



Lots of Holiday Cheer in Forest Meadows!

A big thank you to the Forest Meadows Community, participating in our annual home holiday decorating contest. Our community was very festive over the holidays. The judges were challenged with awarding prizes for 3 homes in the Creativity category and 3 homes in the Lighting category. The winners were awarded prizes and all of the participants were given a small thank you acknowledgment. There is a slide show of photos of all of the winners on the fmowners.com splash page. You should go check it out!

THIS YEARS WINNERS ARE:

Category: Creativity

- 1st Olson: 1209 Sandalwood Drive
- 2nd Glanville: 625 Larkspur Court
- 3rd McCormick: 939 Buckthorn Drive

Category: Lighting

- 1st Miller: 176 Forest Meadows Drive
- 2nd Tewksbury: 171 Canterwood Lane
- 3rd Parker: 775 Forest Meadows Drive

23 children came for our Holiday children's event held at the clubhouse on December 17th. Santa's helpers made sure fun was had by all, with games, craft making, decorating cookies and meeting Santa.

Our Holiday Golf Cart Parade was also a huge success. 13 golf carts, one classic car, and 5 dogs!! The drive through the community gave them all a chance to see the decorated homes as friends gathered on the roadside and cheered them on.



Are you signed up to receive the Forest Meadows community eblasts? Doing so will assure that you are kept abreast of all of the events and important announcements regarding your community. Please contact the office by calling 209-728-2511, or email deanna@fmowners.com and we will add you to the list.

—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.



2022-2023 BOARD OF DIRECTORS board@fmowners.com

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Vice President

Eric Davis
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Frank Ross
Secretary

Karin Silcox-Baker
Director at Large

Sharon Ritchie
Director at Large

Dave Stormont
Director at Large.

BOARD MEETINGS

Via Zoom 4th Tuesday—6:00 P.M.

STANDING COMMITTEE MEETINGS

ARC 2nd Tuesday—10:00 A.M.

CEC Varies

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

Community Monitor phone 728-2511

Scott Devereaux General Manager
gm@fmowners.com

Keith Pierce Maintenance Supervisor
keith@fmowners.com

Accounting Department
accounting@fmowners.com

Deanna Ghirardelli Community Service
deanna@fmowners.com Administrator

Kammi Teixeira Operational Process
kammi@fmowners.com Administrator

Jeff Livergood Compliance/Covenant & Fire
compliance@fmowners.com Mitigation Coordinator

Calaveras County Sheriff 754-6500

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Presidents Message

By Darcie Leone

It seems that 2023 is starting with a roar. It's been a year since the extreme storms hit our community, bringing down countless trees and creating havoc. Mother Nature has once again flexed her muscles, although this time it was horrendous downpours causing flooding and water damage. Just when we thought she was done, the snow hit. I want to give a big "Thanks" to our Maintenance crew who have worked so hard to clear downed trees and limbs, hand shovel drains to prevent flooding and freezing, on top of keeping up with the snow plowing and sanding. They've worked long hours, including giving up their holiday weekends with their families and dealing with their own flooding issues. Our office staff has worked hard to keep everything moving forward as well, so thank you!

With the new year, comes the hope that life under the Pandemic weight will start getting back to normal. Under the new guidelines, beginning with the February Open Board Meeting, homeowners will be able to observe the meeting in the Gallery. Of course, we will still be zooming the meeting for those that wish to attend in that manner. I hope more homeowners will decide to either zoom or come in person. This is a great opportunity to hear what the board is working on, or what is in the strategic planning phase.

There are continued supply chain difficulties that the office is working hard to contend with, and the gates are still a challenge. Our GM is working closely with our vendor to identify the continuing issues, and we are confident that they will be resolved. On a positive note, I am excited about the projects that are in the works for the coming year, including the sign replacement project. I hope everyone had a chance to look at the samples that were placed in the Gallery parking lot.

With the creation of the new Compliance/Covenant & Fire Mitigation Coordinator position (yes, it's a mouthful), dedicated support and homeowner interaction will provide for a smooth VIP process. Our Coordinator will be able to work on providing information to homeowners and lot maintenance providers to ensure everyone is on the same page. We are very excited for this new position.

The other big change happening, is the arrival of our new General Manager, Scott Devereaux. Scott comes with an extensive background, having been in the business for over 30 years. He has several Industry Standard certifications, and is well respected in his field. I believe we are very lucky to have him join our team. The other side of this though, is that David Gauvin is leaving. David hasn't been here long, but has made such a positive impact on our community. His openness and willingness to listen to our owners has helped build communication between the staff and community. I have appreciated his support and common-sense approach, and his guidance to me as well as the board. He will surely be missed.

