

Views

From Forest Meadows Owners Association

FMOWNERS.COM

5th Annual Bocce Ball Memorial Day Weekend Tournament



Thanks to all who volunteered and attended the Memorial Day BBQ & Bocce Ball Tournament. It was a perfect weather day, and we had many neighbors show up with dishes to share while watching the 12 teams compete in the 5th Annual Bocce Tournament. The perpetual trophy has officially been passed on to Betsy & Paul Sandoval and their guests, Mauricio and Karin Cordero. (Be sure to look for that lovely trophy displayed in their window) It was a fun day full of friends, games and laughter. We really appreciate all the volunteers that helped decorate, purchase supplies, referee the tournament, and prepare the BBQ for everyone.



—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.



2022-2023 BOARD OF DIRECTORS board@fmowners.com

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Eric Davis
Treasurer

Frank Ross
Secretary

Karin Silcox-Baker
Director at Large

Herb Pike
Director at Large

Dave Stormont
Director at Large.

BOARD MEETINGS

Via Zoom 3rd Tuesday—6:00 P.M.

STANDING COMMITTEE MEETINGS

ARC 2nd Tuesday—10:00 A.M.

CEC 2nd Monday—4:00 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

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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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Presidents Message

By Darcie Leone

I want to thank Sharon Ritchie and Mike Benapfl for their unwavering commitment to our community. I am grateful for the opportunity to have worked with, and learned from them over the last year. Their dedication and grace in the face of challenging times has been an inspiration. I would also like to welcome our two new board members, Karin Silcox-Baker and Dave Stormont.

While this year has been a challenging year with Covid and its variants, supply chain and vendor issues, and the lengthy time it took to hire a new General Manager, there are positive notes as well. Over the last year we've managed to complete several big projects, in spite of the continued supply chain issues. I don't know about you, but I cringe every time I hear that phrase. The cabana is completed, the pools repaired, many of the roads repaired and re-sealed, the entrance gate kiosk replaced, the pool gates are on a new kiosk system that is tied to the same system as the entrance gate (and yes, there a few bugs to work out), and the generator has been installed, just to name a few. It's been a challenge bringing the Association up to date with respect to technology. Between that and working with outdated equipment, it's been a complicated process. I know the gates have been a source of frustration for many, the board and staff as well. But as painful as the process has been, the outcome will be worth the effort. Additionally, the cameras have been upgraded allowing for the ability to better identify those that do damage.

With the extreme storms that hit the area and caused such severe damage throughout our community, we all were met with lot clearing issues. Due to the hard work of our maintenance staff, and the major fire mitigation work that was completed, our community is looking good and is certainly safer than ever. Of course, the efforts of the VIP volunteers and the countless hours committed to the process, and the hard work of our owners has added to the success of this process. Our volunteers in VIP, as well as ARC, Roads and Trails, and the Events committees have been so important to accomplishing our goals. So, to our Staff and our volunteers, thank you so much for all that you do!

While last year brought its obstacles and accomplishments, we need to continue to move forward to ensure our community can meet any new challenge head on. This includes the need to focus our energy on our aging assets and how to work within the constraints of our budget, even as prices increase. Of course we will be continuing to ensure our community receives information in a timely manner, and that the lines of communication remain open. We have a good start with our General Manager's Friday update. It's important to understand that while we may not always agree with each other, maintaining respect and civility amongst our community is paramount. With more owners signing up for our website and Eblasts, and hopefully attending board meetings, a better understanding of the issues and activities occurring within our community will ensue.

However, even given the difficulties we've experienced, I am confident that the coming year will bring us on the road to normalcy. While we may still experience Covid outbreaks, and supply chain issues, if we work together anything can be accomplished. I consider it a privilege to be a part our community and will work hard on everyone's behalf.

Forest Meadows 4th of July Community Parade



Forest Meadows had a great time celebrating July 4th this year with a community parade on Sunday, the 3rd of July. We had 25 beautifully decorated golf carts joined by 10 cars this year ranging from classic cars, truck and jeeps and a bicycle! All the participants enjoyed touring the streets of Forest Meadows with plenty of neighbors joining together cheering them on from their driveways. Most of the group gathered at the Golf Course following the parade for an impromptu celebration.

We look forward to the next opportunity to celebrate with decorated carts, cars, motorcycles and bicycles and we thank everyone for being part of the holiday whether you were in the parade or watching, waving and cheering! And thank you to all the volunteers who made this happen.

