



*The 4th Annual Bocce Tournament
and Community Picnic Was Held on May 30th*

A big thank you to the community members who came out and removed rocks, pulled weeds and laid new shells on both bocce ball courts, they were beautiful! Everyone enjoyed the sunny, over 90-degree day. The bocce committee was able to expand the competition from 12 teams of 4 to 14 teams of 4 this year, allowing eight more people to join in on the fun competition. We had a large turnout, approximately 150 people, for the games, picnic and cheering section with lots of new faces from the community. They enjoyed other games like Giant Jenga and Corn hole while meeting new people as well as catching up with old friends. The 2019 winners were sad to part with the perpetual trophies, but our new champions had the competitive edge & skills to claim the coveted prize until next year. The 2021 champions are Tom Farrish, Tish Chung and Rob & Holli Enos! Next years tournament will be held on Memorial Day weekend, weather permitting.

For all of you that can't wait a whole year to play bocce and mingle with friends, Mike and Diane Miller organize a weekly game on Tuesday nights and everyone is welcome!



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.



2021-2022 BOARD OF DIRECTORS
board@fmowners.com

Sharon Ritchie
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Mike Benapfl
Vice President

Eric Davis
Treasurer

Frank Ross
Secretary

Allen Dodson
Director at Large

Darcie Leone
Director at Large

Herb Pike
Director at Large

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
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Calaveras County Sheriff 754-6500

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President's Message

By Sharon Ritchie

There is no question that our community has endured many challenges over the course of the last few years. Covid-19, large projects (Front Gate) that ran into problem after problem, supply shortages to repair broken assets, employee shortages... and difficulties in finding vendors that meet the requirements necessary to work for our HOA. You name it, we've endured it. That being said, I want to look forward with a vision on creating a positive direction to show that we've heard you and we are working to make things better for all. It's also important to mend the fractures we see in our community. Instead of focusing on the negatives, let's try to focus on the progress we are striving for and the improvements we are working to implement. Let's respect the fact that we may not all agree, but all want what is best for our community.

We've heard get newer technology... we've heard we need to better the communications; we've heard there is dissatisfaction with ongoing projects... etc. I'm hoping as we embark with our new board, we can move forward and accomplish many things to directly address some of your concerns and suggestions.

Our new phone system, software, and computer equipment will provide capability to manage, plan, and connect better with our community and its residents. As with any new technology there is a learning curve, but as proficiency grows, we should see the benefits.

Which makes me want to comment on our Staff... We are so fortunate to have reliable staff that comes to work each day doing what is necessary to keep our community in good shape and safe. Many businesses can't say this. If something breaks, our staff is working to do everything possible to fix the issue—even if it means working long hours to do so. The perfect example was the recent pipe break caused by the earthquake at the Hilltop pool. Without the extra efforts of our Maintenance staff, we would have had to close Hilltop pool until a commercial pool vendor could get to us to make the repairs.

Going forward, our focus will continue to be on preventative maintenance, repairing and/or replacing aging equipment, and maintaining common area items. Now that PG&E is almost done with our electrical infrastructure improvements, we can (again) begin to focus on our road maintenance and repair. We have budgeted \$300,000 of much needed road work to be done in 2021 and more in 2022. We are hoping that supply and vendor issues will ease in the near future thus allowing for quicker completion of projects and better oversight. We plan on finally replacing an employee that left our staff over a year ago. Since then, our staff has absorbed those duties until a qualified candidate was found thus stretching our employees to the maximum.

We ask for your support in these efforts and know that all change does not occur overnight. However, a steady forward progress is key to our success.



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Managers Message

by Debbie Shipman

I have been managing Homeowner Associations for over 18 years and have been certified through CACM, California Association of Community Managers. I also received an additional specialty certification for Large Scale Associations (over 500 homes) such as Forest Meadows. In my career, my industry has never seen the challenges in associations as we have faced this past year and a half. Last March I attended the yearly HOA Law Seminar at Disneyland and 15 minutes into the opening ceremony our CEO went onto the stage and told us that we needed to disburse immediately. He also stated that Disneyland would be closing the next day due to the pandemic and all hotel guests would have to check out.

Many people stayed and worked at home or were out of work. As my staff and I are considered essential workers, we have not been at home during the pandemic, we have been here in the office every day.

During the pandemic the office has experienced a lack of workers and vendors available to work, not only from COVID-19 but also from the fires from the previous years. The fact that this is a very small community that does not have very many licensed

vendors to work with doesn't help the situation. The pandemic has also made it extremely difficult to get materials for the vendors to be able to do their work.

As our office has gone through an office modernization, we will now have ability to do many new things. A few new items are—you will be able to make a payment through the new program and get information on your account. When the program goes live, we will let you know the date.

