are closed to any fishing activities. Please make sure to respect this activity closure for the safety of those who use these portions of the shoreline for an outing at the beach areas with family and friends.

Fishing from the bridge on Rio Alto Drive near the Lake Club is also prohibited due to traffic safety concerns, and **RR-06-11** states that no person age 13 or above may fish in any of the ponds in the proximity of Goff Hall (the LCPOA Office).


When at the Community Pool please make sure to review and adhere to the rules & regulations that are posted regarding your use of the pool facilities and please respect and follow any verbal instructions from the on-duty Pool Attendants, they are there to watch over and assist all in having a safe and enjoyable time at the pool.

Please have fun, be safe and adhere to the Rules and Regulations while enjoying all the activities here in Lake California.



## LOCAL BUSINESSES THAT SERVE OUR COMMUNITY

To place your ad in the next newsletter, please drop off your business card with payment of \$30 to the LCPOA office **no later** than the 20th of each month.




**THE DETAIL KING**  
MOBILE CAR WASH  
**(806) 283 - 8973**  
CALL TO SCHEDULE APPOINTMENT

TIRED OF LOOKING AT YOUR DIRTY VEHICLE?  
CLEAN AND RESTORE IT TODAY!  
ASK ABOUT THE FULL DETAIL : WAX, ENGINE,  
SHAMPOO, DEODORIZE, VINYL, ETC.

PREPARE BOATS AND RV'S FOR  
WINTER AND SUMMER WITH A WAX

MAINTAIN YOUR PROPERTIES:  
PRESSURE WASH YOUR SIDEWALKS,  
DRIVEWAYS, HOUSE, AND GARAGE DOORS  
PACKAGE DEALS AVAILABLE




### BUDGET® BLINDS

Style and service for every budget.®

- Shutters, Shades & Blinds
- Exterior Solar Shades
- FREE Personal Consultation
- Professional Installation

Call Today for a Complimentary Consultation

**(530) 226-9027**

[www.BudgetBlinds.com/Redding](http://www.BudgetBlinds.com/Redding)

CA Lic# 848191



**THE NORTH STATE'S  
PREMIER LANDSCAPE  
MATERIALS YARD**

**OPEN 7 DAYS  
A WEEK**



Call to reserve yours today  
U-CART CONCRETE  
ROCK - BARK - SAND  
GRAVEL - SOIL - MULCH  
PAVERS - SOD & SEED  
FERTILIZERS - HERBICIDES  
CULVERTS  
RETAINING WALL  
AND MUCH MORE



**YOU  
PICK UP OR  
WE DELIVER!**

CALL US OR COME IN FOR A COMPLETE LIST  
OF SMALL EQUIPMENT RENTALS  
[louckslandscapesupply.com](http://louckslandscapesupply.com)

**530-378-2220**

6023 Churn Creek Rd - Redding  
(1 Mile South of Kent's Meats)

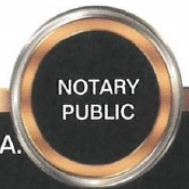
**VETERANS  
DISCOUNT**



### Cottonwood Mobile Notary

Sharon Roethlisberger  
NOTARY PUBLIC

209 419-2968



22645 N. Marina Way Cottonwood CA.  
Commission # 2249603

**Rely on me to get you where you want  
to be!**

**John Schulte**

Serving Redding to  
Sacramento



Call for Reservations -  
**(530) 908-2784**

**UBER**



### A CASH BUYER FOR YOUR HOME

\*\*\*\*\*

As a small general contractor.

I'll work with you towards making an offer on a distressed house in Lake California.

I reside here and can buy your house direct in Lake California without realtor fees or drama.

Send me an message on IM at Eric Chambers,

Thanks, E.C. Chambers.

