

The Farm Gazette

A MONTHLY PUBLICATION CREATED FOR THE FARM COMMUNITY

DECEMBER 2020

951-294-1104 Director of the Month

8TH Annual People's Choice Holiday Light Contest

Register your home for the contest by submitting your name, address and telephone number at farmholiday@yahoo.com.

You can also register by dropping your name, address and telephone number in the Farm Barn drop box. The deadline for registering is Thursday, December 10th.

The list of registered addresses will be available on Friday, December 11th at the Farm Barn. One vote per household. You can send your votes by email at farmholiday@yahoo.com or fill out the form below and turn it in by Wednesday, December 16th. Winners will be announced Thursday, December 17th by posting the results at The Farm Barn.

Winners will be presented with a gift card and certificate at the Thursday, January 14th Open Meeting.

Holiday Parade/Food and Toy Drive Saturday, December 5th

See the back cover for more information.

FERT Blood Drive at Millers' Mill

Saturday, December 19th / 9:00 a.m. - 2:00 p.m.

Remember to drink plenty of fluids. See the full page in this issue.

For an appointment call 951-990-2060

ACC Committee December House of the Month



**The Carmen Family
33452 Mill Pond Drive**



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

Board of Directors' Message

Dear Fellow Farmers,

Assessments for 2021 will remain at \$68.

Homeowners should have received their Annual Budget Report and Annual Policy Statement Summaries for the 2021 year; included in the mailed packet are the Architectural Control Committee (ACC) Rules. You will find on pages 4 and 5 of this issue an additional addendum to add to the rules you received about the state law changes on Accessory Dwelling Units (ADU). Please include the two additional pages to the current ACC Rules.

Friendly reminder - The Farm Barn office will be closed for the Thanksgiving holiday on Thursday, November 24th and Friday, November 25th.

Appointments call be scheduled for essential business by calling the office at 951-244-3719.

The FPOA will be holding the Open Board Meeting on Thursday, December 10th at 7:00 p.m. The PA system will be provided for those who would like to remain in their vehicles. Masks and social distancing are still in place.

The Farm Board of Directors – Cathy Neubauer, President; Dave Kentish, Vice President; Mike Leonardi, Corp. Secretary; Eileen San Giovanni, Treasurer; Paul Bakeman, Director; George Taylor, Director; and Roger Hillard, Director

2020 Pool and Spa Schedule (Spas are still closed by the Riverside County Health Department)

<u>Pools</u>	<u>Hours</u>	<u>Summer and Winter Months</u>
Pool 1 – The Farm Road.....	9:00 AM to 10:00 PM.....	Open Year Round; Pool not Heated – Nov. 1 to May 31
Pool 2 – The Barn.....	9:00 AM to 10:00 PM.....	Open Year Round; Pool not Heated – Dec.1 to February 28/29
Pool 3 – Wagon Train.....	9:00 AM to 10:00 PM.....	Open Year Round; Pool not Heated – Nov. 1 to May 31
Exercise (Swans) – Pool 2.....	7:00 AM to 10:00 AM	
Spa Pool 1 – The Farm Road.....	9:00 AM to 10:00 PM.....	Open Year Round; Heated Year Round
Spa Pool 2 – The Barn.....	9:00 AM to 10:00 PM.....	Open Year Round; Heated Year Round

(SUBJECT TO CHANGE)



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.



DANCING - A BETTER WAY IN HELPING THE BODY AND BRAIN

By Terry Leonardi

If you're not a fan of treadmills or stationary bikes, here's some good news -- dancing offers certain benefits you can't get from a sweaty gym workout.

Studies have shown that aerobic exercise helps guard against age-related cognitive declines, but there wasn't much research on dancing until recently. Researchers now have conducted a study on adults, average age 68 plus, to do a traditional endurance workout (such as cycling, treadmill) or to go dancing. After 18 months of weekly exercise, people in both groups had increased volume of the hippo-campus, the part of the brain that plays a key role in memory and learning. But the dancers had an edge, they showed more improvement in balance than those in the workout group.

