

Views From Forest Meadows

FMOWNERS.COM

The Holiday Spirit was Alive in Forest Meadows

Santa did a drive by and his elves distributed goodies at a safe distance



—more photos on page 6

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**
President fmoa14@gmail.com
- Kent Harris**
Vice President fmhoa.kent@gmail.com
- Roy Blair**
Treasurer royblair@roadrunner.com
- Frank Ross**
Secretary fmoa93@gmail.com
- Soraya Fregosi**
Director at Large sorayafregosi@gmail.com
- Mike Benapfl**
Director at Large vacuumguy29@gmail.com
- Sharon Ritchie**
Director at Large 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 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

All articles and photos in this publication are proprietary and may not be copied, reproduced, or altered in any way without the express written consent of the FMOA.

President's Message

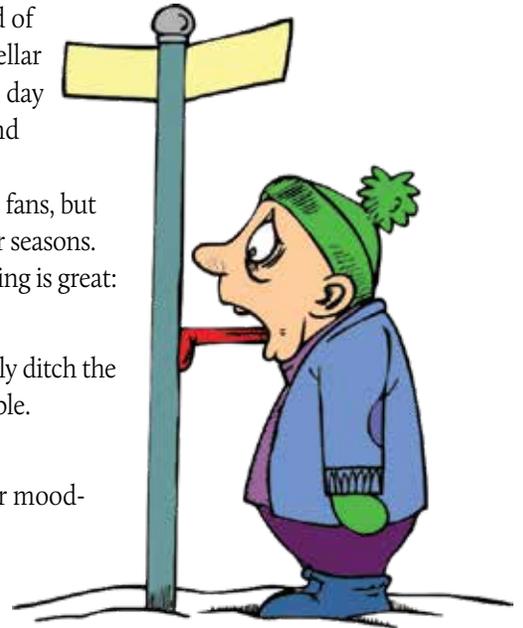
SPRING IS COMING!

Looks like we all survived the Blizzard of 2021. A big "THANKS" our to our stellar maintenance crew who worked night and day to keep our streets plowed, drains clear and debris picked up.

Summer, winter, and fall may have their fans, but spring is clearly the most lovable of the four seasons. Not convinced? Here are 5 reasons why spring is great:

- **TEMPERATURES ARE MODERATE**
The arrival of spring means you can finally ditch the heavy winter layers and still be comfortable.
- **THERE IS MORE DAYLIGHT**
Those extra hours of sun can be a major mood-booster according to some research.
- **YOU CAN GO OUTSIDE**
Warmer temperatures mean you can spend more time outside without freezing your feet off, which is great for mental health.
- **THE LEAVES COME BACK**
Spring brings green growth back to plants and trees.
- **FLOWERS ARE IN BLOOM**
Look for all those daffodils that the community planted in the fall. Looking at flowers can make you happy.

HERE'S TO A
HAPPY AND
HEALTHY
SPRING!





Jorge L. Medina
Local Owner since 1999

Medina's Landscaping

209-559-0348 209-728-7202

Raking/Weed eating/ Tree/ Brush Removal
Lot Clearing (Fire Safety)
Free Hauling of Debris
Affordable/ Free Estimates
Email
Medinas.Landscaping.Maintenance@gmail.com

BEYETTE'S TREE CARE
License # 839328

DAVE BEYETTE
209.747.5449
beyettecare@gmail.com

Thinning • Shaping • Pruning • Trimming
Stump Grinding • Removal • Chipping • Topping
Crown Reduction • Lot Clearing • Defensible Space
Senior Discounts

Our Ads are paid advertisers. FMOA doesn't endorse or recommend the Ads in this newsletter.

Manager's Message

By Debbie Shipman

We have already received our first snow and boy was it a mess in Arnold where I live. Most of Arnold was out of power for 7 days and received 4–5 ft. of new snow during that time.

So, I thought this would be a good time to share some winter tips on driving in the snow. We now have almost 60 new owners move-in over the last 6 months and some may not be familiar on how to drive in the ice and snow.

WINTER DRIVING TIPS

It is best to winterize your vehicle before winter strikes. You should schedule a maintenance check-up for the vehicle's tires and tire pressure, battery, belts and hoses, radiator, oil, lights, brakes, exhaust system, heater/defroster, wipers and ignition system. Keep your gas tank sufficiently full—at least half a tank is recommended. Living in Forest Meadows, you may consider using winter snow and mud tires or make sure that you carry a set of tire chains that are fitted to your car.

