



Views

From
Forest Meadows
Owners Association

FMOWNERS.COM

Community Events Committee

By Darcie Leone, Cindy Jewell & Samantha Stires

Even with Covid 19 restricting so many of our activities, the community still managed to get out and participate in the events we were able to hold this winter.

Thank you, Forest Meadows Community, for decorating your homes, participating in the Holiday Golf Cart Parade, and attending the Holiday Open House at Hilltop on Saturday, December 18.

Many of our residents had the pleasure of driving their decorated golf carts through the streets on December 18th catching a glimpse of decorations and friends in the neighborhood cheering them on as they passed out candy and treats to the kids (and adults) along the route.

We had two judges that were driven through the community by our Board President, Sharon Ritchie, with the task of judging all the home decorations to choose winners in lighting and creativity. We had so many homes throughout the community that were beautifully decorated for the season. Our thanks go to Shirley Sodergren and Carrie Zetterberg for making that difficult decision for us! Additionally, a big thank you to

our friends Tish Chung, Denise Simmons, and Valerie & Gary Olson of Century 21 Sierra Properties (DRE#02130377), for the six prizes. Their generosity allowed us to expand the judging to both lighting and creativity.



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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

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BOARD MEETINGS

Via Zoom 3rd Tuesday—6:00 P.M.

STANDING COMMITTEE MEETINGS

ARC 2nd Tuesday—10:00 A.M.

CEC 1st Tuesday—4:30 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)

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Clubhouse reservations 728-2511

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Calaveras County Sheriff 754-6500

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President's Message

By Sharon Ritchie

As we embark into 2022, I'm optimistic that our HOA is on the right track to recovery after several years of many challenges. Life definitely isn't the normal we knew a few years ago. So many things have changed and morphed into a different world. Yet throughout challenging times, people tend to find a new balance and often new ways of accomplishing things.

A great example is how our Staff and Community pulled together to get through one of the worse snowstorms we've had in many years. We had the maintenance staff manning our plows and roads over the course of the Christmas holiday. Missing time with their families to keep our community safe and open. Often resting on site to make sure they were available to perform the tasks necessary to keep our roads and areas clear during the storm.



I saw neighbors helping neighbors plow or shovel driveways and berms. I saw neighbors helping each other when trees and limbs fell. Living in a rural community often means we depend on each other for support when the rough times roll. We were so fortunate to see that the recent PG&E upgrades kept our power on and homes warm. The community experienced large trees falling, and our maintenance staff worked to clear what they could manage. Some trees are so large that equipment from outside resources is necessary, but try they did to do the best they could under extreme conditions. A big thank you goes out to our maintenance and office staff.

To our new residents, I ask that you be prepared. In winter for storms and inclement weather—in the dry months for fire and evacuations. It's better to prepare in advance when we know bad situations can hit. When power goes out in the area either up or down the highway, our market resources, cable, and internet all can and may be impacted. Be alert to ice! Ice grippers help navigate those slippery areas and often prevent injuries such as broken bones and bruises etc. I'm thankful for a community that spans across age groups, different walks of life, full-time, part time—we are all in this together to make our community one we can all say "I'm glad I live here!" I hope you feel the same because as a strong community we can grow and navigate the challenges of our ever-evolving world.

A special shout out to Aric and Suzette Glanville of Gold Country Real Estate for the seasonal flower displays they have been doing at our Forest Meadows entry sign. They work hard to plant and maintain all the beautiful flower displays throughout the year. This year we were also treated with a display of sparkly lighting that they donated at the front sign for the holiday season which was a cheery addition! More flowers coming!

Thank you, Aric and Suzette and Gold Country Real Estate Co.



The Great Storms of December 2021

By Darcie Leone

Living in the mountains brings great peace, beauty, and wonder, but it can also bring challenges when Mother Nature flexes her power. This has never been truer than the back-to-back storms that hit in December, the likes I have not seen since buying our home here.

