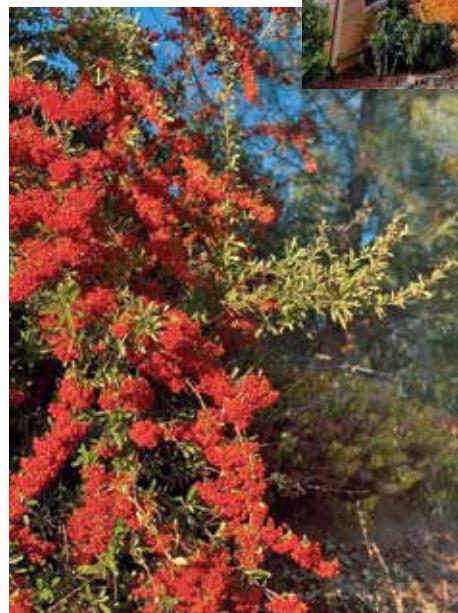


FALL 2020

# 4 Views From Forest Meadows

FMOWNERS.COM

*Fall Beauty in Forest Meadows*



—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.



## 2020-2021 BOARD OF DIRECTORS

Pam Haught <b>President</b>	510-305-1412 fmoa14@gmail.com
Kent Harris <b>Vice President</b>	209-890-3754 ksh@bvvine.com
Roy Blair <b>Treasurer</b>	951-543-8309 royblair@roadrunner.com
Frank Ross <b>Secretary</b>	209-822-3914 fmoa93@gmail.com
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Mike Benapfl <b>Director at Large</b>	209-728-9253 TBD
Sharon Ritchie <b>Director at Large</b>	209-768-2936 Ccmtngal-fmhoa@yahoo.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 gm@fmowners.com	General Manager
Keith Pierce keith@fmowners.com	Maintenance & Operations Supervisor
Accounting Department accounting@fmowners.com	
Deanna Ghirardelli deanna@fmowners.com	Compliance Coordinator & Administrative Assistant
Calaveras County Sheriff	754-6500

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## President's Message

### IT'S DIVERSITY THAT MAKES OUR COMMUNITY SPECIAL!

And just like that, the holidays have snuck up on us once again! The holidays often remind us of the diversity that our world is made up of. People celebrate the holidays according to their separate heritage, traditions, and beliefs. But one of the common denominators that bring people of different race, religion and customs together is a desire to live in peace, harmony and happiness. It is a desire shared by all and it is best achieved through cooperation, compliance and respect. Our Forest Meadows community is sort of like a microcosm of the world. We are made up of people of varying points of view, but we are all connected by the fact that we share a community together. And, although we have our differences in opinions, perceptions and desires, we too can benefit through cooperation, compliance and respect for our neighbors. During this holiday season as we celebrate in our own tradition, let's try to hold onto that spirit of unity, harmony and peace that all traditions embrace and apply it to all of our Forest Meadows community neighbors... all year long! If we can, we will all benefit.

Wishing you a joyous holiday season and a most prosperous and healthy New Year.

—Pam Haught



### What did one snowman say to the other snowman?

"Do you smell carrots?"

## Forest Meadows Maintenance

As Fall approaches and the leaves begin to drop, we would like to explain what the Forest Meadows maintenance team are responsible for. As we begin to prepare for the rainy season in mid-October, we assess and clean out all drains and paths leading to the drains. This is done several times due to windstorms and certain trees dropping at different times. We start with the higher roads and high flood risk areas such as Heather Drive and Dogwood Drive. Once the rain starts, the maintenance crew spend the rainy days monitoring and cleaning all drains and pathways.

A common question this time of year is what the Association is responsible for cleaning during these storms. Per Ebbetts Pass Fire District, the easements are to follow the same guidelines as an empty lot, which is to remove the debris once it reaches a depth of 3".

We ask that homeowners please do not rake up piles and leave them on the side of the road for

maintenance to pick up. If you see an area that needs attention please call the office and have it placed on our task list. Leaving piles of debris block the road and can create traffic hazards and fire danger.