Good news!... We have been looking for an Administrative Assistant to replace the position that has been left vacant for over a year and a half when our Bookkeeper left to expand her business. I would like to announce that we have hired Kammi Teixeira and she will be starting on August 9th. This is not an added position to the staff, this is an existing position that has not been filled until now. There is no additional cost to FM owners as this position is already included in the budget. We would like to welcome Kammi to Forest Meadows.

Stay safe and take care.

Annual Meeting July 10, 2021

At the Annual Meeting Saturday, July 10, 2021, (4) new Board members were elected in an "Uncontested Election".

****To further explain an **Uncontested Election**, the following information has been taken directly from the Adams-Stirling website:

1. **Ballots Are Required.** Those who believe that ballots must be mailed, returned, and counted, even if the outcome is already known, cite the language in Civil Code §5100(a): "Notwithstanding any other law or provision of the governing documents... election and removal of directors... shall be held by secret ballot in accordance with the procedures set forth in this article."
2. **Ballots Are Not Required.** Dispensing with balloting in uncontested elections is not prohibited by California law. The law does not require idle acts nor does it favor form over substance. (Civ. Code §3532; Civ. Code §3528; *Letitia V. v. Superior Court*(2000) 81 Cal.App.4th 1009, 1016.) Civil Code §5100(a) requires balloting only if an election requires a vote. If the election is uncontested, there is no need for a vote. No balloting is necessary in uncontested elections since the candidates are elected by operation of the association's governing documents. Robert's Rules of Order provides for uncontested elections in meetings:

If only one person is nominated and the bylaws do not require that a ballot vote be taken, the chair, after ensuring that, in fact, no members present wish to make further nominations, simply declares that the nominee is elected, thus effecting the election by unanimous consent or "acclamation. (Robert's Rules, 11th ed., p. 443.)

There is very little chance that a legal challenge would be successful since Civil Code §5145(a) allows an association to prevail if it can establish by a preponderance of evidence that "the association's noncompliance with this article [balloting]... did not affect the results of the election." If write-ins are not allowed and the number of candidates is less than or equal to the number of open seats, the outcome of the election never changes. Therefore, dispensing with balloting does not affect the outcome of an uncontested election.

Associations With 6,000 Units. The legislature removed ambiguity for associations with 6,000 or more units. Beginning January 1, 2020, associations of that size do not need to amend their bylaws to dispense with balloting when an election is uncontested. (Civ. Code §5100(g).)

****Your (4) new Board members are Eric Davis, Allen Dodson, Darcie Leone, and Herb Pike.

BOARD POSITIONS:

President—Sharon Ritchie
Vice President—Mike Benapfl
Treasurer—Eric Davis
Secretary—Frank Ross
Director—Allen Dodson
Director—Darcie Leone
Director—Herb Pike

A MESSAGE FROM
FRANK COLBY & CINDY LUNGE
PRIVATE PROPERTY OWNERS
ADJACENT TO
MEADOWVIEW PARK

To: Forest Meadows Property Mgmt. and All Members
Regarding 110 Canterwood Lane, Frank Colby and Cindy
Lunge—Owners

As the Owners of 110 Canterwood Lane we asked
FMOA to offer this information to All Members as a
Courtesy. We wish to alleviate any confusion about the
enforcement of our Property Lines.

Please Note: the CCWD access easement road is on
our property and for **CCWD employees only beginning
at the new gate**

Some Examples of these flagrant, belligerent
trespasses would be:

- Unleashed dogs on property. See FM CC&Rs and
California Leash Law
- Littering and unlawful dumping of yard waste and
garbage
- Gate Vandalism, theft and trespassing
- Smoking in our dry pasture
- Using our pasture as a Parking Lot and for alcohol
consumption
- Joy riding in our tractor and returning in attempt to
steal tractor bucket
- Dog feces left in and out of bags
- Driving Motorcycles, ATVs and vehicles throughout
pastures (wet and dry)
- Trespassers using threatening vulgar language when
asked to leave.
- And Using our Private, Privately Maintained Road

For the safety of ALL people and our Property, and
at the recommendation of the Sheriff Department the
cameras and fencing are and will be installed at our
expense and reports are being taken.

Please respect our Rights and stay OFF OUR
PROPERTY.

To our Friends... Bless you, and thank you for your
Support and Understanding.

—Frank and Cindy

Treasurer's Report

By Eric Davis

MONEY TALKS

Well, hi again. It has been several years since I was your
Treasurer and after being on the job for a couple of
weeks the staff tells me they need an article for the upcoming
Views. So follows is a very truncated report of your financial
status through the first 6 months of 2021.

First up is your Balance Sheet information. As you may recall
this is the report that adds all your assets (cash, equipment, land
and buildings) and reduces that value by any depreciation which
yields your Total Asset number. This dollar value must equal the
sum of your Liabilities and Equity.

As of June 30th, there is \$608,624 in your Operating Funds
which is just where you want to be given the fact that \$154,480 is
per-paid dues.

