

# Views

From Forest Meadows Owners Association

FMOWNERS.COM

## Halloween Community Parade

Fun was had by all as residents celebrated Halloween this year throughout Forest Meadows. Whether riding in the parade or watching with neighbors, we had a great showing of decorated vehicles, costumes and lots of kids trick or treating along the route. This year we even had a party at the end of the parade route at the Golf Course Club House. Thank you to the Forest Meadows golf course for sponsoring the after party. We celebrated with prizes for best costumes and vehicles. Costumes worn by Christine Auran and Dave Betts were winners as well as Rob & Holli Enos for best decorated cart, Buzz Lightyear and a bucket of popcorn for kids costumes were clear winners this year. Thank you to all that participated. We look forward to more events like this during the holiday season!



—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.*



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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 Varies

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*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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FAX 728-8615

Clubhouse reservations 728-2511

Security phone 728-2511

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# Presidents Message

By Darcie Leone

As the long, hot summer is now behind us, it's time to think about the upcoming winter months. Winter doesn't just bring the rain and snow, but the holidays too! I don't know about anyone else, but this time of year always makes me appreciate the wonderful community in which we live. We are a diverse group, and with that come differing views, a multitude of heritages, and traditions. I believe with a common goal of respect and appreciation for our differences, this amazing community can thrive.

After 2 1/2 years into the pandemic, I didn't expect that we would still be talking about material shortages, supply chain issues, and staffing challenges, but here we are. With all of the projects in the works, it can be frustrating when there are delays. I'm sure everyone is as tired as I am at hearing this. We are working hard at bringing our technology up to date to ensure our Association is able to function in today's world. While we've made progress with upgrading technology in the office, there is still more to be done. On a positive note, a new and more comprehensive Reserve Study is completed, the 2023 Budget approved, and the installation of the generator (ensuring our staff can continue the business of the Association during power outages) is completed. The updating of the pool and entrance access systems, and installation of cameras at the pools to protect our assets, are currently underway. I know the gates have been a source of frustration. They have been hit multiple times requiring equipment repairs and replacement. Again, supply chain issues have delayed the repairs. Please be assured, our General Manager pursues all avenues to ensure those responsible for damages reimburse the Association.

Additionally, I want to thank our Staff and volunteers that have worked so hard to ensure our community is Firewise certified. This, with the tremendous amount of easement work done by our Maintenance Staff, has made our community look the best it has in years. Of course, our homeowners played a big part in this as well. I know this year was challenging with respect to our VIP inspections, but everyone worked hard and our community is a reflection of everyone's efforts.

Finally, to our Staff and the volunteers that work with our General Manager and Board, I want to say Thank You! Without you, our community would not be able to accomplish anywhere near what we have. Your dedication and commitment to our community is so greatly appreciated.

Despite all of the challenges experienced over the last few months, I believe we can persevere. Continued optimism and mutual respect will allow our community to overcome any difficulties. I am grateful and feel privileged to be a part of this wonderful community, and will continue to work hard on everyone's behalf.

—Thank you,  
Darcie Leone



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# Managers Message

By David Gauvin, GM, FMOA

## WRAPPING UP 2022... AND 2023 IN THE MIRROR AND GAINING FAST!

As we enter the holiday season, I want to say how grateful I am to the Forest Meadows family, the Board of Directors, Committee Volunteers, and the management team! Forest Meadows is a physically unique and beautiful place, but it wouldn't be special without all of you! It has been a pleasure meeting and speaking with many of you.

Arriving in April 2022, the six months that have passed have been action-packed and productive. A host of infrastructure upgrades have been accomplished, most notably roads paving and resurfacing, swimming pools major renovation and replacement, the ongoing job to prepare our community for fire threats, and a host of other projects. I'd be remiss if not showing some love for the hard-working members of our maintenance, gate monitor, and admin teams.

Most recently we have completed the preparation of the budget for 2023. This process involved careful review by the Board of Directors to meet both short-term, operational needs and the long-range financial position of the Association. The review included focus on long term funding for the reserve account, with the benefit of the just completed reserve study update, and to meet upcoming reserve expenditures along with the completion of short term planned projects. Much more information is contained in the annual budget and disclosure documentation that we are preparing to send to you in the mail.