—Cindy Jewell



—more photos on page 9

Managers Message

By David Gauvin, General Manager

So, what have I focused on during the first 75 days on the job? Here is a sampling.

- Worked in conjunction with Professional Election Inspectors to facilitate and oversee the Annual Meeting and Board Election.
- The Board Members took part in the New Board Orientation program presented by the FMOA attorney.
- New pool furniture obtained and placed into service.
- Architectural drawings developed for the potential replacement of the Tennis Court Bathroom.
- Repairs to the Forest Meadows Monument Sign completed.
- Master Insurance coverages renewed, including... Property Insurance, General Liability, Commercial Automobile, Workman's Comp, and Umbrella Insurance Policy.
- Worked in conjunction with Black Diamond Paving for asphalt overlay and sealcoating services. As of this writing the asphalt overlay has been completed and Phase 1 sealcoating have been completed. Phase 2 sealcoating scheduled for August.
- Angels Sewer and Drain has replaced the deteriorated sewer line from the Hilltop Bathroom to the municipal sewer line.
- New cameras and access equipment installed at the front gate.
- Completed the replacement of the swimming pool and equipment at the Meadowview Pool complex.
- New equipment was installed at the Hilltop Pool complex. However, due to parts availability, the replacement of the equipment is partially complete.
- New computer Firewall Hardware and Software installed.
- AT&T Fiber Internet Service Upgrade
- Approved to increase the Gallery Internet Bandwidth from a basic 20mps (\$524/month) service to a 50mps (\$670/month) service.
- The VIP (Volunteer In Prevention) Program—Fire-fuel reduction requirements.
- Initial and follow-up inspection completed to the FMOA Lots. It is notable that many issues have been resolved when meeting

with Homeowners to review the inspection results and the work required. However, violation hearings are scheduled for more than 70 lots.

- The Association's maintenance team has been performing similar tasks to areas of Association responsibility.
- The Board approved an across the board raise for all hourly staff to allow us to retain and attract new employees with competitive wages for our area.
- The Golf Course has resumed using the services of the Lake Doctor for the Golf Course Pond in Forest Meadows. We hope to see a positive change in the condition of the pond very soon.
- And a host of administrative and managerial tasks!
- Upcoming focus will include...
- Working in conjunction with the Reserves Analyst to prepare and obtain a new Reserve Study.
- Preparation of the 2023 Budget and Annual Budget Report Policy Statement.
- Participate with the ad-hoc committee to perform a staff realignment study and prepare recommendations for consideration of the Board.

I would like to thank the Board of Directors for its stellar leadership and support of management operations, and me personally, and its diligent focus on the operations and well-being of the Forest Meadows community.

I also want to thank the various committees, volunteers, the golf course team, and of course the management and maintenance teams for their hard work on behalf of our beautiful community.

Lastly, I would like to thank Carol Benevento, the then Interim-General Manager, for her guidance and assistance during my first month as General Manager!

Please have a wonderful remainder of 2022 and a fantastic 2023! Be kind!! Thank you.



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Common Cents

By Eric Davis FMOA Treasurer

This time around I would like to review the impact of inflation on our expenses, say a few words about the 2023 Operating Budget and Reserve Study and finish with a quick update on your Balance Sheet.

As many of you know inflation slowed to 8.5% in July to everyone's relief. Our inflation related expenses are up for things like Equipment Rentals, Pool & Office Supplies and Vehicle Repair. Surprisingly, our utilities are under budget even though they have gone up at the source. This was caused by the pool repair project that seemed to take forever. If you are not heating the pool, you are not using propane. If the pool is empty, we are not running the pumps or topping off the water in the pools. That saves a lot of water and electricity. Our gasoline expenses are up but we buy in bulk from a wholesaler, and we paid \$4.71/gallon when the average California consumer was staring down prices in the high five-dollar range and even six dollars at some pumps. So, you spent \$41,915 on Fuel and Utilities vs. a budget of \$44,480. All of these expenses cannot hold a candle to our Liability Insurance which went from \$29k to \$69k in one year. Part of this was driven by changes in the Insurance Industry and part because we live in the Foothills of California, a high fire risk area.

So, from a P&L (income and expenses for us) we are sitting at 101% of budget on the income side and 96.1% on the expense side. Both are very respectable positions.

