



# Views From Forest Meadows

FMOWNERS.COM

## Holiday Open House

The Annual Adult Holiday Party began at 4 PM at the Clubhouse. It was decided this year to have an open house format with small stand-up cocktail tables. In previous years we've had a potluck with tables and chairs. Because of its popularity the space at Hilltop Clubhouse became too small and crowded. This format seemed to work, there was no lack of delicious food and drinks and the weather was forgiving. Thanks to Randy and Lisa Titus for their outdoor portable fire pit and picking up and returning the rented tables.



We can't forget to mention Lori Meisenbach who year after year comes up with the inspiration for the beautiful tree, wreaths and other decorations for the Hilltop Clubhouse. Thank you Lori!



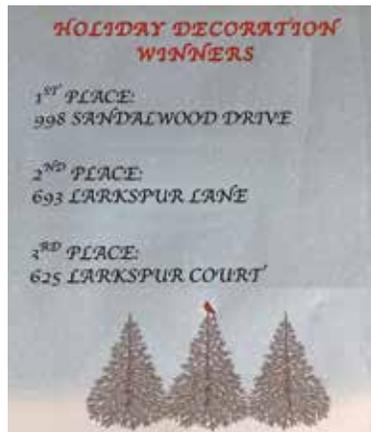
And thank you too to the office and maintenance staff for the beautifully decorated tree in the office. The tree was donated by Jim and Marie McElroy. It was gorgeous!



Until December 2020... Save the date! Please join us for the Adult Party at Hilltop Park on December 19th at 5 PM instead of 4 PM which will give us a little more time for the decorating contest. There was one "honorable mention" this year on Dogwood. Can anyone



guess which one that might have been? Hint... look for the picture in this issue of the Views.



## Santa Never Forgets to Visit Forest Meadows

On December 14, 2019 at 1 PM a very "Jolly Old St. Nick" and his elves stopped by our Hilltop Clubhouse to pay a visit to the children of Forest Meadows. A fun time was had by all, decorating cookies, making picture frames, snacking on oranges, grapes and rice crispy treats and especially, visiting with Santa.

Save the date for our Annual Easter Egg Hunt at Hilltop Park on April 11th. More fun!!!

—more photos on page 10



### FMOA's Mission:

To preserve, protect and maintain the value and desirability of our unique community while promoting a safe environment, the quiet enjoyment of our amenities, community cooperation, and good citizenship.



#### 2019-2020 BOARD OF DIRECTORS

Ken Woznak 209-890-7533  
*President* kensgetaway@comcast.net

Pam Haught 510-305-1412  
*Vice President* pjhaught@att.net

Roy Blair 951-543-8309  
*Treasurer* royblair@roadrunner.com

Gini Madison 209-890-7252  
*Secretary* gsmadison24@gmail.com

Eric Davis 209-728-1777  
*Director at Large* ericd.1@comcast.net

Soraya Fregosi 209-277-1151  
*Director at Large* sfregosi@sbcglobal.net

Kent Harris 209-890-3754  
*Director at Large* ksh@bvwine.com

#### BOARD MEETINGS

Hilltop Clubhouse 3rd Monday—6:00 P.M.

#### STANDING COMMITTEE MEETINGS

ARC 2nd Tuesday—10:00 A.M.  
Parks, Pools & Events 1st Tuesday—1:00 P.M.  
Roads & Trails Varies  
*Check online calendar for meeting dates & locations.*

#### WEBSITE

fmowners.com

#### ADMINISTRATION OFFICE

PO Box 1096 Murphys, CA 95247

Hours 9:00 a.m. to 4:00 p.m. or by appt., M-F  
(Closed weekends and holidays)

Telephone 728-2511  
FAX 728-8615  
Clubhouse reservations 728-2511  
Security phone 728-2511  
Debbie Shipman General Manager  
gm@fmowners.com

Keith Pierce Maintenance & Operations  
keith@fmowners.com Supervisor

Accounting Department  
accounting@fmowners.com

Deanna Ghirardelli Compliance Coordinator &  
deanna@fmowners.com Administrative Assistant

Calaveras County Sheriff 754-6500

## President's Message

By Ken Woznak

Winter is here and we cannot wait to welcome Spring! As your Board President, I would like to invite you to attend our board meetings and participate in voicing your concerns and opinions as well as offering solutions to some of the discussions. The new time for our meetings at The Hilltop Clubhouse is 6 PM the third Monday of each month.