In closing, although Forest Meadows is unique in many ways, it is not unique as it relates to how we interact with each other. The issue of civility is paramount in our society. It comes down to having basic respect for each other. There is much in the world of which we have little or no control. But we do control how we interact and care for each other. Let's challenge ourselves to uphold these truths!

Please have a wonderful and safe holiday season!



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# Forest Meadows Monument Sign

The Forest Meadows Wall Flowers have been through many fluctuations of temperatures. Once the Zinnias survived that cold snap in late March, all was well. Additions of Salvia and Marigolds popped reds and oranges for Fall. Working in collaboration with Forest Meadows Homeowners Association we will bring in the Christmas lights purchased last year to make The Wall area "Sparkle" again for the holidays! Bulbs for Spring



will be set into the ground soon to assure a cheerful presentation for the Easter Bunny and our community! We wish all, great holidays ahead! Sincerely Aric and Suzette Glanville





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# Common Cents

Eric Davis FMOA Treasurer

Well, here we are, Fourth Quarter 2022, and lots of news about our 2023 Operating Budget and a brand-new Reserve Study. Let's review the 2023 Operating Budget and its impact on your next year's dues and finish with a quick overview of the new Reserve Study.

As I pointed out in the last Common Cents article Forest Meadows uses the "Zero Based Budgeting" to derive your Annual Budget and by default, next year's dues. This year we started with mini sessions of two board members and myself to avoid having a quorum of the Board. David Gauvin our GM oversaw each of these meetings and record the results of each groups view of 2023 and where FMOA should be pointed given the current Inflationary pressures countered by the chance of a Recession.

We then reconvened each group and developed a budget for some odd 150 different expensed items. The budget draft was then reviewed at the Open Board meeting on October 25th and approved at the Open Board meeting on October 27th. Budgeted expenses total \$1,474,300. The macro-view looks like this:

<i>Administrative Expenses (payroll, taxes, etc.)</i>	<i>\$704,750</i>
<i>Long Term Funding (Reserve Contribution, contingency)</i>	<i>\$370,000</i>
<i>Contracted Services (Insurance, Legal Fees, etc.)</i>	<i>\$208,000</i>
<i>All Other (Utilities, Fuel, Rentals, etc.)</i>	<i>\$191,550</i>

This all boils down to a \$112 a year (5.8%) dues increase for 2023. You will find a detailed view of this budget filed on our website.

Next up is a quick look at our latest Reserve Study. As many of you know the Davis-Sterling Act requires us to have a full study every

three years and that was accomplished using Association Reserves, a very large and highly respected company that specializes in HOA Reserve Studies. They did an onsite review of all of FMOA's assets in late September and produced a 146-page document detailing their findings. The study was accepted at the October 27th Open Session Board meeting. You can review it and the Executive Summary that goes along with the study on our website FMOWNERS.COM.

For now, let me just give you a brief summary of the study. The total estimated replacement cost of all FMOA assets came in at \$4,478,750 with our roads waging the dog at \$2,740,000. Our % funded sits at 35.6% and is rated "fair." This is an improvement from several years ago when we were sitting on 25%. What one needs to remember is that we are in the late stages of the roadbed replacement project that occurs every 25 years. We spent a little over \$400,000 on them this year and when we are done in a few years the pressure on your reserve and dues will be relieved.

The 2023 budget for the reserves is \$517,300 driven by \$279,400 for roads. Please note that the Board is not obligated to spend money on budgeted items if it does not make good business sense. The classic example is a vehicle. If it is still running, we are not going to replace it just because it is funded in the current year's budget.