Why is dancing so great? Part of the benefit comes from the mental workout - memorizing arm movements, step patterns and rhythms, the researchers explained, which challenged the dancers' balance systems and required mental

effort to learn the choreographies. For many people, dancing is more fun than going to a gym. You have more social interaction, improves balance and memory, not to mention it's fun with a great group of people. See you Tuesday night at 7-8:00 p.m. at Millers' Mill.



DECEMBER HOUSE OF THE MONTH

The Carmen Family

33452 Mill Pond Drive

By Denice Harrison, CMCA

(Photo published in color on front cover)

The Carmen Family on Mill Pond Drive moved to The Farm from The Colony in 2013. While they rented at The Colony, while they were looking to buy. After a Google search they found The Farm listed as one of the most desirable and affordable areas in Riverside County.

Once they found their forever home work began immediately as it was not move in ready. Dennis hand painted the garage and fascia boards. New windows were installed. New appliances and pool equipment needed to be updated. The existing landscaping was kept but the Carmen family added lots of extra plants and additional landscaping.

The Carmen family enjoy walking their dogs especially around the ballfield and the Main Pond. Before COVID, they enjoyed going to the Recreation dinners every third Saturday of the month. Especially, the St. Patrick's Day celebration. Dennis is looking forward to his favorite event and hoping the committee can put together a St. Patrick's Day dinner event for next year.

The Carmen family love living at The Farm and appreciate the family community. Dennis has seen first-hand neighbors helping other neighbors. Most everyone keeps an eye out for other residents in the wonderful community.



**8th Annual
People's Choice Holiday Light Contest**

**Vote for your favorite decorated house.
Don't forget the honorable mentions.**

Your Name/Address

Account Number _____

1st place - _____

2nd place - _____

3rd place - _____

Honorable Mentions -



The following two pages are to be included in the ACC Rules that were mailed in November 2020. This is an addendum to the existing rules to comply with state law regarding Accessory Dwelling Units.

These rules were approved by the FPOA Board of Directors at the Thursday, November 12, 2020 monthly Board meeting.

THE FARM PROPERTY OWNERS ASSOCIATION

Accessory Dwelling Units

Architectural Guidelines

Architectural approval is one of the most essential aspects of the The Farm Property Owners Association (the Association). Preserving aesthetic harmony is critical to maintaining the community's design and enhancing property values.

Article IV, Sections 4.4 and 4.5 of the CC&R's, requires that all exterior improvements be subject to Architectural Control ACC review and approval. Homeowners may not begin any such Improvements until the required approval is received. The following policy is in effect to address Owners who seek to add Accessory Dwelling Units to their Lot. Owners must meet all applicable requirements of Government Code Sections 65852.2 and 65852.22.

All requests for an ADU or JADU must submit a completed Architectural Change Application. Included with the Application, Owners must also submit a complete package that includes approved building plans (Site, Elevation, Floor, Foundation and required Sectional plans). Based on the type of improvements being requested, additional diagrams, location and material identification may be required for Architectural Control Committee clarification. Work cannot commence until all necessary permits are obtained from the City of Wildomar, The County of Riverside, The Farm Mutual Water Company and submitted to the Architectural Control Committee.

https://www.cityofwildomar.org/business/important_documents/online_documents

SPECIFIC DESIGN CONSIDERATIONS

ACCESSORY DWELLING UNITS

Accessory Dwelling Units shall comply with State law, City of Wildomar zoning ordinances, and the following standards:

- a. Attached Accessory Dwelling Units shall be limited to a maximum of fifty (50) percent of the floor area of the primary dwelling or twelve hundred (1200) square feet.
- b. Detached Accessory Dwelling Units shall be limited to a maximum of twelve hundred (1200) square feet.
- c. Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials
- d. Accessory Dwelling Units shall be fully enclosed, have sanitary facilities, cooking facilities, and a separate entry from the primary dwelling.
- e. Accessory Dwelling Units shall not exceed the maximum height of the roofline of the Residence and shall comply with the minimum setback requirements of at least four feet from the side and rear lot lines or any greater setback required under local ordinance, code or law.

- f. Accessory Dwelling Units may not interfere with, affect the drainage on a Lot, or be placed on or over easements.
- g. Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.
- h. No more than one (1) Accessory Dwelling Unit shall be permitted on a Lot.
- i. If required by City ordinance, off-street parking will be accommodated in an enclosed garage or a parking pad. Landscape screening may be required to screen the parking pad from the street.