These are some of the projects we're working on:

### THE ENTRANCE GATE

The work on the gate should begin again in early February. (The plans are currently being reviewed at the county offices).

### GENERATOR POWER FOR THE GALLERY OFFICE BUILDING

We are not going to install a large generator for the office building. Instead we are going to install a smaller generator at considerably less cost that will produce power for the security booth at the gate, exterior lighting and the operation of the gates. This electrical work will commence with the electrical work at the gate.

### LANDSCAPING

With fair weather coming, the landscaping on Forest Meadows property by our maintenance crew will commence. We have started to plant bulbs in areas within Forest Meadows with the help of volunteers. If you would like to volunteer helping to plant bulbs, or if you are interested in adopting an area to plant and maintain, contact me for more information (209) 890-7533.

### HAPPY HOUR

Happy Hour is now being held at Hilltop Clubhouse from 4 to 8 PM every Thursday night weather permitting. The group has decided to have themes such as Italian night, Mexican night etc. All are welcome. It's a potluck and bring your own drinks. Sometimes cards are played. It's also a great place to get out of the house and meet new residents.

**I would personally like to thank everyone for the support and help you have given to the new board.**

## Pool Gate Cards

This will be our second season with locking pool gates which are working out wonderfully. The pool cards we issued are permanent so you will use them year after year. We are no longer providing the yearly paper recreation use passes. The gate card you use for entry into the subdivision will not work. If you do not have your new pool gate card yet, please contact the association office at (209) 728-2511. The cost for a new card or a replacement card is \$10 per card.

The Forest Meadows Hilltop and Meadowview pools will open again, weather permitting, on Memorial Day Weekend.

## The 2019 Holiday Food Drive Results:

1330 LBS. OF FOOD AND \$3410.00 IN DONATIONS WERE COLLECTED  
A BIG THANK YOU TO ALL WHO CONTRIBUTED!

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# Treasurer's Article

By Roy Blair

Presented at top right is the Combined Statement of Revenue, Expenses, and Change in Fund Balances for the Forest Meadows Homeowners Association for the year ended December 31, 2019. This financial statement compares the 2019 Budget with the unaudited actual. The unaudited actuals will be adjusted in subsequent months to reflect audit and tax adjustments, and transfers with the reserve fund.

The 2019 Financial Statements reflect that Actual revenues collected of \$1,375,211 are \$39,977 greater than budgeted. Salaries and benefits of \$569,737 were \$22,587 less than budgeted. Actual operating expenditures, which include non payroll related expenditures necessary to carry on the day to day operations of the association, were \$253,976. Parks and Pools was over budget by \$1,654. These variances resulted in an \$85,500 increase in the fund balance before Asset replacement and acquisition.

Presented at bottom right is the Combined Balance Sheet for the Forest Meadows Homeowners Association at December 31, 2019.

The Combined Fund Balance of the FMOA funds at December 31, 2019 is \$2,531,117. These balances are \$240,124 greater than December 31, 2018.

The Business office has obtained a new accounting person to replace our previous employee. I look forward to working with her as we both are becoming acquainted with the details of the accounting records. I am currently working on some additional schedules for the quarterly reports that will reflect the status of costs for our construction projects. These will appear in subsequent reports as soon as I can complete them.