To our new residents, welcome. This is a wonderfully diverse community into which you have joined. There are a lot of activities available here and in the surrounding areas. Our fantastic Community Events Committee works hard to put on events for the whole family. During the holidays, there were several events including the Children's Cookie Decorating, Holiday Parade, and the House Decoration and Lights contest. A huge thank you to the four judges from Murphys community. Chuck Hurtibus, Audery Hurtibus, Sue Friedman, and Shannon McAnnally braved the cold to tour our community and had the difficult task of deciding on the winners. Stay tuned for more information regarding future events. I also want to acknowledge and thank all of our volunteers, of which there are many. Your support and participation is such an important part of our Association.

If you aren't receiving the weekly Eblasts from our GM, or don't have access to our website, please contact the office. Our Eblasts and website provide a wealth of information, including any important announcements. With all that we experience, it is heartwarming that we still pull together as a community recognizing our differences with respect. I am grateful to be a part of this community, and will continue to work hard on everyone's behalf.

Managers Message

By Scott Devereaux, GM, FMOA

Greetings. My name is Scott Devereaux and I am your new General Manager. I would first like to thank the FMOA Board of Directors for their confidence in selecting me. I would also like to thank your former General Manager, David Gauvin, for his service to the community and for delaying his departure to help bring me up to speed in several areas.

A little about me. I am approaching my 35th year of managing large-scale communities. FMOA will be my eighth community which started with a community in New Hampshire. The last seven years of my career have been spent in California. I was born and raised in Vermont and have lived in 11 different states. Outside of the community, I like to fish and buy and sell baseball cards as a hobby.

Initially, my focus will be learning the staff and understanding the dynamics of the community. This will involve many meetings with staff, Directors on the board, committees and individual members. Communications are critical to not only my success, but the success of the community. I welcome feedback and input from everyone.

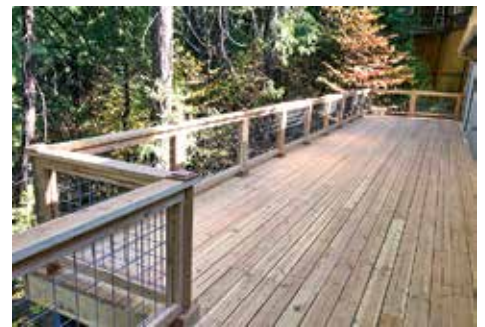
As I speak with individuals and groups, I will gain an understanding of the issues, challenges and priorities of the community. Some of these items will be very visible to members (roads, drainage, buildings, etc.); others will be more behind the scenes in terms of effective policies, procedures and practices to run a successful community.

Going forward, there will be many different ideas and opinions of how to move our community forward and what priorities should be. This will involve a lot of dialog and discussion. The FMOA management and Board of Directors will involve community members where it is prudent to do so. During these processes, it is quite likely there will be multiple opinions of how we should proceed. Debate and discussion will be needed for us to arrive at the correct direction for our community. As discussion occurs, we need to be respectful of opinions that are different from our own. All members should feel comfortable providing input.

In closing, I am excited to be joining the community and look forward to meeting and working with everyone. As I get settled in, I will be working on several communication vehicles to help keep members informed of things happening in the community. One of these will be a series of periodic coffees with the General Manager. This involves a group meeting with me in one of our community buildings and simply talking about what is happening in the community and what is important to you in an informal setting. Please watch for announcements of dates and times. In the meantime, please do not hesitate to call, email or schedule a meeting with me to discuss anything of importance to you. I may not always be able to accommodate your request, but I will listen to your point of view and see if it is something we can accomplish. I look forward to meeting as many of you as possible.

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Eric Davis FMOA Treasurer

Well, here we are 2023 has arrived and it is time to see how we did in 2022. Given a pandemic, inflationary pressures with a chance of a recession on the horizon, this may seem a little mundane but is important information for you to know. We have three items to cover: Balance Sheet, P&L and Accounts Receivables.

So let's start with the top end of your balance sheet and the cash funds. The operating accounts total \$587,379.84 as of December 31, 2022. Given the rule of thumb of keeping 3 to 4 months of expenses in your checking account this is perfect. The reserves sit at \$568,823.62 and are a little low but will recover nicely with \$350,000 in 2023 funding. Please note that the reserve is down a little due to \$456,426 in road work and another \$123,677 in pool work. The pool work was driven by earthquake damage repair and was not a planned expense. On the other hand, the road work included repaving all of Sugarbush and sealing almost 80% of the rest of our roads. Money well spent. We will do a reserve study review in the next edition of the Views to keep you in the loop for 2023 reserve projects.

Next up on the cash end of our business is the Profit and Loss statement. For us this is really the Income and Expenses statement. With your income ending at \$1,465,606 we hit our budget by 100%. On the other hand, the expenses exceeded the budget by a little over \$100,000. Outside Services was a major contributor driven by Talent Recruiter expenses and a Temporary GM's salary while we found a GM replacement. The other big overrun was Supplies at \$19,000 and that was almost all caused by inflation. As we noted above your Operating funds covered the budgetary overrun without any danger of a special assessment.