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## Manager's Message

This year has been a very challenging year for everyone. We started the year with Covid-19, the fires throughout California in the summer and then ending with the Presidential elections. But as always, we get through the tough times, adapt and we go on with our lives. We are so lucky to live up here in the beautiful forest away from the turmoil.

It has been quite a challenge to get things done here at FM this year. Businesses have closed and anyone with construction skills has been taken away by construction companies working to rebuild the burned homes in the Paradise and Napa area. But despite all this we did get some big items accomplished this year. Hilltop tennis courts were resurfaced, and a new chain link fence has been installed, Meadowview Park playground equipment was installed in the Spring and landscaping was installed at the parking lot and is partially done at the front entry.

And then we have the "The job that goes on forever" the front entry paving and new drain and new guard house. This project started July 2019. Right from the start we had problems. The ADA parking spot had a CCWD waterline directly under where the pad was to be poured and USA did not find during their marking of the utilities. We had to submit new plans to move the pad over 1 ft. for the County to approve and that took almost (3) months to get approved. When the pad was finished the paving started and had (2) major issues. The first one was with another CCWD waterline that was found where the guard house should have been. This caused another delay as we had to wait and get another approval from the County. Upon approval we had to move the guard house 40 ft. to the right. This is why the (2) entry lanes are split. The next problem was PG&E electrical lines. The paving company found (3) PG&E conduits that had (3) lines of 17,000 volts in each conduit in only 12 inches of dirt. This was a huge mess. We had to have many people from PG&E look at this issue as this was another utility that was not marked by USA. PG&E was not even aware they had lines in that area. The final decision from PG&E was to vacuum up all the dirt carefully with

a whisk broom, almost like an archaeological dig, and then cover with cement marked with red so that the next time it is dug up they will see it and be aware of what's underneath.

So, then winter came, and the guard house was built with less issues but we still had a few. The black and yellow bollards were installed around the guard house and one went through a CCWD main line. The gate installers happened to be here installing the gates but had to leave as everything was now under water and still flowing down the hill. The gate installers came back and installed all the gates and arms a few months back. First, the EXIT gate had a faulty loop installed under the asphalt and that had to be dug up and a new one installed and the road repaved. Then the EXIT gate motor to the arm would not work and was replaced. Next, the Resident entry arm gear box went out, then now (2) motors have been replaced and right now we are waiting for the 3rd motor/gear box for the Residents gate.

The front entry project has seemed like Murphys Law in Murphys to me. Everything that can go wrong, will go wrong. But we will get it done and it does look so much better!

Stay safe and well. Happy Holidays.

—Debbie Shipman



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# Treasurer's Article

**P**resented below is the Combined Statement of Revenue, Expenses, and Change in Fund Balances for the Forest Meadows Homeowners Association for the nine months ended September 30, 2020.

<b>STATEMENT OF REVENUES, EXPENSES &amp; CHANGES IN RETAINED EARNINGS</b>		For the Nine Months Ended September 30, 2020		
		Year to Date	Unaudited	Variance
		Budget	Actuals	(Over) / Under
<b>REVENUES</b>				
Assessments (Including late charges & fees)	\$ 673,603	\$ 678,144	\$ (4,541)	
Reserve Assessments	300,000	300,000		-
Road Impact Fees	-	16,018		(16,018)
Other income	22,800	25,301		(2,501)
Variable income	19,500	28,254		(8,754)
Interest Income	457	684		(227)
<b>TOTAL REVENUES</b>	<b>\$ 1,016,360</b>	<b>\$ 1,048,401</b>	<b>\$ (32,041)</b>	
<b>EXPENSES</b>				
Salaries	328,950	336,637		(7,687)
Payroll taxes	31,500	31,691		(191)
Benefits	66,375	58,237		8,138
Payroll fees	244	2,766		(2,522)
<b>Salaries and benefits</b>	<b>427,069</b>	<b>429,331</b>	<b></b>	<b>(2,262)</b>
Equipment rental	10,209	10,692		(483)
Fuel	7,763	5,972		1,791
Insurance	24,000	18,255		5,745
Office expense	36,681	35,432		1,249
Operating expenses	38,663	23,352		15,311
Repairs	12,075	15,981		(3,906)
Supplies	14,438	24,001		(9,563)
Taxes	-	-		-
Trail maintenance	19,500	6,520		12,980
Utilities	53,475	47,088		6,387
Vehicle expense	5,775	7,556		(1,781)
Other	7,686	2,459		5,227
Parks and Pools supplies	<b>4,050</b>	4,746		(696)
Parks and Pools equipment	-	959		(959)
<b>Operating expenses</b>	<b>234,315</b>	<b>203,013</b>	<b></b>	<b>31,302</b>
Asset purchases		72,940		(72,940)
Road replacement		22,464		(22,464)
Reserve expenses	300,000	268,833		31,167
<b>Asset acquisition &amp; replacement</b>	<b>300,000</b>	<b>364,237</b>	<b></b>	<b>(64,237)</b>
<b>TOTAL EXPENSES</b>	<b>961,384</b>	<b>996,581</b>	<b></b>	<b>(35,197)</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>54,976</b>	<b>51,819</b>	<b>\$</b>	<b>(3,157)</b>
<b>BEGINNING - RETAINED EARNINGS</b>	<b>2,532,647</b>	<b>2,532,647</b>		
<b>ENDING - RETAINED EARNINGS</b>	<b>\$ 2,587,623</b>	<b>\$ 2,584,466</b>		