With the unbelievable damage throughout our community, as well as the area up and down highway 4, I saw incredible acts of service from our staff. Our maintenance staff worked tirelessly through unrelenting weather, illness, and equipment failure to ensure our community would be safe. Leaving their families, teams worked around the clock from the start of the storms, including Christmas Eve and Christmas, plowing, clearing trees, and even lifting a tree off of a car in order for the owner to drive it out. As a result of the extreme weather conditions, and the constant demand on the equipment, there were occasions that our staff was fixing failed equipment as early as 2 am so as to continue working.

Our amazing team isn't just the maintenance group, but our office staff as well. They have taken countless calls from residents reporting problems, contacted out of town residents to notify them of problems with their property, and juggled all of the normal activities that occur, all while being short staffed due to the weather and road conditions.

It's not just our wonderful staff that rose to the occasion, but our community as well. One just needs to look out the window or read Facebook pages to see the many examples of neighbors helping neighbors. I couldn't believe it when I read Cara Lilia Gudina's posting (including a picture) of the large tree arched across Larkspur. Without the hard work of her husband and neighbor during trying conditions clearing the large tree, there wouldn't have been access to all of Larkspur. In addition, I know that Keith and his crew were appreciative of the residents on Heather working together to clear a number of downed trees. This teamwork allowed our crews to clear other areas.

I can attest to our great neighbors as well. When my husband's truck became stuck in snow and ice, our neighbors, the Haskell's, helped us out so we could reach the house. I'm not sure how long it would have taken us without this help. Additionally, there are so many instances of residents looking out for the out of town, or part time residents. If damage occurred, calls were made, either to the office so that the office could contact the owner, or to the owner directly. Given that I was not in Forest Meadows at the time, I appreciated being contacted by my neighbor about the downed trees. I know there are probably dozens of examples of our community coming together during this time, and that is just my point. We live in a wonderful area, with a community that while may not always agree with one another, puts that aside and helps out in difficult times. I feel so lucky to have a home here and realize that not only do we have a great community, but an incredible staff that works hard for us all. Be safe and have a great New Year.



Common Cents

Well did 2021 go by fast or what? Seems to me the news was dominated by Politics and Covid-19 and not a word about Forest Meadows or it's Treasurers reports. That's ok with us, and we will keep our 724 property owners informed on where their dues are going and what is driving our expenses. As most of you know this year's dues were driven by inflation, the cost of doing business and insurance increase that are almost triple what they used to be. I have attached a graph of your dues for the last 17 years just for the fun of it. Please note that there are no astronomical increases just a steady trend line generally following the cost-of-living index.

Speaking of 2021 let's do a quick review of where your dues went. From a Balance Sheet (Assets equal your Liabilities plus Equity) point of view you finished the year with \$786,442 in the Operating accounts and \$676,144 in the Reserve accounts. The Operating fund looks a little overweight but that is being caused by about \$100,000 in prepaid dues and another \$102,500 that was transferred to the Reserve account in January. When you add in your Current Receivables your total Current (liquid) Assets comes to \$1,602,975. Your Fixed Assets (Land, Buildings, Equipment, Pools, etc.) less depreciation comes to \$1,474,309. Now you add in a few bucks for Other Assets and your Total Assets come to \$3,082,384.

From the other side of your Balance Sheet there are literally no Liabilities. Just some offsets of prepaid dues and expenses coming to a little over \$200,000 which is your money anyway. That means your Equity sits at about \$2,827,000 and the bottom

line is \$3,082,384 which in turn equals your Total Assets. Excellent Balances Sheet for prospective buyers and realtors in general.

