



Firewise

It's that time of year. We hope everyone is staying safe and healthy. As the warmer weather and fire season approaches, we hope you are actively inspecting your property after Winter for downed trees and fallen branches that need to be cleared. We need to stay diligent in keeping our community safe in the fire season and all year long.



Included in this issue of the Views you will find information on how to clear your property to the CAL Fire/EFPD/Forest Meadows standards. If you do not already have someone to help clear your property, we have also included a list of lot cleaners. You should call and get on their schedule early, as they get very busy this time of year.

Our status as a "FireWise Community" must be renewed each and every year and Forest Meadows was given this recognition for the 17th year in a row. That status has only been earned by a handful of communities in California and Forest Meadows as a whole and working together deserves a big pat on the back. We must continue our hard work.

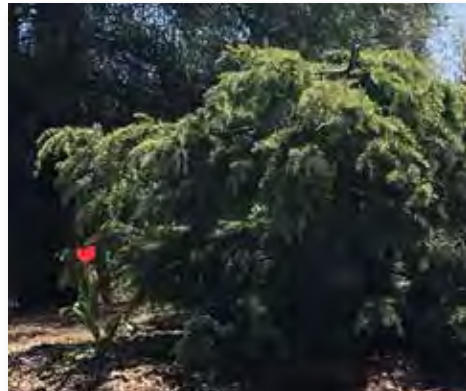


Welcome Spring

As we move into Spring, Mother Nature reminds us that she can be kind. After another harsh Winter (although we needed all the rain and snow to replenish our water supplies), we can take a deep breath and enjoy the beauty she brings. All of the bulbs that were distributed by Suzette Glanville a few years ago to plant in the community have been popping up everywhere. There sure is a lot of curb appeal for a mountain community. We may still have some cooler days ahead, but we can come out of hibernation now and enjoy our beautiful community. All of these beautiful flowers and displays are right here in the Forest Meadows community. Occasionally you



will find a random bulb that popped up. Take a stroll in your neighborhood and you can see for yourself all of our natural beauty.



Have 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 the community. Please email the office deanna@fmowners.com and we will add you to the list.



—more photos on page 5

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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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

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Clubhouse reservations 728-2511

Community Monitor phone 728-2511

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deanna@fmowners.com Administrator

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kammi@fmowners.com Administrator

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

Calaveras County Sheriff 754-6500

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President's Message

By Darcie Leone

Spring has definitely sprung, thank goodness. We've been through another rough winter, so it's wonderful to see the flush of new growth and spectacular color. As a community we had many challenges this past winter, from torrential rains that created flooding for many homeowners, to heavy snows that once again brought down trees and created a tremendous effort to clear. As in the past, homeowners came together to help staff and each other, once again showing what a wonderful community in which we live.

The staff is hard at work, clearing easements and preparing our community for the coming months. I can't express my appreciation to the staff enough for all of their hard work and devotion that they give to our community. The maintenance staff once again gave up so much of their personal time to ensure we were safe and able to access our homes during some of the worst storms, our office staff worked hard keeping everything going, and our community monitors doing all they could to fill in as needed. Thank you for all that you do.

Just like Spring with new growth, we have many new projects in the pipeline that will help our community grow with the times. Non-operational cameras at our pools have been replaced allowing more security to protect our very expensive assets, we will soon have Wi-Fi at Hilltop that will allow a larger community to attend board meetings while still maintaining our Zoom abilities, our entrance and pool gates will be in sync so that residents won't need to maintain different cards, and our community will have new signs throughout, to just name a few.

I would also like to welcome our new residents. I've said in the past and will again, you have joined a wonderfully diverse community with many opportunities for fun here and in the surrounding areas. This diversity is what makes our community interesting and a better place to live. Additionally, I would like to acknowledge all of the hard work of our volunteer groups, and especially my fellow board members. Your support and participation are such an integral part of the success of our Association, and I am forever grateful.

The Wall



It was such a long winter and finally those sleeping Daffodils started to emerge just in time for Easter! The beautiful Daffodils to the right of the entrance were planted about 5 years ago by Joan and Russ Boyd. These Daffodils multiplied in a big way thanks to The Boyd's Green Thumbs! The entrance looked so festive, we decided to add some extra color by planting some lavender Alyssum, orange Erysimum, yellow Wallflower and lavender Libularia at the Wall area. A freak frost came along and gave the new plantings a little set back, but they still performed. Most of these plantings

will continue to add color to this area into Fall. At the base of the Wall we will add multicolored Zinnias for a splashy summertime, eye catching effect. We wish you a happy and colorful Spring and Summer!

