



Views

From Forest Meadows Owners Association

FMOWNERS.COM

Easter Bunny Visits Forest Meadows



The Forest Meadows Events Committee organized the 4th Forest Meadows Easter Egg Hunt for residents, children, and grandchildren at Hilltop Park on Saturday April 16. Although the weather was cold and rainy both children and adults had a great time. They collected over 500 eggs and each one got a gift bag filled with toys and candy. Participants also enjoyed coffee, juice, and pastries inside Hilltop Clubhouse. They also got a picture with the Easter Bunny, played by Jan Hiser, a local resident.

We want to give a big thank you to all the volunteers, including Jan Hiser along with her daughter and granddaughter, Marianne Lundell, Samantha Spires, Chuck and Sharon Holtz, Joan Miller, Bob Lamson and Mark Simmons.

A big thank you also goes to Lisa Titus, Paula Byasse and Betsy Sandoval for their generous donations.

We also want to thank Rae Davis for her work creating letters for the Picture frame.

We hope the Easter Egg Hunt will continue next year and in the future.

—Denise Simmons and Pat Lamson
Easter Egg Hunt chairs for the Event Committee

—more photos on page 11



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.



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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.

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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

David Gauvin 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

Kammi Teixeira Administrative Assistant
kammi@fmowners.com

Calaveras County Sheriff 754-6500

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President's Message

By Sharon Ritchie

With the successful reopening of the Golf Course and other independently owned business properties that have access through our community, we may experience some changes such as more public access which we must provide, and potentially more traffic and individuals on our roads. Please use caution when walking or driving and be aware of the 25 MPR speed limit. We all share the roads so let us all be alert and keep our speed down when driving. It would be an immense help if you remind your contractors or visitors that we are a walking Community, and it is important to keep speed down.

Remember that our Common Areas and Amenities are for the use of our members and not open to the public.

We are looking forward to the new Entrance Gate facilities which should be much better than the current situation and will provide the opportunity for owners with a way to bring your guests in via a phone app should you wish to take advantage of it. Plus, enhanced observations and access of areas in the Community with modern technologies for surveillance in areas that are necessary to monitor.

Lastly, we will say goodbye to Carol Benevento, our Interim General Manager who has worked so hard to get things back on track. We cannot thank her enough for helping us during the time we have searched for a permanent General Manager. I am also happy to announce David Gauvin as our new General Manager. He is relocating from Arizona, and we are thrilled to have such an experienced and knowledgeable person to take over the reins of the Association management.

I am hoping for an enjoyable spring and summer. I wish everyone the same.

Beside The Garden Wall!

This Winter and Spring... the plantings saw it All! Wild weather patterns challenged the flora, fauna, and Us!! Many of us had some extra toppled trees and other extra debris in our gardens after the HUGE snowstorm in late December. Then it looked like an "early spring", with those lovely showings of daffodils that showed off at the front entrance, for a really long time. Just when it seemed time to plant for more color at the "wall" and planting did occur... we got "frosted!" Three additions of ground cover were



put into place. The additions were, hot pink Verbena, light pink Verbena and Bacopa Snowtopia, a white groundcover. Fortunately, they all are hardy plants that can stand extreme weather. The "kicker" was when 34 large yellow Marigolds were put into place two days before the frost. They really took a hit! There are still green stems left, so we will see if they can be saved. In Late April, we planted 34 State Fair Zinnias in mixed colors. Bret Harte High Schools' FFA grew these for sale at Calaveras Lumber. They will bring wonderful color to our front entrance—"Beside The Garden Wall!" We appreciate the collaboration with HOA in making our "Front Door" so to speak, look cheery and welcoming. Thanks to our local nurseries at Calaveras Lumber and Trifilo's Garden Center always giving us a break for our Forest Meadows Community beautification.

Sincerely, Aric and Suzette Glanville of Gold Country Real Estate.

Please Allow Me to Introduce Myself

My name is David Gauvin and I would like to take this opportunity to introduce myself to the ladies and gentlemen of Forest Meadows.

Born in Chelsea, Massachusetts, I was raised in Franklin, Massachusetts. Franklin back then was a very small town, approximately 35 miles southwest of Boston. I have been married to the former Ann Felske for 41 years and we have two grown children. I have worked in manufacturing, construction, and community association management in a variety of jobs.