JUNIOR ACCESSORY DWELLING UNITS

Junior Accessory Dwelling Unit. Junior Accessory Dwelling Units (JADU) shall comply with State law, City of Wildomar ordinance and the following standards:

- a. Junior Accessory Dwelling Units shall be limited to a maximum of five hundred (500) square feet.
- b. In no event shall there be more than one (1) Junior Accessory Dwelling Unit on a Lot.
- c. A Junior Accessory Dwelling Unit shall be fully enclosed, have an efficiency kitchen, access to sanitary facilities in the primary dwelling, and a separate entry from the primary dwelling.
- d. Junior Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.
- e. If the Junior Accessory Dwelling Unit is a garage conversion, the garage door shall be removed and replaced with materials, windows, and doors to match the primary dwelling:
 - 1. Current side entry doorway to garage shall be retained as the entry doorway to the converted garage living space.
 - 2. Window additions shall be installed on the exterior side walls of the existing structure.
- f. If the Junior Accessory Dwelling Unit is a room conversion, JADU are allowed and shall be solely contained within the existing structure footprint:
 - 1. Changes to the front facing street views of the existing structure are not allowed. Room conversions shall maintain the original front street facing window.
 - 2. Installation of an entry doorway and if applicable, additional windows, shall be installed on exterior side walls of the existing structure.
- g. The ACC may require the removal of part or all of the existing driveway to allow landscape to screen and soften the appearance of the structure. In no event will a driveway remain in place that will result in a parked vehicle blocking sidewalks and drive aprons.
- h. Junior Accessory Dwelling Units may not interfere with, affect the drainage of, or be placed on or over easements.
- i. Junior Accessory Dwelling Units are to be located so as placed to minimize the impact to adjacent Lots.

THE FARM PROPERTY OWNERS ASSOCIATION
OPEN MEETING MINUTES
THURSDAY, OCTOBER 8, 2020

FOR RESIDENTS WHO WISH TO ATTEND INSIDE MILLERS' MILL - TEMPERATURE CHECKS WERE DONE ALONG WITH A SMALL QUESTIONNAIRE. MASKS WERE REQUIRED INSIDE MILLERS' MILL.

THE PA SYSTEM WAS CONNECTED FOR RESIDENTS WHO WOULD LIKE TO LISTEN IN THEIR VEHICLES.

MEETING PLACE: Millers' Mill

CALL TO ORDER: By President Cathy Neubauer at 7:00 p.m.

PLEDGE & MOMENT OF SILENCE

ROLL CALL:	Cathy Neubauer	President
	Dave Kentish	Vice President
	Mike Leonardi	Corp. Secretary
	Eileen San Giovanni	Treasurer
	George Taylor	Director
	Paul Bakeman	Director
	Roger Hillard	Director
	Denice Harrison, CMCA®	Association Manager
	Debbie Myers	Accounting Manager

ABSENT: Mike Leonardi - Excused

GUESTS: None

APPROVAL OF MINUTES

MOTION: ES/PB: Approval of Open Meeting Minutes, Thursday, March 12, 2020. M/C

OPEN FORUM

REQUESTS TO SPEAK: There was one request to speak.

CLOSED OPEN FORUM

AGENDA ITEMS

INFORMATION: The election results were read.

MOTIONED: DK/GT: To appoint the following FPOA officers: President Cathy Neubauer, Vice President Dave Kentish, Corporate Secretary Mike Leonardi, Treasurer Eileen San Giovanni, and Directors George Taylor, Paul Bakeman, Roger Hillard. M/C

INFORMATION: Dave Kentish and Roger Hillard recited and agreed to the oath of office.

MOTIONED: ES/CN: To approve property 362-392-002 be sent to collection and a lien be placed on the property. M/C

INFORMATION: The treasurer's report and the 2021 wish list were read.

INFORMATION: Treasurer Eileen San Giovanni turned the floor to Accounting Manager Debbie Myers. Debbie went over the 2021 FPOA Budget and also read the possible draws from the 2021 reserve account. Debbie then turned the floor back to Eileen.