Forest Meadows Reserve spending plan was approved, and total budget is \$597,830. The bulk of 2022's Reserve will be in the Roads and Trails category. We plan on doing an overlay (grind down the road, add 4 inches of asphalt and compress it) on all of Sugarbush, seal coat Forest Meadows Dr., Sandalwood Dr., Dogwood Dr. and Snowberry Ct. There will also be repair work for Snowberry Ct. and repair/seal at Hill Top's parking lot. It is important to note that the board is not compelled to spend money on a budgeted item if it does not require replacement. A good example of this was 2021's approved Reserve Budget was in excess of \$900,000 but only \$405,000 was spent. For 2022 we will produce reports to track your reserve spending and they will be made available to you via our newsletters as well as each board meeting.

Your Profit & Loss (really Income & Expenses for us) finished the year in the black but not by much. Total Income came in at \$1,533,883 while your Operating Expenses finished the year at \$962,275 and the Reserves netted \$404,946. The only surprise was the 70 Home Transfers fees which pumped up our Variable Income stream by over \$20,000.

As I always say these numbers are unaudited by our CPA and later this year, I will give you the final anointed numbers.

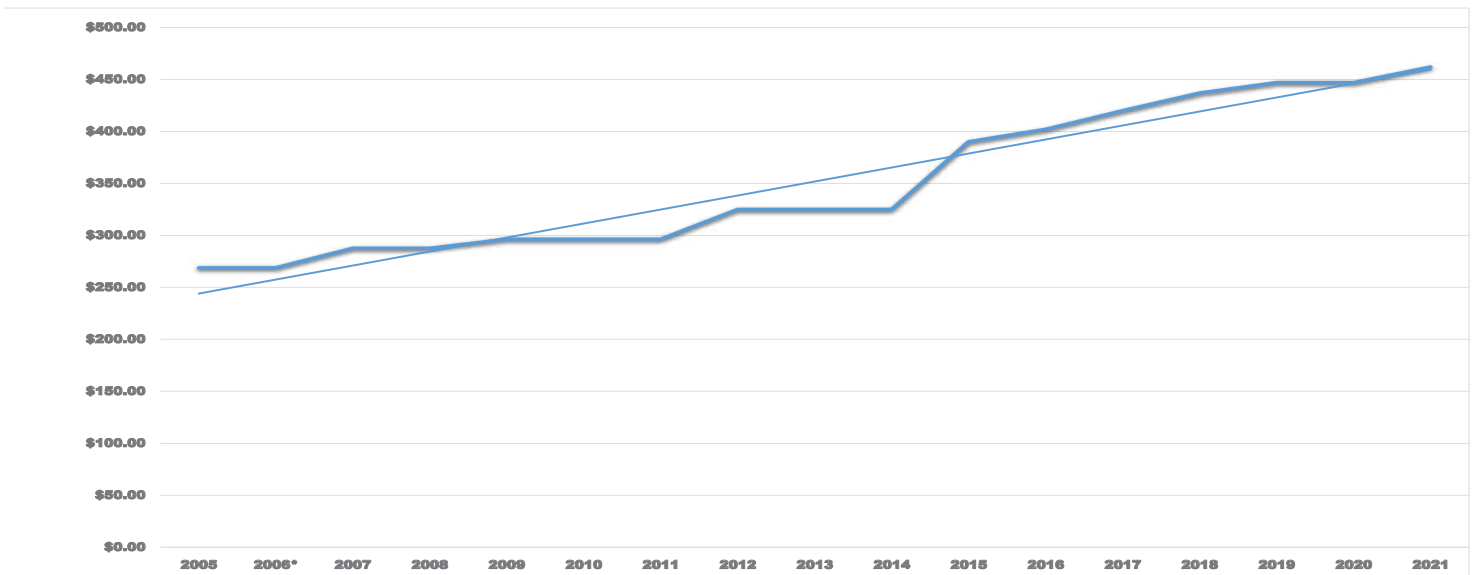
Stay Safe.