(530) 348-2468 (Office)

LIC # 530135



GENERAL BUILDING & ENGINEERING CONTRACTOR

RESIDENTIAL · COMMERCIAL · EXCAVATION · DEMOLITION

Keith Neal  
Cell (415) 716-4873  
keith@rvstich.com

19952 Indian Tom Drive  
Cottonwood, CA 96022  
www.rvstich.com

\*\* ALL BILLINGS SENT TO P.O. BOX 1707, RICHMOND, CA 94804

Lake California  
ONLY

**Bob Miller  
Handyman**

(530) 623-3613



### Ament's Anytime Plumbing

FOR ALL YOUR PLUMBING NEEDS

(530) 347-5030 or  
(530) 244-6030

Charlie Ament



License  
No 866364

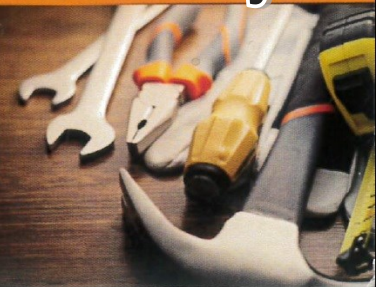
### Fence - Decks - Dryrot

*Ed Milne*

Contractor

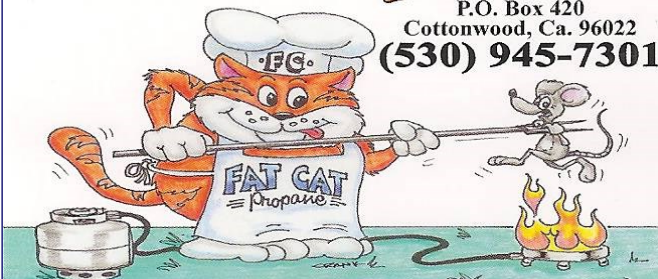
Office 530-348-2096  
C. 916-932-6998

Licensed Since 1979



### Fat Cat Propane, LLC

P.O. Box 420  
Cottonwood, Ca. 96022  
(530) 945-7301




**TRACTOR SERVICE  
GRADING, SPREADING, HAULING**

530 526-0536

FARLEY CONSTRUCTION CO

18YR RESIDENT OF LAKE CALIFORNIA





Over 15 Years Experience  
Licensed and Insured - License #40610

**Gordova's**  
Lawn service

*Nobody Cuts Better*

Jessie Cordova (530) 917-1771  
Owner Email: cordovalawnservice@gmail.com



**APM Precision**

Lawn Care & Landscaping

Alejandro Paniagua  
Professional landscape designer

**(530) 917 6477**

**EDDY'S TREE SERVICE**

- Tree Removal, Trimming & Pruning
- Stump Grinding
- Palm Tree Maintenance
- Tree Crown & Interior Cleanout
- Emergency Tree Services/ Open 7 days a week/24 hours per day

**(530)717-8989**

LICENSE NO. 1099377  
Psalm 16:8

License #  
1099045



**SKY MASTER**  
EXPERT  
TREE SERVICE

Dave 530-921-4016  
Yoko 530-440-5607 (Manager)



**Lake California Realty & Insurance**  
DRE# 01219119

**Maria Martinez-Chambers**  
BROKER / OWNER



**530.355.8994**  
maria@awesomechoiceinc.com  
FB: R.E.Broker16  
[www.MariaSellsLakeCalifornia.com](http://www.MariaSellsLakeCalifornia.com)

*Specializing in Lake California Properties!*

*Choose to use the Broker who Lives in, Works in and Loves Lake California!*

*Serving You with over 21 Years Combined Real Estate Experience including New Residential Construction!*

*Referrals are Welcomed!*



**Home for Heros**

Qualifying heroes: Firefighters, EMS, Law Enforcement, Military (Active, Reserve & Veterans), Healthcare Professionals and Teachers.

Lets connect today to maximize how much you save on a home.