Severe weather can be both frightening and dangerous for automobile travel. Motorists should know the safety rules for dealing with winter road emergencies. Always be cautious while driving in adverse weather.

Caution must be used when snowplows are on the roadways as snowplows and sand trucks travel much slower than regular traffic. Passing a snowplow can be extremely dangerous as sight lines and visibility near a working snowplow are severely restricted by blowing snow.

Roads are typically cooler in shady areas and drivers may encounter another extremely dangerous element known as “black ice.” Always slow down your vehicle when you see shady areas under these types of conditions.

RECOMMENDATIONS FOR WINTER DRIVING TIPS:

- Avoid driving while you are tired. Getting the proper amount of rest before taking on winter weather tasks reduces driving risks.
- Never warm up a vehicle in an enclosed area, such as a garage.
- Make certain your tires are properly inflated and have enough tread.
- Never mix radial tires with other tire types.
- Keep your gas tank at least half full to avoid gas line freeze-up.
- If possible, avoid using your parking brake in cold, rainy and snowy weather.
- Do not use cruise control when driving on any slippery surface (wet, ice, sand).
- Always look and steer where you want to go.
- Use your seat belt every time you get into your vehicle.

TIPS FOR LONG-DISTANCE WINTER TRIPS:

- Watch weather reports prior to a long-distance drive or before driving in isolated areas. Delay trips when especially bad

weather is expected. If you must leave, let others know your route, destination and estimated time of arrival.

- Always make sure your vehicle is in peak operating condition by having it inspected by a qualified auto repair facility.
- Keep at least half a tank of gasoline in your vehicle at all times.
- Pack a cellular telephone with important telephone numbers, plus blankets, gloves, hats, food, water and any needed medication in your vehicle.
- If you become snow-bound, stay with your vehicle. It provides temporary shelter and makes it easier for rescuers to locate you. Don't try to walk in a severe storm. It's easy to lose sight of your vehicle in blowing snow and become lost.
- Don't over exert yourself if you try to push or dig your vehicle out of the snow.
- Tie a brightly colored cloth to the antenna or place a cloth at the top of a rolled-up window to signal distress. At night, keep the dome light on if possible. It only uses a small amount of electricity and will make it easier for rescuers to find you.
- Make sure the exhaust pipe isn't clogged with snow, ice or mud. A blocked exhaust could cause deadly carbon monoxide gas to leak into the passenger compartment with the engine running.
- Use whatever is available to insulate your body from the cold. This could include floor mats, newspapers or paper maps.
- If possible run the engine and heater just long enough to remove the chill and to conserve gasoline.

TIPS FOR DRIVING IN THE SNOW:

- Accelerate and decelerate slowly. Applying the gas slowly to accelerate is the best method for regaining traction and avoiding skids. Don't try to get moving in a hurry. And take time to slow down for a stop. Remember: It takes longer to slow down on icy roads.
- Drive slowly. Everything takes longer on snow-covered roads. Accelerating, stopping, turning—nothing happens as quickly as on dry pavement. Give yourself time to maneuver by driving slowly.
- The normal dry pavement following distance of three to four seconds should be increased to eight to ten seconds. This increased margin of safety will provide the longer distance needed if you have to stop.



—continued on page 5

Treasurer's Article

Presented below is the Combined Statement of Revenue, Expenses, and Change in Retained Earnings for the Forest Meadows Homeowners Association for the year ended December 31, 2020. This financial statement compares the 2020 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.

