

The Farm Gazette

A MONTHLY PUBLICATION CREATED FOR THE FARM COMMUNITY

JANUARY 2020

951-294-1104 Director of the Month

www.thefarmpoa.org



Stop the Bleed
Make a Difference. Get Trained.

Free Stop the Bleed Training

Saturday, January 11, 2020 at 9:00 a.m.

Farm Barn Library - Sponsored by Crime Watch

See the full page flyer in this issue for more information.

Family Event

Recreation Soup Dinner

Saturday, January 18, 2020

Millers' Mill



Clam Chowder, Vegetarian Corn Chowder, Chicken Noodle,
Loaded Potato, Avgolemeno (Greek), Vegetarian Split Pea,
Green Salad, Rolls, Apple Pie

\$6 donation • 5:00 p.m. Social Time • 5:30 p.m. Dinner Time



CPR & AED Training - Basic First Aid
Infant, Child and Adult

Saturday, January 25, 2020

9:00 a.m. - 2:00 p.m. at Millers' Mill

Presented by your Farm Emergency Response Team

\$25.00 Fee

There is limited space, please call now to reserve a spot: Cathy - 951-990-2060



Director of the Month
After office hours
Call 951-294-1104
www.thefarmpoa.org

Board of Directors' Message

Dear Fellow Farmers,

Assessments for 2020 will remain at \$68.

We hope everyone had a safe and happy holiday season. Many residents will be making New Year's resolutions. How about making a New Year's resolution to attend the monthly Open Board meeting? Meetings are held on the second Thursday every month at 7:00 p.m. at The Farm Barn.

In this issue is the nominating form for the 2020 FPOA Election. We will also have the form available on the website at www.thefarmpoa.org and also at The Farm Barn. If you are a member (must be on title) and would like to run for a seat on the board, please fill out the form. If you nominate another member, please be sure they are willing to accept the nomination.

You will also notice the updated FPOA Election Rules. HOA Elections of California will be our inspectors of election again this year. These rules also include the nominating information. This was due to the passing of Senate Bill 323. The rules will also be uploaded to the website and available at The Farm Barn.

As soon as the work at Pool 1 is complete, we hope to have the pool open year-round. We are hoping the weather will cooperate. Once the pool is open the spa will be heated year-round for residents to enjoy.

The Farm Board of Directors – Dave Kentish, President; Cathy Neubauer, Vice President; Mary Haire, Corp. Secretary; Eileen San Giovanni, Treasurer; Paul Bakeman, Director; Morgan Dulak, Director; and George Taylor, Director

2020 ELECTION TIMELINE

The FPOA Board of Directors' Election will be on
SATURDAY, MAY 2, 2020

**The following is a timeline of events and cutoff dates
leading up to the Election.**

INSPECTORS OF ELECTION

HOA Elections of California
1001 Avenida Pico, Suite C-496
San Clemente, California 92673
Phone (888) 589-VOTE (8683)

NOMINATING FORMS

Available in the January and February Gazette, in the
Farm Barn lobby, and on the website at
www.thefarmpoa.org.

Applications will be available 1/3/2020.

CUT OFF FOR NOMINATIONS

Completed forms must be received at the Barn
office by 5:00 p.m. Friday, February 21, 2020

MEET THE CANDIDATES

After the FPOA Open Meeting on
Thursday, March 12, 2020
at The Farm Barn at approximately 8:00 p.m.

ENDORSEMENT ARTICLES

Regular Gazette advertising rates apply.

All endorsements must be received and paid for by
2/10/2020 to be in the March issue and by 3/10/2020 for
the April issue. Each paid endorsement will include
"Space paid for by (payee name)"

BALLOTS WILL BE MAILED

No later than April 4, 2020

ELECTION DAY/ ANNUAL MEETING

TABULATION BEGINS (if a quorum is achieved)

SATURDAY MAY 2, 2020

Polls are open 10:00 a.m. - 12:00 p.m.

Results & count announced after tabulation.



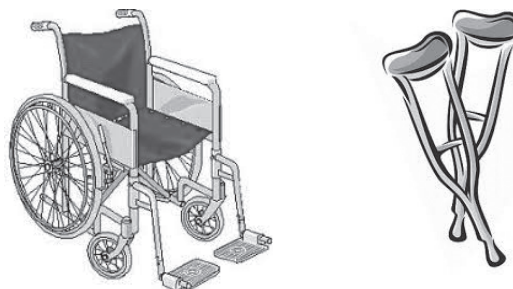
HOUSE OF THE MONTH

The Harvey Residence
24387 Combine Circle
By Kerri Haynes, ACC Admin.

The House of the Month for January goes to the Harvey residence. The Harveys moved to The Farm from Mission Viejo, Orange County area because they were down-sizing from their large home. They needed to scale down as they had become empty-nesters and wanted something smaller in a slower-paced area. Twenty-nine years later and the love for this house and the neighborhood is still there. Linda says it's so quiet and peaceful with such friendly people.

To make this property ever-more beautiful, they added artificial turf and took out some of the multiple fruit trees in the outdoors. Some of the fruit was already available for them in the groves of The Farm. Linda also remodeled the wood-working shop into an office for her work.

The ACC Committee would like to congratulate the Harvey residence on such a gorgeous property. As you drive by and take a glimpse at this charming house you will understand why this is the best decision they ever made.



MEDICAL EQUIPMENT

By Beverly Bakeman

Please remember that we have medical equipment available for our Farmers' to use free of charge. If you have a broken ankle, a sprain, or are just out of the hospital and weak, call Beverly at 951-244-1863. No donations are needed at this time.

2019 Holiday Light Winners

People's Choice



First Place

**33925 Harvest Way
Butera Family**



Second Place

**24529 Cornstalk Road
Harmon Family**



Third Place

**33463 Barley Lane
Thigpen Family**

Honorable Mentions

- | | |
|----------------------|------------------------|
| 33443 Barley Lane | 33453 Harvest Way East |
| 33463 Barley Lane | 33492 Harvest Way East |
| 33466 Barley Lane | 33582 Harvest Way East |
| 24400 Cornstalk Road | 33696 Harvest Way East |
| 24560 Cornstalk Road | 33378 Hidden Hollow |
| 24571 Cornstalk Road | 24949 Mandarin Court |
| 24574 Cornstalk Road | 24964 Mandarin Court |
| 24240 Citrus Hill | 24965 Mandarin Court |
| 24978 Deep Well Road | 33379 Mill Pond Drive |
| 33778 Farm Road | 33388 Mill Pond Drive |
| 34730 Farm Road | 33665 Mill Pond Drive |
| 34271 Farm Road | 34164 Olive Grove |
| 34281 Farm Road | 33571 Plowshare Road |
| 34586 Farm Road | 33628 Plowshare Road |
| 33404 Furrow Court | 33725 Plowshare Road |
| 34241 Harrow Hill | 24877 Rainbarrel Road |
| 34312 Harrow Hill | 24930 Rainbarrel Road |
| 34313 Harrow Hill | 24775 Split Rail Road |
| 33430 Harvest Way | 33388 Windmill Road |
| 33768 Harvest Way | 33541 Windmill Road |
| 33901 Harvest Way | 33671 Windmill Road |
| 33943 Harvest Way | 33984 Windmill Road |
| 34053 Harvest Way | 33988 Windmill Road |

*Thank you to all who took the time to
decorate and vote.*

THE FARM PROPERTY OWNERS ASSOCIATION
OPEN MEETING MINUTES
THURSDAY, NOVEMBER 14, 2019

MEETING PLACE: The Farm Barn

CALL TO ORDER: By President Dave Kentish at 7:00 p.m.

PLEDGE & MOMENT OF SILENCE

ROLL CALL:

Dave Kentish	President
Cathy Neubauer	Vice President
Mary Haire	Corp. Secretary
Eileen San Giovanni	Treasurer
Morgan Dulak	Director
Paul Bakeman	Director
George Taylor	Director
Denice Harrison, CMCA®	Association Manager

ABSENT: None

GUESTS: None

APPROVAL OF MINUTES

MOTION: MH/PB: Approval of Open Meeting Minutes, Thursday, October 10, 2019 M/C

OPEN FORUM

REQUESTS TO SPEAK: There were none requests to speak.

CLOSED OPEN FORUM

COMMITTEE REPORTS

ACC Committee

Beth Kramer presented the November House of the Month certificate and photo to the Coakley family.

Coffee Klatsch

Cliff Vosburg reported for Coffee Klatsch. Please join us for coffee and goodies the first Monday every month at 9:15 a.m. at the Farm Barn. You may bring goodies if you like.

Community Garden

The Community Garden report will be under the liaison report.

Crime Watch Committee

Beth Kramer reported for Crime Watch. Good evening, the month of October we had 14 patrols in the month for a total of 43 patrol hours. This includes attendance to the Chili Cook-off as well as the Farm Trunk or Treat. Total miles driven were 191 miles on the car in the month of October. There were 26 police reports that had been filed in our neighborhood between our September and October meetings. There was an uptick in evening crime last month.

At our last meeting, the committee decided on a Crime Watch logo for the Board to review. Freddie from Ultimate Graphics and Design took all the artwork submitted from our members to come up with a balanced combination. Silvia Nemetz was voted in scheduling. The committee voted to forward the donation request to the Board of a dashcam for the Crime Watch car from Mike Leonardi and Ed Ahner. The committee voted to have an evening guest speaker in January from Adult Protective Services. The date is yet to be determined. Deputy Salcedo has

requested all old volunteer badges from any current or past Crime Watch members be returned to the station. They are no longer valid. Our next meeting is on Monday, November 25th at 7 p.m. at Millers' Mill. Our next Meet & Greet will be Saturday, December 14th at 9 a.m. at the Farm Barn. It's our Holiday Cookie Exchange. Bring two dozen cookies and a container to bring home a different two dozen.