Your Reserves sit at \$1,161,837 or 85% of a Fully Funded Balance.
Don't fall in love with this number because we just spent almost
\$400,000 repaving, repairing and painting some badly needed
lines on our roads. Further, you are in an excellent position to
do some heavy-duty roadwork next year given the completion of
PG&E's retrofitting Forest Meadows power lines and transformers.
Buckthorn will miss out on next year's work so that CCWD can
replace the ancient wooden water tower at the top of Heather.

The other side of this equation $Assets = Liabilities + Equity$
is very interesting. The Total Assets comes to \$3,237,697 which
makes you a fairly large business within our County. Your total
Liabilities comes to \$247,670 and is driven by the \$154,480 pre-
paid dues and \$40,000 deposit by Fairway Village to offset the
cost of replacing the new guardhouse. The bottom line is that you
are debt free and have almost \$3 million in Equity. From a Balance
Sheet perspective your financial health is excellent.

Let me do a quick review of the Profit and Loss (P&L) statement
and we will call it a day for this article. As you may remember this
report asks the question "how am I doing this year vs. the budget.
In short it answers the question "Am I making or losing money?"
From the Gross Profit or Total Income side you have booked \$713,240
which is \$32,081 over budget. This is good and to avoid paying taxes
on the extra income we will move the money to our Reserves. From
the Expense side we are \$26,789 or 2.3% over budget. This number
is the result of a lot of little repairs that have added up to almost
\$20,000 through the first 6 months of 2021. Don't sell the farm you
still have more Income than expense and that is a good thing.

Well let me call it a day for this article and do remember that
the staff and I are here to answer your questions and keep you
fully informed. To that end your new Board will be updating and
improving our website to make more information available to you
in a timely manner and easy to get at fashion.

Welcome New FMOA Owners



TIFFANY BERGER
LYNN CLOUGH
KAYLA CORBIN & KAREN SHANNON
DENISE & MATT COSGROVE
MEGAN & JEREMY DENNIS /
JENNIFER & MICHAEL MOWRY
ANDREW DERRICK & ROBERT TERRY
CRYSTAL & ED DUARTE
RACHEL & JAMES FOPELLI

DORRIS & WAYNE LUTY
CHRISTY MATCHETT
KAY & KENNETH METHERELL
SOLEDAD & ALFREDO MORA
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July 4 Parade

On Sunday July 4th there was a parade of 18 golf carts, 2 ATVs, 3 bicycles and 1 motorcycle. We left Hilltop parking lot at 2:00pm, turned right onto Buckthorn, then turned right on Larkspur Lane, then left on Buckthorn to Laurel Lane, turned left onto Sandalwood Drive, then right on Dogwood, left onto Buckthorn to the 4-way stop, right on Forest Meadows Drive to Snowberry Court, back out onto Forest Meadows Drive and then left on Lupine Lane, at the 4-way stop, again we turned right on Forest Meadows Drive and then right onto Sugarbush Lane, another right on Forest Meadows Drive and down to Canterwood Lane where the parade ended at Meadowview Park around 2:40pm. Many people stayed and enjoyed a picnic in the park. Briquettes were provided for those who wanted to grill. There was Giant Jenga, Bocce ball, Horseshoes, Lawn Beer Pong and Corn hole to play. Happily, the pool was open and many people took a dip to cool down.

Is it Time to Clean Out the Garage?

SEPTEMBER 4TH, SATURDAY
FOREST MEADOWS
COMMUNITY GARAGE SALE
8:30 AM-2 PM

Questions?

Call Karen Korpi at 760-207-1074

Pre-registration is mandatory. Pick up an application at the office or the webpage. Registration fee of \$15.00 (due by August 27) will apply in order to cover media advertising and incremental expenses such as printing of flyer/maps.

Dog Etiquette

Many of our owners and guests have dogs and enjoy walking them around the roads and trails of Forest Meadows. Since we live in a community with others, it is important that we remember to practice good manners with our dogs.

Remember—to pick up after your dog. There are now Dog Waste Stations in various locations along some roads in Forest Meadows. Or, take your poop bags home with you for disposal. Do not leave bags along the road, in someone's yard or the park and golf course trash cans. This includes the golf course and adjacent properties.



Preserve our green parks—no dogs are allowed in the parks or to walk through the parks. There are trails around the parks that can be used. (At Hilltop try the path behind the tennis courts and pool). This is in the CC&Rs and will be enforced.

Dogs must be on a leash while outside in Forest Meadows (this is a county ordinance). This is for the dogs' protection as well as for others. For off leash play, try the dog park located on Lupine Lane near the guard house.

Keep your dogs and cats inside at night. Mountain lions, coyotes, etc. roam Forest Meadows at night and early morning hours. Decks and uncovered dog runs are not safe. If they have to go out, go with them and keep them on a leash—especially at night.

Forest Meadows has quiet hours between 10PM and 7AM. Make sure your dog adheres to these hours also.

Contractors are not allowed in Forest Meadows with unrestrained dogs in the back of their trucks. Please tell them to leave their dogs at home.

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