STATEMENT OF REVENUES, EXPENSES & CHANGES IN RETAINED EARNINGS	For the Year Ended December 31, 2020		
	Budget	Unaudited Actual	Variance
REVENUES			
Dues (Including late charges & interest)	\$ 898,137	\$ 910,551	\$ 12,414
Reserve Assessments & variable revenues	400,000	400,000	-
Other revenues	57,010	87,096	30,086
Interest		715	715
TOTAL REVENUES	\$ 1,355,147	\$ 1,398,362	\$ 43,215
EXPENSES			
Salaries	454,000	445,732	8,268
Payroll taxes	43,000	40,261	2,739
Benefits	95,000	74,261	20,739
Payroll fees	324	3,366	(3,042)
Salaries and benefits	592,324	563,621	28,703
Equipment rental	14,492	17,360	(2,868)
Fuel	10,100	7,234	2,866
Insurance	32,000	28,920	3,080
Office expense	37,475	35,433	2,043
Operating expenses	50,416	77,473	(27,057)
Repairs	12,350	37,484	(25,134)
Supplies	18,550	35,529	(16,979)
Taxes	5,500	4,321	1,179
Trail maintenance	28,000	8,310	19,690
Utilities	71,000	65,078	5,923
Vehicle expense	6,795	17,841	(11,046)
Other	2,705	2,567	138
Parks and pools	3,930	2,937	993
Operating expenses	293,313	340,486	(48,166)
Reserve expenses	400,000	441,918	(41,918)
TOTAL EXPENSES	1,285,637	1,346,024	(61,380)
EXCESS OF REVENUES OVER EXPENSES	69,510	52,338	17,172
BEGINNING - RETAINED EARNINGS	2,532,647	2,532,647	-
ENDING - RETAINED EARNINGS	\$ 2,602,157	\$ 2,584,985	\$ 17,172

Website News

Enhancements have been made to the Forest Meadows Website recently. One of the most critical and hopefully useful, is the ease of finding out information about current news, alerts or critical information for the Community.

Now all you do is go to <https://www.fmowners.com/>
Then you must sign in.

Then click **Documents** Tab and then the **Green Owner Documents** button

Here you will find copies of any current E-blast or Community Alerts. We hope you will find this enhancement of value to you.

Treasurer's Article

—continued from page 4

The 2020 Financial Statements reflect that Actual revenues collected of \$1,398,362 are \$43,215 greater than budgeted. Salaries and benefits of \$563,621 were \$28,703 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 \$340,486. Reserve expenditures were \$441,918. Revenues exceeded expenditures by \$52,338.

Reserve expenditures of \$441,918 include the following:

Asset purchases of \$72,940 which includes the purchase of a new snow plow.

Landscaping expenditures were \$51,674.

The guard house expenditures were \$137,735.

Road maintenance was \$29,564.

The entry project included \$88,339 of current year expenditures.

Playground equipment was replaced costing \$31,155.

Other improvement cost including upgrading the tennis courts (\$24,100) were \$30,511.

Presented below is the Combined Balance Sheet for the Forest Meadows Homeowners Association at December 31, 2020.

BALANCE SHEET	December 31, 2020		
	Operating Fund	Replacement Fund	Total
ASSETS			
Current assets	\$ 649,431	\$ 856,718	\$ 1,506,149
Fixed Assets (Net of accumulated depreciation)	1,200,895	-	1,200,895
TOTAL ASSETS	\$ 1,850,326	\$ 856,718	\$ 2,707,044
LIABILITIES & FUND BALANCES			
Current liabilities	122,059	-	122,059
Fund Balances	1,728,267	856,718	2,584,985
TOTAL LIABILITIES & RETAINED EARNINGS	\$ 1,850,326	\$ 856,718	\$ 2,707,044

The Combined Retained Earnings of the FMOA funds at December 31, 2020 is \$2,584,985.

Manager's Message

—continued from page 3

- Know your brakes. Whether you have anti-lock brakes or not, the best way to stop is threshold breaking. Keep the heel of your foot on the floor and use the ball of your foot to apply firm, steady pressure on the brake pedal.
- Don't stop if you can avoid it. There's a big difference in the amount of inertia it takes to start moving from a full stop versus how much it takes to get moving while still rolling. If you can slow down enough to keep rolling until a traffic light changes, do it.
- Don't power up hills. Applying extra gas on snow-covered roads just starts your wheels spinning. Try to get a little inertia going before you reach the hill and let that inertia carry you to the top. As you reach the crest of the hill,



- reduce your speed and proceed downhill as slowly as possible.
- Try to avoid stopping when going up a hill (like Forest Meadows front entrance road). There's nothing worse than trying to get moving up a hill on an icy road. Get some inertia going on a flat roadway before you take on the hill.
- Stay home. If you really don't have to go out, don't. Even if you can drive well in the snow, not everyone else can. Don't tempt fate: If you don't have somewhere you have to be, watch the snow from indoors.

