



# PONDEROSA PROPERTY OWNER'S ASSOCIATION

February

## NEWSLETTER

2015

### President's Message

Greetings & Happy New Year:

We had another great Thanksgiving Holiday party at Brewer's Ponderosa Lodge. It was not a large turnout, but a fun time with plenty of food and visiting with new and longtime homeowners. Thanks again to Mary Brewer for allowing PPOA to have this activity at the lodge.

The next PPOA event will be our annual Snow Day, also held at the lodge, on Sunday, February 15. The Snow Day involves enjoying the day with snowshoes, skis, and visiting with all. We also have our outside grill for cooking lunch. There is more information in the newsletter. We will look forward to nature providing more snow by then.

As always, I encourage anyone who is not a member of the PPOA, to consider becoming a member. There are many projects that your community PPOA board provides to you to keep our community up-to-date, safe, and a wonderful place to visit.

There is a membership form available on line at the community web site: [www.ponderosaca/pondo](http://www.ponderosaca/pondo), and in the newsletter. You can also find the PPOA meeting minutes and newsletters located at this site.

We hope that 2015 will be a healthy, happy year for all of us with good adventures!

Regards,

Kit Korf

PPOA President



### OPEN LETTER TO PPOA MEMBERS

I want to let all of you, who have sent in your membership dues for 2014-15, know that I have not been to Ponderosa this winter. Therefore, I have not picked up the mail. I know many of you will be concerned that your checks have not cleared your bank. The mailbox is a locked box and I am the only one with a key, so the mail is safe. I apologize for the inconvenience to you, and I thank you for your patience.

-Gail Lack, PPOA Treasurer

### To place an ad:

email [ppoanewsletter@gmail.com](mailto:ppoanewsletter@gmail.com)

Personal ads are free for PPOA members space permitting.

\$5- Business card

\$10- 1/4 page

\$15- 1/2 page

\$25- Full page

\$40- Both sides of page

Contact PPOA Treasurer Gail Lack at

[glack@bak.rr.com](mailto:glack@bak.rr.com) for payment

Circulation 250

The next newsletter will be out in May

Please have submissions in by May 1st.

## Follow Your Nose!

By Kaputnick

On our last trip to Pondo over the new year holiday when returning from a walk, there was a strong smell of propane! I checked inside of the cabin but no alarms were sounding and we had no smell. I started to look around outside, checked my tank, and asked the neighbors uphill from our place. All was secure so I started up the road and found the Patrol which I found out later, alerted Nelson fire etc. Long story short the area was checked and it was discovered that a low level propane tank was venting from a cabin. The propane was shut off and the cabin was secured. Thank you to the Capplen's, Jim Parmenter, and the Nelson fire department for their quick response!

Just a thought, not long after we purchased our cabin we had the propane supplier do a pressure test. There had been some changes and we just wanted to make sure of the systems integrity.

So with all of that said I thought would provide some propane safety tips from the Florida Propane Gas Education, Safety and Research Council. Their web site is listed below.

[http://propanefl.com/safety\\_tips.htm](http://propanefl.com/safety_tips.htm)



## General Safety Guidelines for Propane

Modifications or alterations to your propane system should be handled by authorized personnel only. Tampering with the system may cause a potentially dangerous situation.

The easiest way to detect propane is by its very unpleasant odor. If the scent of propane is in the air, a potentially dangerous situation may exist.

Extinguish all open flames, and immediately leave any area where propane fumes are present.

Avoid touching electrical switches or appliances when a leak is suspected.

In case of a leak, go to your propane system's storage vessel, open the tank hood, and close the vapor service valve. Then, contact a qualified technician for assistance.

Electronic leak detectors are available. Contact your nearest propane retailer for the purchase of a detector.

Propane is heavier than air. The vapor will descend to the lowest point, for example, your basement. Avoid these areas when a leak is suspected.

Never tamper with your system's supply lines.

Never tamper with and safety devices, regulators, or storage tank fittings.

Never use an open flame, to test for propane leaks.

Please have your propane system checked if you have any of the following symptoms of carbon monoxide poisoning: headaches, dizziness, loss of muscular control, vomiting, and watering of the eyes.

Prevention of carbon monoxide poisoning is listed in the following steps: Never use range burners as space heaters. Never use propane heaters that are not intended for indoor use. Never use a barbecue grill indoors. Have all propane appliances tested regularly by a qualified technician. Always make sure there is plenty of ventilation.

Carbon monoxide detectors are available at most hardware stores.