As the new General Manager for Forest Meadows, I will direct the daily activities of the management team, focus on long-term planning, and provide support to the Board of Directors and committees. On any given day I might be in the office dealing with paperwork and documents, projects, attending meetings, touring the property and facilities, meeting with residents or service providers or a host of other tasks. The job is very diverse and that's what is most intriguing.

My industry credentials include PCAM® (Professional Community Association Manager, retired) and AMS® (Association Management Specialist). I hold a Florida license



to manage community associations and an Arizona certification as a community association manager. I am a retired licensed construction supervisor (unrestricted) in the Commonwealth of Massachusetts and possess over thirty years of experience and leadership in the management of community association and condominium assets.

While researching Forest Meadows I quickly realized the high stature of the association and the physical beauty of the area. It is a relatively complex operation that will provide me with an opportunity to utilize my industry experience, training, and all I've learned along the way. Openness and creativity will be encouraged with the goal of enhanced service to those we serve.

I want to say how genuinely excited and proud I feel to have this opportunity to work with the community leaders, residents, and staff and look forward to continuing the good work and the fine reputation of the community.

—Respectfully,
David Gauvin, General Manager
Forest Meadows Owners Association

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Welcome Kammi and Nathan



Forest Meadows office welcomed Kammi Teixeira in August as our new Administrative Assistant. Kammi has many years of experience in office administration managing a doctor's office.

Kammi grew up in Santa Clara County and moved to Calaveras County in 2006.

Kammi's terrific attitude and customer service skills are a great asset to the Forest Meadows office.



The FMOA Maintenance Crew welcomed Nathan Galusha at the beginning of April. Nathan brings several years of grounds maintenance experience to our team.

Nathan grew up in Kansas until the age of 10 when he moved to Calaveras county and has been here ever since.

Nathan enjoys the outdoors and hiking. He also enjoys wood and stone working as a hobby.

Nathan's eager and willing attitude has quickly made him an important part of our maintenance team.

Common Cents

By Eric Davis

Well, the time has come to talk about our Reserve Study. It is not optional and Davis-Stirling is clear when it states, "All associations, regardless of size, are required to prepare a reserve study (Civ. Code §5550), unless the total replacement costs are less than 50% of the gross budget of the association, excluding the association's reserve account for that period. (Civ. Code §5550(a))."

Further, "At least once every three years, the board of directors shall cause to be conducted a reasonably competent and diligent visual inspection of the accessible areas of the major components that the association is obligated to repair, replace, restore, or maintain. (Civ. Code §5550(a))." And 2022 is the year that we will retain the Pro's and produce a new Reserve Study given that our total replacement costs sit at \$3,750,738.

It is interesting to note that over the last 12 years the number of reserve components has gone from a little less than 70 to 204 in 2021. This was one way of keeping the dues down and is why we all received a special assessment of \$92 when the pools were found to be sub-standard per OSHA in 2006. But the most telling line item in the 2009 Reserve Study was the \$300,000 road replacement costs. Given that we own over a million square feet of roads, and it cost approximately \$2.00 at that time to replace a square foot, the \$300,000 did not hold up.

Today we are in a much stronger position when it comes to funding our Reserves. The test of how well off an HOA has funded their Reserves is the "Fully Funded Balance" statistic. Here is how it works. If we replaced an item for \$1,000 and it had an estimated life of 10 years, we should be saving a \$100 per years to replace it. And yes, we do build in inflation to keep the number realistic. Five years down the road we should have saved \$500 (5 x \$100). If we only had \$350 set aside for this item, then it's Fully Funded Balance is (\$350 / \$500) is 70%. Now do that for all 204 components for FMOA you get 69% which is not bad at all and an improvement from the 35% we sat at several years ago.

Our continuing Road work is the single largest driving force on our Reserve funding. This year we will be resurfacing all of Sugarbush Lane and its cul de sacs. Then we will apply a seal coat to Forest Meadows Drive, Dogwood Drive, Sandalwood Drive and Snowberry Court. You will get e-blasts with dates and times for the above and the information will be listed on the website as soon as it is available. We are looking at an early June start date for the Sugarbush Lane overlay project and continuing into July with the seal coats.