FERT Committee

Katy reported for the FERT Committee. The Farm Emergency Response Team (FERT) reports the following: Administration at no change. We are at 100%. Our next blood drive is Saturday, February 8, 2020. Our last blood drive was another huge success with 36 pints donated, a few bags of canned food and emergency blankets donated. Thanks to everyone who came out to support the community! Even those who cannot donate, we always appreciate your participation!

Reminder – As we are in November with no rains and high temperatures and low humidity, we are in a high fire time, we ask all residents to be vigilant and cautious.

Our next drill will be on January 5, 2020. This drill will be fire fighting training and prevention. As Always, the community is welcome to participate in our drills.

Recreation Committee

Jan MacKenzie reported for the Recreation Committee. Recreation is preparing again for its most popular dinner of the year, "The Turkey Trot". We gear up early assigning tasks to willing workers who will cook turkeys, potatoes, yams, green beans, stuffing and gravy to make a memorable Thanksgiving dinner for our neighbors. We are having entertainment again for this event. The very popular Eddie" is our performer. This happy demeanor and great voice are much appreciated. We have a great turn-out of folks wishing to enjoy this event. I know a good time will be had by all.

Our Recreation Annual Christmas Dinner will be held at the Barn on Monday, December 2nd, after our last meeting of the year. This is a potluck with some anchor dishes to make sure we have a wonderful evening. Recreation is also teaming with the Youth Committee to give the youngsters a great Christmas memory, a virtual trip on The Polar Express. Our Christmas will include Santa's visit, crafts for the children to participate in, cookies, cocoa, and generally a fun afternoon, culminating in the tree lighting.

This has become a really delightful event, and adults are advised to attend. It demonstrates the old-fashioned children's wonder of Christmas.

Thanks to all who are helping with this, and kudos to the Youth Committee for keeping the kid-spirit alive in The Farm.

Welcome Committee

Morgan Dulak reporting for Durene Southward. The Welcome Committee went out on October 26th with three members, Durene Southward, Dena Vogstrom, and Laurie Jueneman. For the month of October, there were eight new residents to greet and welcome. We talked with two of the new families, the other sic of the homes were not available, or still vacant. We had a great time talking with a family who moved from San Diego. They love the area and all the activities that we have here. This family is already participating in the community. It was such a beautiful fall day, and we saw many families out walking and exercising. Also, several residents were spending their day working in their yards or on their homes. Everyone is always so friendly. The Welcome Committee is looking forward to meeting new neighbors next month.

Youth Committee

Susie Waters reported for the Youth Committee. **Prior Events: Trunk or Treat & A Movie** – We had 16 decorated trunks. Everyone was so creative! We had prizes for Scariest, Funniest and Best Overall Trunks. After the contest, we went inside the Mill to watch Hotel Transylvania, eat free Popcorn, "Spooky" Cuties and Water. The kids were so cute all dressed up (and so were their parents)! A BIG "Thank You" to everyone who made this event happen!

Upcoming Events:

Family Bingo Night – Saturday, Nov. 23 from 6:30-8:00 p.m. at Millers' Mill (FREE Event!)

Spend an evening playing a B-I-N-G-O with your kids in a community atmosphere! We will have light snacks and water. Practice the BINGO song with your kids...we'll be singing it a few times!

Santa's Visit – Saturday, Dec. 7 from 3:00-5:00 p.m. at Millers' Mill (FREE Event!) Come take the Polar Express to meet Santa and take your child's picture with him! They can write letters to Santa, send Christmas cards to our Troops, decorate their own Christmas ornament and color a stocking to hang by the fireplace. Cookies, hot chocolate and hot apple cider will be served. After that, stay and watch The Farm Christmas Tree lighting! (This is a joint event with the Recreation Committee)

There will be no January or February event.

Our next Youth Committee meeting is next Thursday, November 21st at 6:30 p.m. at the Farm Barn Library. We hope to see you there! Look on the back cover of your Gazette for a snapshot of our upcoming events.

AGENDA ITEMS

INFORMATION: The 2019 Chili Cook-off winners were announced. There were 263 votes for People's Choice. The FPOA award recipients were also announced.

INFORMATION: The 2020 Reserve Study is complete. We are at 84.68% funding in reserves for the association.

INFORMATION: The treasurer's report was read.

MOTIONED: ES/MH: To accept account 362-642-015 be sent to collection and a lien placed on the property. M/C

TABLED: ES: Owl Boxes

MOTIONED: MH/GT: To approve the purchase of a new camera, not to exceed \$538.73. This will be from the ACC budget. M/C

INFORMATION: Morgan Dulak thanked Jon Powell for the help with the pond information.

MOTIONED: MD/CN: To approve the purchase of cattails for the Main Pond, not to exceed \$200. The PVC tubes are on hand. Maintenance will take care of placing them in the pond. M/C

INFORMATION: The grass carp application at \$100 per year was discussed. This will be discussed again at a later date.

TABLED: GT: Generator status: Tabled for FERT review.

MOTIONED: GT/MD: To accept Maureen Quinn as a Crime Watch auxiliary member. M/C

MOTIONED: GT/PB: To accept Clara Larson as a Crime Watch driver. M/C

MOTIONED: GT/PB: To accept Patricia Quick as a Crime Watch driver. M/C

MOTIONED: ES/MH: To approve the purchase of holiday LED lights to replace the older lights, not to exceed \$500. M/C

TABLED: GT: Crime Watch donation

MOTIONED: GT/MH: To approve the new Crime Watch logo for the car. M/C

DIRECTOR REPORTS

Dave Kentish-President/Liaison to FERT

Dave reported he is pleased with the FERT Committee's progress. The community donated 100 emergency blankets and food. We are slowly gathering needed items to help us all during an emergency.

Cathy Neubauer-Vice President/Liaison to Youth Committee

Cathy reported the Youth Committee is having fun. She is glad Susie is the chairperson.

Mary Haire-Corporate Secretary/Liaison to Gazette Committee

Mary reported the 2020 FPOA Annual Budget and Policy statements were mailed out. The 7th Annual Holiday Light Contest will be in December. It is a People's Choice Contest. We hope you will participate by decorating and/or voting. One vote per household. Please fill out the form found in the Gazette, and turn it in by 9:00 a.m., Monday, Dec. 16th. Winners will be announced on Tuesday, Dec. 17th by posting the results at the Farm Barn. Winners will be presented with a gift card and certificate at the Thursday, Jan. 9th Open Meeting. First place prize is a \$75 gift card, second place is a \$50 gift card, and third place is a \$25 gift card.

The office will be closed Thursday, Nov. 28th and Friday, Nov. 29th for Thanksgiving. We hope everyone has a wonderful Thanksgiving.

December's Gazette cover features the Polar Express Visit with Santa and Tree Lighting Ceremony. John King, our recipient of the Gordon Cox Lifetime Achievement award will flip the switch to turn on the holiday lights.

The Gazette is offering special advertising. For an additional cost, you can advertise a full page in color, and/or you can advertise in the centerfold. Advertising rates are in the Gazette.

All routes are covered and the volunteers are doing a great job delivering the Gazettes quickly, in order to help spread the word about upcoming Farm events. If anyone would like to volunteer to be an alternate, please contact Denice. The alternate would be called if a regular delivery person is unable to cover their route that month.

The Gazette is found online at <https://www.thefarmpoa.org/>. Paper copies are planned to be distributed on or after Dec 2.

Eileen San Giovanni-Treasurer/Liaison to Recreation Committee

The Recreation Committee is very pleased with the great number of people that have signed up for this Saturday's event. We have a waiting list posted. It's going to be a fun event with a tasty dinner. Our last event of the year is Saturday, December 7th. This is the Visit with Santa and the Tree Lighting Ceremony at the Mill. We are so happy to co-host the event with the Youth Committee. May everyone have a very happy Thanksgiving.

The Recreation Committee wants to thank Baron's Market on Clinton Keith for the generous gift card. We will be using it in our January dinner event. Thank you, Cliff, for securing the gift for the Recreation Committee. Also, thank you to Geneva Cope for donating a roaster oven.

Morgan Dulak-Director/Liaison to Community Garden and Welcome Committee

Details were covered in the chairperson report, but I want to give a shout out to our Welcome Committee for their hard work and dedication. They are a wonderful addition to our neighborhood and it truly makes a great impression on our new neighbors.

The Garden Committee's Open House was a hit. Thank you, Eileen, for the great presentation and thank you, Alan, for manning the barbecue. If you are interested in a garden plot, please contact the office for more information. Thank you to Baron's Market for the donation of 75 pumpkins. Thank you, Cliff, for taking care of the donation.

Paul Bakeman-Director/Liaison to RV and ACC Committee

House numbers are suggestions. It's a good idea, so your numbers are visible from the street. The curb numbers and mailbox numbers could be blocked by a car. There are still 2-10' RV spaces available and the 36' space is pending.

George Taylor-Director/Liaison to Crime Watch Committee and Maintenance

George reported the generator activation is completed and ready for final inspection. The handrails and new sidewalk are complete at the Main Pond. The eucalyptus trees between Plowshare and Windmill have been trimmed.

The Community Garden fence is complete. The razor wire and mesh wire at RV2 is complete. Boulders and cactus have also been placed around the area. The major work at Pool 1 is in progress. A major priority for maintenance is weed abatement.

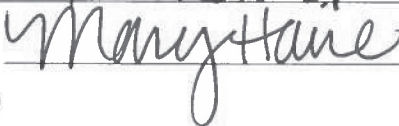
Future projects include the required back-flow valve inspections and trimming trees around the Farm common areas. With the developer's permission, the association would like to have swing arm gates installed at the top of Harvest Way, Harvest Way East and Farm Road.

OPEN FORUM

REQUEST TO SPEAK: There were two requests to speak.

Meeting adjourned at 7:59 p.m.

Approved by President Dave Kentish 

Approved by Corp. Secretary Mary Haire 

Transcribed by Denice Harrison, CMCA®



PROPERTY OWNERS ASSOCIATION
 33430 HARVEST WAY
 WILDOMAR, CA 92595
 PH: (951) 244-3719 • FAX (951) 244-0553

THE FARM PROPERTY OWNERS ASSOCIATION
2020 CANDIDATE NOMINATING FORM

The Farm Property Owners Association’s Annual Election is just around the corner. Currently, the FPOA has three (3) open positions on the Board.