	For the Year Ended December 31, 2019		
	Budget	Unaudited Actual	Variance
<b>STATEMENT OF REVENUES, EXPENSES &amp; CHANGES IN FUND BALANCE</b>			
<b>REVENUES</b>			
Dues (Including late charges & interest)	\$ 885,821	\$ 889,651	\$ 3,830
Reserve Assessments	408,688	408,688	-
Other revenues	40,725	74,685	33,960
Interest		2,187	2,187
<b>TOTAL REVENUES</b>	<b>\$ 1,335,234</b>	<b>\$ 1,375,211</b>	<b>\$ 39,977</b>
<b>EXPENSES</b>			
Salaries	454,000	447,536	6,464
Payroll taxes	43,000	41,527	1,473
Benefits	95,000	80,356	14,644
Payroll fees	324	318	6
<b>Salaries and benefits</b>	<b>592,324</b>	<b>569,737</b>	<b>22,587</b>
Equipment rental	14,492	13,052	1,440
Fuel	10,100	11,843	(1,743)
Insurance	32,000	24,178	7,822
Office expense	37,475	32,892	4,583
Operating expenses	40,600	26,076	14,524
Repairs	12,350	17,147	(4,797)
Supplies	18,550	26,448	(7,898)
Taxes	5,500	3,500	2,000
Trail maintenance	28,000	26,769	1,231
Utilities	71,000	62,089	8,911
Vehicle expense	6,795	6,795	-
Other	2,705	3,190	(485)
<b>Operating expenses</b>	<b>279,567</b>	<b>253,976</b>	<b>25,590</b>
Supplies	930	1,645	(715)
Equipment	3,000	3,939	(939)
<b>Parks and Pools</b>	<b>3,930</b>	<b>5,584</b>	<b>(1,654)</b>
Asset replacement		306,559	(306,559)
Landscaping		7,853	(7,853)
Assets purchased		12,212	(12,212)
<b>Reserve expenses</b>	<b>-</b>	<b>326,624</b>	<b>(326,624)</b>
<b>TOTAL EXPENSES</b>	<b>875,821</b>	<b>1,155,922</b>	<b>(280,101)</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>459,413</b>	<b>219,289</b>	<b>(240,124)</b>
<b>BEGINNING - FUND BALANCES</b>	<b>2,311,828</b>	<b>2,311,828</b>	<b>-</b>
<b>ENDING - FUND BALANCES</b>	<b>\$ 2,771,241</b>	<b>\$ 2,531,117</b>	<b>\$ (240,124)</b>

	December 31, 2019		
	Operating Fund	Replacement Fund	Total
<b>BALANCE SHEET</b>			
<b>ASSETS</b>			
Current assets	\$ 715,459	\$ 725,439	\$ 1,440,898
Fixed Assets (Net of accumulated depreciation)	1,200,345	-	1,200,345
<b>TOTAL ASSETS</b>	<b>\$ 1,915,804</b>	<b>\$ 725,439</b>	<b>\$ 2,641,243</b>
<b>LIABILITIES &amp; FUND BALANCES</b>			
Current liabilities	110,126	-	110,126
<b>Fund Balances</b>	<b>1,805,678</b>	<b>725,439</b>	<b>2,531,117</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,915,804</b>	<b>\$ 725,439</b>	<b>\$ 2,641,243</b>

# 2200 Daffodil Bulbs Giveaway Update

By Suzette Glanville



On November 10th the Bulb Giveaway was held at the Hilltop Park and Club House. 2200 Daffodil bulbs were made available to any Forest Meadows residents that came to claim their bag of bulbs. Folks arrived between 12:00 noon and 3:00 p.m. A steady stream of enthusiastic gardeners showed up. The bulbs were provided by The Trifilo Garden Center in Murphys and Gold Country Real Estate. There were some bags delivered after the event to folks asking for any extras that were not claimed. The Trifilo Garden Center had their knowledgeable resident gardener, Mary Fierro, at the event to answer gardening questions and provide bulb planting strategies.



The enthusiasm for enhancing with bulbs and overall beautification of our area seems to be a "growing" concept. Reports of large amounts of bulbs coming into our area indicate a beautiful Spring ahead!! All this is so good for our property values and positive feelings when the whole community is "blooming and colorful."

The displays of bulb color will be observed as soon as bulbs start their amazing process. There will be awards again this year for 1st, 2nd and 3rd place winners of great displays. Rewards for Special Recognition will also be awarded to folks that show a love of gardening with bulbs. Because of the long blooming season, we will most likely not be able to report winners until mid-summer. Watch the Views Newsletter, e-mails and signage announcements for more on the contest and for photos of beautiful displays. For any questions please contact Aric or Suzette Glanville (209) 728-1226.



A special thanks go to Jennifer and Jeff Morton, who are Bret Harte High School Seniors that live in Forest Meadows. They volunteered to assist in bagging the 2200 bulbs for the Giveaway. They both received extra school credit for the community work. Jennifer and Jeff did a great detailed job. They both displayed a fine work ethic and professional attitude.