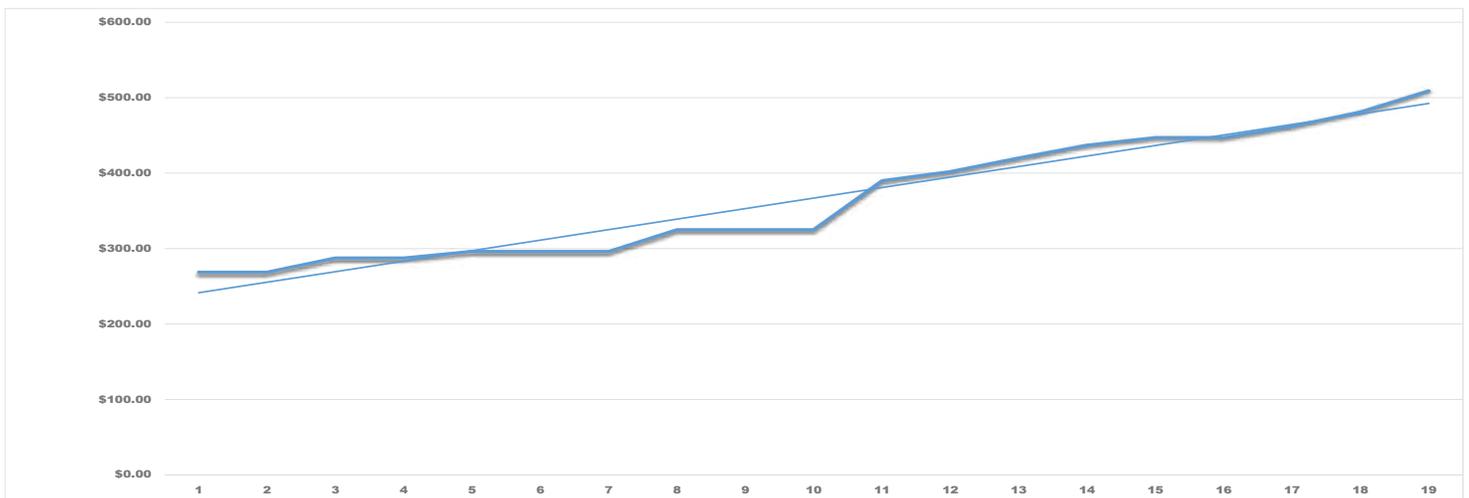
Let me close with some good news. Our list of owners who are late in paying their dues has shortened quite nicely, which is an encouraging trend. Have some wonderful holidays and a Happy New Year.

—Eric

## ANNUAL DUES FOR 19 YEARS (2005 TO 2023 AND TREND LINE)

Year	2005	2006*	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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	\$481.00	\$509.00
% 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%	4.1%	5.8%
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	\$6.33	\$9.33

\* 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	2022	2023
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	\$1,924	\$2,036
\$ Increase	\$0	\$0	\$75	\$0	\$35	\$0	\$0	\$115	\$0	\$0	\$260	\$48	\$72	\$68	\$40	\$0	\$60	\$76	\$112
% 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%	4.1%	5.8%

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

# Forest Meadows/Wylderidge Fuel Reduction Project to Begin Soon

Ground operations on the Forest Meadows/Wylderidge Fuels Reduction Project are scheduled to begin in December and be completed prior to the start of the 2023 fire season. The work is being done under a CAL FIRE grant, funded through the California Climate Initiative. The Calaveras County Resource Conservation District will manage the project.

The project involves the clearance of fire fuels on approximately 175 acres between the north boundary of Forest Meadows and Hwy. 4. Most of the land to be cleared is private property outside of Forest Meadows, although approximately 17 acres of FMOA common area will be treated.

Although this project is not controlled by Forest Meadows, residents living on Snowberry, Larkspur, Buckthorn and Heather may be impacted by the project. Treatment of the area will involve mechanical mastication of dense understory brush, felling of dead trees and thinning of smaller trees. As a result, residents living along the project boundary can expect noise from mastication and chainsaw equipment, as well as some dust coming up from the project area. Additionally, equipment will be working on the fire roads behind Larkspur, Buckthorn and Heather and there may be movement of equipment on Forest Meadows main roads.

The precise start date and daily schedule will depend heavily on weather and soil conditions. Work being done on property within Forest Meadows will adhere to the HOA's regulations for

contractor hours, however, work performed on properties outside of Forest Meadows will have more flexible hours.