If you are a Farm property **owner** who wishes to run for the Board of Directors, you may nominate yourself or you may nominate someone else. Please confirm with that individual their willingness to serve on the FPOA Board before submitting their name for nomination.

NOMINATING INFORMATION

NAME OF NOMINEE: _____

CONTACT NUMBER: _____

ADDRESS OF NOMINEE: _____

GOALS FOR ASSOCIATION: _____

This form must be received by U.S. mail or personally delivered no later than **5:00 P.M., Friday, February 21, 2020** to the address below. For any questions, please call The Farm Barn Office at 951-244-3719. Candidates’ statements for the election packet will need to be submitted to HOA Elections of California.

The Farm Property Owners Association
 Attn: Nominating 2020 FPOA Election
 33430 Harvest Way
 Wildomar, CA 92595

This form will not be used for publication; you will be contacted for publication material.

Sincerely,

The Farm Property Owners Association

A NON PROFIT CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF CALIFORNIA

**THE FARM, PROPERTY OWNERS
ASSOCIATION,
A CALIFORNIA NONPROFIT MUTUAL BENEFIT
CORPORATION**

Election Rules and Voting Procedures

**Election Rules and Voting Procedures
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Election Rules and Voting Procedures

The following Association election rules and voting procedures (Rules) are adopted by the Board of Directors, pursuant to Civil Code Section 5105.

These Rules govern Association elections and voting and are intended to bring the Association into compliance with Civil Code Sections 5100 through 5145. These Rules also are intended to preserve the fairness of the Association's membership voting process.

I. INSPECTORS OF ELECTION

A. Selection

1. **By Board at Meeting.** Inspectors of Election may be selected by the Board. The Board shall meet in open session to select one (1) or three (3) Inspectors of Election of the Association for any elections up through and including the next Annual Meeting.
2. **By Board Prior to Any Election.** If the Board has not previously designated Inspectors of Election, at least thirty (30) days before any Association vote or election for the categories set forth in these Rules, the Board shall designate one (1) or three (3) persons to serve as Inspectors of Elections.
3. **By Board to Fill Vacancy.** In the event one or more of the Inspectors of Election are unable or unwilling to serve out their term, or are unable or unwilling to serve in a particular vote or election, alternatively, the Board may fill the vacancy, or may designate the Association's managing agent (if not previously appointed as the Inspector) to act as the Inspector of Elections.
4. **By Members in Attendance.** If the Board of Directors has not appointed Inspectors of Election, then Inspectors of Election may be selected by the Members in attendance at a membership voting meeting. If Inspectors are selected by the Members in attendance, the Members shall move to appoint one (1) or three (3) Inspectors, who must meet the inspector qualifications of these Rules. The selection by the membership of Inspectors of Election shall be upon a majority of those present.

B. Inspector Qualifications

1. An elections inspector may be a Member of the Association or may be an independent third-party non-member including but not limited to the following:
 - a. Volunteer poll worker with the county registrar of voters;
 - b. A licensee of the California Board of Accountancy; or
 - c. A notary public; or

- d. A person not currently employed by or under contract with the Association for any Association services ; or
- e. A company specializing in association elections and ballot counting.

- 2. An elections Inspector(s) must not be a director or a candidate for any election, nor related by blood or marriage to any candidate for election.
- 3. Inspector(s) must agree to familiarize themselves with these Rules and to be present at any membership voting meetings or ballot counting during their term.
- 4. Inspector(s) must avoid any favoritism or partiality to any candidate or point of view, and must be committed to conducting a fair and honest election, in full compliance with these Rules.

C. Decisions

- 1. In the case of three (3) inspectors, they shall act by majority vote, and the decision or act of a majority shall be effective in all respects as the decision or act of all.
- 2. Inspector(s) may appoint and oversee additional persons to count and tabulate votes as the Inspector(s) deem necessary and appropriate.

D. Inspector Duties

Inspector(s) of Election Shall:

- 1. Perform their duties impartially, in good faith, to the best of his or her ability, and as expeditiously as is practical.
- 2. Determine the number of memberships and the voting power of each, if necessary.
- 3. Determine the validity, authenticity and effect of proxies, if proxies are used.
- 4. Receive and hold ballots or direct where ballots are to be returned and held until votes are tallied.

5. Hear and determine any challenges and questions regarding voting issues.
6. Open all secret ballot envelopes received, and tabulate all votes cast.
7. Determine the times for beginning and end of voting at meetings where votes will be tallied for the particular vote or election; however, the date, time and place of the meeting shall be determined by the Board of Directors.
8. Issue a report certifying the results of the election. The Inspector's report is prima facie evidence of the facts stated in the report.
9. Maintain custody of all ballots for the particular vote or election until they are turned over to the Association.
10. Retain Association election materials, both a candidate registration list and a voter list. The voter list shall include name, voting power, and either the physical address of the voter's separate interest, the parcel number, or both. The mailing address for the ballot shall be listed on the voter list if it differs from the physical address of the voter's separate interest or if only the parcel number is used. The Association or member shall report any errors or omissions to either list to the Inspector(s) who shall make the corrections within two (2) business days;
11. Perform such acts as may be proper to conduct the election with fairness.

II. NOMINATION PROCEDURES (Applicable Only to Meetings Electing Directors)

- A. Nomination Forms.** The Association shall provide general notice of the procedure and deadline for submitting a nomination approximately ninety (90) days before the date set for the Annual Meeting. The notice shall include information about when director elections are to be held, and also include candidate nomination forms. Interested members shall have at least thirty (30) days to return their nomination forms.
- B. Deadline.** Completed Candidate nomination forms shall be returned by the due date, no later than sixty (60) days prior to the date set for the meeting as directed, in order for the candidate to be included on the ballot.

- C. **Late Forms.** Any nomination form not timely received by the designated recipient will not be included in the secret written ballot procedure mailed in accordance with these Rules; however, candidates may be nominated from the floor at the membership meeting.
- D. **Forms Content.** Completed candidate nomination forms shall include a representation that the nominated Member is a Member in good standing, meets all qualifications for membership, and has agreed to place his or her name in nomination.
- E. **Candidate's Statement.** Completed candidate nomination forms may also include a candidate's statement of 100 words or less, or indicate that the candidate has declined to submit a statement. The Association shall distribute candidate statements as submitted and is not responsible for the content of any candidate statement submitted. If photographs are to be included, then equally sized photographs should be used for each candidate.
- F. **Result of Failure to Comply.** Candidates/nominees that do not follow the aforementioned procedure may still be nominated from the floor at the election meeting.
- G. **Self-nominations.** A Member may nominate himself/herself, so long as the Member meets the qualifications to serve as a director.
- H. **Nominating Committee.** In the event a nominating committee is formed pursuant to the Association's Governing Documents, the committee shall comply with these procedures in addition to those set forth in the Governing Documents.

III. NOTICE OF MEMBERSHIP MEETINGS AND ELECTIONS

For meetings with elections requiring the secret ballot process, the Association shall provide general notice of all of the following at least sixty (60) days before the ballots are distributed:

- A. The date and time by which, and the physical address where, ballots are to be returned by mail or handed to the inspector or inspectors of elections;
- B. The date, time, and location of the meeting at which ballots will be counted;
- C. The list of all candidates' names that will appear on the ballot;

- D. Individual notice of the above paragraphs shall be delivered pursuant to Section 4040 if individual notice is requested by a member.

IV. BOARD MEMBER NUMBER AND QUALIFICATIONS

A. **Number and Term.** The Board of Directors is comprised of seven (7) directors. Directors are elected to two (2) year staggered terms. Three (3) directors will be elected in even years, and four (4) directors will be elected in odd years. All directors shall serve until their replacements are selected.

B. **Good Standing.** A person shall not be eligible to be a candidate or to serve on the Board if he or she:

1) is not a member of the Association at the time of the nomination. For purposes of this requirement, when a legal entity that is not a natural person holds title, the entity shall have the power to appoint someone to act as a member;

2) resides on a Lot that is delinquent in the payment of regular or special assessments to the Association. A member who either pays under protest or has entered into a payment plan pursuant to Section 5665 shall be considered current with their assessments for this provision;

3) would be serving on the Board at the same time as another member who holds a joint ownership interest in the same separate interest parcel as the member and the other member is either properly nominated for the current election or an incumbent Director;

4) has been a member of the association for less than one (1) year;

5) has a past criminal conviction that would, if the member was elected, either prevent the Association from purchasing the fidelity bond coverage required by Section 5806 or terminate the Association's existing fidelity bond coverage

The Association shall not disqualify a person from nomination to or service on the Board of Directors unless the Board provides that member with the opportunity to engage in internal dispute resolution (IDR) as provided in Section 5900 .

V. CAMPAIGNING, CANDIDATE STATEMENTS, COMMON AREA ACCESS AND USE OF ASSOCIATION FUNDS

- A. Any candidate for the Board, or any Member advocating a point of view on an issue which is to be voted upon, shall have equal access to any Association media, newsletters, or Internet Web sites during the campaign, for purposes that are reasonably related to the election or other vote which is being taken.
- B. Equal Access shall be provided to all candidates and for all points of view, including those not endorsed by the board, for purposes that are reasonably related to the election.
- C. The Association shall not edit or redact any content of less than 100 words from any statement or election communication received from an Owner. Any content published shall include the following statement:

“These statements are from the candidates themselves, and not the Association. Neither the Association nor the Board of Directors is responsible for or necessarily endorses any of the views expressed in these statements.”
- D. All Members shall have equal access to any Common Area meeting space, during a campaign, at no cost, for purposes reasonably related to the election.
- E. Association funds shall not be used for campaign purposes, (as defined in Civil Code Section 5135) in connection with any Board election or any other Association election except to the extent necessary to comply with duties of the Association imposed by law.