MOTIONED: ES/DK: To adopt the 2021 FPOA Budget keeping the dues at \$68 per month. M/C

MOTIONED: ES/GT: To approve the 2021 Reserve Study. M/C

COMMITTEE REPORTS

FERT Committee

Katy Laher reported for the FERT Committee. The Farm Emergency Response Team (FERT) reports the following since March 2020:

- Administration – We had one change, Gordon Coutts stepped down as co-chairperson, Jon Powell assumed the position. Katy Laher took over as treasurer from Debbie Votaw. All other positions remain the same due to the pandemic. We are at 100%
- Incident Report – Since the COVID-19 shutdown, we had minimal calls for support, diapers, and paper products from the community.
- September 26th was the quarterly blood drive. We had 36 donors from the community. This was another great turn-out.
- On September 26th, the FERT Team held their quarterly drill in which we set up the EOC completely, ran all communications and tested all equipment. We are at 100%.

We are still in need of block captains. Contact Katie or Susie. Meetings have been changed to the first Tuesday of each month at the EOC. The next blood drive is set for Saturday, December 19th from 9am-2pm.

DIRECTOR REPORTS

Cathy Neubauer-President

Cathy shared a reminder to be kind and patient since we are all dealing with different COVID stuff. The FPOA Holiday Parade will be on Saturday, December 5th from 6-8:00 p.m.

Dave Kentish-Vice President

Dave thanked and complimented the maintenance and office employees for their hard work. Maintenance has been dealing with the high temperatures. Dave also thanked the residents that are paying their dues during these times.

Mike Leonardi-Corporate Secretary

Eileen San Giovanni reported for Mike Leonardi. ACC is back in action. The October House of the Month is The Parrish Family on the corner of Green Bean Lane and Butterchurn Road. Mike has been working with the office staff and was sorry he had to miss tonight's meeting.

Eileen San Giovanni-Treasurer/Liaison to Recreation Committee

Eileen thanked the residents paying their dues.

George Taylor-Director

George Taylor announced on December 2nd, 2020 he will be 90 years old. Toger Hillard will be taking his place in May 2021 as the maintenance liaison. George, Roger and the Maintenance Manager Vince have been working together to pick up the upcoming responsibility in May.

Paul Bakeman-Director

Paul reported for the Community Garden with "How does your garden grow!" The RV lot is filling up. If you have an RV in your driveway or street think about using the lot.

Roger Hillard-Director

Roger welcomed everyone to the open meeting and thanked the residents for attending in their vehicles and inside Millers' Mill. The Gazette Committee is working to publish all information in the Gazette keeping with the high standards. The October issue of the ACC Corner has the steps to follow if you receive an ACC letter.

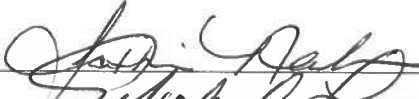
We are always looking for volunteers. Gazette distributors have their routes dropped off at their home for delivery. If you do not receive a Gazette, call the office or reach out to Roger. Roger explained the available advertising and to look at the Gazette when you need work done around the house. The advertisers would be happy to give you a quote for services.

OPEN FORUM

REQUEST TO SPEAK: There were four requests to speak.

Meeting adjourned at 7:37 p.m.

Approved by President Cathy Neubauer



Approved by Corp. Secretary Mike Leonardi



Transcribed by Denice Harrison, CMCA®



Spread the Love, Give Some Blood



**The date for the blood drive
has been changed to DECEMBER.**

The Farm Emergency Response Team is

Hosting a Blood Drive on

Saturday, December 19th

Time: 9:00 am – 2:00 pm

Location: Millers' Mill

*Remember to eat a hearty meal and
drink plenty of fluids prior to donating.*

To set up a specific time call 951-990-2060

The Farm Safety Page

By Roger Hillard – Safety Consultant

Choking Hazards

It's that time of year again. The time when small children get a hold of small objects such as toys, or the little pieces left over after mom & dad assembled a toy. In many cases, manufacturers actually do add extra screws and pieces in the package because they know we're good at losing some.

Below are some useful tips about choking on small items

What size toys are a choking hazard?