Next up is our annual exercise in developing next years budget and by default, annual dues. The Davis-Sterling Act requires us to do a zero-based budget. That means we start with a clean slate and develop budgets for almost 160 expense items that make up your total spending algorithm. This is accomplished by using a worksheet with columns occupied by all of the expense category's then with 3 years of actual expenses for each item, a year to date(ytd) number and an annualized expense value which is developed by dividing the ytd by the number of months that it represents and multiplying that product by twelve. Given this information the Board Members, GM and staff develop a 2023 view. The Board does not officially meet in a Board Meeting during this phase of the process. This view is then reviewed in open session for the full membership edification, corrected as required and voted on by the Board for approval.

Our Reserve Study must be fully reviewed every three years, and this is year three. We have retained the services of Association Reserves who will do a 100% on site review of all of our some odd 200 reserve items. This new study will restate the estimated replacement cost of each item reviewed, it's estimated life and remaining life as well as adding new items like Generac backup power supply for the Gallery. We will review the results with you at the October open session and when approved file a copy on our website.

Let's wrap this up with a quick look at your Balance Sheet and our cash position in particular. Your Operating fund sits at a hair over \$741,000 with \$211,000 accounting for investments. The main banking account held at El Dorado Savings held \$528,800 as of the end of July. This is not a lot given that it is holding the third quarter reserve transfer of \$102,500, the prepaid dues for the 4th Quarter of this and part of 2023.

The Reserve funds are standing at \$488,200. Which is very good given that we have spent \$123,000 doing pool repairs caused in large part by last years earthquake and \$321,000 in badly need road repairs. Please note that we will transfer \$205,000 into the reserve as budgeted and the Variable income for our P&L.

Let me close by pointing out the HOAs are required to use Accrual Accounting which means as we pay an expense it is booked against the month it was incurred. This does make historical data a moving target and they will not stabilize until our CPA closes the books on any given year.

Forest Meadows 2022 Bi-Annual Garage Sale

The Forest Meadows bi-annual Garage Sale is fast approaching. This year the date is Saturday, September 3rd, from 8:30 to 2:00. A minimal fee of \$15.00 will be assessed for the placement of advertising in the local newspaper, as well as printed maps. A community map with a list of participating residents will be available at the entrance gate beginning at 8:00.

Start digging through your boxes and decide what you really don't need. This is a great opportunity to get rid of the stuff cluttering up your house and garage! If you would like to participate, complete the application included in The Views, pick one up in the office, or call 209-728-2511 to have one emailed to you. The deadline for the application is August 26th. This is your only chance to rid yourself of unwanted items. No private garage sales are permitted within the Forest Meadows community, so this is your last chance until 2024.



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Forest Meadows Website and Eblast Communication

Registering as an owner on the fmowners.com website, you will have access to all of the private owners documents and information. Just click on the "Sign up" link on the top right of the page and follow the prompts.

You should also register to receive eblasts. We send out important information about the community and weekly community updates on Friday afternoon.

Please contact the office if you need help registering on the website or want to be listed to receive eblasts. 209-728-2511, or deanna@fmowners.com

When Bears Come to Visit

Bears have adapted to living with people; now it's up to us to adapt to living near bears.

Food and food odors attract bears, so don't reward them with easily available food, liquids or garbage. Birdseed and grains have lots of calories, so they're very attractive to bears. Feed pets indoors when possible. If you must feed pets outside, feed in single portions and remove food and bowls after feeding. Store pet food where bears can't see or smell it.

Clean grills after each use and make sure that all grease, fat and food particles are removed. Store clean grills and smokers in a secure area that keeps bears out. Bears are attracted to anything that smells; it doesn't even need to smell good. Garbage, compost piles, dirty diapers, pizza boxes, empty beverage cans... to a hungry black bear, it all smells like something good to eat.

A bear's nose is 100 times more sensitive than a humans. If you find bleach or ammonia fumes unpleasant, you can imagine what they smell like to a bear. Bleach or ammonia-based or pine scented cleaners are good for trash cans and other areas where strong scents could attract bears. Adding ammonia to trash cans and bags will reduce odors that attract bears. Periodically clean garbage cans with ammonia to reduce residual odor.



Do not store recyclables in a porch or screened sunroom as bears can smell these items and will rip screens to get at them. Garbage for pickup should be put outside the morning of collection and not the night before." Keep your windows shut and your garbage sealed.

Everyone needs to be aware because a fed bear is a dead bear, and you want to keep your family safe, your neighbors safe and your pets safe.

Don't leave behind gum, mints, lip balm or even empty wrappers. Make bird feeders inaccessible to bears or take them down. Don't leave accessible windows or doors open, especially lower-level windows.