Jeff Koons c. 916-600-6567  
jkoons@realtourrealestate.com dre#02221847




**Jeffrey Koons**  
Nor Cal Real Estate  
c. 916-600-6567  
jkoons@realtourrealestate.com  
Dre# 02221847

# BOOSTERS



COMMUNITY BUNCO

ANOTHER FUN FILLED EVENING  
SUNDAY MAY 19TH  
6:00 AT THE LAKE CLUB

SNACKS AND DESSERT

\$10.00 AT THE DOOR  
(must be 18 or older to participate)

**IF YOU PLAN ON ORDERING DINNER OR DRINKS**  
**WE KINDLY ASK THAT YOU BE HERE BY 5:00 SO WE CAN**  
**START PROMPTLY AT 6:00**  
**THANK YOU**



SPONSORED BY THE BOOSTERS

# MAY 4TH

## *Safety Fair*

### MENU



Hamburger \$7.00

Cheeseburger \$8.00

Hot Dog \$5.00

\*\* all meals come  
with chips & water \*\*



11:30 AM

TO

12:30 PM



# The Pine Dogz Band

Outlaw Country - Classic Rock - Blues

**May 18th**

7:00 pm  
to  
10:00 pm

**AT THE LAKE  
CLUB**



# For Sale!!!

**\*\* Please note that ads will stay in  
For 3 months at a time only. \*\***

- Vacant Lot For Sale** - (Lot #004) - 22777 Riverview Drive - Please contact Azucena at (650) 892-5636
- Vacant Lot For Sale** - (Lot #050) - (1,999 / OBO) - 22255 Fawn Way - Please contact Wes at (209) 628-4257
- Vacant Lot For Sale** - (Lot #063) - 22574 Rio Alto Drive - Please contact Joseph at (626) 390-3080
- Vacant Lot For Sale** - (Lot #068) - 19652 Indian Creek Rd - Please contact Jenyfer at (530) 536-9337
- Vacant Lot For Sale** - (Lot #090) - 19755 Broke Off Mountain - Please contact Joseph at (626) 390-3080
- Vacant Lot For Sale** - (Lot #110) - 22298 Red Rock Peak Place - Please contact Alberto at (510) 566-8139 or (510) 265-0651
- Vacant Lot For Sale** - (Lot #124) - 19015 Compass Drive - Please contact Joseph at (626) 390-3080
- Vacant Lot For Sale** - (Lot #293) - 19509 Lake California Drive - Please contact Shannon at (480) 848-1670
- Vacant Lot For Sale** - (Lot #320) - 22128 Cereza Place - Please contact Dorothy at (707) 758-3133
- Vacant Lot For Sale** - (Lot #321) - 22118 Cereza Place - Please contact Dorothy at (707) 758-3133
- Vacant Lot For Sale** - (Lot #336) - 19257 Espinazo Way - Please contact Dorothy at (707) 758-3133
- Vacant Lot For Sale** - (Lot #337) - 19251 Espinazo Way - Please contact Dorothy at (707) 758-3133
- Vacant Lot For Sale** - (Lot #338) - 19245 Espinazo Way - Please contact Dorothy at (707) 758-3133
- Vacant Lots For Sale**- (Lot # 440 and # 441 (Merged as one))-Listed \$149,000 - 19218 & 19224 Alea Pl- 125' Lake Front- Please Contact John (907) 223-6771
- Vacant Lot For Sale** - (Lot #546) - 19929 Big Bend Drive - Please contact Shannon at (480) 848-1670
- Vacant Lot For Sale** - (Lot #546) - 19057 Finger Point Way - Owner Financing Available - Please contact Albert at (707) 483-1388
- Vacant Lot For Sale** - (Lot #547) - 19051 Finger Point Way - Owner Financing Available - Please contact Albert at (707) 483-1388
- Vacant Lot For Sale** - (Lot #587) - 22633 N Marina Way - Please contact Jenyfer at (530) 536-9337
- Free To Good Home** - 2 year old neutered Great Pyranese New Foundland Mix - Please contact Jennifer at (530) 515-4861

**Vacant Lot**  
for sale

# DOWN AT THE CLUB

*This is going to be a busy month right off the bat.*

*May 4th - We have the Safety Fair, don't miss it there will be all kinds of Fire and Safety personal down at the club for you to get information and prepare your family for an emergency. Lunch will be from at 11:30 am - 12:30 pm, we will be serving hamburgers, cheeseburgers and hot dogs. Then we will be opened up for regular service and regular menu at our normal time 5 pm.*

*May 5th is Cinco de Mayo! Come down to the club and celebrate with some TACOS!!*