## **Propane Safety Guidelines For The Home**

Propane leaks smell like rotten eggs. Educate your family so they may recognize the smell.

If you smell a leak, evacuate the premises, and contact your local fire department, or propane supplier. When leaving the premises, do not alter any electrical outlets or light switches.

Propane leak detectors are available at your local hardware stores.

Know the layout of your gas service lines, especially if you are doing any type of landscaping or renovations.

If you suspect your gas appliance has been damaged by water or flooding, have a trained technician come out and service your system.

All furnaces should be cleaned regularly. Check with your propane retailer, and owner's manual for cleaning instructions.

In case of sediment buildup in your propane fueled water heater, drain your tank until water runs clean.

Have your range serviced if the flames are not blue. Yellow flames indicate blockage to the air inlets, or an adjustment may be needed to the burner. Contact a technician to service. Also, do not line your range with tin foil; it constricts air circulation.

Never use a gas range or grill to heat your home.

## **Safety Benefits of Propane**

Propane tanks are 20 times more puncture resistant than tanks filled with ethanol, methanol or gasoline. They are constructed from carbon steel, under the procedures developed by the American Society of Mechanical Engineers.

Propane cylinders are equipped with a device that cuts off the filling process, when the tank reached 80 percent of its liquid capacity. This helps pressure inside the tank, caused by temperature to vary, without a gas emitting from the tank.

Propane has the lowest flammability rating of any alternative fuel.

Propane leaks are easy to detect due to the strong pungent smell that imitates the scent of rotten eggs.

Propane will not contaminate water or soil.

Unlike other fuels, like gasoline, propane can not be ingested, due to the fact that it is vaporized internally when released from its container. Leaks do not form a puddle; propane dissipates into the air.

In contrast with gasoline's ignition temperature of 430 to 500 degrees F, propane will not ignite until the air reaches at least 940 degrees F.

# Brewer's Ponderosa Lodge

559-542-2579



## ***Winter Hours:***

- \* Weekends: 9 am—6 pm
- \* Monday—Friday 10 am—6 pm
- \* Closed Tuesday & Wednesday (With closure of Western Divide)
- \* Thursdays 4-6 pm: Happy Hour 1/2 price appetizers & drink specials.
- \* Dependent upon weather conditions, hours may be extended. Please call & confirm at 559-542-2579



***Valentines Day Dinner: Steak and Bake***

***Saturday night 5-8 pm Feb. 14th***

**\*\*\* RESERVATIONS PLEASE \*\*\***

***PPOA Snow Day, Sunday Feb. 15th***

***Belgian Waffles 8:30-10 am. BBQ at noon***

***WELCOME! NEW PONDEROSA OWNERS***

***Charles & Sherraine Sheldon***

***From Lindsay, CA.***



## CALENDAR

**\*\*\*\* FEBRUARY \*\*\*\***

- \* ***PPOA Annual Snow Day Event: Sunday February 15th***
- \* ***PPOA meeting: Sunday February 15th , 3 PM, PCSD building***
- \* ***Brigade training: Third Sunday of each month 9:30am PCSD building. Training may be cancelled during winter months. Please confirm.***



## PPOA Annual Snow Day Event



Sunday February 15. 2015

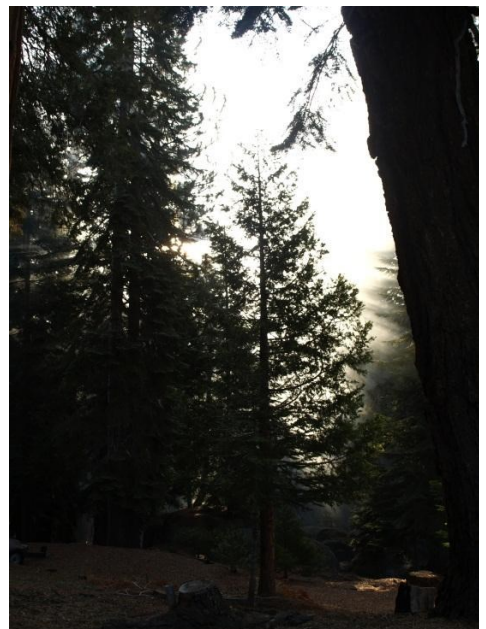
### PROGRAM

**8.30-10.00am:** Breakfast with Belgian Waffles at the lodge (\$4.00 per waffle)

**10:00am-12:30pm:** Pending on the conditions: Snow shoe and cross-country skiing. Departure from the lodge. Snowmobile rides or hike on Freeman Creek trail.