Sincerely, Aric and Suzette Glanville in collaboration with Forest Meadows Owners Association!!



Manager's Message

By Scott Devereaux

Spring has arrived and it is nice to see all the greenery throughout the area. This is a busy time for the association and our staff as we transition from winter to spring activities. We have many things going on throughout the community and I will touch on several.

Front Gate—New card reader has been installed and tested. By the time you read this article, we will have made an announcement regarding how members will be able to obtain their new gate cards. All current gate cards have been deactivated from the system. Your current transmitter units, however, continue to work with the new system.

Pools—Work to finish up the card readers on the pool gates will take place in early May. We have finally received several parts that had been on back-order for nearly two years. We are working with a new pool company and anticipate all pools being operational by Memorial Day weekend if not before. Staff is working with the board of directors to understand what is involved in keeping our pools open longer into the year (weather permitting). The board will be discussing this again at the May open board meeting.

Road Work—We've just received a proposal for road work for the next five years from our road contractor. This has been turned over to our Roads and Trails Committee for their review before making a recommendation to the board of directors.

Tennis/Pickleball Courts—Staff will address the bigger court cracks during the month of May. I am reviewing the association's reserve schedule and will be making recommendations to the board regarding the timing of court repairs in the future.

Bocce Courts—Hats off to a hard-working group of member volunteers who were down at the courts recently getting them ready for play this year. I was able to meet with the group and express our appreciation of their efforts.

Board Elections—Our next board elections are just a couple of months away. As of the writing of this article, I do not yet have a final count, but there will be a ballot election this year as we have more candidates than openings. Ballots will be mailed to members on June 16. I have been asked to conduct a candidate forum which will be held around the time the ballots are mailed. Please watch


for further information. This is your opportunity to help shape our community's future.

CC&R Amendments—Our CC&Rs are still in need of updating. The board recently reviewed and accepted a proposal from a new law firm to accomplish this. I have outlined a procedure which will include ample time for member review and input before changes are sent out for your approval. Many of the proposed changes will be to update our documents to comply with revised laws. Others will be to clarify our existing language; most of which is from the original CC&Rs.


It is hard to believe that I have just completed my first three months with the community. Much of my time has been spent working with staff and the board and meeting with members. To best understand how I can help move the community forward, I first need to understand what is important to the board and members. The GM coffees that I host are one of the ways I get to understand what is important to members. I hope that many of you will be able to attend one of these in the future.

Thank you to everyone for the warm welcome I've received. I am actively working with the board of directors to find ways to improve our communications to members. Only by working together will we be successful. If you have a question, concern, or comment, please reach out to me and I will do my best to address it.

In closing, enjoy your community to the fullest.



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Common Cents

By Eric Davis FMOA Treasurer

Well look at this. Spring time, lots of water and here is a little financial news for the first quarter of 2023.

First off let's take a quick look at the HOA's Profit and Loss Statement (really the Income and Expense vs. budget report for us) for the first quarter. Our income of \$369,185.35 vs. a budget of \$368,575.00 is 100%. Please note that we have another \$26,363 in variable income for this time period with Comcast Agreement Revenue accounting for a little over \$12,000. As always, we will transfer this income to our reserves. The Expense side of the equation was not as good coming in at 122% over budget. This overrun was caused by Legal & Professional Fees going over budget by \$18,356.37. The major portion of this item was driven by the retention of a Professional organization to modernize our HR policies, documents, and Handbook. The other big overbudget item occurred with a \$22,500 charge to Outside Services to find and retain our new GM. And to close out our big expenses surprise was an extra \$5,000 for Snow Removal. An expense well spent. The second quarter does not seem to have any surprises in store for us.

Did I mention that this report and a lot of other financial items are posted to our website? Want to see more details? It is online for your review.