—Eric

**Annual Dues for 17 Years
(2005 to 2021 and Trend Line)**

Year	2005	2006*	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Qtrs. \$	\$268.75	\$268.75	\$287.60	\$287.60	\$296.25	\$296.25	\$296.25	\$325.00	\$325.00	\$325.00	\$390.00	\$402.00	\$420.00	\$437.00	\$447.00	\$447.00	\$462.00
% Increase	0%	0%	7.0%	0%	3.0%	0%	0%	9.7%	0%	0%	20%	3%	4%	4%	2%	0%	3%
Per Month	\$0.00	\$0.00	\$6.28	\$0.00	\$2.88	\$0.00	\$0.00	\$9.58	\$0.00	\$0.00	\$21.67	\$4.00	\$6.00	\$5.67	\$3.33	\$0.00	\$5.00

* note that in 2006 there was a \$93.44 special reserve assessment.



Year	2005	2006*	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Annual \$	\$1,075	\$1,075	\$1,150	\$1,150	\$1,185	\$1,185	\$1,185	\$1,300	\$1,300	\$1,300	\$1,560	\$1,608	\$1,680	\$1,748	\$1,788	\$1,788	\$1,848
\$ Increase	\$0	\$0	\$75	\$0	\$35	\$0	\$0	\$115	\$0	\$0	\$260	\$48	\$72	\$68	\$40	\$0	\$60
% Increase	0.0%	0.0%	7.0%	0.0%	3.0%	0.0%	0.0%	9.7%	0.0%	0.0%	20.0%	3.1%	4.5%	4.0%	2.3%	0.0%	3.4%

Changes in VIP Inspection Process

By Frank Ross

We've been working on ways to improve our VIP inspection processes within Forest Meadows and have developed a new and improved program timeline. The program is designed to highlight areas within the community that need fuel reduction work completed to help ensure our community is as fire safe as we can be. The VIP program is a CalFire sponsored program which uses CalFire guidance and State Law requirements. The end goal is to (in the event of a catastrophic fire) give our community and residents the best chance of surviving the event.

HERE ARE THE HIGHLIGHTS OF THE PROGRAM:

There will be two cycles of inspections in 2022. Previous years there was one.

Cycle 1

- Inspection #1 will occur (weather dependent) on **April 20th-25th** (5 days)
- Inspection #1 result letters will be mailed by May 2nd and owner responses are due by May 23rd (22 days)
- Re-inspections will take place **May 23rd-25th** (3 days)
- Inspection #2 result letters will be mailed by **May 27th** and owner responses are due by **June 10th** (15 days)
- Final inspections will take place **June 13th** (1 day)
- Those still not in compliance and have not communicated with our office will be called to a special Board meeting on **June 28th** (15 days)

Cycle 2

- The process begins again on July 20th.

KEYS TO REMEMBER:

- Inspection dates are weather dependent. If we have a late winter, Cycle 1 inspections may be delayed. The overall timeline will remain intact... just delayed.
- You now must keep your trees, grasses and needles maintained at all times. Once per year clearing will most likely NOT be enough to stay in compliance.
- We will be inspecting and reporting on FMOA common areas in addition to owner properties.
- You will be considered working on corrective actions so long as you communicate with our office staff. We'll need a commitment from you that you are working with a contractor or other resource to fix the non-compliance and must provide a firm commit date for completion.

- Office staff will track and follow-up with you to ensure the work is progressing as promised. We understand delays happen... just communicate these delays to the office.
- Only as a last resort (work has not yet been completed and/or updates are not being made available to office staff), FMOA will call you to a special hearing to get the latest status. If a satisfactory resolution is not presented, FMOA may have the work done, you will be invoiced for the work done, and fines may be levied.
- Compliance inspections take place year-round and will provide fire mitigation input October through March.
- VIP inspectors will manage VIP program inspections April through September.
- We will post the inspection forms on our website as soon as we can so you can see what we will be looking at.
- We will also now be walking trails, etc. to get a more complete view of each property.