THE MOST IMPORTANT THING TO REMEMBER IS TO BE CAUTIOUS AND PAY ATTENTION TO THE CONDITION OF THE ROADS WHILE DRIVING.

Winter Maintenance in Forest Meadows

Forest Meadows is located just below the snow-line which gives us approximately 10 snow days per year.

Here at Forest Meadows we are very proactive with our plowing activities. Once snowfall exceeds the 3" level on our roads, our maintenance crew, goes into their 24/7 work schedule plowing those roadways that are owned and maintained by FMOA, until the last snowflake falls, and our roads are cleared.



The Association's responsibility is to keep our roads as clear as possible for the use of our residents, mail service and emergency vehicles. To accomplish this, we schedule a 2-man maintenance crew on a 12 hours on, 12 hours off work schedule during the snow event.

Snow removal from the owner's home to the cleared road surface is the responsibility of that owner. This includes the small berm that might be left by the Association's plowing operation. Our crew always does it's best to minimize that inconvenience. For your safety and theirs, do not stop the activities of the snow plowing crew. Do not try to talk to the snowplow drivers when they are plowing the road. Please direct your questions and concerns to the Administration Office at (209) 728-2511.

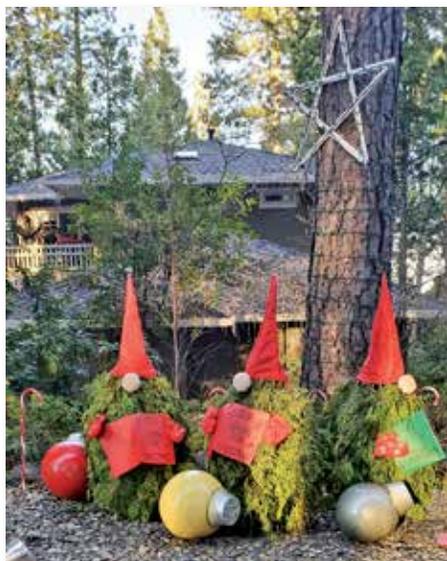
It is also the owner's responsibility to make sure there is access for their mail box. The plow will try to keep a space clear, but it may take a little shoving to finish the job. If the mail vehicle cannot reach the box, mail will not be delivered.

For the convenience of our owners Administration Staff maintains a list of local snow removal contractors if you need assistance with snow removal from your property. A copy has been included in this issue of the Views.

Sand bags and sand are available for your use in Forest Meadows. Come to the office parking lot where you will find the sand and bags to fill. Remember to bring a shovel.



Walking Safety. Forest Meadows roadways are walking trails for many residents and their leashed dogs. We live in a rural community which does not have sidewalks, when you are driving through Forest Meadows, be watchful for walkers, and **slow down below 25mph for all pedestrians.** Walkers, please be aware of traffic in the area.



Holiday Spirit

—continued from page 1



GOLD COUNTRY REAL ESTATE



Aric and Suzette Glanville
 32 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
 suzettegl@yahoo.com

Bulb Report... Shhhh... They are sleeping!

As we write this report we are in the midst of a huge snow storm! Those little bulbs you received at the Bulb Giveaway in November are hopefully snoozing in the ground, containers etc... where you placed them. If by chance you may have not put them in soil yet do not worry! We have planted bulbs as late as February and they still made a nice Spring showing. A pot or two with some soil could still make a nice home for them. They are forgiving and will make you happy when they show their beautiful blooms. As the bulbs start to emerge we will be watching for the tulip and daffodil mixes we gave out. All bulb beauty this Spring will be considered for the contest we will be sponsoring. Prizes for 1st, 2nd and 3rd place winning showings will be presented at the close of the blooming season.



*The Bulb Giveaway Project is sponsored by
 Gold Country Real Estate
 Owners Aric and Suzette Glanville*

Forest Meadows Real Estate information from our local MLS as of 1-29-2021

Active Listings

Addr # / Street	Bed / Bath	Apx Sqft	List Price
723 Larkspur Ln	4/3	1990	\$469,000
974 Laurel Ln	4/3	3074	\$615,000
856 Dogwood Dr	4/4	3160	\$625,000

Pending Sales

Addr # / Street	Bed / Bath	Apx Sqft	List Price
123 Fairway Village Ct	3/3	1722	\$329,600
1156 Fairway Ct	4/4	2450	\$349,000
807 Sandalwood Dr	2/2	1668	\$380,000
810 Dogwood Dr	2/3	2357	\$425,000
904 Laurel Ln	3/4	4439	\$850,000

Quote about our service.

