



PONDEROSA PROPERTY OWNER'S ASSOCIATION

November

NEWSLETTER

2015

President's Message
November 2015

Greetings,

Well, winter is on its way and we have already had our first snow. That means getting our houses winterized. In the mountains that entails many jobs to be done preparing for the snow and cold weather.

The next PPOA event will be the Thanksgiving Potluck Party. It will be held at the Brewer's Ponderosa Lodge on Saturday, November 28. There is more information on this in the newsletter.

I would like to bring your attention to the remodeled Ponderosa Community Service District building. The PCSD building has had a new roof added, interior remodeling, and more. PPOA has contributed to this endeavor, as this is where we have meetings, plus other functions. This building houses your community fire truck. Our big appreciation to PCSD.

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 in this newsletter. Also, visit the web site: www.ppoa.ponderosaca.com to view the PPOA meeting minutes and newsletters.

Regards,

Kit Korf



Tyler & Shawna Patton, Springville, CA
Michael & Cheryl Benson, Tulare, CA
Roxanne Brooks, Canoga, Park, CA
Renee & Rosie Martinez, Bakersfield CA
Jose & Silvia Nacienceno, Porterville CA

To place an ad:

email 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 for payment

Circulation 250

The next newsletter will be out in February

Please have submissions in by January 22.

Brewer's Ponderosa Lodge

559-542-2579

Winter Hours:

- **Weekends: 9 am—6pm**
- **Monday, Thursday & Friday 10 am-6pm**
- **Thirsty Thursdays-4:30 _6 pm: Happy**
- **Hour 1/2 price appetizers & \$1 off drink specials**
- **Closed Tues. & Wed. until spring thaw**

Closed Thanksgiving Day!

During the holidays

PRIME Rib Au Jus Saturday Nites!

***** Reservations Please *****

Important Dates:



- **PPOA THANKSGIVING POTLUCK, SAT. NOV. 28TH, 5-8PM**
- **CHRISTMAS POTLUCK, SAT. DEC. 19TH @ 5PM**
- **LODGE WILL SUPPLY THE CHRISTMAS POTLUCK MAIN DISH**



CALENDAR



- * PPOA THANKSGIVING POTLUCK, SAT. NOV. 28TH 5-8 PM *
- * PPOA MEETING, SUN. NOV. 29TH 9 AM AT PCSD BUILDING *
- * CHRISTMAS POTLUCK, SAT. DEC. 19TH AT 5 PM *





PPOA
Annual Thanksgiving Potluck
Saturday November 28, 2013
At Brewer's Lodge
5.00 pm till 8.00 pm

Mark the date!
This year we will again get
together for our Thanksgiving
Potluck
at Brewer's Lodge.

There will be a salad
bar. Bring your
favorite dish to share

There will be a no-host
bar at the lodge.



Exclusively Ponderosa

You may have noticed an unusually large number of properties for sale this year. We have 14 homes on the market today and a few more are offered by others. You should also notice all the "Sold" and "In Escrow" signs appearing. Aspen Real Estate is the leading listing and selling agent for Ponderosa property. Barbi and I have lived and earned our living building and marketing Ponderosa real estate for 35 years as High Sierra Builders and over 18 years as Peppermint and Aspen Real Estate. Our latest addition to our sales force is Jennifer Thompson, a past employee of High Sierra Builders for over 20 years. Along with her real estate license, construction experience, she has her certificate in building home inspection. As a team, we offer the home seller and buyer a total knowledge of the homes and land in the community of Ponderosa. For the

seller, prospective buyers are able to get low financing, making it the right time to buy. Even though appraisal values are still low, this brings home buyers to the mountains to search and buy their first second home or their retirement house. All of us : Barbie Dolmovic(Agent #00915363), Jennifer Thompson(Agent #01961112) and Bill Dolmovic(Broker #01452541) at Aspen Real Estate look forward to helping you with your mountain home search or sales this year.



Website: ponderosaaspenrealestate.com

Treasurer Report

The PPOA fiscal year ended August 31, 2015. Our total income was \$7,359 and our total expenditures were \$8,441.66. For the year of September 2014 – August 2015 we had a total loss of \$1,109.32. It's not as bad as it sounds! We ended the year with \$25,984.30 in the bank; of that \$9,780.05 is reserved for the light fire engine.