Let me wrap this up with a quick look at your 1st Quarter Financials. Your reserve sits at \$725,834 and will continue to receive \$102,500 for the next three quarters as well as any variable income that has accumulated. The Operating funds end the 1st Quarter at \$906,551. Don't get overly excited about its size. First of all, it is holding the 2nd Quarter Reserve transfer of \$102,500. There is also \$155,840 in prepaid dues as well as \$211,077 in investments. Your P&L income comes in at 100% and the expense side is running about \$18,000 under budget or 92.9%. This underrun is being driven by our unused operating contingency fund of \$10,000.

As I always say these numbers and studies are on file under the owner documents link at our website www.fmowners.com. Further, they are unaudited by our CPA but are correct to the best of our knowledge.

—Stay Safe.
Eric

Your Wish Has Been Granted: The Story of Forest Meadows Golf Course

By Mona Klein



After years of uncertainty about the future of the Forest Meadows Golf Course, we wished that those acres could once again be the beautiful centerpiece of our community; a peaceful setting to foster community friendship and enhance the quality of life in Forest Meadows. Our wish has been granted! A group of friends who share that same vision are making it a reality.

That group of friends is Forest Meadows Developers, LLC. Their vision is to restore Forest Meadows Golf Course to its original condition, including a long-range goal of restoring the back nine holes. Excellent customer service and being open for year-round golf will restore confidence and consistency in the operation of the course. Equally important is the opening of a restaurant with its own identity, separate from the golf course, offering a full menu and hours of operation comparable to any top-notch restaurant in the area. All services are open to the public, but a membership base is essential to the success of any golf course operation.



Forest Meadows Developers are keenly aware that homeowners want and need an excellent restaurant right here in Forest Meadows. They have already remodeled the spacious dining room, sports bar area, and restrooms, and are completely

rebuilding and equipping the commercial kitchen. At first, the restaurant will be open for breakfast and lunch most days and will expand operation with demand, including dinners on Friday

and Saturday. To round out food and beverage service, the bar will be open to coincide with golf course hours. In the effort to have a full liquor license, no stone has been left unturned and the search will continue until one is acquired! As with any hospitality business, our patronage will determine future food service options.

Golf courses are like parks and monuments in that they have their own unique presence and personality. Our Forest Meadows Golf Course was designed by renowned golf course architect Robert Trent Jones, II, who follows the ethic of allowing the topography of the land to guide the art of design. From its origin nearly fifty years ago, the golf course has been part of the spirit and beauty of Forest Meadows. To understand why the Forest Meadows Owners Association has vowed to support the golf course in any way possible, here is an historical perspective:

THE 1970s

- Owner, Lou Papais, engages Robert Trent Jones, II, to design the golf course as a centerpiece of the growing Forest Meadows development.

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The Story of Forest Meadows

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- Norby Wilson, a PGA Professional, is hired as General Manager and Golf Professional to transform the course into a profitable operation. At that time, the course was not properly maintained, had no golf cart paths, an inadequate pro shop, and no clubhouse.
- Rick White is hired as the Golf Course Superintendent and transforms the course to its full potential.

THE 1980s AND 1990s



- Norby and Rick drive for equipment, crews, and improvements that build the course's reputation for excellently maintained greens and playing conditions equal to the best courses in California.
- Norby leads a savvy golf marketing campaign. In the mid to late 80s, play grows to 33,000 rounds a year at top green fees. FM Golf Course sponsors high level tournaments and special events. The Forest Meadows Men's Club has 80 to 100 players every Friday.
- Stay and play condos are built adjacent to the course which attract visitors from far and wide for golf outings.
- The existing clubhouse is built.
- During this period there is a boost in new home building within Forest Meadows, likely fueled by the allure of the golf course.

2000s

- Norby and Rick move on in their professions.
- Sierra Golf Management (SGM) is hired on a maintenance contract.
- The course is sold to SGM.
- After holding the property for a few years, SGM offers to sell the course to Forest Meadows Owners Association (FMOA). The FMOA Board decides against the purchase after a study of buying and operating the golf course.
- 2017 SGM notifies the FMOA that the course is to be closed indefinitely.