As Trustee of Pamela Warren's affairs, I had a large Condo to get ready for sale. I live out-of-state which made this task a little more complicated. Thankfully, the property was listed with the Aric and Suzette Real Estate Team at Gold Country Real Estate. Together, they worked tirelessly to see that the listing, showings, cleaning and sale, were handled professionally. They went to great lengths to stage the property, inside and out, with their own items to make it look more appealing.

Aric and Suzette are truly a great Real Estate Team. They usually answered my calls, emails and questions within minutes at all hours. The Condo was furnished and had closets full of clothes and a garage full of stuff. They saw to it that the buyer would take possession AS IS thus saving me the trouble of clearing out the property. They worked with a cleaning crew I had hired to see that the property was properly cleaned and ready for showing.

I do recommend this Real Estate Team for their trustworthy, professional and willingness qualities.

—Sincerely, Pamela Hill, Seller



Evening sunset on Buckthorn Drive January 25, 2021.

Sold Properties in the last four Months

Addr # / Street	Bed / Bath	Apx Sqft	Sold Price
1156 Fairway Ct	4/4	2450	\$275,000
1144 Fairway Ct	4/3	1914	\$287,000
1001 Buckthorn Dr	3/3	1568	\$302,065
802 Laurel Ridge Ct	3/2	1414	\$314,000
1540 Vine Maple Dr	2/2	1428	\$320,000
702 Larkspur Ln	4/2	1684	\$330,000
828 Laurel Ridge Ct	3/3	1684	\$335,000
601 Forest Meadows Dr	3/3	1669	\$350,000
575 Dogwood Dr	3/3	1847	\$420,000
559 Sugarbush Ln	3/2	1862	\$427,000
952 Dogwood Dr	3/2	2432	\$433,500
1010 Forest Meadows Dr	4/3	2678	\$534,950
1237 Canyon Ridge Ct	3/2	2105	\$537,500
1840 Sandalwood Dr	4/4	3421	\$540,000
1201 Heather Dr	3/3	2426	\$550,000
1247 Heather Dr	3/3	2220	\$605,000
654 Forest Meadows Dr	3/3	2470	\$616,500
996 Fairway Ct	5/4	3232	\$640,000
37 Foxglove Ct	4/3	2643	\$665,000
634 Larkspur Ct	3/4	3034	\$695,000

Aric and Suzette Glanville Broker/Owners

GOLD COUNTRY REAL ESTATE

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

Holiday Lighting Contest

This year's lighting contest was tough for the judges to pick only three homes. So many residents participated and did outstanding jobs. Our first place winner was 693 Larkspur Lane, second place was 625 Larkspur Court and third place was 463 Buckthorn Drive. Thank you to everyone for bringing such wonderful holiday spirit to Forest Meadows. It was lovely to

drive around the community at night and see so many lights and decorations. Thank you also to FM resident and real estate agent Tish Chung with Century 21 for donating the prizes. She provided gift cards from another FM family, Trifilo Garden Center. First place received \$100, second place received \$75 and third place received \$50.



**First Place:
693 Larkspur Lane**



**Second Place:
625 Larkspur Court**



**Third Place:
463 Buckthorn Drive**

HONORABLE MENTION



SNOW REMOVAL PROVIDERS 2020-21



SNOW PLOWING



Chess Mountain Services – 890-7584, 985-8420

Mike Crutcher – 768-6823

DRIVEWAY AND WALKWAY SNOW REMOVAL



Chess Mountain Services – 890-7584, 985-8420

Calaveras Lot Clearing - 419-3222

Mike Crutcher – 768-6823

Ryan Kovacs – 822-8682

Scott Seeman – 298-8757

David Quyle – 728-4742

Dog Waste

grab it.
bag it.
toss it.