VI. QUORUM

- A. **Quorum** is the minimum number of Members which must be participating in order to enable the Association to conduct a Members meeting, including tabulate ballots.
- B. In order for a Member to count as participating, and therefore be included in the quorum, a Member must either:
 - 1. Personally attend; or
 - 2. Submit a ballot pursuant to these Rules in advance of the meeting or ballot counting; or
 - 3. Provide a proxy to a person who attends on behalf of the Member.

- C. For purposes of this Association as set forth in the Bylaws, quorum, is the presence at any meeting in person or by proxy of Members is thirty-three and one-third percent (33 1/3 %) of the membership voting power. If Quorum cannot be obtained at the original meeting, Quorum at a subsequent adjourned meeting may be obtained with twenty-five percent (25%) of the membership. For purposes of votes on Assessments, pursuant to Civil Code Section 5605, quorum means a majority of a quorum of members, notwithstanding any provision of the Governing Documents.
- D. All ballots returned in accordance with the voting instructions shall count for purposes of determining if quorum has been achieved for any particular vote or election.
- E. The existence of quorum shall be determined by the total of all ballots received in advance of the meeting, plus the total Members represented in person or by proxy at any annual or special meeting held for purposes of the vote or election who have not previously returned ballots.
- F. Envelopes containing ballots cast prior to the meeting for counting shall not be opened for any reason but shall be date stamped or logged, organized and/or counted for quorum purposes only, prior to the tabulation by the Inspector(s) of Election.
- G. If quorum is not achieved, the meeting may be adjourned by the vote of a majority of votes represented in person or by proxy, to a date according to the procedure set forth in the Governing Documents. The secret ballots received prior to the meeting at which the votes were to be counted shall be maintained in a location designated by the Inspector(s) of Election, unopened, in a secure location until the adjourned meeting date.

VII. VOTING QUALIFICATIONS

- A. **No Splitting of Votes.** Each Lot is entitled to one vote on any matter, or each open seat on the Board of Directors, for which a vote is taken. Fractional votes shall not be allowed.
- B. **Determination of Membership.** In the event of a dispute over the current Lot Owner, the Lot Owner(s) shall be determined by the latest recorded deed as of the date the written secret ballots were mailed to the Owners.
- C. **Multiple Owners of Same Membership.** Where more than one person is identified as the record title Owner of a Unit, the vote for such Lot shall be determined by the Owners. Only one ballot may be submitted on behalf of a Unit. Where multiple record Owners of the same Lot are unable to

agree as to how their vote shall be cast and cast multiple ballots on behalf of a single Unit, no vote shall be counted for the matter in question; however, the ballot shall be counted for quorum purposes only. If any record Owner exercises the voting rights of a particular Unit, it will be conclusively presumed for all purposes that the Owner was acting with the authority and consent of all other Owners of the same Unit.

- D. **Cumulative Voting.** Cumulative voting is not permitted.
- E. **Multiple Ballots Cast on Same Membership.** Where more than one ballot is received for a single Unit, the ballot shall not be tabulated for purposes of the particular vote or election; however, the Lot will be counted as voting for quorum purposes only.

VIII. SECRET BALLOT PROCEDURE

- A. Notwithstanding any other law or provision of the Governing Documents, the following matters shall be decided by secret ballot, in accordance with the procedures set forth herein.
 - 1. Election or recall of Directors;
 - 2. Assessments requiring Member approval;
 - 3. Amendments to the Governing Documents requiring membership approval; and,
 - 4. Grant of Exclusive Use Common Area pursuant to Civil Code Section 4600.

B. Two Methods of Membership Decisions

The Association may conduct the membership votes specified above by either of two methods. Decisions may be accomplished by either a meeting of the membership, or by a membership voting by written ballot without a meeting. Membership votes to elect the Board of Directors shall be conducted in conjunction with the Annual Meeting.

In voting by written ballot without a meeting, the Members vote with written secret ballots and the secret ballots shall be opened in an open board meeting.

When voting in conjunction with a membership meeting, Members may vote by ballots cast in advance of the meeting or may attend and cast a

ballot in person, or they may give their proxy to another person who will attend the membership meeting and vote.

C. In either type of membership vote or election, the following procedure shall be followed:

1. Ballots and two (2) preaddressed envelopes with instructions on how to return ballots shall be mailed by first-class mail or delivered by the Association to every Member not less than thirty (30) days prior to the meeting date or, if the membership is conducting a vote without a meeting, not less than 30 days prior to the deadline for voting. **In order to preserve confidentiality, a voter may not be identified by name, address or Lot number on the ballot. The ballot itself shall not be signed by the voter.**
2. The ballot shall be inserted into an envelope and sealed (ballot envelope). The ballot envelope is then inserted into a second outer envelope that is sealed (outer envelope). In the upper left-hand corner of the outer envelope, the voter prints and signs his or her name. In addition, the outer envelope shall state the Member's address and shall indicate the Lot number that entitles him or her to vote.
3. The outer envelope is addressed to the Inspector or Inspectors of Election, or other designated ballot recipient who will be tabulating the votes. Each Member is responsible for submitting his or her envelope to the Inspector(s). The Member may mail the envelope or deliver it by hand to a location specified by the Inspector(s) of Election. The Member may request a receipt for any hand delivered ballot.
4. The sealed ballots shall remain in the custody of the Inspector(s) of Election or maintained at the location designated by the Inspector(s) until after said ballots are tabulated and custody has been transferred to the Association.
5. Secret ballots received as specified by the Inspector(s) are irrevocable.
6. In the case of election to the Board of Directors, the ballots shall list all candidates in a uniform fashion. No preference or endorsements may be indicated.

IX. Receipt, Handling, Care and Custody of Ballots

- A. Prior to the mailing of the secret ballots to the Owners, the Inspector(s) of Election and/or Board of Directors shall determine the location where the secret ballots are to be returned. The Inspector(s) or Board may designate the Association manager's address as the location for return of ballots.
- B. Members may return their secret ballot in the following manner:
 - 1. By mail (it is the responsibility of the voting Member to mail it with sufficient time so as to be received by the Inspector(s) prior to the meeting.)
 - 2. By hand delivery to the specified location; or
 - 3. By hand delivery to the meeting at which the votes will be tabulated. Only ballots returned prior to the closing of voting shall be counted.
- C. Upon receipt, the secret ballot envelope shall not be opened. Ballots received may be date stamped or otherwise noted with the date of receipt on the outer unopened envelope.
- D. The sealed ballots at all times shall be in the custody of the Inspector or Inspectors of Election, or at the location designated by the Inspector or Inspectors, until after the tabulation of the vote, until the time allowed by Section 5145 for challenging the election has expired, at which time custody shall be transferred to the Association custody has been transferred to the Association. The inspector(s) of elections shall make the ballots available for inspection and review upon written request by an association member or their authorized representative. Any recount shall be conducted in a manner that preserves the confidentiality of the vote..

X. PROXIES

- A. Members, as an alternative to voting by written secret ballot, may grant their right to vote to another Member by use of a proxy.
- B. Any Member may designate another Member as a "proxy," giving that person the authority to appear at a membership meeting and to vote on the Member's behalf.
- C. A general proxy need not be in any particular form, but must be:
 - 1. Written;
 - 2. Dated;
 - 3. Signed by the giver of the proxy;

4. State the Member is granting to another Member the right to vote the Member's interest in an Association meeting.
- D. Any instruction given in a proxy issued for an election that directs the manner in which the proxy holder is to vote shall be set forth on a separate page of the proxy that can be detached and given to the Member who is the Proxy Holder to retain.
- E. A proxy may be revoked at any time by the Member.
- F. Proxies granted for a specific meeting shall expire upon the conclusion of the stated meeting (or any postponement or adjournment of that meeting). If the proxy does not refer to a specific meeting, and does not state a specific expiration date, it shall expire eleven (11) months after the date it is executed by the Member.
- G. The Member who is the Proxy Holder must be designated in the proxy, must be in attendance, and, must vote as designated. If no one is designated on the proxy, the proxy is void.
- H. If a Member who has given his or her proxy attends the meeting and registers to vote, the proxy is void.
- I. If a Member previously submitted a written secret ballot, any proxies issued by that person for purposes of that election are void.
- J. Dated proxies supersede undated proxies; Proxies dated later in time supersede earlier dated proxies; multiple proxies with the same date will be treated for quorum purposes only.
- K. Unless stated otherwise on the proxy, a proxy expires automatically after eleven (11) months. The maximum term of any proxy is three (3) years from the date of execution.
- L. Proxies must be submitted to the Inspector(s) of Elections prior to the start of the meeting where a vote is to be taken.

XI. VOTING AT THE GENERAL MEMBERSHIP MEETING

- A. The Inspector(s) of Election shall check in all Members attending the meeting where a vote is to be taken. The Inspector(s) of Election shall determine when to close registration and determine quorum.
- B. Upon closure of registration of Members and proxies, and establishment of quorum, the matter to be voted upon shall be announced as per the

Agenda for the meeting. If the matter to be voted upon is election of Directors, nominations from the floor shall be invited. No nomination shall be received unless there is a second to the nomination. The eligibility of a nominee to serve as a Director may be determined by the Inspector(s) of Election, with the assistance of the Association's managing agent (if any).

- C. After closure of nominations from the floor (if an election of Directors) or the closure of debate (if another matter is being voted upon), the Inspector(s) of Election shall collect the ballots cast at the meeting by Members and proxy holders. These ballots need not be placed in sealed envelopes, but shall not contain any information identifying the Member or proxy holder casting the ballot.
- D. After collection of the ballots cast at the meeting, the Inspector(s) of Election shall close the voting and begin the process of counting the ballots.