The subject of late paying dues comes up on a regular basis and the Board reviews a report called the A/R (accounts receivables) Aging Summary. It tells us who owes the HOA late dues, how much and how long. Several years ago, at the peak of the pandemic,

the report was 2 to 3 pages long. Today it is down to one page and here is what it is telling us. Seventeen owners are one quarter behind and have been sent a reminder notice. Ten owners are two to three quarters behind, and the In-house collection process has started. This includes calls and letters. And finally, we have 19 parcels that are a year or more behind in their dues and collectively owe us \$83,860. All have been referred to our collection agency and we have nine judgements in our favor as of December 31, 2022. Please remember that we are here to help if you are getting behind on your quarterly dues. Don't jeopardize your credit rating just give the office a call and ask for help.

Let's wrap this up with a few words on who keeps track of me and our most excellent accounting contractor, Megan Fisher. The answer is Wheeler & Eggert CPA Inc. Each year Kim Eggert closes our books, reconciles the reports, does our income tax returns and produces a summary report for that year. As our GM pointed out the report was the most comprehensive review that he had ever seen. It is filed on our website under the Financials section if you want to take a look. Every three years we have our CPA do a full audit of our books as an extra step in protecting your money.

Well that's it for now and here is hoping that you and yours have a wonderful 2023.

—Eric



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Compliance Corner

We are quickly coming into spring and the beginning of the “official” fire season. We have made huge progress within Forest Meadows clearing easements and FMOA owned common areas but there is more to do. And fire preparedness is similar to painting the Golden Gate Bridge—once you’ve finished, it’s time to start again! We are in the planning stages of scheduling a Town Hall to discuss VIP/Fire Mitigation in early spring. Stay tuned for more info as we get closer.

Each year there are new focus areas and new laws to understand. Our intent is to learn and share inspection criteria and new rule enforcements with residents and vendors early in the process and at the same time so everyone will be working under the same understanding. Cal Fire will provide our staff with training and then we will share the information with you.

One major enhancement that we have completed is the hiring of our new Covenant/VIP Coordinator. We are very pleased to announce Jeff Livergood will be filling this important position. Jeff will be responsible for all VIP and Compliance inspections and reporting, and will be reporting directly to the General Manager. Please welcome Jeff to his new role.

FMOA was also successful in renewing our Firewise USA Certification for 2023. This certification is a reflection of all the good work residents and staff have achieved reducing wildfire danger within and around our community. It also might qualify you for a Fire Insurance discount through your carrier and/or CALFAIR. Talk to your insurance agent and/or broker to see if you qualify.

Thanks to everyone for making 2022 a very productive and safe year within FMOA.

Welcome New FMOA Owners



VANESSA & KARSON KLAUER
ROBYN SUTTON
& ADAM KUKLINSKI
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More Holiday Cheer Photos

—continued from page 1



—more photos on page 7

More Holiday Cheer Photos

—continued from page 6



753 Wild Lilac Ct.



2023 Mine Dump Rd.



1005 Sandalwood Dr.



967 Forest Meadows Dr.



Properties that I have recently SOLD.



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

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Some Snow "Views"!

We are so lucky to live in a Winter Wonderland. It may seem harsh at times but when the storms subside, looking at the deep blue sky and fluffy clouds in contrast with the bright white snow and landscapes, you can appreciate all the beauty the storms bring (not to mention the much needed moisture!). It almost looks like your yard art decorations are playing in the snow.