There has been a noticeable increase in people walking dogs in our neighborhood. Some dogs are leashed; others are under voice control only. Voice control and leashed dogs have been allowed to do their business in our yards and in the streets in front of our homes, rather than in their owners' yards. Some people pick up solid waste after their pets. Unfortunately, some do not and some pick it up and leave the full plastic bag on other people's property. Homeowners do not take kindly to poop in their yards/side yards. Most dog owners do pick up solid waste from their pets but you can't get it all and homeowners do not want their children/grandchildren playing in the leftovers. Please be considerate of your neighbors. Please take your bags home with you!

Roads & Trails Committee

This year Forest Meadows HOA purchased and installed three speed radar signs. In addition to showing if we drive too fast, they record the speed data. This enables us to understand the nature of speeding that occurs on our streets.

Some drivers do not care and believe any speed at which they can retain control is fine as long as they do not get caught. We are fortunate to not see this very often but there are notable exceptions. Speeds above 55 and sometimes above 60 have been recorded typically once a month.

Many folks who are more disciplined drivers have an "allowance" of a few miles per hour above the posted limits in good conditions on normal roads and highways. This is more typical of how we drive here. What does not get discussed enough is that we are a walking community without sidewalks on our roads. Our roads are not really "normal". Many of us walk our dogs if not ourselves. And we have to walk in the streets. There is a concern as well for wildlife, especially turkeys and the occasional cow, that use the streets as their way to get around the neighborhood.

So, the real need is to drive at the limit much of the time and slower than the limit frequently. We need to slow down and drive around pedestrians ensuring there is adequate safety clearance. If there is oncoming traffic, we need to slow down or stop until it is clear to go around. There are no crosswalks or shoulders. We need to yield right of way to pedestrians and their dogs everywhere but especially on the blind turns on Dogwood and at Hilltop Park.

This type of driving requires a change of mindset. It is not an obvious automatic good driving idea within an entire community. We have to decide we will drive differently here: slower, more cautious and frequently less than the speed limit. We need to be patient and allow additional time for transit. This requires a deliberate change in habits.



MURPHYS
TREASURES

A Modern Shop with Vintage Charm

Dori OBrien, Proprietor

402 K Main St.
Murphys, CA 95247

Telephone: (209) 822-3971
murphystreasuresca@gmail.com



DRE#: 00523488



RE/MAX
Gold

Independently Owned and Operated
Duane Papais
Forest Meadows Team
Broker Associate

35 East Highway 4
Murphys, CA 95247
Direct Line: (209) 608-6325
fmp@goldrush.com

Our Ads are paid advertisers. FMOA doesn't endorse or recommend the Ads in this newsletter.

PREMIER OUTDOOR LIVING

GAYLORD MICHAEL CONSTRUCTION

Lic. #487339



DECKS • WATER FEATURES • PATIOS • PERGOLAS
TRELLISES • GAZEBOS • FENCES

MIKE LAMITIE

Office: 209/ 822-3979 • Cell: 808/ 262-7563 • P.O. Box 1181, Angels Camp, CA 95222

CENTURY 21

Sierra Properties

WE LIVE, WORK, AND PLAY IN FOREST MEADOWS!

Your Forest Meadows Realtors: Gary and Valerie Olson

Over 25 Years Combined Experience
Selling Approximately 30 Properties per Year!

The Real Estate Market is HOT! HOT! HOT!
Most Homes Selling over List Price / Multiple Offers.
Don't Miss Out on our current Seller's Market.

Listing with Gary and Valerie Olson includes:
Staging, Professional Photography, Dump and Donation Runs.



You are not in this alone.
Relax, we will help you get the job done
and realize top dollar for your home.
Free Market Analysis.



(209) 985-7270 • Valerie.Olson@century21.com

Best of Zillow Realtor • Top Producer • DRE# 01001635 and DRE# 02083903

Forest Meadows Owners' Assoc.
P.O. Box 1096
Murphys, CA 95247

Welcome New FMOA Owners



CRISTY & DANIEL BRIGHT
MICHAEL BRIGONEZ & MARK PARTAL
MARC BUTWIN
MARK CAVANAUGH
ANNA COLLIER
PATTI & DAN CORREIA
LAURA & STEVEN GERHARDT
BELINDA MARTINEZ & JOSH BRYANT
KARLINDA & GARRY MOES
MICHAEL ROARK
SHELLIE & MARK SHORT
SUSAN WONG
JUDY YOUNG & JERRY CELLILO