**1:00pm:** BBQ at lodge (Hamburgers and Hot Dogs; courtesy of the PPOA). \$ 5.00 for non-PPOA members.

*Confirm your attendance  
[declerck.yves5@gmail.com](mailto:declerck.yves5@gmail.com) or  
[ddeclerck@me.com](mailto:ddeclerck@me.com)*





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Broker: **William (Bill) Dolmovic** RE#01452541 BSME,  
General Building Contractor #401990

Agent: **Barbara(Barbie) Dolmovic** RE# 00915363

Graduate Real Estate Institute

Agent: **Jennifer(Jen) Thompson** RE#01961112, Certified  
Home Inspector

## ASPEN REAL ESTATE

56800 Aspen Drive

Springville Ca 93265

PONDEROSA SUBDIVISION

559-542-8000 office

559-542-2027 fax

[www.ponderosaaspenrealestate.com](http://www.ponderosaaspenrealestate.com)

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e-mail(Barbie) [aspenrealestate@wildblue.net](mailto:aspenrealestate@wildblue.net)

e-mail(Jen) [aspenjennifer@wildblue.net](mailto:aspenjennifer@wildblue.net)

Between us, we know the Ponderosa subdivision and all of the homes and lots in this area inside and out. Living here for 36 years, building over 50 homes in this area and being in real estate business in Ponderosa for 19 years, we definitely can serve you better than any other agency. Our sales record proves this. Ask any of our past clients about our knowledge and real estate efficiencies. Call us for a free opinion of the value of your property. We can show you where your property lines are and give you ideas how to improve it for selling purposes, or just making your home more livable for you.

## Change of Address

Below is a change of address form. It is important to let me know if you have moved or have a new PO Box number. Each time I receive an address correction from the US Postal Service it costs PPOA extra money. Please notify me by email at jahansen@bak.rr.com, call (661) 836-2060, or mail this form to Julie Hansen at 8803 Brannock Ct. Bakersfield, Ca. 93313.

Name \_\_\_\_\_

New Home Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

New Phone \_\_\_\_\_ Email \_\_\_\_\_

Ponderosa Address \_\_\_\_\_

Detach here and mail to the address above

Below is a form to join the Ponderosa Property Owners Association if you haven't already done so for the 2013 –2014 year. The cost for a developed lot is \$30 a year **OR** \$15 for an undeveloped lot. Fill out the form below and mail it along with your check to **PPOA 56693 Aspen Drive, Ponderosa, CA 93265**. If you wish to make a donation to the Volunteer Fire Brigade fund, please mark the form below with the amount desired along with your PPOA membership dues.

Detach here and return to PPOA at the above address

## PPOA Membership Dues 2013-2014

Name \_\_\_\_\_

Home Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_

Cabin/Lot Address \_\_\_\_\_

Cabin Phone \_\_\_\_\_

Email \_\_\_\_\_

☐ Cabin

**OR**

☐ Lot \$ \_\_\_\_\_

Volunteer Fire

Brigade Fund \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

Mark & Julie Hansen  
8803 Brannock Court  
Bakersfield, Ca. 93313

Address Service Requested

PPOA Board Members

President: Kit Korf (559) 542-2504 / (805) 498-2944  
korfknb@netzero.net

Vice President: John Kracik (559) 542-2639  
mountaintop56816@gmail.com

Treasurer: Gail Lack (559) 542-2437 / (661) 589-2739  
glack@bak.rr.com

Secretary: Alvie Kracik (559) 542-2639  
mountaintop56816@gmail.com

Members ~ at ~ Large:

Bill Dolmovic (559) 542-8000  
highsierra@wildblue.net

Richard Thomas (559) 542-2970 / (805) 640-1266  
richjefe@aol.com

Yves DeClerck (323) 661-8482 or (559) 542-2872  
declerck.yves5@gmail.com

Sunshine, Membership Committee:

Barbie Dolmovic (559) 542-8000  
aspenrealstate@wildblue.net

Social Committee:

Dominique & Yves DeClerck (323) 661-8482 or (559) 542-2872  
ddeclerck49@gmail.com

Street Signs and Roads Committee:

Paul Cohen (559) 542-0611  
yakinbracha@earthlink.net

Fire Truck Community Emergency Response Committee:

John Kracik (559) 542-2639  
mountaintop56816@gmail.com

PPOA Newsletter:

Mark & Julie Hansen (661) 836-2060  
ppoanewsletter@gmail.com

**Newsletter** available **online** at: <http://www.ponderosaca.com/pondo/>