# Treasurer's Article

*—continued from page 4*

## 2020 FINANCIAL DATA THRU SEPTEMBER 30, 2020

This financial statement compares the 2020 Budget (nine months) with the unaudited actual from January 1, 2020 thru September 30, 2020. The Board approved budget has been adjusted to reflect the first nine months of activity. Revenues of \$1,048,401 exceeded the nine months budget of \$1,016,360 by \$32,041. Budgeted expenses of \$961,384 compared to the nine-month actual of \$996,581 reflect an unfavorable variance of \$35,197. At the end of nine months the Association is \$3,157 over budget. The Statement of Revenue and Expenses reflect an increase in our operating and replacement funds retained earnings of

**\$51,819.** The unaudited actuals will be adjusted in subsequent months to reflect audit and tax adjustments, and transfers within funds.

## SEPTEMBER 30, 2020 BALANCE SHEET

The September 30, 2020 Balance Sheet presented below reflects total assets of \$2,716,288. Cash and Investments are \$1,443,787, current assets which are mainly unpaid dues are \$71,606, and fixed assets are \$1,200,895 (net of \$925,934 accumulated depreciation). Current liabilities of \$131,822 consist of current trade bills, construction deposits, and prepaid dues. The combined Retained Earnings at September 30, 2020 is \$2,584,466.

<b>BALANCE SHEET</b> <b>September 30, 2020</b>	<b>Operating</b>	<b>Replacement</b>	
	<b>Fund</b>	<b>Fund</b>	<b>Total</b>
<b>ASSETS</b>			
Cash & Investments	\$ 599,356	\$ 844,431	\$ 1,443,787
Current assets	81,613	(10,007)	71,606
Fixed Assets (Net of accumulated depreciation)	1,200,895	-	1,200,895
<b>TOTAL ASSETS</b>	<b>\$ 1,881,864</b>	<b>\$ 834,424</b>	<b>\$ 2,716,288</b>
<b>LIABILITIES &amp; RETAINED EARNINGS</b>			
Current liabilities	126,894	4,928	131,822
Retained Earnings	1,754,970	829,496	2,584,466
<b>TOTAL LIABILITIES &amp; RETAINED EARNINGS</b>	<b>\$ 1,881,864</b>	<b>\$ 834,424</b>	<b>\$ 2,716,288</b>

## SEPTEMBER 30, 2020 RESERVE EXPENSES

Each year the FMOA establishes a reserve in order to fund the replacement and/or improvement of all FMOA property, plant, and equipment. During the nine months to date the FMOA has expended \$364,237 for the following from those reserves.