Our income comes from member dues (137 paying members for \$3520), fire engine donations (\$2894), and mail box fees (\$840). The fire engine donations come from you, the members, and \$500 from our Tulare County Supervisor, Mike Ennis. Thank you, all, for your support.

Our expenses were varied. The light fire engine maintenance and vehicle insurance was \$1548.08.

The mail box and mail building expenses were \$863.31. These expenses included electricity for the mail building \$322.66, liability insurance \$373.60, maintenance of the building and mailboxes \$94.37, and mailing of annual statements \$72.68.

Printing and postage for the PPOA newsletter five times a year cost \$1115.50. Miscellaneous office expense includes mailing and postage of annual membership dues statements, bank charges, etc for \$330. The PPOA sponsors social functions with Snow Day, the July 4th Picnic, and the Holiday Party and our Sunshine Committee for \$977.

And there is the ever present insurance expense for these functions of \$560.

This past year PPOA sponsored a CPR class for \$57. We purchased four 15-gal Sequoia trees and had them planted at the PCSD building with an irrigation system installed for \$1016. PPOA donated \$2000 to the PCSD for use in maintenance and upgrading of their building. This was used on the interior of the building for paint, carpet, and some structural changes. Take a look—you don't have to go through the bathroom to enter the building anymore!

It has been a good year for PPOA and the Ponderosa community. We have survived a fourth year of devastating drought. Pray, hope, wish—whatever suits you—for a fantastic snow pack in the Sierras this winter. We look forward to your continued support.

-Gail Lack, Treasurer PPOA



NOW IN PONDEROSA!!

"For on time and reliable work, call Matt!"

Grading Trenching Building Sites

Snow Removal Fire Clearance

Gravel, Road Base, DG and Sand Delivered

Septic Tanks and Leach Lines

Firewood (Includes Stacking and Delivery)

Chimney Sweeping (Most Chimneys \$150)



Matt R. Goldsmith

Mailing Address: PO Box 2154 Camp Nelson, CA 93208

Office: (559) 542-2709

Mobile: (559) 359-9712

Email: goldhsu@gmail.com

Website: www.jordanslate.com

License# 989184

Worker's Comp. Insured/Liability Insured

For all your Designing, Planning and Building Needs

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 - 30 Years Experience On Our Mountain
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-
- Our Services Also Include "HELP YOU BUILD"
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 - Help You Procure a Building Permit
 - Give You Instructions and/or Advice On How To Build Your Own Project



HIGH SIERRA DESIGN AND BUILDING

56800 Aspen Drive

Ponderosa, CA 93265

(559) 542-8000 Office (559) 542-2027 FAX

highsierra@wildblue.net

License # 401990

Bill Dolmovic: Designer and Builder

"With over 50 homes and countless remodeling projects under my belt, I feel I can provide you with the most knowledgeable design and construction methods for your mountain home project."

**Ponderosa ♦ Alpine Village ♦ Camp Nelson ♦ Cedar Slope
Sequoia Crest ♦ Pierpoint Springs**



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

e-mail (Bill) highsierra@wildblue.net

e-mail(Barbie) aspenrealestate@wildblue.net

e-mail(Jen) 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 2015 - 2016 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 2015-2016

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

<u>President:</u>	Kit Korf	(559) 542-2504 / (805) 498-2944 korfknb@netzero.net
<u>Vice President:</u>	John Kracik	(559) 542-2639 mountaintop56816@gmail.com
<u>Treasurer:</u>	Gail Lack	(559) 542-2437 / (661) 589-2739 glack@bak.rr.com
<u>Secretary:</u>	Alvie Kracik	(559) 542-2639 mountaintop56816@gmail.com
<u>Members - at ~ Large:</u>		
	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
<u>Sunshine, Membership Committee:</u>		
	Barbie Dolmovic	(559) 542-8000 aspenrealstate@wildblue.net
<u>Social Committee:</u>		
	Dominique & Yves DeClerck	(323) 661-8482 or (559) 542-2872 ddeclerck49@gmail.com
<u>Street Signs and Roads Committee:</u>		
	Paul Cohen	(559) 542-1312 yakinbracha@earthlink.net
<u>Fire Truck Community Emergency Response Committee:</u>		
	John Kracik	(559) 542-2639 mountaintop56816@gmail.com
<u>PPOA Newsletter:</u>		
	Mark & Julie Hansen	(661) 836-2060 ppoanewsletter@gmail.com

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