If a bear is seen in your neighborhood, leave it alone. In most situations, if left alone and given an avenue for escape, the bear will usually wander away. Keep dogs under control. Stay away from the bear and advise others to do the same. Do not approach the bear so as to take a photo or video. Often



a bear will climb a tree to avoid people.

See bears in the area or evidence of bear activity? Tell your neighbors and let the office and Community Monitors know.

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Official Election Results

Forest Meadows Owner's Association

2022 Election of Board Members

Election Date: July 23, 2022

Inspector of Elections: Abigail Padou, Pro Elections LLC

Number of Ownership Units: 724

Number of Ballots Received 309

Quorum Achieved: Yes

Number of Candidates/Seats: 3 candidates for 3 board seats

Result: Karin Silcox-Baker	264 votes – ELECTED
David Stormont	247 votes – ELECTED
Frank Ross	161 votes – ELECTED
Chris Mejia (write-in)	97 votes – not elected
Jerry Hill (write-in)	3 votes – not elected
Randy Titus (write-in)	2 votes – not elected
Klaus Hofman (write-in)	1 vote – not elected
Vic Manuelli (write-in)	1 vote – not elected
Michael Benapfl (write-in)	1 vote – not elected
Tish Chung (write-in)	1 vote – not elected
Scott Seeman (write-in)	1 vote – not elected

Vote on Resolution Regarding IRS Revenue Ruling No. 70-604:

Yes	287 votes – PASSED
No	19 votes

I certify that the foregoing election results are true and accurate and were derived in compliance with all applicable statutes and provisions of California law and Association governing documents.



By: *Abigail Padou*

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FOR WELL-RUN HOA ELECTIONS THAT COMPLY WITH THE LAW

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DIANA BISHOP & CONNIE DOUGLAS
GELINDE BRADY & PATRICK ALEXANDER
DEEDEE BREWER & SCOTT HERVEY
JEREMY CARLSON
CHRISTIAN CONLIFFE
JACKIE DAO-COOKE
MICHAEL GOETZ
ANGELA KANE
REBECCA KAY & IAN BLACK
ANA & JACK LEHR
JAMIE MARTINEZ
DOMINICA & LUKE MCCUBBINS
DONNA & JAMES MECOZZI
ALI NASOUTI
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LINDSAY & DUSTIN ROMERO
JENNIFER & BARR PEDERSON
JAY SPENCER
JANA & MIKE TELEBACK
COLLEEN & DAVID VANOUTRIVE
DONNA & DAVID WARDA
WENDY & SAN YUAN
BRITTANIE ZETS & DANIEL BRETAO

VIP

A big thank you to all who worked to get their properties fire safe.

VIP is not a season. You should keep your property cleared for fire safety all year round. One thing you do need to take into consideration is the timing of when you prune your trees. Live trees, especially conifers should not be pruned in the spring and summer months. Live trees should only be pruned during the dormant season in fall and winter. Pruning while they are not dormant will attract pests and also injure the trees.

VIP inspections do not kick in until late spring. Please do not wait until then to prune live trees around your home or on your lots. Any trees or plant material that are already dead can be pruned or removed anytime of the year.



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4th of July Community Parade Photos

—continued from page 3



—more photos on page 12

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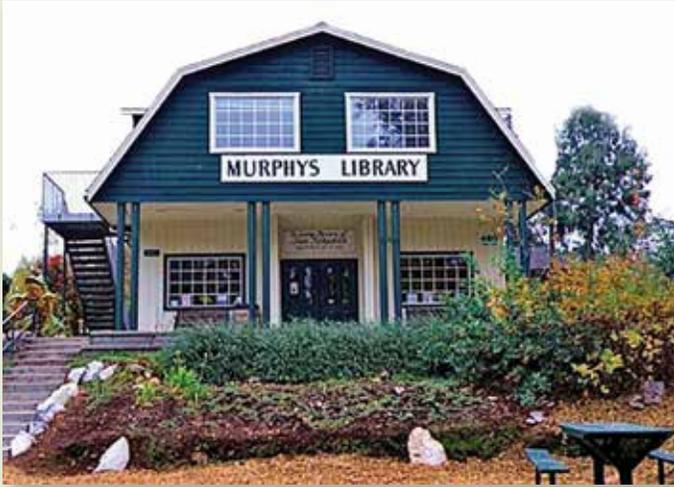
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Tish Chung



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🏠 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:

984 Sandalwood Dr.

111 Lupine Lane

638 Sugarbush Dr.

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841 Dogwood Drive

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More Bocce Photos
—continued from page 1



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More 4th of July Community Parade Photos

—continued from page 9