**Jennifer and Jeff did a great job stuffing the bulb bags!**





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# GOLD COUNTRY REAL ESTATE



Aric and Suzette Glanville

30 year residents and your Forest Meadows real estate specialists  
 BRE#00831683 & BRE#01144238  
 Direct 209-728-1226 Cell 209-608-1963  
 e-mail: aricglanville@yahoo.com suzettelg@yahoo.com

## Looks like Winter but the market says Spring!

Our Real Estate market in Forest Meadows is very strong. In fact we saw seven homes go pending in the first ten days of January. We have lived here for 31 years and have never seen that kind of activity. With interest rates low and a vibrant economy, 2020 looks to be a good year for the Market. If you are waiting to sell your home in the spring don't wait. If you would like an evaluation of your home and some helpful staging tips in order to attract potential buyers call us.

### Forest Meadows Real Estate information from our local MLS as of 1-15-2020

#### Active Listings

Addr # / Street	Bed / Bath	Apx SqFt	List Price
781 Buckthorn Dr	3/2	1859	\$345,000
522 Sugarbush Ln	3/2	1731	\$389,000
820 Dogwood Dr	3/3	2122	\$389,000
404 Snowberry Ct	4/3	1976	\$395,000
934 Fairway Ct	5/4	3150	\$399,500
552 Dogwood Dr	3/2	1804	\$399,900
802 Larkspur Ln	3/4	2840	\$449,500
40 Foxglove Ct	3/2	2943	\$499,000
860 Laurel Ln	3/4	2568	\$535,000
1201 Heather Dr	3/3	2600	\$549,000
1147 Sandalwood Dr	2/4	3044	\$575,000
1038 Buckthorn Dr	4/4	4042	\$699,000

#### Sold Properties in the Last Six Months

Addr # / Street	Bed / Bath	Apx SqFt	Sell Price
1124 Fairway Ct	4/3	1850	\$218,000
1400 Sandalwood Dr	3/2	1292	\$252,000
1589 Vine Maple Dr	2/3	2025	\$320,000
1615 Sandalwood Dr	3/3	1764	\$339,500
201 Lupine Ln	3/2	1695	\$364,500
107 Fairway Village Ct	3/4	2168	\$368,500
103 Fairway Village Ct	3/4	2168	\$369,750
648 Larkspur Ct	3/3	2600	\$380,000
878 Buckthorn Dr	3/3	2165	\$390,000
1150 Sandalwood Dr	3/3	2258	\$390,000
1100 Fairway Ct	4/3	3460	\$403,000
729 Forest Meadows Dr	4/3	2304	\$435,000
1004 Dogwood Dr	4/3	2874	\$550,000

#### Quotes about our service.

I have known and worked with Aric and Suzette Glanville for many years and they have been a pleasure to work with on a recent sale of property. They have provided regular updates and suggestions throughout the listing period. Once escrow was started Aric was very prompt and thorough with all the paperwork and steps required to complete the sale. I highly recommend them for your real estate needs.

—Barbara Stewart, Forest Meadows resident

We worked with Aric and Suzette on our recent home purchase and we couldn't be happier! The process from beginning to end was very comfortable and we felt at ease with their wisdom, friendliness, and professionalism. They are locals and it is evident in their commitment to our community. They were also a great source for referrals for work that we want to do to our new house. Aric and Suzette are a great team to work with! We highly recommend them!

—Blake and Tracey, Forest Meadows residents

#### Pending Sales

Addr # / Street	Bed / Bath	Apx SqFt	List Price
478 Redbud Ct	3/3	1998	\$269,000
761 Dogwood Dr	4/3	2250	\$298,000
952 Dogwood Dr	3/2	2432	\$460,000
601 Sugarbush Ln	4/3	2291	\$499,000
803 Larkspur Ln	4/4	3550	\$524,000
1664 Sandalwood Dr	3/3	2617	\$699,000
951 Sandalwood Dr	3/4	3322	\$799,660



Aric and Suzette Glanville Broker/Owners

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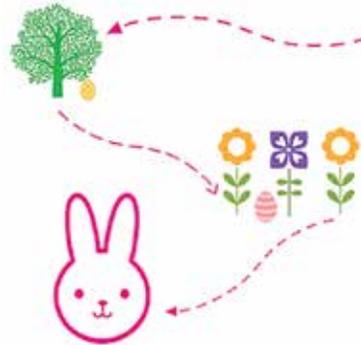
PO Box 2310 Murphys, CA 95247 • Direct 209-728-1226 Cell 209-608-1963