- **Toys** should be large enough — at least 1¼ inches in diameter and 2¼ inches in length so that they can't be swallowed or lodged in the windpipe. A small-parts tester, or *choke* tube, can determine if a toy is too small. (See below)

Five actions on how to prevent choking

- **Watch What They Eat!** Keep a close eye on what you, and others, feed your toddler. When in doubt, cut the food into smaller pieces.
- **Make Meal Rules.** Always make your child sit upright when they eat.
- **Give Them Age-Appropriate Toys.** Age ranges on toys are there for a reason.
- **Skip Party Balloons.** When they burst, the silicon rubber can be swallowed.
- **Watch Them Closely** and keep small items out of their crib.

What is the number 1 choking hazard?

- According to a 2019 study, the ten foods that pose the highest choking hazards for young children are **Hot Dogs, Peanuts, Carrots, Boned Chicken, Candy, Meat, Popcorn, Fish with Bones, Sunflower Seeds and Apple Slices.**

Below are examples of choke tubes as mentioned above.



Roger Hillard is a professional, independent safety consultant and not affiliated with California or Federal Occupational Safety & Health Administration or any other state or federal organization.

POOLS

By George Taylor, FPOA Board of Directors

Please know that the management is aware of the stress that the COVID-19 Pandemic has put on all of us, however, the Farm Property Owners Association in which all of us live in is obligated, for your safety, and for the protection of the Association as well, to follow the law.

FIRST, let's talk about our pools. The Association operates three public swimming pools (public meaning the public of the association members). The Association receives regular Riverside County Health Department inspections to ensure that the water that each of our members swims in is safe for your use. We clean each pool and maintain the required level of chlorine and other chemicals to ensure compliance with the law. When a pool becomes contaminated, we are required by law to close it for our members' safety, and for again Association protection.

With the Pandemic, we take lawful direction from the County about the operation of public gatherings. Your Board of Directors relies on the competent knowledge of our Administrative Staff to keep us on the "straight and narrow", and your elected Board of Directors represents the authority to cause whatever action is to be mandated.

To comply with the Law, we offer a "drive-in" venue so you can come to a monthly Board of Directors meeting, that we are required to hold. Regarding the pool closing, as pointed out, we are directed by the Riverside County Environmental Health Department to close our Spas, we have complied with that Health Department Order. Pool 1 off The Farm Road had to be completely closed because the Spa is not enclosed. However, both Pool 2 and Pool 3 remain open to our residents because the Spa at Pool 2 is caged and can be locked up. At Pool 3, there is no Spa.

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## WAYS SENIORS CAN PREVENT FALLS

Submitted by Mike Leonardi

"Slips, trips and falls are the leading cause of emergency room visits", says M.E Hecht, M.D, a retired orthopedic surgeon. Many seniors fall within 30 yards of their own home. "In part, you probably have a false sense of security in your own home", stated Sarah Berry, M.D, associate scientist at the Institute of Aging Research Harvard University. You may not put on your glasses or turn on a light at home; whereas you might pay more attention when you are in a less familiar place." Here are some tips for seniors to reduce the risk or slips, trips and falls.

• **Get an assessment of your vision and hearing.** Some age related problems include cataract, macular degeneration, glaucoma and hearing loss. Not seeing everything clearly can cause poor judgment and falls.

• **Review your medications.** Many prescriptions and over-the-counter medications, including herbal remedies can cause dizziness or light-headedness. Check with your doctor to ensure you are not over-medicated. Medications can cloud your mind and unbalance your movements. Remember unbalanced feet easily trip and fall.

• **Alcohol.** Too much alcohol impairs judgment, slows reaction time, causes awkwardness, clumsiness, and a lack

of dexterity in physical movements. This results in slips, trips and falls which may include serious injuries.

- **Wear conformable walking shoes with good traction.**

If you need assistive devices such as canes or walkers to help you move, do so with caution. Feel your feet on solid ground before each step, visually scan the walking surface for uneven places, rough patches, and large cracks. If you use a wheelchair it is recommended that you use a grabbing device or ask for help to pick up items without bending over. Install household safety devices such as handrails and grab bars, consider using special bars for your car to assist getting in and out.

• **Get rid of trip hazards.** Remove area rugs, newspapers and other clutter from commonly used home walkways.

• **Pay attention.** First, look low to identify any trip hazards. Look level to see if there is anything you may bump into such as a piece of furniture. Look up to see if there is enough light for you to proceed safely. Don't walk over objects, walk around them.