Another hot topic at the open board meetings has been a little modernization of our investments. To that end the Association has

retained the services of Edward JONES to review our cash flow and make some sound recommendations for Davis-Sterling allowed investments. Here is what this looks like. We have a little less than \$1.3 million in checking and savings accounts spread almost evenly across our Reserve and Operating Funds. There is \$300k invested in three different banks. None of these had any returns to speak of but boy were they safe. Now we hope to put these funds in more productive vehicles while staying recession as well as inflation proof. More to follow on this one.

Next time around there will be a review of your Reserve Study. We are thinking of what projects got funded vs. what is really going to get done. Please remember that the Davis/Sterling act requires us to do these studies and develop numbers for replacing reserve items as they mature. This year's budget is \$517,300 and it is driven by \$250,000 for roads and \$67,000 for fire mitigation. The Board approves the total budget but is not obligated to spend it on any one item that made up that number. But instead, they approve funds for items that need attention or replacement. Again, more on this in the next views article.

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

—Eric

Please note that these numbers are subject to change and have not been audited by our CPA.

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More Welcome Spring Photos

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Welcome New FMOA Owners



RASHID, JAMEED, WASFA & SAMIRA JAHANGIRI

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NICOLE & CHRISTOPHER LIEBELT
& MEREDITH & BRADLEY VORNHOLT

JOSEPH & JOANNE MURPHY

KATHY RITCHIE & ERICA KINCHEN

NANCY SMITH

STEPHANIE & WILLIAM WARNER

2023 Schedule of FMOA Community Events

1. FM Resident Community Information Session: Hilltop clubhouse 10–12pm Saturday June 3rd
2. Bocce Ball Tournament Meadowview Park 10–2pm Saturday June 10th
3. July 4th Parade: Saturday July 1st, at Hilltop 2:00 line up
4. Annual Forest Meadows Members Picnic Saturday July 22 11am–1pm Meadowview Park
5. Garage Sale Saturday September 2nd, 8:30am–2pm
6. Halloween Parade and Costume contest Saturday October 28th Hilltop Line up 2pm.
7. FM Resident Community Information Session: Hilltop clubhouse 11am–1pm Friday November 24th
8. November 25th Saturday Christmas Parade Line up Hill top 1pm
9. December 11th–17th Holiday Decorating contest, and Santa Cookie Party

In the event of schedule changes, we will announce any changes to residents via eblast or on the Forest Meadows Events Calendar. We will do everything in our power to keep these dates as scheduled.

Sign up for E-blasts for the most current information.
Thank you,
FMOA Community Events Committee

More Welcome Spring Photos

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More Welcome Spring Photos

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FIREWISE CLEARING

We made it through a tough winter and it's time to prepare for the upcoming fire season. Fire inspections are now part of our monthly Compliance inspections and will be completed by our new Fire Mitigation/Compliance Coordinator, Jeff Livergood and staff. We will no longer be participating officially in the CalFire VIP program, as our internal process will be timelier and more effective.

Important: we are offering a proactive Defensible Space Inspection for those that request it. We will walk through the Fire Mitigation requirements and look at the property together. Contact Jeff at 209-728-2511 or Compliance@fmowner.com if this would help you.

Depending on seasonal conditions, our inspection parameters will change. Here is a simple list of what we will be inspecting for during the relevant periods.

(Reference: <https://www.fire.ca.gov/dspace>)

Dead of Winter (no restrictions on burning)

- Dead or downed trees must be removed
- Proper clearance must be maintained around propane tanks
- Wood Piles are allowed anywhere on your property, but must be covered with a fire-resistant tarp
- Proper clearance must be maintained around chimney and stove pipes

Burn Permits Required (Dead of Winter +)

- In addition to the previous requirements,
- Roofs must not have debris or flammable materials on them
- Wood Piles in zone 0 are no longer allowed
- No Dead grass/weeds in zone 1 and no grass or weeds higher than 4" in Zone 2
- Fire Ladders must be eliminated (vertical spacing between bushes and trees, limb up trees a minimum 6' or no more than 1/3 the height of a small tree)
- No Flammable Wood chips/mulch in zone 0 and 1

Prohibition of Burning ("Fire Season")

- Cal Fire LE-100 requirements—see below for details
We will be using California State's requirements (PRC 4291), CalFire requirements (LE-100) and Ebbetts Pass Fire District inspection criteria. We will have a total of 4 zones (there used to be 5), with every zone being inspected periodically throughout the year. We will use the weekly eblast to keep everyone informed on progress. Specific inspection points are listed below.