<b>Reserve Expenses</b>	<b>For the Nine Months Ended September 30, 2020</b>			
	<b>Acquisition Detail</b>	<b>Purchases</b>	<b>Roads</b>	<b>Replacement</b>
Vehicle		\$ 69,176		
Roads			\$ 22,464	
Guard House				\$ 137,735
Landscaping		2,974		51,674
Playground				31,155
Entry Project				26,859
Tennis Courts				15,000
Gallery				6,120
Parks		790		290
<b>TOTAL RESERVE EXPENSES</b>		<b>\$ 72,940</b>	<b>\$ 22,464</b>	<b>\$ 268,833</b>

# make your home.. and all our spirits **BRIGHT**

Join our Annual Holiday  
Home Decorating and  
Lighting Contest.



FM yard and lighting displays  
will be judged Saturday,  
December 19th between 5pm  
and 8pm. Winners will be  
celebrated with  
honorary signs in the 1st,  
2nd and 3rd place yards.

## Santa will be traveling through FM Saturday, December 19, 1-2pm

He will be chauffeured in  
style, in his golf cart.

Santa will safely  
deliver goodie bags of  
toys and candy to our  
youngsters.

To be included on Santa's  
delivery route, please call  
Lisa Titus at 209-890-7830



## Halloween at Forest Meadows



MOA's Halloween Parade was well attended. Many residents decorated their golf carts and bikes and got all decked out in fun spooky costumes.

Everyone met at the Hilltop Park and proceeded through the community.

Lisa and Randy Titus lead the parade and passed out candy bags that were put together by Mary Davis. They used their social distancing pole and hook to safely distribute candy to kids along the way.

There were many homes with fun Halloween decorations along the way and many folks came out and cheered them on as well as some providing beverages and candy.

The parade ended at the Meadowview Park.

A big thanks to everyone!



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## *Friends of Forest Meadows—Adopt a Highway*

On September 30th a group of residents helped with the Friends of Forest Meadows Adopt a Highway cleanup. You may have seen the signs as you travel Highway 4. This group cleaned up litter from a two mile stretch of highway filling approximately 25 bags of trash. The group then enjoyed a pizza lunch at Murphy's Pizza.

This group picks up litter two to four times a year. Our next pickup will be in December (weekend). We will make sure that a notice is sent out to the community in advance if you would like to participate.



## CENTURY 21.

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### Properties I have recently sold:

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**980 Fairway Ct., Murphys**  
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**990 Dogwood Dr., Murphys**  
**818 Laurel Ridge Ct., Murphys**  
**1510 Hanging Tree Rd., Murphys**  
**698 Dogwood Dr., Murphys**  
**802 Laurel Ridge Ct., Murphys**  
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**1247 Heather Dr., Murphys**  
**1001 Buckthorn Dr., Murphys**  
**996 Fairway Ct., Murphys**



Tish Chung  
916-276-2052  
chungtish@gmail.com  
DRE#02081282



As a resident of Forest Meadows, I know this community, market and the area.

Contact me for a free market analysis of your property. Whether you are buying, selling or just inquiring, I would love the opportunity to assist you. Contact me for your Calaveras County real estate needs.



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## *Fall Beauty in Forest Meadows*

—continued from page 1



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TREASURES**

A Modern Shop with Vintage Charm

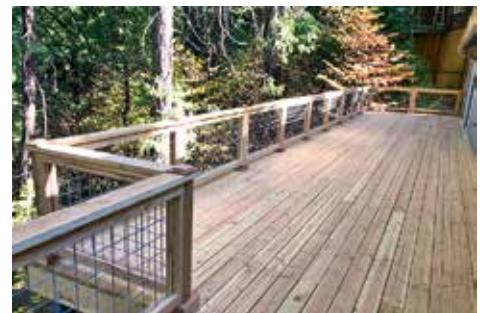
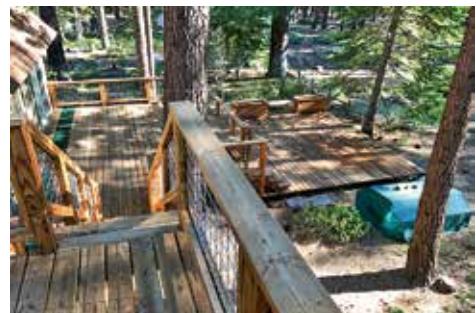
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—More photos on page 12

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## *Fall Beauty in Forest Meadows*

*—continued from page 10*