*May 12th is Mother's Day! Don't forget to spoil the ladies in your life. They definitely deserve it. Bring them down to the club for a Mother's Day special and a drink.*

*May 18th - Grab your dancing shoes and let's hit the dance floor the Pine Dogz are coming! With a little bit of country, classic rock and blues this band is a favorite out here. They will be playing from 7 pm to 10 pm.*

*May 25th - The pool will be opening up. This means that the weather is warming up and school will be out soon. Please remember do not come into the club house dripping wet, we do not want to see anyone get hurt by slipping on the wet floor.*

*As always we appreciate all of you and enjoy seeing you down at the club.*

## LAKE CLUB LOUNGE

Thursday 5 PM - 10 PM

Friday 5 PM - 10 PM

Saturday 5 PM - 10 PM

Sunday 5 PM - 10 PM

**\*Lounge hours are subject to change**

### LC Landing

Hours are Thursday through Sunday  
5 pm - 9 pm

**HELICOPTERS - FIRE TRUCKS - AMBULANCE**

**CPR TRAINING - SAFETY HOUSE**

**GET CRITICAL INFORMATION TO HELP  
YOUR FAMILY PREPARED FOR AN  
EMERGENCY.**



Lake California  
4th Annual

# SAFETY FAIR

May 4th 10 am - 2:00 pm



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
				Booster's Meeting - 10 am LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm Trash/Recycle	POA Office Open until 6 pm AC Meeting - 9 am LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm	<b>SAFETY FAIR</b> POA Office Open 8 am-12 pm LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm
5	6	7	8	9	10	11
<b>CINCO DE MAYO</b> LC Community Church 8:30 am / 10:15 am LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm	Adult Bible Study 1 pm - 2 pm	Doodles & Needles - 10 am - 12 pm @ LC	Garden Club - 12 pm @ LC	LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm Trash/Yard	Red Hats - 12 pm LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm	<b>LCPOA ELECTION DAY</b> LC Landing - 5 pm - 9 pm Lounge - 4 pm - 10 pm
12	13	14	15	16	17	18
<b>MOTHER'S DAY</b> LC Community Church 8:30 am / 10:15 am LC Landing - 5 pm - 9 pm Lounge-5 pm -10 pm Rec Club - 6 pm Small Meeting Room	Adult Bible Study 1 pm - 2 pm	Doodles & Needles - 10 am - 12 pm @ LC  Airport Committee 2 pm @ LC	RAWD Mtg - 6:30 pm	<b>Finance Meeting 2:30 pm</b> LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm Trash/Recycle	LC Landing - 5 pm - 9 pm Lounge - 5 pm -10pm	Private Party Historical Plane Display 8 am-12 pm Pine Dogz 7 pm - 10 pm LC Landing - 5 pm - 10 pm Lounge - 5 pm - 11 pm
19	20	21	22	23	24	25
LC Community Church 8:30 am / 10:15 am Historical Plane Display 8 am - 12 pm LC Landing - 5 - 9 pm Lounge-5 pm - 10 pm CERT Meeting - 2 pm @ LC Boosters - Bunco - 6 pm @ LC	Mission Committee Meeting (Church) - 10 am @ LC  Adult Bible Study 1 pm - 2 pm	Doodles & Needles - 10 am - 12 pm @ LC  <b>Annual Meeting 6:15 pm @ LC</b>  <b>POA Board Meeting 7 pm @ Lake Club</b>	POA Office Closed 7:45 - 8:15 am	LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm Trash/Yard	LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm	<b>POOL OPENS</b> Private Party LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm  
26	27	28	29	30	31	1
LC Community Church - 8:30 am / 10:15 am LC Landing-5 - 9 pm Lounge - 5 pm -10 pm	<b>MEMORIAL DAY OFFICE CLOSED</b>  Adult Bible Study 1 pm - 2 pm	Doodles & Needles - 10 am - 12 pm @ LC		Senior Singles - 1 pm LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm Trash/Recycle	LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm	LC Landing - 5 pm - 9 pm Lounge - 5 pm - 10 pm