- 2017 A group of over fifty homeowners form Friends of Forest Meadows (FFM) and raise funds for memberships, exceeding basic operating expenses and convincing SGM to stay open another season. Their singular goal is to attract a golf course buyer by holding events that showcase the potential of the property.
- During the 2018 and 2019 seasons, Friends of Forest Meadows clean, paint, and repair in and around the clubhouse, make numerous personal donations to the enhancement of the property, and sponsor sixteen free concerts to bring people to the course. They serve over 2000 BBQ meals to support the effort. Discussions are held with a few potential buyers, but FFM won't know of their success for a couple more years.
- 2020 and 2021 The golf course is closed and minimally maintained. The collapse of dead trees and the spread of weeds show FM homeowners what might be the future of sixty-three acres in the middle of their community.
- The FMOA Board once again engages an in-depth study of the possibility of purchasing the property.
- 2018 to 2021 New homeowners Larry and Diane Lovaglia buy a membership and are inspired by the FFM concert events. Larry proposes the purchase of the golf course to their investment group. Joel Wyrick, another member of their investment group, attends the Century 21 concert and is convinced of the investment potential of the golf course. Once Norwita and Preston Powell are on board, the transaction moves forward.
- In January of 2022, Forest Meadows Developers, LLC, took ownership of the property and have made it clear that this is a long-term investment, as are their other real estate holdings. Their commitment is evident in course and clubhouse improvements. Several members of Forest Meadows Developers are Forest Meadows homeowners.

Today, Joey Ferrari brings his extensive experience in the hospitality and golf industries to his position as General Manager and golf instructor. It's nice to know that the golf

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Barboza, Miguel

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Covarrubias, Juan—Grand Cleanup

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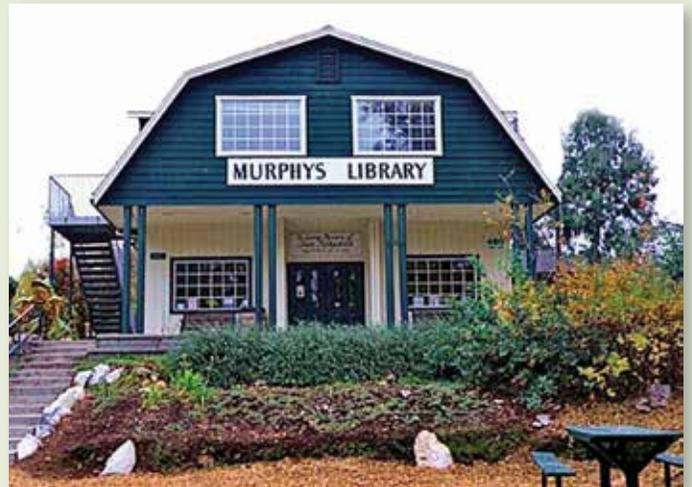
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The Story of Forest Meadows

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course will once again be a destination for golf outings and a venue for a variety of events. The pro shop features golf simulators for instruction which also allow the golfer to virtually hit the greens of a variety of famous courses. Men's



and women's golf clubs are being formed and youth instruction is planned. Players of all levels are invited to join the fun, ask for details in the pro shop.

It's a wish come true to see Forest Meadows Golf Course thrive in its new life.

Membership details and golf scheduling are available on the Forest Meadows Golf Course website, <https://forestmeadowsgolfcourse.com/> or by calling (209) 728-3439.



Tish Chung



📞 916-276-2052

🏠 DRE 02081282

✉️ chungtish@gmail.com

CENTURY 21

Sierra Properties
DRE 02130377

As a 24 year resident of Forest Meadows, I know this community, the market, and the area. Contact me for a free comparative market analysis (CMA) of your property. Whether you are buying, selling or just inquiring. I would love the opportunity to assist you with your real estate needs.



Properties I have recently sold:

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111 Lupine Lane

638 Sugarbush Dr.

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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 Forest Meadows Road. 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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Third Restated Proposed CC&Rs and Bylaws

ELECTION RESULTS APRIL 26, 2022

# of units/Ballots Mailed	724		
Quorum needed CC&Rs	363	Approval # Needed	363
Quorum needed Bylaws	181	Approval # Needed	91
Valid Ballots cast	393		
Yes votes =	228		
No votes =	165		
Invalid Ballots =	12		

CC&Rs not approved
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More Easter Photos

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

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