

# LAKE SHASTINA PROPERTY OWNERS ASSOCIATION



Membership Newsletter — January 2021

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## President's Message

I am proud to have been chosen as the new President of the LSPOA board at the meeting on September 9, 2020. I will do my best to try to keep the LSPOA best interests in mind whenever I need to make a decision. I know all of us are going through some trying times right now.

Hopefully, we can all get through these current times by working together to solve any problems that may occur. I also know that it is not necessarily ideal to have to continue to have Zoom meetings instead of in-person sessions but unfortunately the conditions require it. So, please bear with us as we will do our best to keep you informed. I think we have a very good board and all of us seem to work well together. Furthermore, we are most fortunate to have an outstanding General Manager in Rick Thompson as well as an outstanding Administrative Assistant in Coral Gross. Thank you all for your hard work.

I am always available to help in any way I may be needed. May all of us have some good luck and good times in the months ahead.

Dwayne Chandler

President



## General Manager's Message

Opening a message with the hope that everyone had a safe and healthy holiday season can be an overused, trite device. The reality of COVID has changed that. Many of us have been touched by this sometimes inconsequential, sometimes devastating, illness. There are folks in our community whose health has suffered, and there are some who have tragically lost loved ones. Our hearts go out to all who are suffering, and we sincerely hope everyone had a safe and healthy holiday season.

COVID has not only affected the health of our community, it has affected the way we do business. Not many considered last spring that our lives would still be upside down in 2021. We know that it can be frustrating for our members to have limited access to our facilities and staff. It's frustrating for us, too. Although Zoom meetings and conferences have their place, we miss the opportunities for personal interactions with our members, such as at board meetings.

One of the special things about Lake Shastina is the enthusiastic participation of our members in the governing process. The boards of many associations conduct their meetings in front of empty seats. Not this one. Board meetings are usually well attended with a robust exchange of ideas and opinions. It is impossible to overstate how valuable this is to the civic health of our community. It's not the same with Zoom meetings. The meetings are sparsely attended, and interaction is clumsy at best. We anxiously await the day we can resume in-person meetings. Perhaps soon.

Illness is not the only threat our community faces. Thankfully, we made it through another fire season relatively unscathed. Sadly, one of our members lost their home to fire. But what could have turned into a deadly catastrophe was averted by the quick response of our Lake Shastina Fire Department and their partner agencies. And more recently, some of our neighbors in the Spearpoint community tragically lost their homes on Christmas Eve. Again, the quick response of our LSFDF averted a larger disaster. Fittingly, the LSPOA Board of Directors recognized the LSFDF as the 2020 LSPOA Citizen of the Year. We can all be thankful and proud of the organization Chief Pappas has built.

It seems that fire season becomes longer each year. It will soon be upon us again. It is the responsibility of each of us to maintain vigilance and preparedness. Later in this newsletter is a flyer produced by Cal Fire outlining steps we should all take in the event of a catastrophic wildfire, including preparations beforehand. Please read and internalize these lessons. They may save the lives of you and your neighbors someday.

Also, in this edition are notices of proposed rule changes. The Board of Directors will be considering these changes at the March regular meeting. Questions, concerns and opinions will be considered at the meeting.

Many of you have expressed frustration at our, um, aged, methods of payment processing. We are exploring solutions that will maximize convenience and communication and give you complete online access to your account information and history. We think you will be pleased. Stay tuned.

Rick Thompson, CCAM

lspoagm@lakeshastina.com

General Manager

*Citizens of the Year 2020*  
*Lake Shastina Volunteer Fire Department*



The brave volunteer firefighters of the LSFV are committed men and women who leave their everyday lives at a moment's notice and run fearlessly into the face of danger to keep our communities safe and protect their neighbors. Volunteer firefighters and fire departments not only provide the critical service of fire protection but also engage in other activities of great benefit and importance to the communities they serve. Their prompt response to our community members in need of emergency medical care is invaluable. Since 1980, countless volunteers have committed their time and effort, often risking their lives, to serve and protect the Lake Shastina community. We are grateful and appreciative of all who serve to protect our safety.