XII. COUNTING VOTES – VOTING WITHOUT A MEETING

The following procedures apply if a membership vote is taken by written ballot only without a meeting of the Members:

- A. All votes shall be counted by the Inspector(s) of Election in public, at a properly noticed open meeting of the Board of Directors or Association Members.
- B. The times for opening and closing of voting, for Member registration and for cut off of registration at any meeting at which the tabulation of votes is to take place shall be determined by the Inspector(s) of Election.
- C. Any candidate or other Member of the Association may witness the counting of the votes; however, to avoid interference with the Inspector(s) and to ensure accuracy of the tabulation, no such person may come within five (5) feet of any Inspector(s) of Election while the votes are being counted.
- D. No person, including an Association Member or an employee of the management company, shall open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated.
- E. The unopened envelopes containing the secret ballots may be counted prior to the vote tabulation for purposes of determining the presence of a quorum.

- F. Any secret ballot envelope that is opened prior to the tabulation by the Inspector(s) of Election will not be counted for purposes of the vote or election but will be counted for quorum purposes only.
- G. Where the name of the Lot number on the upper left-hand corner of a returned secret ballot envelope differs from the name of the Owner of record on file with the Association as of the date of the meeting, the envelope will not be opened, and the ballot will not be counted, but the ballot will be counted for quorum purposes only.
- H. As ballots are counted, votes shall be recorded or tabulated in a procedure to be decided by the Inspector(s) of Election.
- I. In the event of any ballots which are disputed or unclear, those ballots shall be set aside until the counting of all other ballots is complete.
- J. If the ballots set aside would not affect the outcome of the election, the Inspector(s) need not take any further action regarding those ballots, but shall keep them separate from the other votes, and note in the tally the number of ballots which were not counted.
- K. If the ballots set aside as disputed or unclear would affect the outcome of the election, the Inspector(s) shall review each of the ballots in question and shall by majority vote determine if the ballot shall be counted. The Inspector(s) shall reasonably attempt to give meaning to every ballot.
 - 1. A ballot casting too many votes may not be counted.
 - 2. A ballot may not be counted if it cannot be determined as to what the Member voted.
 - 3. A ballot which contains writing or markings identifying the maker of the ballot shall not be rejected, but the Inspector(s) shall obliterate the writing or marking so that the ballot is secret and does not identify the maker.
 - 4. A ballot casting votes for a candidate not nominated shall be counted as to any votes it contains that were cast for nominees.
 - 5. An envelope containing more than one ballot shall result in all ballots contained therein being disregarded.
- L. After determining ballots which were rejected, those ballots shall be separated from the ballots which were counted. The tally sheet shall

indicate how many ballots were not counted, but need not state the reasons for each ballot not counted.

XIII. COUNTING VOTES – GENERAL MEMBERSHIP MEETING VOTING PROCEDURES

The following procedures shall be followed when the membership vote is taken in conjunction with a membership meeting where ballots will be counted.

- A.** The times for opening and closing of voting, for Member registration and for cut off of registration at any meeting at which the tabulation of votes is to take place shall be determined by the Inspector(s) of Election.
- B.** Any candidate or other Member of the Association may witness the counting of the votes; however, to avoid interference with the Inspector(s) and to ensure accuracy of the tabulation, no such person may come within five (5) feet of any Inspector(s) of Election while the votes are being counted.
- C.** No person, including an Association Member or an employee of the management company, shall open or otherwise review any ballot prior to the time and place at which the ballots are counted and tabulated.
- D.** The unopened envelopes containing the secret ballots may be counted prior to the vote tabulation for purposes of determining the presence of a quorum.
- E.** Any secret ballot envelope that is opened prior to the tabulation by the Inspector(s) of Election will not be counted for purposes of the vote or election but will be counted for quorum purposes only.
- F.** Where the name of the Lot number on the upper left-hand corner of a returned secret ballot differs from the name of the Owner of record on file with the Association as of the date the ballots were mailed, the Ballot will not be counted, but will be counted for quorum purposes only.
- G.** As ballots are counted, votes shall be recorded or tabulated in a procedure to be decided by the Inspector(s) of Election.
- H.** In the event of any ballots which are disputed or unclear, those ballots shall be set aside until the counting of all other ballots is complete.
- I.** If the ballots set aside would not affect the outcome of the election, the Inspector(s) need not take any further action regarding those ballots, but shall keep them separate from the other votes, and note in the tally the number of ballots which were not counted.

- J.** If the ballots set aside as disputed or unclear would affect the outcome of the election, the Inspector(s) shall review each of the ballots in question and shall by majority vote determine if the ballot shall be counted. The Inspector(s) shall reasonably attempt to give meaning to every ballot.
1. A ballot casting too many votes may not be counted.
 2. A ballot may not be counted if it cannot be determined as to what the Member voted.
 3. A ballot which contains writing or markings identifying the maker of the ballot shall not be rejected, but the Inspector(s) shall obliterate the writing or marking so that the ballot is secret and does not identify the maker.
 4. A ballot casting votes for a candidate not nominated shall be counted as to any votes it contains that were cast for nominees.
 5. An envelope containing more than one ballot shall result in all ballots contained therein being disregarded.
- K.** After determining ballots which were rejected, those ballots shall be separated from the ballots which were counted. The tally sheet shall indicate how many ballots were not counted, but need not state the reasons for each ballot not counted.

XIV. ANNOUNCEMENT OF RESULTS/TIE BREAKER

- A.** The results of the vote or election shall be promptly reported to the Board of Directors of the Association, shall be recorded in the minutes of the next meeting of the Board of Directors and shall be available for review by Members of the Association.
- B.** In the event of a tie between two candidates for election to the Board, the winner will be determined by a coin toss. The coin toss shall be administered by one of the appointed elections Inspector(s). In the event of a tie among more than two candidates, the winner will be determined by drawing numbers. The winning candidate will be the candidate drawing the highest number from 1-10.
- C** Within fifteen (15) days of the vote or election, the Board shall publicize the results of the election in a communication directed to all Members. This may be done by posting of a notice in the same manner in which other notices are posted by the Association.

XV. RETENTION OF ELECTION RECORDS

- A.** The sealed ballots, signed voter envelopes, voter list, proxies, and candidate registration list shall at all times be in the custody of the Inspector(s) of Elections until after the tabulation of the vote, and until the time allowed by Section 5145 for challenging the election has expired, at which time custody shall be transferred to the Association. .
- B.** When received by the Association, election ballots shall be stored by the Association at the office of the managing agent. In the event the Association has no managing agent, the election materials shall be stored by the Association Secretary in a secure place for no less than one (1) year from the date of receipt.
- C.** After one (1) year after the Association has received possession of the election materials, they may be discarded. Association election materials means returned ballots, signed voter envelopes, the voter list of names, parcel numbers, and voters to whom ballots were to be sent, proxies, and the candidate registration list.
- D.** Any Member may inspect the election materials, upon reasonable notice to the Association's Managing Agent, or Secretary (in the event the Association does not at the time have a Managing Agent).
- E.** Under no circumstances shall the Inspector(s) of Election, the Association's Managing Agent, or the Secretary keep the election materials in a fashion which identifies the vote cast by any particular Member or otherwise which destroys the secrecy of the balloting.
- F.** In the event of a recount or other challenge to the election process, the Association shall, upon written request, make the ballots available for inspection and review by Association Members or their authorized representatives. Any recount shall be conducted in a manner that shall preserve the confidentiality of the vote.
- G.** If there is any cost to the inspection, such as photocopying charges or charges by the managing agent for accommodating the inspection, such cost shall not be borne by the Association but shall be paid by the requesting Member.

CERTIFICATE OF SECRETARY

The herein election rules and voting procedures were adopted on 12/12/19
by a vote of the Board of Directors.

MaryHaine
Signature of Secretary

Dated: 12/12/19

ACC CORNER



Architectural Control Committee Message:



Any architectural changes or improvements to the exterior of your property require approval from the ACC before work can be initiated. You must fill out an Architectural Change Application; this application can be picked up at The Farm office or found on our website at www.thefarmpoa.org. All architectural change applications must be submitted to The Farm Office by Friday, January 3rd as we will only have one ACC meeting this month on Wednesday, January 8th.



4th QUARTER - COMPLIANCE EVALUATION STATISTICS

Total number of non-compliance notices sent in December: 57



AC Units: 9	Pine Needles: 2	Fence Repair: 3
Weeds: <u>13</u>	Pole Lights: <u>4</u>	Stored Vehicles: <u>3</u>
Stored Items: <u>13</u>	Holiday Décor: 0	Tree Maintenance: <u>10</u>



WAR OF THE WEEDS



Some folks call them weeds, to others they're just a plant growing where it's not wanted. They seem to sprout overnight and can outgrow the plants you pamper in a flash. Recent rains have prompted vigorous growth; left unchecked, they can steal water and nutrients from neighboring plants.

Where do they come from?

Weed seeds that arrive in your yard can either be carried by the wind or by birds. They could be brought in with yard equipment, grass seed, organic soil amendments or "hitch" a ride on shoes, clothing or even on the fur of pets.

Weeds don't always look like weeds

The two basic groups of weeds are *grasses* and *broadleaf* weeds. Some sprout from seeds and grow, flower, produce seed and die within one season. These are referred to as *Annual* weeds. *Perennial* weeds can live for several years. The control methods you choose will depend on what type of weed you are dealing with.

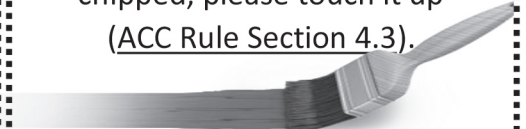
Weed abatement tips:

- 1. Prevention!** This is especially important for your lawn. Put down a pre-emergent herbicide that is safe for grass to prevent weeds for germinating in the first place.
- 2. Mulch!** The more you mulch, the less you'll have to weed. A deep layer of mulch around plants will benefit your garden in several ways by discouraging weeds, conserving soil moisture, regulating soil temperature, and adding organic nutrients
- 3. After it rains!** Yes, rain will speed up weed growth exponentially. But did you know it can serve as an advantage? With semi-moist soil, weed removal can be a much easier task as the soil is softer and less compacted giving weed roots less hold.