*Forest Meadows Events to Plan For...*

*Save the Dates:*

**BRING THE KIDDIES!**

April 11th, Saturday: Annual Easter Egg Hunt, HTCH 11:45 am-1 pm



**PRACTICE YOUR BOCCE SKILLS!**

May 24th, Sun.: Bocce Tournament and Memorial Day Picnic, Meadow View Park 3-8 pm



**CLEAN OUT THE GARAGE  
AND START SAVING YOUR STUFF TO SELL!**

September 5th, Saturday: FM Community Garage Sale 8:30 am-2 pm



# Rita Johnson

JANUARY 15, 1942–AUGUST 3, 2019

Rita was born on Jan 15, 1942 to Mac & Vernice McCulloch in Los Angeles. Rita grew up in LA and spent time in the Mammoth area. She attended El Camino College. Rita had 2 children David and Kim. She moved to Forest Meadows in 1990 and built two homes, the first on



Sandalwood and the second on Forest Meadows Drive. Rita owned a horse (Doc) and was active in our Forest Meadows equestrian group. Rita loved the horses and going on rides around Forest Meadows.

Rita married Rod Johnson on April 14th, 2007. Rita and Rod had many dinner parties as she loved cooking for a crowd. Her culinary skills were perfect, and everyone so enjoyed them. She attended Bear Valley Music Festival regularly which always turned in to a Gourmet Food Feast. Rita also loved fishing and would never turn down a good fishing trip. Her favorite holidays were Halloween and Christmas and she never lacked decorating for either. As she would always say, "It makes me happy to decorate the yards". Rita was also involved in a Bunco Group.

But we will always say, her passion was for gardening. Rita spent many hours collecting rocks and designing dry falls and rock-scapes. Her ability to put her landscape designs together was always impressive. She spent many hours working on our 4 corners design so it would show the beauty of Forest Meadows. Wherever you go in Forest Meadows you can see a Rita yard.

Rita was a very special lady and will be missed by all that knew her.

# Yes, We Get Snow in Forest Meadows!

The Forest Meadows maintenance and security staff would like to remind everyone that when we have snowy weather, even though we plow and sand our roads, due to the steep grade the front entry slope gets icy and slippery. It is imperative that you have 4-wheel drive or all-wheel drive with all terrain tires, or make sure that you put chains on your **tires before you reach the Forest Meadows entrance**. Once you are here, there is nowhere for you to pull over to put them on and you will not make it up the drive.

We had an incident on Thursday January 16th where there were so many folks stuck at the entry that it caused a hazardous back up on Hwy 4. Those who had the proper tires and/or chains, could not enter the community either because of the traffic jam. The CHP along with Sam Berry towing had to get involved to clear it up. A few cars received tickets for abandoning their car at the front entrance.

Please check the weather and the Caltrans sign in Murphys before you start up the hill to Forest Meadows. If it says chains required as low as Avery or Arnold, it is safe to say you will also need them to get into Forest Meadows.



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# Voting is Changing in Calaveras County for the March Presidential Primary Election

Calaveras County Elections is offering voters more opportunities with the **VOTER'S CHOICE ACT**.

By February 3, 2020 **every registered voter will be mailed a ballot**. You may return your voted ballot in any of the following ways:

- **By mail**
- **any Ballot Drop Boxes**
- **any Vote Center in the County**

Vote Centers are universal polling places that offer expanded services and are located throughout the County.

- 2 Vote Centers open February 22 through March 3, 2020.
- 2 more Vote Centers open February 29 through March 3, 2020.
- **ANY** voter can vote at **ANY** Vote Center in the County—you pick where you want to vote!
- Vote Centers offer in-person voting, replacement Vote by Mail ballots, accessible voting devices, forms to register to vote, and assistance in alternate languages.

Vote Centers and Ballot Drop Box locations are on our website and will be in the Voter Information Guide which will be mailed to you along with your ballot. We are hosting a workshop at the Elections Office on January 28, 2020 from 10am to 7pm to allow voters to drop-in and ask questions.