On the following four pages is a summary of the

LAKE SHASTINA  
PROPERTY OWNERS ASSOCIATION  
FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION  
JUNE 30, 2019 AND 2020

The full report is available in digital or hard copy  
by written request to 16320 Everhart Dr., Weed, CA 96094  
Or via email [lspoadmin@lakeshastina.com](mailto:lspoadmin@lakeshastina.com)

**Lake Shastina Property Owners Association**  
BALANCE SHEETS

June 30	Operating Fund	Replacement Fund	Totals	
			2020	2019
<b>ASSETS</b>				
Cash and cash equivalents	\$ 520,948	\$ 458,211	\$ 979,159	\$ 897,110
Investments	-	3,145,724	3,145,724	2,693,011
Prepaid insurance	27,771	-	27,771	31,106
Investment in real estate	35,894	-	35,894	35,199
Property and equipment - net	290,108	-	290,108	407,287
Due from replacement fund	130,571	-	130,571	-
Due from State of California	-	-	-	43,005
Other assets	-	-	-	2,035
<b>TOTAL ASSETS</b>	<b>\$ 1,005,292</b>	<b>\$ 3,603,935</b>	<b>\$ 4,609,227</b>	<b>\$ 4,108,753</b>
<b>LIABILITIES AND FUND BALANCES</b>				
Accounts payable	\$ 286,359	\$ -	\$ 286,359	\$ 23,349
Sales tax payable	310	-	310	179
Refundable deposits	81,024	-	81,024	84,076
Assessments received in advance	20,862	-	20,862	16,120
Accrued payroll liabilities	2,248	-	2,248	12,393
Due to operating fund	-	130,571	130,571	-
<b>Total Liabilities</b>	<b>390,803</b>	<b>130,571</b>	<b>521,374</b>	<b>136,117</b>
<b>Fund Balances</b>	<b>614,489</b>	<b>3,473,364</b>	<b>4,087,853</b>	<b>3,972,636</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 1,005,292</b>	<b>\$ 3,603,935</b>	<b>\$ 4,609,227</b>	<b>\$ 4,108,753</b>

*See the accompanying notes and independent accountants' review report.*

**Lake Shastina Property Owners Association**  
**STATEMENTS OF REVENUES AND EXPENSES**

Years Ended June 30	Operating Fund	Replacement Fund	Totals	
			2020	2019
<b>Revenues</b>				
Regular assessments	\$ 494,675	\$ 552,000	\$ 1,046,675	\$ 1,045,464
Fire fuel abatement fees	3,208	-	3,208	80
Interest income	7,418	63,207	70,625	65,648
Penalty assessments	114,790	-	114,790	121,223
Gain on sale of equipment	-	-	-	16,956
Other	22,247	-	22,247	66,680
<b>Total Revenues</b>	<b>642,338</b>	<b>615,207</b>	<b>1,257,545</b>	<b>1,316,051</b>
<b>Expenses</b>				
Repairs and replacements	33,533	282,674	316,207	305,543
Leased labor - administrative	57,292	-	57,292	82,865
Payroll and related costs	255,708	-	255,708	284,063
Net bad debt expense	233,220	-	233,220	212,523
Insurance	39,724	-	39,724	36,925
Depreciation	116,452	-	116,452	115,004
Utilities	29,607	-	29,607	27,237
Office expense, postage, and newsletter	15,354	-	15,354	20,411
Legal and accounting	11,424	-	11,424	22,842
Contract services	45,015	-	45,015	57,263
Other	22,325	-	22,325	19,194
<b>Total Expenses</b>	<b>859,654</b>	<b>282,674</b>	<b>1,142,328</b>	<b>1,183,870</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>(217,316)</b>	<b>332,533</b>	<b>115,217</b>	<b>132,181</b>

**STATEMENTS OF CHANGES IN FUND BALANCES**

Years Ended June 30	Operating Fund	Replacement Fund	Totals	
<b>Fund balance - July 1, 2018</b>	\$ 791,201	\$ 3,049,254	\$ 3,840,455	
Transfer to operational fund	166,055	(166,055)	-	
Excess (deficiency) of revenues over expenses	(125,451)	257,632	132,181	
<b>Fund balance - June 30, 2019</b>	<b>831,805</b>	<b>3,140,831</b>	<b>3,972,636</b>	
Excess (deficiency) of revenues over expenses	(217,316)	332,533	115,217	
<b>Fund balance - June 30, 2020</b>	<b>\$ 614,489</b>	<b>\$ 3,473,364</b>	<b>\$ 4,087,853</b>	

See the accompanying notes and independent accountants' review report.