The CCRCD apologizes for any inconvenience this project may cause to Forest Meadows residents and will work closely with the Forest Meadows General Manager to make sure the community is kept updated on the project and to quickly deal with any issues which may arise.

When this project is completed, Forest Meadows will be encircled by a network of defensible fire breaks, giving fire fighters a better chance of protecting our homes in the event of a wildfire.

Questions about the project can be directed to Laurie Plautz, the Project Manager at [lsplautz@calaverasrcd.org](mailto:lsplautz@calaverasrcd.org).



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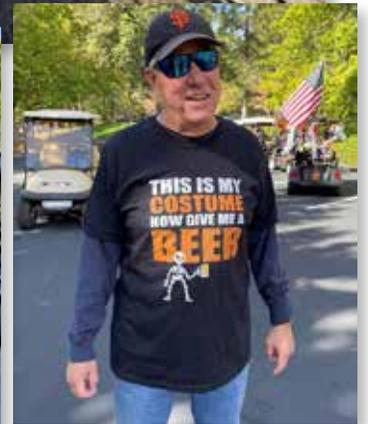


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# More Halloween Parade Photos

—continued from page 1



—more photos on page 7



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# More Halloween Parade Photos

—continued from page 6



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# Fall Beauty in Forest Meadows

Living in Forest Meadows we get so much fall color, just words cannot express. All the tree leaves turning bright hues with contrasting colors before they drop for the Winter. Sprinkle in the residents that have taken advantage and decorated their yards. You should take a moment to walk the neighborhood and enjoy all the fall beauty and nature that surrounds you.

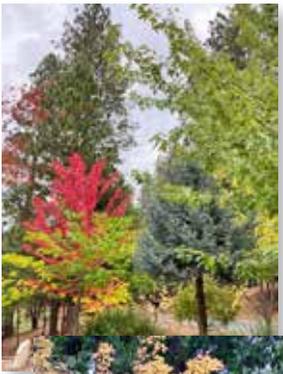
Thank you, Suzette Glanville, for these beautiful photos you took of the community.



—more photos on page 9

# More Fall Beauty Photos

—continued from page 8



—more photos on page 10

## Tish Chung



📞 916-276-2052

🏠 DRE 02081282

✉ chungtish@gmail.com

**CENTURY 21**

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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:

3805 Sunset Heights Rd.

1160 Fairway Ct.

533 & 702 Forest Meadows Dr.

889 Buckthorn Dr.

909 & 1616 Sandalwood Dr.

303 Fairway Village Dr.

281, 162 & 120 Rome Ct.