If you have changed your name, address or signature, please update your registration by filling out a new voter registration form available online at [www.registertovote.ca.gov](http://www.registertovote.ca.gov), or simply respond to this e-mail or call us and we will send you a form in the mail.

To request a ballot in Spanish, an accessible vote by mail ballot, or for more information on the Voter's Choice Act, visit us online at <http://elections.calaverasgov.us/Voter-Services/VCA> or call: (209)754-6376 or toll free at (833)536-8683.

Locations, dates, and hours of operation for Vote Centers and Ballot Drop Boxes are listed below. For more information, go online at [elections.calaverasgov.us](http://elections.calaverasgov.us) or, call the County Elections Division toll-free at (833)-536-8683.



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**209-743-4664**

## 11-DAY VOTE CENTERS

**Days/Hours of Operation:** 2/22/2020–3/2/2020 8 am–4 pm  
**Election Day:** 3/3/2020 7 am–8 pm

### Calaveras County Government Center

891 Mountain Ranch Road, San Andreas, CA 95249

### Jenny Lind Veterans Memorial Hall

300 Daphne Street, Valley Springs, CA 95252

## 4-DAY VOTE CENTERS

**Days/Hours of Operation:** 2/29/2020–3/2/2020 8 am–4 pm  
**Election Day:** 3/3/2020 7 am–8 pm

### Mokelumne Hill Town Hall

8283 Main Street, Mokelumne Hill, CA 95245

### Mark Twain Union School District Office

981 Tuolumne Avenue, Angels Camp, CA 95222

## BALLOT DROP BOX LOCATIONS

**Days/Hours of Operation:** 2/3/2020–3/2/2020 24 hours per day  
**Election Day:** 3/3/2020 Closes at 8 pm

### Calaveras County Government Center

(Outside Drive-up /Walk-up Access)

891 Mountain Ranch Road, San Andreas, CA 95249

**Days/Hours of Operation:** 2/3/2020–3/2/2020 6 am–11 pm

**Election Day:** 3/3/2020 Closes at 8 pm

### SaveMart Supermarket (Inside the store)

260 S. Main Street, Angels Camp, CA 95222

**Days/Hours of Operation:** 2/3/2020–3/2/2020

Monday thru Saturday 7 am–7 pm & Sunday 8 am–6 pm

**Election Day:** 3/3/2020 Closes at 7 pm

### Sender's Market (Inside the store)

72 S. Hwy 26, Valley Springs, CA 95252

## ELECTION DAY ONLY BALLOT DROP BOX

### Open Election Day Only:

3/3/2020 7 am–8 pm

### Arnold Library

1065 Blagen Road, Arnold, CA 95223

### Copperopolis Library

3505 Spangler Ln,  
Copperopolis, CA 95228

### West Point VFW Hall

202 Spink Road, West Point, CA 95255

## Holiday Open House Honorable Mention



*Welcome  
New FMOA Owners*



TANYA & DENNIS AVDEY  
BRANDI COWAN  
PHILLIP DEL CARLO  
JUDITH JOHNSON  
LAURA MAY  
JUDY & PAUL PETERSEN



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**Triflo Garden Center** is a local, family-owned nursery with a variety of flowers, trees, shrubs, indoor/outdoor plants, succulents, and more. We feature native and local plants and trees, offer a wide-variety of supplies, and provide an environment of inspiration for all types of gardeners. We welcome you for a visit.

**88 CA-4 Murphys CA 95247 • 209-822-3460**

**HOURS:** Wednesday - Sunday 9:00 am-5:00 pm • Closed Monday & Tuesday



**Attention Forest  
Meadows Vacant Lot  
Owners!!** Do you own a vacant lot with water and sewer hook ups? If so, call me. I'd like to share some new information that would be of interest to you.

**CENTURY 21.**

**Sierra Properties**

I live, work and play in Forest Meadows. Contact me for a free market analysis of your home. I know this community and would love the opportunity to assist you, whether you are buying, selling or just inquiring. Contact me for your Calaveras County real estate needs.

**Tish Chung**  
**Century 21 Sierra Properties**  
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**chungtish@gmail.com**  
**DRE#02081282**



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*Santa Never Forgets to Visit Forest Meadows*

—continued from page 1



The Forest Meadows Staff would like to give a big thank you for all the goodies and treats that were provided during the holiday season. It was greatly appreciated!