## Lake Shastina Property Owners Association

### STATEMENTS OF CASH FLOWS

Years Ended June 30	Operating	Replacement	Totals	
	Fund	Fund	2020	2019
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Excess (deficiency) of revenues over expenses	\$ (217,316)	\$ 332,533	\$ 115,217	\$ 132,181
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided (used) by operating activities:				
Depreciation	116,452	-	116,452	115,004
Gain on sale of equipment	-	-	-	(16,956)
(Increase) decrease in:				
Due from State of California	43,005	-	43,005	(3,005)
Prepaid insurance	3,335	-	3,335	2,489
Investment in real estate	(695)	-	(695)	(1,606)
Deposits for purchase of capital assets	-	-	-	5,000
Other assets	2,035	-	2,035	2,285
Increase (decrease) in:				
Accounts payable	263,010	-	263,010	5,418
Sales tax payable	131	-	131	(207)
Refundable deposits	(2,325)	-	(2,325)	11,212
Assessments received in advance	4,742	-	4,742	(5,350)
Accrued payroll liabilities	(10,145)	-	(10,145)	2,748
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>202,229</b>	<b>332,533</b>	<b>534,762</b>	<b>249,213</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Purchase of investments	-	(1,875,642)	(1,875,642)	(1,920,432)
Proceeds from maturing investments	-	1,422,929	1,422,929	1,705,252
Purchase of equipment	-	-	-	(166,513)
Proceeds from sale of equipment	-	-	-	20,000
Interfund transfers	(130,571)	130,571	-	-
<b>Net Cash Provided by Investing Activities</b>	<b>(130,571)</b>	<b>(322,142)</b>	<b>(452,713)</b>	<b>(361,693)</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>71,658</b>	<b>10,391</b>	<b>82,049</b>	<b>(112,480)</b>
<b>Cash and Cash Equivalents - Beginning of Year</b>	<b>449,290</b>	<b>447,820</b>	<b>897,110</b>	<b>1,009,590</b>
<b>Cash and Cash Equivalents - End of Year</b>	<b>\$ 520,948</b>	<b>\$ 458,211</b>	<b>\$ 979,159</b>	<b>\$ 897,110</b>
<b>SUPPLEMENTARY DISCLOSURE</b>				
<b>Cash Paid for Income Taxes</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Cash Paid for Interest Expense</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

See the accompanying notes and independent accountants' review report.

## Lake Shastina Property Owners Association

### PROPERTY AND EQUIPMENT

Property and equipment are summarized by major classification as follows:

June 30	2020		2019	
Maintenance equipment	\$	847,906	\$	902,183
Automobiles and trucks		159,584		159,584
<b>Subtotal</b>		1,007,490		1,061,767
Accumulated depreciation		(717,382)		(654,480)
<b>Property and Equipment - Net</b>	\$	290,108	\$	407,287

## Lake Shastina Property Owners Association

### FUTURE MAJOR REPAIRS AND REPLACEMENTS

June 30, 2020

The Association's board of directors hired an outside firm to conduct a reserve study update in February 2020 to estimate the remaining useful lives and the replacement costs of the components of common property. The estimates have been updated from the original licensed engineers who inspected the property in the past. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study update. Funding requirements consider an annual inflation rate of 3% and net interest earned at 3%, on amounts funded for future major repairs and replacements.

The following information is based on the study and presents significant information about the components of common property.

Components	Estimated Remaining Useful Life (Years)	Estimated Current Replacement Cost	Actual Fund Balance June 30, 2020
General/Common - roads, trails, docks, drainage, miscellaneous	0 - 28	\$ 3,514,285	
Community Center	0 - 16	330,584	
Maintenance equipment	0 - 16	900,758	
Hoy Park	0 - 28	290,055	
Vehicles	0 - 6	124,950	
<b>Totals</b>		\$ 5,160,632	\$ 3,473,364 <sup>1</sup>

See the accompanying independent accountants' review report.

#### Note:

1. The Association's funding is based on the cash flow method, which does not specify funding by common area component. The cash flow model used to compute funding requirements involves a window of thirty years into the future.

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Telephone 530-938-3281

Fax 530-938-4739

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*OFFICIAL COMMUNICATION*

Lake Shastina Property Owners Association  
General Manager—Rick Thompson  
16320 Everhart Drive  
Weed Ca 96094

*ARE YOU MOVING ???*

An owner must notify the Association directly  
of all address changes and/or recorded  
changes in ownership.  
This must be done by mail, email or fax.