APRIL PAINT INSPECTIONS

ARE APPROACHING

Second Quarter Evaluations in April will be focused on painting, major and minor, in addition to all other non-compliances. If the paint on your home, garage, trim, fence, etc. has faded or is chipped, please touch it up (ACC Rule Section 4.3).



PAINTING: APPROVAL PROCESS

If you plan on re-painting your home, fencing, trim etc. a NEW color, approval is required by the ACC. To get approval you must first submit an Architectural Change Application specifying what color will be used along with a color sample. This form can be picked up at The Farm Barn. Once submitted, approval or disapproval shall be sent to owners within 30 days of determination.

APPROVED

DENIED

Make Your First Call



HONOR
PLUMBING CO.

State Lic. #1056756

Residential • Commercial • Industrial
Restaurants • Mobile Homes

24 HOUR EMERGENCY SERVICE

951-245-9313

10%
OFF YOUR
NEXT SERVICE

MENTION THIS AD WHEN YOU CALL
UP TO \$100 MAXIMUM DISCOUNT

FREE
CAMERA
INSPECTION
with Drain
Cleaning

Stop the Bleed

Make a Difference. Get Trained.

Up to 20% of trauma deaths could be prevented each year with effective bleeding control.

Stop the Bleed is a national campaign that provides the public with proper bleeding control techniques, including how to use their hands, dressing, and tourniquets.

The program trains bystanders to be immediate volunteer responders and gives them the skills to stop uncontrolled bleeding in emergency situations until professional first responders arrive.

Free Stop the Bleed Training

January 11, 2020 @ 9:00 am

Farm Barn Library – Sponsored by Crime Watch



STOP
THE BLEEDSM
APPLY PRESSURE

**NEW YEARS RESOLUTION: THE 9 PRINCIPLES
OF CRIME PREVENTION
CRIME WATCH**

By Beth Kramer, Chairperson

1. Target Hardening: Making your property harder for an offender to access.

- Upgrading the locks on your doors, windows, sheds and outbuildings
- Fitting sash jammers to vulnerable doors and windows
- Using secure passwords to prevent criminals from hacking your online accounts

2. Target Removal: Ensuring that a potential target is out of view.

- Not leaving items in view through your windows – i.e. laptops, phones, keys, bags
- Putting your vehicle in the garage if you have one and not leaving valuables on display

3. Reducing the Means: Removing items that may help commit an offense.

- Not leaving tools and ladders in the garden and clearing up any rubble/bricks
- Keeping wheel bins out of reach, as they may be a climbing aid or help transport items

4. Reducing the Payoff: Reducing the profit the criminal can make from the offense by not buying property you believe or suspect to be stolen

5. Access Control: Looking at measures that will control access to a location, a person or object.

- Locking your doors and windows to both your house and your vehicle
- Ensuring that fencing, hedges, walls and other boundary treatments are in a good state of repair
- Putting a security system in place

6. Surveillance: Improving surveillance around homes to deter criminals.

- Removing high hedges / fences at the front of your home that allows an offender to work unseen
- Consider adding wireless cameras
- Volunteer in your local Crime Watch

7. Environmental Change: Ensuring your property and wider community looks cared for.

- Ensuring that graffiti and waste is cleared up
- Working with the police and local authority to close a footpath

8. Increase the Chances of Being Caught: Increasing the likelihood that an offender will be caught to prevent crime occurring.

- Making use of dusk to dawn security lighting is in place and in working order
- Using good picture quality wireless cameras
- Delay an offender, meaning they have to spend more time to gain access

10. Deflecting Offenders: Deterring an offender or deflecting their intention. Use timer switches to make our homes look occupied if vacant after the hours of darkness

BUNCO
By Charlie

Whew! What a great year it was for BUNCO! It was a great year because we had a fantastic time, lots and lots of fun. We even caught the attention of some new BUNCO BUDDIES! It was also a sad year because some BUNCO BUDDIES have moved on to another segment in their lives. However, they will not be forgotten because they are still our BUNCO BUDDY!

BUNCO'S 26th Annual Christmas Doo Dah was a huge success. Just ask anyone who joined in, because they will tell you "Ho Ho Ho! We were jolly". I think every year our Christmas spirit just gets merrier, better and better. We do boast some of the best and imaginative cooks.

Well, that was 2019, and this is 2020. We're starting a whole new year with some whole new resolutions. You know, those promises you make every January and then forget about them. Well anyway, you should make one more resolution, and that's to come and try BUNCO. So go mark your new 2020 calendar. That's 1:15 p.m. every second and fourth Monday of every month for BUNCO at the Farm Barn.

Hostesses/Host for January will be:

13th Charlie Luton

27th Bunco Players



**HAPPY NEW YEAR FROM YOUR
RECREATION COMMITTEE**

By Jan MacKenzie, Chairperson

Firstly, we invite anyone who would like to join Recreation to come to our first meeting of 2020. It is Monday, January 6th at 6 p.m. We are always looking for volunteers and it isn't always about how you can cook! There are a myriad of jobs for all abilities on our committee.

Speaking about cooking, I must once again thank everyone who cooked, served, cleaned up, shopped, and ate the turkey and all! They did a great job as always. This is a group who enjoys pleasing their fellow man.

Two-thousand-and-twenty will bring us some great events. Our lucky St. Patrick's dinner, a Veteran's dinner, Oscar night, Cherry Blossom (Chinese food) time, and more to start the year in January. The famous soup dinner will have six varieties of soups. We will have some vegetarian soups, salad, rolls and apple pie.

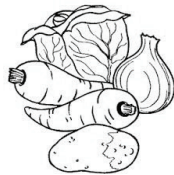
Do come and join us and bring the little ones. It is a fun night out, looking forward to meeting new neighbors.

Heartfelt
THANKS
TO OUR VOLUNTEERS!

THE GARDEN PLAN

By Beth Kramer, Garden Committee

Hurry! Get your own Garden plot! For a \$20.00 key deposit you can have your own 4 ft by 10 ft garden plot with free water! Only 5 Left



**Next Meeting
January 20, 2020,
6pm
The Farm Barn!**

Committee meetings are held every other month on the Third Monday. Meetings are open to the Community Garden members and all other Farm Residents who are interested.

The cool growing season is in full swing in January

Indoor Vegetables and Herbs

Start seeds of eggplant, kale, lettuce, melon, peppers, squash, tomatoes, and basil, so that transplants will be ready to harden off, as the weather heats up.

Outdoor Vegetables and Herbs

Transplant seedlings of broccoli, cabbage, cauliflower, chard, and Asian greens. It's also safe to direct sow several vegetables in your garden, including arugula, cabbage, carrots, kale, lettuce, onions, peas, radishes, spinach, and turnips. Be sure to succession sow, to keep the harvest coming.

Cool-season herbs such as chives, cilantro, and parsley should be sown now, as well. Cold hardy fruit trees, such as peaches and nectarines, can be planted now, but hold off planting tender fruits such as citrus, until the weather stays warm.

Indoor Flowers

If you want to get a head start, start seed indoors of cosmos, marigolds, sunflowers, and zinnia

Outdoor Flowers

Only pansies and violas are hardy enough to survive a surprise hard freeze, but dianthus, nasturtiums, petunias, primroses, snapdragons, and sweet peas can handle brief cold spells. Most delphinium, foxgloves, and hollyhocks will require some exposure to cold weather to flower well, so get them out early, too.

Community Garden Clean up Reminder!

January 11, 2020

10:30 a.m.



RECREATION COMMITTEE

By Jacqueline Meers Heidrick

Turkey Trot Review, November 16, 2019: What a wonderful meal. So yummy! Turkey, stuffing, potatoes, yams, green beans with garlic and olive oil, topped off with pumpkin pie with whipped cream. As the kids would say OMG! We were overwhelmed. We had a fun drawing, and interviewed a few of our winners. Anita and John won a gift card from Olive Garden, a wonderful Italian restaurant. Anita stated what a wonderful dinner our ladies and gents made for our Turkey Trot dinner. Jacqueline won a spa basket with luxury towels, lotions, body wash, candles and a very tasty hot cocoa mix. She remarked what a wonderful community we live in, and we are so happy we chose The Farm.

The Polar Express visit with Santa and Tree Lighting Ceremony, December 7, 2019: A winter wonderland for adults and children. Delicious cookies, cocoa, and hot cider were available. A big thanks to Roly, Karen and LaVonne, our Santa and elves. The children were precious asking Santa their Christmas wishes, and writing letters to Santa and the military. Thank you to Susie and Jan, our chairpersons for the Youth Committee and Recreation Committee. We are blessed to have a community where people care for each other and we have clubs and events to bring our community together.

Soup Dinner, Saturday, January 18, 2020: Soup is such a warm, delicious treat, especially with all the recent rain and cold weather. To name a few: corn and clam chowder, chicken noodle, loaded potato and pea soup. It will be served with salad, rolls and apple pie. We will have a fun drawing, music and dancing.

Oscar Night, February 15, 2020: Everyone loves Italian food. We will have lasagna, garlic bread, salad, vanilla pudding and popcorn. We have great prizes again this year. Last year's prizes were well received. Olive Garden gift cards, coupons to one of our great dinners, cards from Louie's Nursery, gift baskets of wine and spa goodies are all sponsored by local merchants. We will stand up and cheer for another successful year like last year. We know it will be great.

Our March event will be Happy St. Patrick's Day dinner, Saturday, March 21, 2020: A full corned beef and cabbage dinner with all the trimmings will be available. More about this fantastic dinner in our next issue.

Social time for dinner events is 5 p.m. and dinner is served at 5:30 p.m. The sign-up sheet is located in the Farm office the first day of the month and taken down the Wednesday before the event. There is a \$6 donation and kids under eight eat free. Reservations are necessary in order to know how many people will attend, since space is limited. Exact change is appreciated. You may bring beer and wine, but no hard liquor, please.