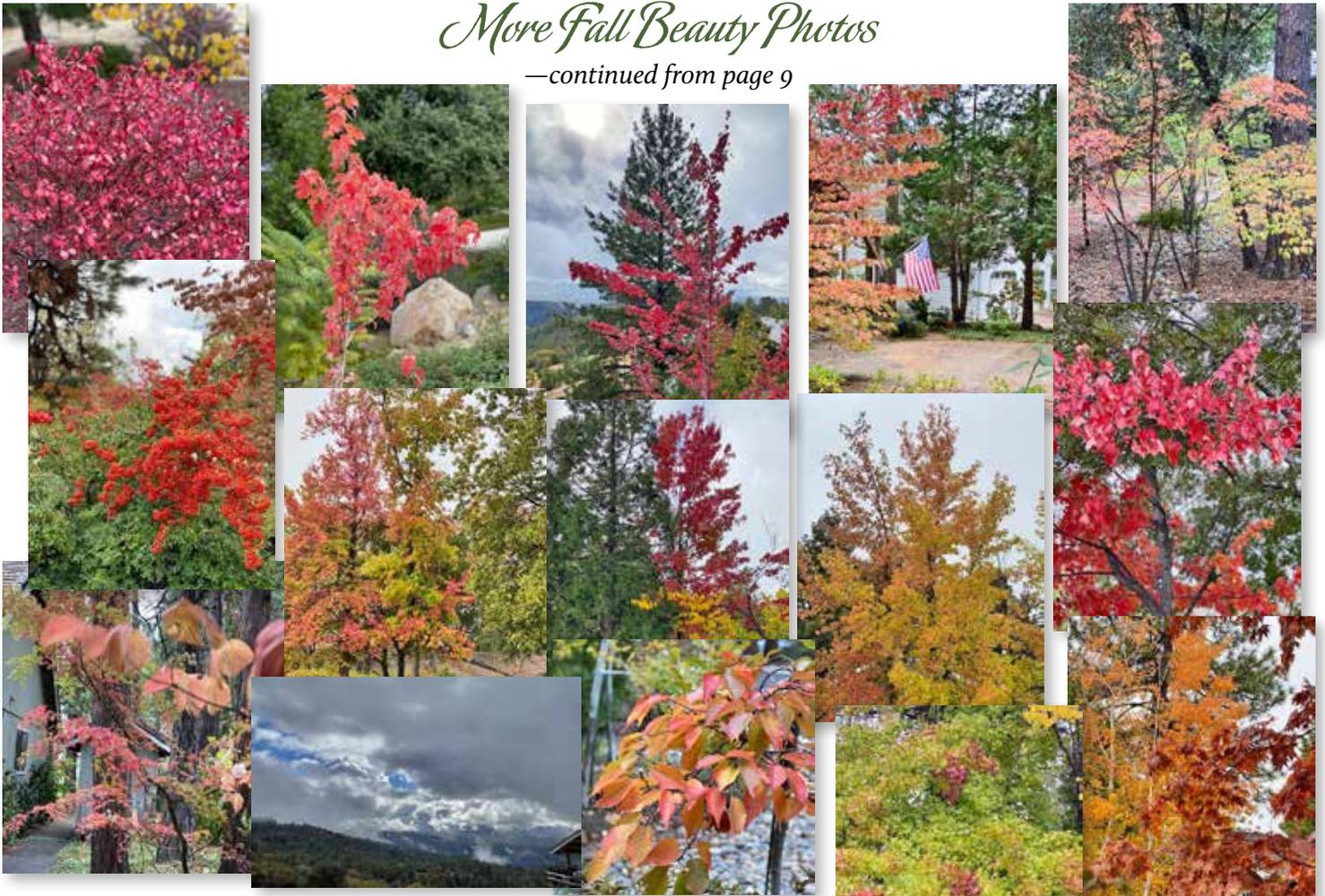
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—continued from page 9



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—more photos on page 11

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—continued from page 10



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## *Winter weather has arrived*

FMOA maintenance staff would like to remind all residents and visitors while snow removal operations are underway parking is prohibited on roadways. FMOA snow removal operations are not only plowing to ensure residents and visitors are cleared to travel through out of FMOA we are also plowing to ensure emergency service vehicles have a clear path to an emergency. Vehicles parked on the roadways during snow removal operations prohibit the snowplow driver from clearing our roads. As a result, vehicles parked in the roadways will be towed at owner's expense. Residents are encouraged to park in the park parking lots during snowstorms.

Winter is a wonderful time of year building snowmen, skiing, sledding, & countless other wonderful snow activities. Unfortunately, snow also bring a pesky issue for all—berms. During snowplow operations, a berm of snow is left in front of all driveways. It is the resident's responsibility to clear their berms. If the resident blows snow onto the roadway and the snowplow comes by, you will end up with another berm created with the same snow. It is best to shovel the snow to the side of your driveway rather than the road. As the snow continues to fall, more berms are created.



## *Holiday Festivities*

### ON DECEMBER 17TH IN FOREST MEADOWS

- Santa and Cookie Party, @ 11am HTCH. Christmas cookie decorating, visit with Santa and Picture. RSVP: please text number of children and ages to 209-770-4671, by December 10th
- Christmas Parade, @ 2pm. Line up Hilltop parking lot @ 1:30pm. Golf Carts and Classic cars- Contests and awards
- After Party @ the golf course clubhouse sponsored by the FM golf course @ 4pm. Refreshments and tree decorating, bring an ornament to donate.
- Christmas House Lighting and Decorating judging will occur week of December 12-15th
- Awards and prizes at the Parade after party December 17th @4pm