*BOARD MEMBERS*

Dwayne Chandler, President  
Rita MacIntosh, Vice President  
John Uttech, Secretary  
David Tucker, Treasurer  
Alan Pursell, Director

*UPCOMING SCHEDULE OF BOARD MEETINGS*

Meetings start at 5 p.m. on the 2nd Wednesday of the  
month in the Board Room of the  
Lake Shastina Administration Office  
16320 Everhart Dr, Weed, CA  
— unless otherwise posted—

*DESIGNATED POSTING LOCATIONS*

General notices are posted at the following locations:

Bulletin Board:  
Administration Building

Website: [lakeshastina.com](http://lakeshastina.com)

**UPDATING YOUR ADDRESS**

A Member requesting a change to their address, must do so by written communication per Civ Code §5260. It may be by email to [arclerk@lakeshastina.com](mailto:arclerk@lakeshastina.com), in person, by fax or written note. A change of address with the post office will not change it here.

**CHANGING NAMES ON THE MEMBERSHIP LIST**

The Membership list, the names appearing on your account, are taken directly from the deed recorded with Siskiyou County. If a new document is recorded with the County we can change it. Unfortunately, the County does not send us the documentation. That remains your responsibility. It may be faxed, emailed or a copy sent by regular mail.

**HOW DID I BECOME A MEMBER?**

Holding title to property within the boundaries of the Association automatically makes you a member.

**SECONDARY MAILING ADDRESS FOR MEMBERS**

Upon receipt of a written request from the property owner, the association shall send an additional copy of any required notices for purposes of collection of delinquent assessments, or the annual budget reports when specifically requested, to a designated secondary address. The property owner may identify or change a secondary address at any time, provided that, if a secondary address is identified or changed during the collection process, the association shall only send notices to the indicated secondary address from the point the association receives the written request. Receipt of the notification by the Association of the secondary address information in writing is the responsibility of the property owner.



**The following proposed rule and rule change will be considered by the LSPOA Board of Directors at the March 10, 2021 Regular Board Meeting. Written member comments will be accepted at the Administrative Office until 4:30 pm March 9th, 2021.**

**Amended Association Rule No. 1 - Rental Rules and Restrictions**

The Association's CCRs prohibit use of properties as short-term rental units. California AB 3182 was signed by Governor Newsom on September 28, 2020 and went into effect on January 1, 2021. This bill voids lease restrictions of greater than 30 days. This rule change clarifies existing requirements and brings the Association into compliance with the new law.

A rule for owners with rental properties within the LSPOA area. Owners or property managers of rental units shall:

1. Pay all Association assessments and LSCSD bills. There will be no separate billings to the tenant.
2. Be responsible for weekly garbage service to the rental property.
3. Landscape and maintain the property per Association rules.
4. Execute a Landlord/Property Manager Responsibilities/Tenant Information form (Exhibit "A") signed by either the owner or the property manager.
5. Provide each tenant with all required documentation, including CCRs and Rules.
6. Transient and short-term rentals of 30 days or less are prohibited.

**New Association Rule No. 3 - Rules on Posting and Displaying Non – Commercial Signage\***

The Association's CCRs prohibit the posting of political signs. This is contrary to federal and state law. However, the law does allow Associations to impose reasonable limits on all non-commercial signs. This rule clarifies existing requirements and brings the Association into compliance with the law.

1. Owners shall not post or display **ANY** signs, flags, banners, or posters on or within any Common Area without first obtaining the express permission of the Environmental Control Committee or Board of Directors. The Common Area includes roadways and roadsides up to owner property lines.
2. Pursuant to California Civil Code §4710(b), Owners may post or display non-commercial signs, flags, banners, or posters on or in their own Lot(s) from their yard, window, door, or from inside their residence.
3. Pursuant to California Civil Code §4710(b), Owners may not post, or display any signs, posters, flags, or banners made of lights, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.
4. Signs and posters more than nine (9) square feet in size, and flags and banners more than fifteen (15) square feet are prohibited.
5. Owners may post or display no more than a total of two (2) signs, banners or posters at any one time.
6. Any signage may be posted for no more than a total of ninety (90) days in a calendar year.
7. All signage is subject to applicable state, local and federal law.

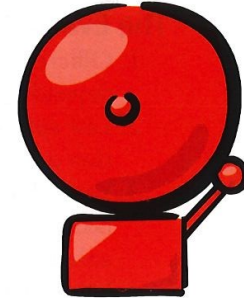
\*For the purposes of this rule, the term "signage" includes signs, flags, banners, and posters.