• **Be cautious.** Do not slide your feet when walking. Make sure stairways and outside areas you are using are well-lit, clutter free. Use walkways; do not cut across lawns or dirt. Always use the handrail when available, and step slowly and carefully.

• **Get advice about exercise.** People at any age can benefit from exercise that improves walking (gait), balance, coordination, strength, and increases muscle strengths, especially in the legs and feet. Remember do not start any exercise program without your doctor's approval.

YOU HAVE  
TWO BROKERS WORKING  
**FOR YOU**  
TO SELL YOUR HOME  
- PLUS -  
*30 years of combined  
experience*  
- SO -  
**GIVE US  
A CALL!**

ALMA WESSON  
Realtor®  
951.285.6551  
DRE# 00756152

KATHI KEMMIS  
Realtor®  
951.218.4284  
DRE# 01797443

kw  
CALIFORNIA REALTY

2brokers4you@gmail.com

Please disregard if your property is currently listed. [B]



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

## ACH FORM

Authorization Agreement for Preauthorized Payments: Farm Property Owners Association

### **Farm Account Holder Information:**

Name(s) \_\_\_\_\_ Farm Acct # \_\_\_\_\_

Property Address: \_\_\_\_\_, Wildomar, CA 92595

Mailing Address: \_\_\_\_\_

Phone Numbers: Home \_\_\_\_\_ Cell \_\_\_\_\_

### **Bank Account Information:**

Bank Name \_\_\_\_\_

Bank Routing # \_\_\_\_\_ Bank Account # \_\_\_\_\_

Bank account holder is required to contact their financial institution to verify the electronic transactions will use the same account number and routing transit number as provided on the account holder's check. If the financial institution uses a different routing number for electronic transactions, it is the account holders' responsibility to provide that information above.

This Authorization is to remain in full force and effect until the FPOA has received written notification from the bank account holder of its termination at such time and in such manner as to afford the FPOA and my bank a reasonable opportunity to act upon it.

### **Account Holders Signature:**

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

Please attach a **voided check** here after verifying  
the bank account data with your financial institution.

**A TALK GIVEN AT CHRISTMAS 1981**  
**STATESVILLE FLOUR MILL**

By John Heitz, Statesville Flour Mill President

I'm glad they asked me to talk on the Christmas Spirit and not on Christmas. Christmas was an event. Whether we are thinking of Christ's birth or our last year's Christmas. It happened. We can talk about it but we can't change it. The Christmas Spirit is a state of mind and we can do something about that. We can change it, we can improve it.

If you have the Christmas Spirit, it's always good. All spirits are good. So it is with Christmas Spirit, you either have it or you don't and if you do it's good. Just think what a force of good we could be. Here there are 80 of us to spread the Christmas Spirit. But first we have to have the Christmas Spirit, know what it is and if we don't have it, know how to get it.

I maintain that the Christmas Spirit is manifested in our relations to people, not directly to Christ. There are two incidents that I think represent the Christmas Spirit. A lady came to the Mill with a cake for two employees. She only knew they were brothers and worked in the Feed Mill. They had changed a flat tire for her the day before. Not only did our employees have the Christmas Spirit but she did too.

Another incident: We had hired a young man who proved to be an excellent worker. But one day two Federal agents appeared at the Mill and arrested him for being AWOL. Some of the ladies in our office realized there was a young mother with two small children left alone in a new city. They gave her whatever help they could. That's the Christmas Spirit.

It is interesting where new ideas come from. I was visiting with a young fellow who had walked the Appalachian trail and met a man who was a friend of one of his friends. He worked out a theory that each of us will know 500 people in our lifetime. If you think of the people you have known at work, school, relatives, neighbors, friends, etc., 500 probably is a pretty close number.

So the 80 of us will in some way influence 40,000 people. So if some of our Christmas Spirit rubs off, and it will, 40,000 people are better because of it. If it rubs off on their acquaintances we are up to 20,000,000 people. Staggers the imagination. You might argue with the numbers but it's hard to argue the fact that good rubs off.

Let me finish with how easy it is to have the Christmas Spirit.

So many Gods, so many creeds  
So many paths that wind and wind  
When just the art of being kind  
Is all the sad world needs.