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Fire Prevention Never Ends

By Frank Ross

We should all be grateful we've made it through another fire season without major incident to anyone or anything within our community. We only have to watch the news to see what can happen if a fire breaks out. That being said, we should never stop thinking about what needs to be done next. FMOA will be expanding our VIP Fire Inspection program to now go year-round. We



ZONE 0 (PENDING) —EMBER RESISTANT ZONE

Zone 0 extends 5 feet from buildings, structures, decks, etc.

The ember-resistant zone is currently not required by law, but science has proven it to be the most important of all the defensible space zones. This zone includes the area under and around all attached decks, and requires the

most stringent wildfire fuel reduction. The ember-resistant zone is designed to keep fire or embers from igniting materials that can spread the fire to your home. The following provides guidance for this zone, which may change based on the regulation developed by the Board of Forestry and Fire Protection.

We are also expanding our efforts (and budget) to reduce fuel loads on FMOA property. Significant mastication work is planned for later this year and/or early next year depending on weather. Please note that we will also be looking at FMOA easements to ensure they meet the same strict standards. There's a lot of work to be done and we are gearing up for the challenge.

Here are a few of the guidelines that Cal Fire are asking everyone to adhere to. Please reach to our Fire Mitigation Committee via our website if you have concerns and/or questions.

https://www.fmowners.com/fire_mitigation_program_information

We are all working to keep you and your properties as safe as possible.

Use hardscape like gravel, pavers, concrete and other noncombustible mulch materials. No combustible bark or mulch

- Remove all dead and dying weeds, grass, plants, shrubs, trees, branches and vegetative debris (leaves, needles, cones, bark, etc.); Check your roofs, gutters, decks, porches, stairways, etc.
- Remove all branches within 10 feet of any chimney or stovepipe outlet
- Limit plants in this area to low growing, nonwoody, properly watered and maintained plants
- Limit combustible items (outdoor furniture, planters, etc.) on top of decks
- Relocate firewood and lumber to Zone 2
- Replace combustible fencing, gates, and arbors attach to the home with noncombustible alternatives
- Consider relocating garbage and recycling containers outside this zone
- Consider relocating boats, RVs, vehicles and other combustible items outside this zone

ZONE 1—LEAN, CLEAN AND GREEN ZONE

Zone 1 extends 30 feet from buildings, structures, decks, etc. or to your property line, whichever is closer.

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.

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A vertical advertisement for Beyette's Tree Care. The top part features the company name 'BEYETTE'S TREE CARE' in large, bold, blue letters, with 'License # 839328' below it. The middle part features the name 'DAVE BEYETTE' in bold, followed by the phone number '209.747.5449' and the email address 'beyettesreecare@gmail.com'. The bottom part features a list of services: 'Thinning • Shaping • Pruning • Trimming', 'Stump Grinding • Removal • Chipping • Topping', 'Crown Reduction • Lot Clearing • Defensible Space', and 'Senior Discounts'. The background is a photograph of a large, leafy tree against a blue sky.

Fire Prevention Never Ends

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- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Relocate wood piles to Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks, balconies and stairs.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

ZONE 2—REDUCE FUEL ZONE

Zone 2 extends from 30 feet to 100 feet out from buildings, structures, decks, etc. or to your property line, whichever is closer.

- Cut or mow annual grass down to a maximum height of 4 inches.

- Create horizontal space between shrubs and trees.
- Create vertical space between grass, shrubs and trees
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.
- All exposed wood piles must have a minimum of 10 feet of clearance, down to bare mineral soil, in all directions.

ZONE 1 AND 2

“Outbuildings” and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior.

We fully expect additional guidance for Zone 0 to be released in the next several months. Expect restrictions within 5 feet of your home getting more restrictive. As things change, so will we.