# Evacuation Tips

## Evacuation Tips

Evacuations save lives and allow responding personnel to focus on the emergency at hand.  
**Please evacuate promptly when requested!**



### The Law

California law authorizes officers to restrict access to any area where a menace to public health or safety exists due to a calamity such as flood, storm, fire, earthquake, explosion, accident or other disaster. Refusal to comply is a misdemeanor. (Penal Code 409.5)

### Evacuation Orders

The terms *Voluntary* and *Mandatory* are used to describe evacuation orders. However, local jurisdictions may use other terminology such as *Precautionary* and *Immediate Threat*. These terms are used to alert you to the significance of the danger. **All evacuation instructions provided by officials should be followed immediately for your safety.**

### Long Before a Fire Threatens

Prepare an *Evacuation Checklist* and Organize:

- Critical medications.
- Important personal papers, photos.
- Essential valuables.
- Pet and livestock transport, limited amount of pet food.
- Change of clothing, toiletries.
- Cell phone.
- Critical papers and effects in a fire-proof safe.
- An Evacuation Route Map with at least two routes.\*
- Drive your planned route of escape before an actual emergency.\*

\*During an evacuation, law enforcement/ emergency personnel may determine your route.

### If Evacuation is a Possibility

- Locate your *Evacuation Checklist* and place the items in your vehicle.
- Park your vehicle facing outward and carry your car keys with you.
- Locate your pets and keep them nearby.
- Prepare farm animals for transport.
- Place connected garden hoses and buckets full of water around the house.
- Move propane BBQ appliances away from structures.
- Cover-up. Wear long pants, long sleeve shirt, heavy shoes/boots, cap, dry bandanna for face cover, goggles or glasses. 100% cotton is preferable.
- Leave lights on in the house - door unlocked.
- Leave windows closed - air conditioning off.

# Evacuation Tips

## The Evacuation Process

1. Officials will determine the areas to be evacuated and the routes to use depending upon the fire's location, behavior, winds, terrain, etc.
2. Law enforcement agencies are typically responsible for enforcing an evacuation order. **Follow their directions promptly.**
3. You will be advised of potential evacuations as early as possible. You must take the initiative to stay informed and aware. Listen to your radio/TV for announcements from law enforcement and emergency personnel.
4. You may be directed to temporary assembly areas to await transfer to a safe location.

## If You Become Trapped

While in your vehicle:

- Stay calm.
- Park your vehicle in an area clear of vegetation.
- Close all vehicle windows and vents.
- Cover yourself with wool blanket or jacket.
- Lie on vehicle floor.
- Use your cell phone to advise officials – Call 911.

While on foot:

- Stay calm.
- Go to an area clear of vegetation, a ditch or depression if possible.
- Lie face down, cover up.
- Use your cell phone to advise officials - Call 911.

While in your home:

- Stay calm, keep your family together.
- Call 911 and inform authorities of your location.
- Fill sinks and tubs with cold water.
- Keep doors and windows closed, but unlocked.
- Stay inside your house.
- Stay away from outside walls and windows.

*\* Note – it will get hot in the house, but it is much hotter, and more dangerous outside.*

After the fire passes, and if it is safe, check the following areas for fire:

- The roof and house exterior.
- Under decks and inside your attic.
- Your yard for burning trees, woodpiles, etc.

## Returning Home

Fire officials will determine when it is safe for you to return to your home. This will be done as soon as possible considering safety and accessibility.

When you return home:

- Be alert for downed power lines and other hazards.
- Check propane tanks, regulators, and lines before turning gas on.
- Check your residence carefully for hidden embers or smoldering fires.

[www.fire.ca.gov](http://www.fire.ca.gov)



Lake Shastina Property Owners Association  
16320 Everhart Drive  
Weed CA 96094



**<https://public.coderedweb.com/CNE/en-US/6F327CCDFFFD>**

Siskiyou County has instituted a rapid emergency notification service called CodeRED®. The new system will distribute emergency messages via telephone to targeted areas or the entire county at a rate of 1,000 calls per minute. CodeRED® employs a one-of-a-kind Internet mapping capability for geographic targeting of calls, coupled with a high-speed telephone calling system capable of delivering customized pre-recorded emergency messages directly to homes and businesses, live individuals and answering machines.

By registering at the link above, you'll be added to the emergency call list.

### **FIRE SAFETY**

With two very dangerous wild fires occurring in 2006, Lake Shastina is more committed than ever reducing the threat of wildfire in our community.

Please see our website information for safety guidelines at:  
**<https://lakeshastina.com/firesafety.htm>**