We would like to thank all of our volunteers and Farmers for such a successful year. Please join us and become a part of this great community. There is only a six dollar donation for a wonderful family meal plus dessert. Have a very Happy New Year!

THE FARM YOUTH COMMITTEE

January 2020

By Susie Watters, Chairperson

The Farm Youth Recreation Committee plans and implements events for the kids in our community. We are a very small committee and desperately need more members. Most of our events are FREE and for the entire family.

Prior Events: Family Bingo Night – Nov. 23

We had a great time playing B-I-N-G-O! A lot of adults were there (without kids) and that made it fun, too! There were a number of prizes for kids and adults. Everyone won something. Yay!

Santa's Visit – Dec. 7

The theme was Polar Express. The Recreation and Youth Committees did an amazing job decorating the Mill. The fireplace looked warm and inviting. We even had a train that blew steam and whistled! There was a great turn out. The kids got to eat cookies, take a picture with Santa, decorate ornaments, color stockings, write a letter to Santa (Santa will write a letter back) and write Christmas cards to the troops. Many kids and families played "freeze tag" and "red light, green light" outside while waiting for the "tree" lighting. John King (the recipient of Gordon Cox Lifetime Achievement Award) turned on the Christmas lights.

Upcoming Events: There will be no January or February event.

Our next Youth Committee meeting is Thursday, February 20th at 6:30 p.m. at the Farm Barn Library. We hope to see you there! Look on the back cover of your Gazette for a snapshot of our upcoming events.



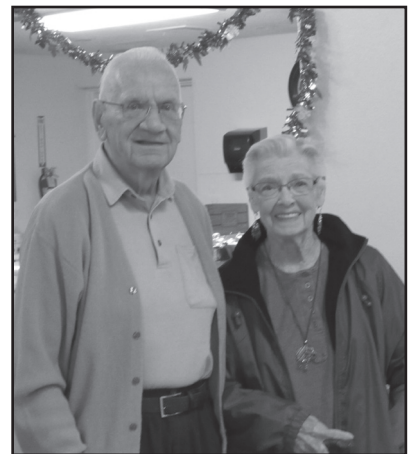
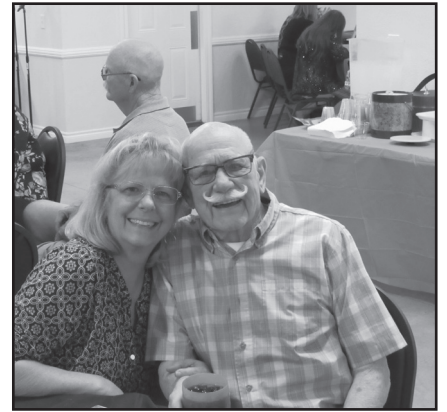
FARM BARN

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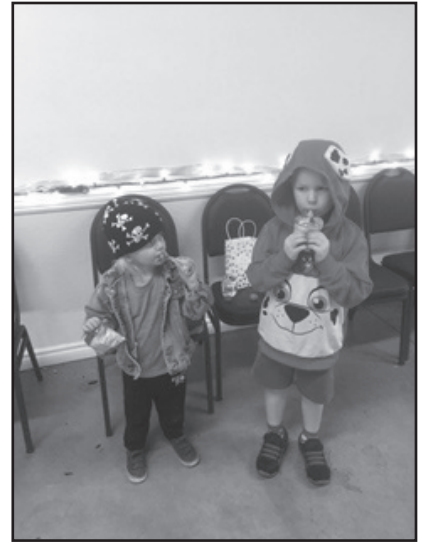
**Monday - Friday
9:00 a.m. - 5:00 p.m.**

**Closed for Lunch
Noon - 1:00 p.m.**

2019 Turkey Trot Event



*2019 Holiday decorating at Millers' Mill
A big thank you to all the volunteers who
made the holidays a time to remember!*



2019 Polar Express Event
Co-hosted by the Recreation and Youth Committee



2019 Polar Express Event
Co-hosted by the Recreation and Youth Committee





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Date: _____

Date: _____

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COOK'S CORNER

"YUMMY FOR THE TUMMY"



BOSTON MARKET MEAT LOAF

Submitted by Jane Merrow

½ Ketchup

¾ tsp. salt

1 ½ T Hickory Barbecue Sauce

½ tsp. onion powder

1 T Sugar

½ tsp. pepper

1 ½ lbs Ground Beef

2 cloves minced garlic

1/3 cup Flour

¾ cup Italian bread crumbs

1 beaten egg

Preheat oven to 400 degrees. Stir together the ketchup, barbecue sauce, and sugar.

(Reserve ¼ cup for later.) With your hands, mix in the remaining ingredients.

Form the mixture into a loaf and place in a greased 9x5 loaf pan and bake covered for 30 minutes. Uncover and drain fat, slice the meat loaf while still in the pan.

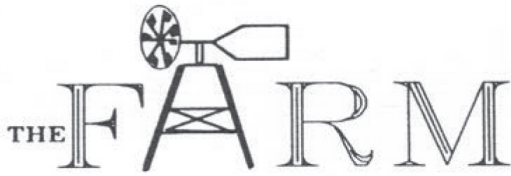
Drizzle the reserved tomato mixture evenly over the meat loaf.

Bake uncovered for another 30 minutes, or until cooked through.

(You can make this recipe with ground turkey instead of ground beef.)



*Thank you to Jane Merrow
for submitting recipes for the
Gazette!*



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J A W A S H I N G T O N N G O
N E B H N I O O H M O O I E T
D O F E O S C A D O S Q L A K
Y C S F I O R I F N E V J C M
S I B D E R V I D R V Y E X F
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B M V S R S S D R E L U X N O
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ROOSEVELT	TRUMAN	WASHINGTON

The Gazette Committee is looking for a volunteer to create word searches for the new year. If you are interested, please check out the link below to see if this works for you. If you have any questions, feel free to email fpoagazette@gmail.com or call Denice at the Farm Barn office 951-244-3719.

After doing a bit of research most word searches are copyrighted and not able to be published in the Gazette. The link below has worked for us as long as we publish the word search to include the information below.

For more free word searches, visit
www.memory-improvement-tips.com/word-search-printables.html

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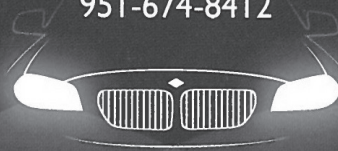
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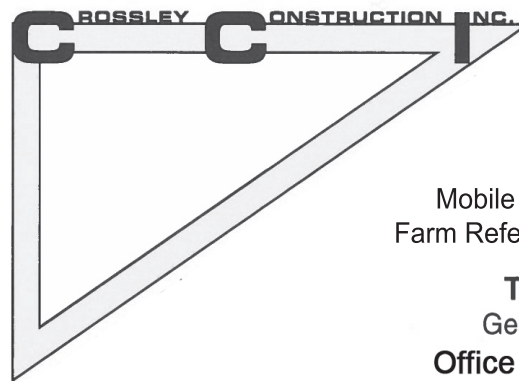


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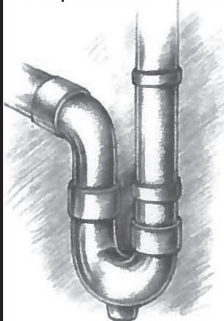
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BREAD, BUNDT'S & ROLLS: 10 Flavors of Bundt Cakes, Healthy 4 seed bread, Dilled Rye and Dinner rolls - call Jane - 951-246-3125



Have your classified ad on this page for only 25 cents per word, \$1.00 minimum. Contact Denice Harrison, Gazette Editor at 951-244-3719.



	5% Discount	
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Farm Saver Ads will be 25 cents per word.

If you have any questions, please call Gazette
Editor Denice Harrison at 951-244-3719.

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The Farm Saver

*Rates are 25¢ per word. Telephone number counts as one word.
 Minimum charge per ad is \$1.*