**DECEMBER PET OF THE MONTH**

By Julz Leyland

Here is my dog Bageara! His name came from the movie Jungle Book. Bageara has a lot of character and likes to dress up for every occasion he can!

He is an eight years old great dane/boxer mix. We love it here in The Farm with all of the endless walking places and hills! Every time we go on a walk, the goal is to collect one bag full of trash! He loves to go observe the ducks at the pond as well as visit the snow up in Big Bear.



*Thank you to Jane and Dick Merrow  
for the donation of the Christmas tree for the  
Farm Barn library to replace our Charlie  
Brown tree.*



Please be responsible pet owners and pick up after your dogs.

We have plastic bag receptacles for your convenience.

**Please do your part!!**

Also be considerate of your neighbors and  
don't allow your dogs to defecate on your neighbors' yards.



# COOK'S CORNER

"YUMMY FOR THE TUMMY"

*Submitted by Jane Merrow*



## FRUIT AND CARAMEL BRIE (SERVES 8)

1 round (8 ounces) Brie Cheese, rind removed

1/3 cup caramel ice cream topping

1/4 cup dried cranberries

1/4 cup dried apples

1/4 cup chopped walnuts or pecans

1 loaf (1 pound) French bread baguette, sliced and toasted



Place Brie in a shallow microwave safe bowl. In a small bowl, combine the topping, cranberries, apples and nuts. Spread over Brie. Microwave, uncovered, on high for 60 – 90 seconds or until cheese is heated through and slightly melted. Place the Bowl on a platter and surround it with the toasted Baguette slices, or your favorite cracker. (This recipe was tested in a 1,100-watt microwave)

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## EFFORTLESS EGGNOG (16 servings = two quarts)

One half-gallon whole Milk

1 (3.4 oz) instant French Vanilla Pudding

1/4 cup sugar

2 tsp. Vanilla

1/2 tsp. cinnamon

1/2 tsp. nutmeg



In a large bowl, whisk 3/4 cup milk and pudding mix until smooth. Whisk in the sugar, vanilla, cinnamon and nutmeg. Stir in the remaining milk. Refrigerate until serving.

This is really wonderful with a jigger of rum or brandy added to each serving.

**HAPPY HOLIDAYS!**

# Happy 90th Birthday George Taylor



## THE FARM HISTORICAL ARTICLE 6 FOR THE DECEMBER 2020 GAZETTE

By George W. Taylor

In the meantime, the Board of Directors would continue to have their growing pains fraught with resignations. By the time it came to hold the Second Annual Meeting of Members on the 14th of April 1979, the population of The Farm had outgrown the ability of the developers to hold that meeting on The Farm premises, so arrangements were made to hold it at the First Presbyterian Church at the corner of Graham and Lindsey Streets in Lake Elsinore. Of concern at this election was that the Chairman of the Nominating Committee was not only presenting himself as a candidate, but he submitted the list of names with his name first on the list and his last name began with the letter "T". This perceived impropriety prompted an immediate change in the guidelines of that time.

As a further note: Mrs. Raye Knowlton was elected president of The Farm Board of Directors. By May of 1979, the Tract Map for Phase three (3), "Tract 6379" was vested with the County. This phase added a part of Windmill Road, Cornstalk, Hayloft Road, Combine Circle, and again a continuation of Harvest Way going South.

Given what we have today, it is interesting to note that at that time the financial status of the FPOA was at \$9,553.47, which was diversified in various bank accounts. Just so you put this in perspective, today the worth in investments is just under half-million dollars and the Association runs an operation with a budget of \$1,105,663.00, this current year, in the addition of a healthy Reserve Replacement account.

By October 9th of the same year, Tract 6380, Phase four (4) was ready to go. Phase four, for your information, added a continuation to the South on The Farm Road, Citrus Hill Road, and a continuation of Harvest Way to the southern direction.

More disheartening news came to pass, where some of the growing residency became unhappy with the direction that the Board of Directors was taking, and as a result of this unhappiness, they presented a petition to the Board at an Executive Meeting held on November 15, 1979, that contained 45 property owners names. These emotions

triggered the Special Meeting of Members Recall Election of December 8, 1979.