MURPHYS
TREASURES

A Modern Shop with Vintage Charm

Dori OBrien, Proprietor

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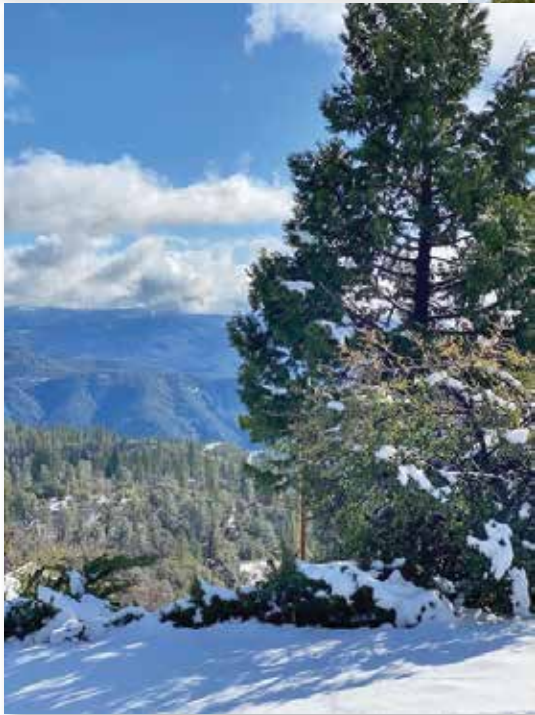
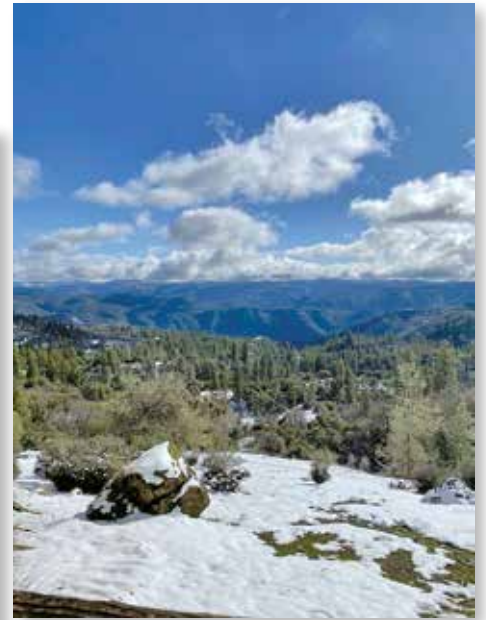
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—more photos on page 9

More Snow "Views"!

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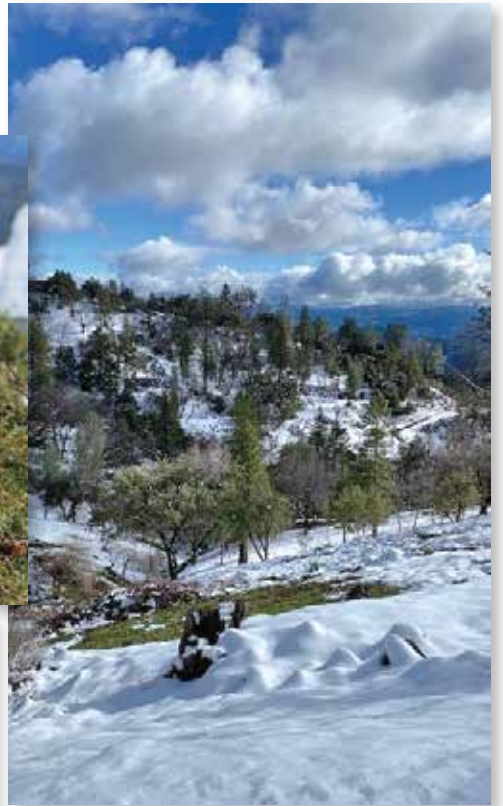


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—more photos on page 11

More Snow "Views"!

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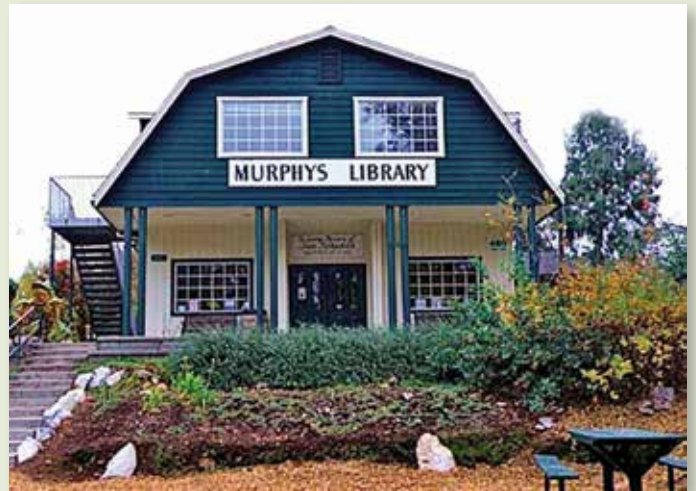


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The Wall

There have been many stormy scenes at our front Entrance this season! From high winds, lightening, thunder, hail, downpours and blankets of snow! The little sparkly Christmas lights went through various conditions and as the Energizer Bunny does... “they kept on going!”

More “surprises” are in order as we slowly head into Spring. There have been new groups of daffodils added to the wall area. Thirty new and unusual styles will give a different look to this location that already had King Alfreds. Some Red Devon Large cupped and Pink Pride Large cupped daffodils have been sleeping for a while, along with more new King Allred Trumpets. There is some show of green spikes from previous bulb plantings coming up right now! Hopefully we will get two waves of bulb beautification at our entrance. Maybe allowing for Mother Nature to “express herself” and the daffodils have their “day in the sun also!”

Best to all Sincerely, Aric and Suzette Glanville in collaboration with Forest Meadows Owners Association.