Publish my ad as follows: _____

Total Amount Enclosed: _____

Name: _____
Address: _____
Phone No. _____

The Farm Map



Oranges



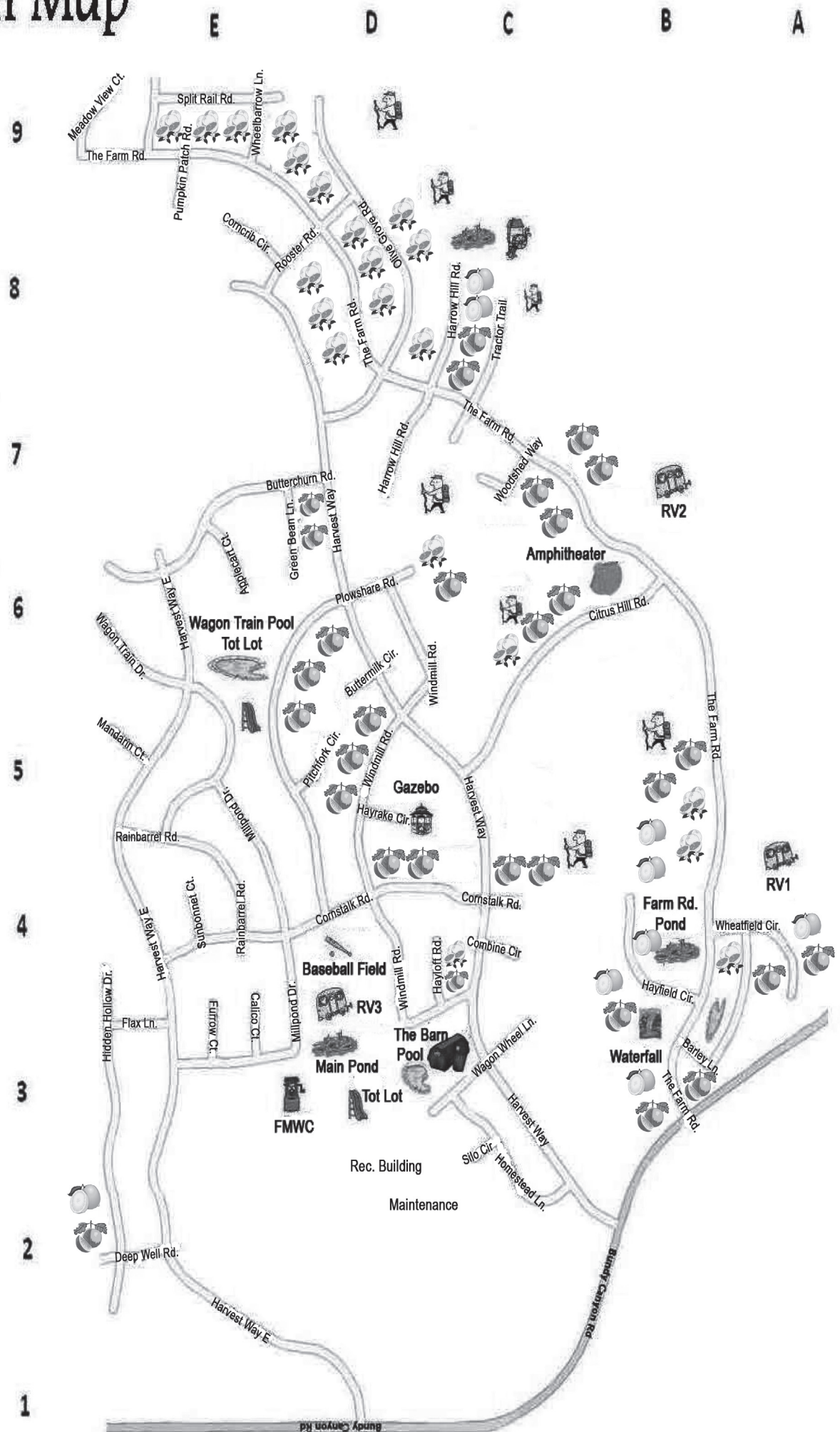
Grapefruit



Lemons

Streets

Applecourt Court	E-6
Barley Lane	B-3
Bundy Canyon	D-1
Butterchurn Road	E-6
Buttermilk Circle	D-5
Calico Court	E-3
Citrus Hill Road	C-5
Combine Circle	C-4
Corncrib Circle	E-8
Cornstalk Road	D-4
Deepwell Road	E-2
Flax Lane	E-3
Furrow Court	E-3
Greenbean Lane	D-6
Harrow Hill Road	D-7
Harvest Way	B-2
Harvest Way East	D-1
Hayfield Circle	B-3
Hayloft Road	C-4
Hayrake Circle	D-5
Hidden Hollow	F-2
Homestead Lane	C-2
Mandarin Court	E-5
Meadowview Court	F-9
Millpond Drive	D-3
Olive Grove Road	D-8
Pitchfork Circle	D-5
Plowshare Road	E-4
Pumpkin Patch	E-8
Rainbarrel	E-4
Rooster Road	D-8
Silo Circle	C-2
Split Rail Road	E-9
Sunbonnet Court	E-4
The Farm Road	B-3
Tractor Trail	C-7
Wagon Train Dr	E-5
Wagon Wheel Ln	C-3
Wheatfield Circle	A-3
Wheelbarrow Ln	E-9
Windmill Road	D-4
Woodshed Way	C-7



THE GAZETTE COMMITTEE

fpoagazette@gmail.com

(All area codes are 951 and all telephone prefixes are 244 unless otherwise noted.)

Editor/Secretary	Denice Harrison.....	3719, ext. 101
BOD Liaison/Proofreading	Mary Haire.....	3719
Proofreading.....	Eileen San Giovanni	3719
Proofreading.....	Shirley Urquhart	3719
Proofreading.....	Nina Hecklinski.....	3719
Advertising.....	Denice Harrison.....	3719, ext. 101
Circulation Scheduler.....	Denice Harrison.....	3719

(All area codes are 951 and all telephone prefixes are 244 unless otherwise noted.)

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1 John King/Sharon Thompson	7A Eileen San Giovanni	10-1A Missy/Chloe/Claire Thomas
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5C Janie Malkovic/Andrew Haire	8B Steve/Majorie Marrale	10-4 Charlie Luton
6 Linda Nicholson/Donna Fight	8C June Koenig	10-5 Janet Wenzel
		10-6/10-7 Susan Haire

IF YOU WOULD LIKE TO VOLUNTEER TO BE A DISTRIBUTOR, OR WOULD LIKE TO FILL IN WHEN WE NEED A SUBSTITUTE PLEASE CALL DENICE HARRISON AT 951-244-3719.

(All area codes are 951 and all telephone prefixes are 244 unless otherwise noted.)

ACTIVITY GROUPS

Line Dancing, Terry	3719	Bunco, Charlie Luton	3719
Quilters Club, Shermalee Ochoa.....	2576	Quilters Group, Louise Braga.....	246-1930
Youth Tennis, David Gerletti	626-422-3009	Exercise, LaVonne Moore	3719
Pickleball, David Gerletti.....	626-422-3009		

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THE FARM PROPERTY OWNERS ASSOCIATION

33430 Harvest Way, Wildomar, CA 92595

Telephone 244-3719 • FAX 244-0553

Director of the Month 294-1104

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Director Morgan Dulak
Director George Taylor

Maintenance Manager
Vince Soto 244-9966

Association Manager/Gazette Editor
Denice Harrison, CMCA® 244-3719, Ext. 101

Accounting Manager
Debbie Myers 244-3719, Ext. 106

Bookkeeper
Melissa Banwart 244-3719, Ext. 108

ACC Committee
Kerri Haynes 244-3719, Ext. 105

FARM BARN
CUSTOMER SERVICE HOURS:
Mon-Fri 9:00 a.m. - 5:00 p.m.
Closed for Lunch 12:00 p.m. - 1:00 p.m.

OFFICE E-MAIL ADDRESSES

Vince Soto, Maintenance Manager fpoamainman@gmail.com
Denice Harrison, CMCA®, Association Manager fpoagazette@gmail.com
Debbie Myers, Accounting Manager fpoabookkeeper@gmail.com
Melissa Banwart, Bookkeeper fpoabkpr2@gmail.com
Kerri Haynes, ACC Administrative Assistant fpoaacc@gmail.com
Director of the Month (After Business Hours) 951-294-1104

COMMITTEE INFORMATION

Architectural Control Chairperson Gayl Taylor 244-3719, Ext. 105
Community Garden Committee Alan Sargent 244-3719
Crime Watch Chairperson Beth Kramer 244-3719
Youth Committee Chairperson Susie Watters 244-3719
Recreation Committee Chairperson Jan MacKenzie 244-3719
RV Assignments Kerri Haynes 244-3719, Ext. 105
Welcoming Committee Durene Southward 951-440-3996
2020 Inspectors of Election HOA Elections of California 1-888-589-8683

Acts of Vandalism in Common Areas

Days: FPOA Office 244-3719
Non-Emergency Problems (Sheriff) 951-776-1099, Option #5
Emergency (Sheriff) Call 9-1-1

The Farm Mutual Water Co. is a separate corporation from the FPOA.

Contact The Farm Mutual Water Co. for water bills, turning on/off service, and other related questions.

The Farm Mutual Water Co. 33383 Mill Pond Drive
All Water Issues (Street Leaks) Weekdays: Water Co. Business Office 244-4198
Water Co. Customer Service Hours Monday - Friday 9:00 a.m. - 4:00 p.m.
After-Hours Emergencies Only 1-800-951-3074

2020 Recreation Events

Inside Events will be held at Millers' Mill located at 33379B Mill Pond Drive. Must sign up in the lobby of the Barn. Call Patty at 951-746-6134 with any questions. Ages eight and under eat free. Exact change for donations is appreciated.

Saturday, January 18

Family Event

SOUP DINNER

Clam Chowder, Vegetarian Corn Chowder,
Chicken Noodle, Loaded Potato,
Avgolemeno (Greek), Vegetarian Split Pea,
Green Salad, Rolls, Apple Pie

5:00 pm Social

\$6 Donation

5:30 pm Dinner

Saturday, February 15

Family Event

OSCAR NIGHT



Italian Lasagna,
Garlic Bread, Salad,
Vanilla Pudding, Popcorn

5:00 pm Social

\$6 Donation

5:30 pm Dinner

Saturday, March 21

Family Event



Corned Beef, Cabbage, Carrots, Red
Potatoes, Dessert

5:00 pm Social

\$6 Donation

5:30 pm Dinner

Saturday, April 4
Community Garage Sale

Saturday, April 18

Family Event

Cherry Blossom Festival

Catered Chinese Food - TBD

5:00 pm Social

\$6 Donation

5:30 pm Dinner

Saturday, May 16

Family Event

VETERAN'S TRIBUTE



Hamburgers, Baked
Beans, Apple Pie

5:00 pm Social

\$6 Donation

5:30 pm Dinner

Saturday, June 20

Family Event

Father's Day Celebration



Pulled Pork Sandwich,
Coleslaw, Pineapple
Upside Down Cake

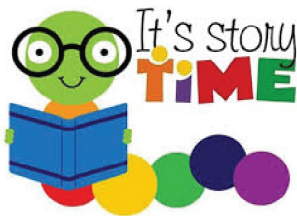
5:00 pm Social

\$6 Donation

5:30 pm Dinner

2020 Youth Recreation Events

Tuesday, March 17



Farm Barn Library
10:30am

Saturday, March 28

Star Gazing Event



More information to
follow

Sunday, April 5



2-4:00 p.m. / Drop off at Millers' Mill

Saturday, April 11

Easter Egg Hunt



Main Pond • 10:00 a.m.
ALL AGES • FREE EVENT

Saturday, May 30

Fun Run & Pancake Breakfast

8:00am Registration
8:30am Fun Run FREE
8:30am Pancake Breakfast
\$2 Donation / Millers' Mill



Saturday, June 6

Family Event



Awesome DJ ^{Free Event}

Wagon Train Gazebo

Snacks and Drinks

4-7:00 p.m.