Zone 1 / Within 30 feet of all structures or to the property line):

- Remove all branches within 10 feet of any chimney or stovepipe outlet. Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.
- Remove all dead and dying trees, branches and shrubs, or other

plants adjacent to or overhanging buildings.

- Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds, and needles.
- Remove or separate live flammable ground cover and shrubs.
- Remove flammable vegetation and items that could catch fire which are adjacent to, or below, combustible decks, balconies, and stairs.
- Relocate exposed wood piles outside of Zone 1 unless completely covered in fire-resistant material.

Zone 2 / Within 30-100 feet of all structures or to the property line:

- Cut annual grasses and forbs down to a maximum height of 4 inches.
- Remove fuels in accordance with the Fuel Separation or Continuous Tree Canopy guidelines. Limb up mature trees to at least 6 ft; create vertical spacing at least 3x the height of shrubs. Create horizontal space between shrubs of 2x the shrubs' height; double the space on a moderate slope.
- All exposed woodpiles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions.
- Dead and dying woody surface fuels and aerial fuels shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a maximum depth of 3 inches.

Defensible and Reduced Fuel Zone / Within 100 feet of all structures or to the property line:

- Logs or stumps embedded in the soil must be removed or isolated from other vegetation, pursuant to BOF General Guidelines item 3.
- Other Requirements:
- 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.
- Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road.
- Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch.

Additional information is available at <https://www.fire.ca.gov/prepare>

We will be holding a Town Hall meeting to explain to owners and contractors what and how we will be inspecting in more detail. Our aim is to ensure everyone is working to the same goals using the same rules. Watch for an eblast announcement and/or check our website for date and time.

Please remember we are making these changes to do everything we can to make Forest Meadows the safest place to live and play as possible.

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Compliance Corner

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ARC

The Architectural Review Committee (ARC) is having a busy 2023 with over 30 projects coming before the committee so far. There is a lot of repair work occurring after the harsh Winter we had. Folks are sprucing up their homes. The list of improvements includes home repair and repainting projects, roof repairs and replacements, and misc. small improvement projects.

As a reminder, all work done on the outside of your home needs to be reviewed by the ARC. The committee is scheduled to meet on the 2nd Tuesday of every month. The process is easy, painless and in most all cases there are no fees. On a lot of projects, the ARC Coordinator can approve your project before the monthly meeting. To submit an application, you can come into the office, download an application from the fmowners.com website, or call the office and we will email one to you.



If you have any questions about a project you are planning, please reach out to the ARC Coordinator, Deanna Ghirardelli at the office, deanna@fmowners.com or 209-728-2511.

Please remind your contractors of the speed limits in the community. We have a lot of complaints about contractors speeding on our roads.

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209 419 0045 rrlotclearing@gmail.com

Snider, Adam—Snider's Tree Removal and Lot Clearing

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Rodriguez, Carlos—R & S Lot Clearing

209 747 8963 rodriguezandsonsi@yahoo.com

Chris Rinauro—Proper Pruning Service

209 728 9494 properpruningservice@gmail.com

Peffer, Robert—Peffer's Tree Service

209 401 7189 Rpeffer85@gmail.com

McCubbins, Daniel—Defensible Space Clearing

209 431 9008 dsclearing@gsdw.net

Martin, Kenny—Needle King

209 324 7053 kennymartin10@hotmail.com

Herrera, Isai—Isai Herrera Lot Cleaning

209 584 4499 herrera.7.isai@gmail.com

Herrera, Arturo—Arturo Herrera Lot Clearing

209 768 4781 zherreraarturo@gmail.com

Greene, Jherett—Greene Lot Cleaning

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Glass, Ron—Ronwright Construction

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209 770 0029 highcountry0325@gmail.com

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Bettger, Jared—"Bettger than the Rest" Services

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Barboza, Miguel

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Robert Peffer—Peffer's Tree Service

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Chris Rinauro—Proper Pruning Service

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Adam Snider—Snider's Tree Removal and Lot Clearing

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Please bring the completed form to the FMOA office to pick up your new gate cards. If you cannot bring in the form. Please email to kammi@fmowners.com

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