Additional guidance can be found at <https://www.fire.ca.gov/dspace/>

Compliance Corner

By Keith Pierce

The December storms caused severe tree damage on both the roads and trails here in Forest Meadows. We have hauled over 30 truckloads of debris to Gene Millers equaling



over 70 yards and there is much more! Areas such as Snowberry Court, Forest Meadows Drive, Laurel Lane, Sugarbush Lane, Sandalwood Drive and Dogwood Drive were impacted the worse. After all paved roadways are finished, we plan on starting work on the major trails like Snowberry and Dogwood. After looking at just the Dogwood trail, we will have at least another month of cleanup to do. Nate's Tree Service has been contracted for three days of work beginning in February. The plan is to finish all roads, trails, easements and setbacks before April's VIP inspections.



Having a woodchipper will speed up the process and allow us to work at almost twice the pace we are currently operating.





Jorge L. Medina
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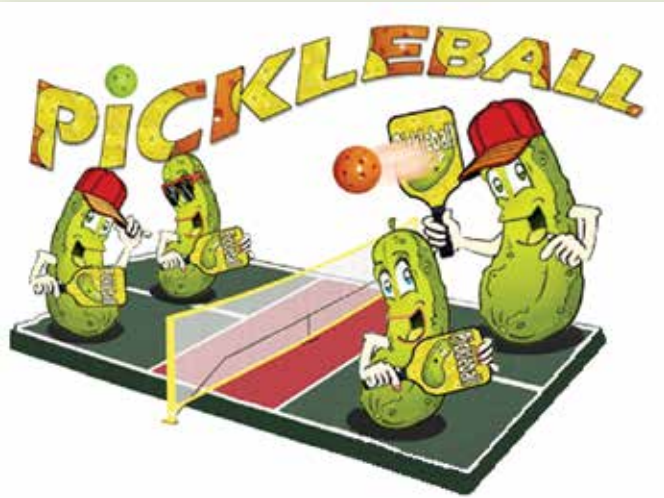
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*Calling All
Pickle Ball Enthusiasts!*



We would like to get Forest Meadows residents and their guests, who would like to learn pickle ball or have played before to join us at the courts on Tuesdays, Thursdays, and Sundays at 2:00 PM, weather permitting. All are welcome and there are extra paddles. Please contact Darcy Davis if you have questions. (209) 753-7688. Thank you.



Forest Meadows Annual Holiday Food Drive Results & Toy Drive

*H*oliday Food Drive Results. What a generous community!!! We collected 1,243 pounds of food and \$7,775.00!

A special thanks to the "Elves" who weathered the cold on December 6th to collect your donations. It was the 11th year we held this event. This helped so many that were struggling with hunger through the Holidays and beyond!

Many thanks to all that participated.

Gloria and The Resource Connection Food Bank

We would also like to thank the Meisenbachs for hosting Santa and their wonderful toy collection event that was held on December 18th to support families in need during this holiday season. The toy drive really provided us all an opportunity to give during this holiday season and support our local community.



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Community Events Committee

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AND THE WINNERS ARE:

Lighting:

- First: Parker family at 775 Forest Meadows Drive
- Second: Miller Family at 176 Forest Meadows Drive
- Third: Meisenbach Family at 693 Larkspur

Creativity:

- First: Olsen Family at 1209 Sandalwood
- Second: Glanville Family at 625 Larkspur
- Third: Bowman family at 463 Buckthorn Drive.



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Welcome New FMOA Owners



MARSHA ARMITAGE & DONALD NICHOLLS
JANICE & WILLIAM DECKMAN
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JENNIFER & MICHAEL SZELENYI
CAROLINE TSOU & JEFFREY CAESAR

Community Events Committee

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Finally, the Open House was attended by many residents. It was wonderful to see everyone enjoy the yummy food, beverages, and company of each other after such trying times.



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Community Events Committee

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We hope you all had a very happy holiday season and look forward to enjoying more time and events together in 2022. We are striving to provide our community with events that are enjoyable, and welcome anyone willing to provide ideas and assistance. Please call Cindy Jewell if you have any questions. You can find her contact information in the Resident Directory on the fmowners.com webpage.



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CENTURY 21

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Community Events Committee

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