Rather than face the recall, four of the then directors resigned. This recall election produced a total vote cast of 1,734, not to recall, and the three remaining board members who did not resign kept their seats and were not recalled. It was suggested that cumulative voting should be done away with as it was, and is considered to be an undemocratic process here in The Farm. For example, if the ballot contained five names and instructed the voter to vote for only three, a lot owner could vote all three votes for one of the three candidates instead of voting and selecting a vote for each of three candidates.

In the meantime, while all this was going on, "The Development Team" realizing that a larger facility was needed to hold meetings of the Board, they began construction of The Farm Barn.

This facility was completed in 1980 having two shuffleboard courts downstairs in favor of the developer's father, and a meeting room upstairs. They considered this as the first of the three Recreation Club Houses that were planned in the development.

It was planned to have the facility completed to hold the May 3, 1980, Annual Meeting of Members. Incidentally, this third Annual Meeting was considered to be the First Annual Meeting of Members to be held on The Farm having a combination of Developers and Resident Members on the Board of Directors. The monthly Association dues remained at \$16.25 a month to this past time.

In 1979 and 1980 the Board of Directors was feverishly working on amendments to the previously adopted By-Laws as the standing November 8, 1979 document.

They proposed five (5) to be put on the May 3, 1980 ballot. By 4:15 p.m. on May 3, 1980, there was no quorum. The meeting was recessed so that the Directors and some volunteers could go door to door to get the required votes. Folks who have lived here for some years have experienced this same problem over and over. That particular action did produce the quorum that was needed. A quorum at that time was 240 registered voters. Amendment #5 of these proposed amendments was to change the fiscal year for the FPOA from January 1/December 31 to be June 1 / May 31 of each year to be added to Article 15 of the then By-Laws.

However, at the Annual Meeting of members held on May 3, 1986, this amendment was repealed and a new amendment, # 27 was proposed stating that the FPOA fiscal year should be kept to be between January 1 and December 31 of each year. The appeal was passed with 148 to 3.

On June 24, 1980, Tract 15044, Phase 5 was approved and the population continued to grow. With this addition came a further continuation to the South of Harvest Way, more of Windmill Road, Plowshare Road, Pitchfork, Buttermilk, and Hayrake Circles, and the Eastern end of Cornstalk. More next month.

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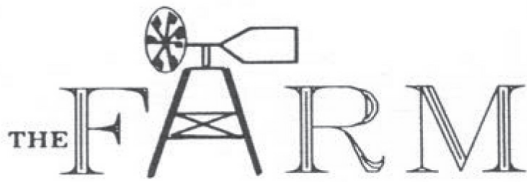
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Date: \_\_\_\_\_ FPOA Account #: \_\_\_\_\_

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing address if different from above: \_\_\_\_\_  
\_\_\_\_\_

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Homeowner signature

05/16 dm

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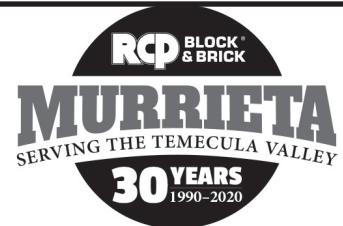
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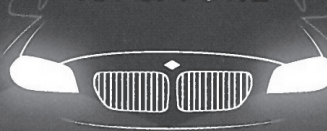
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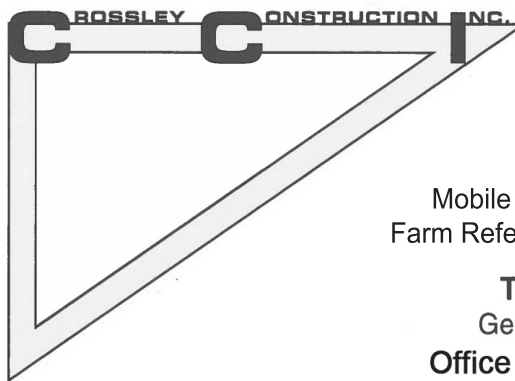
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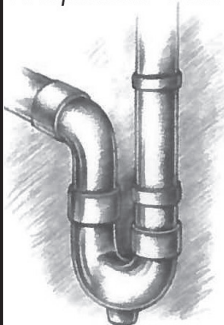
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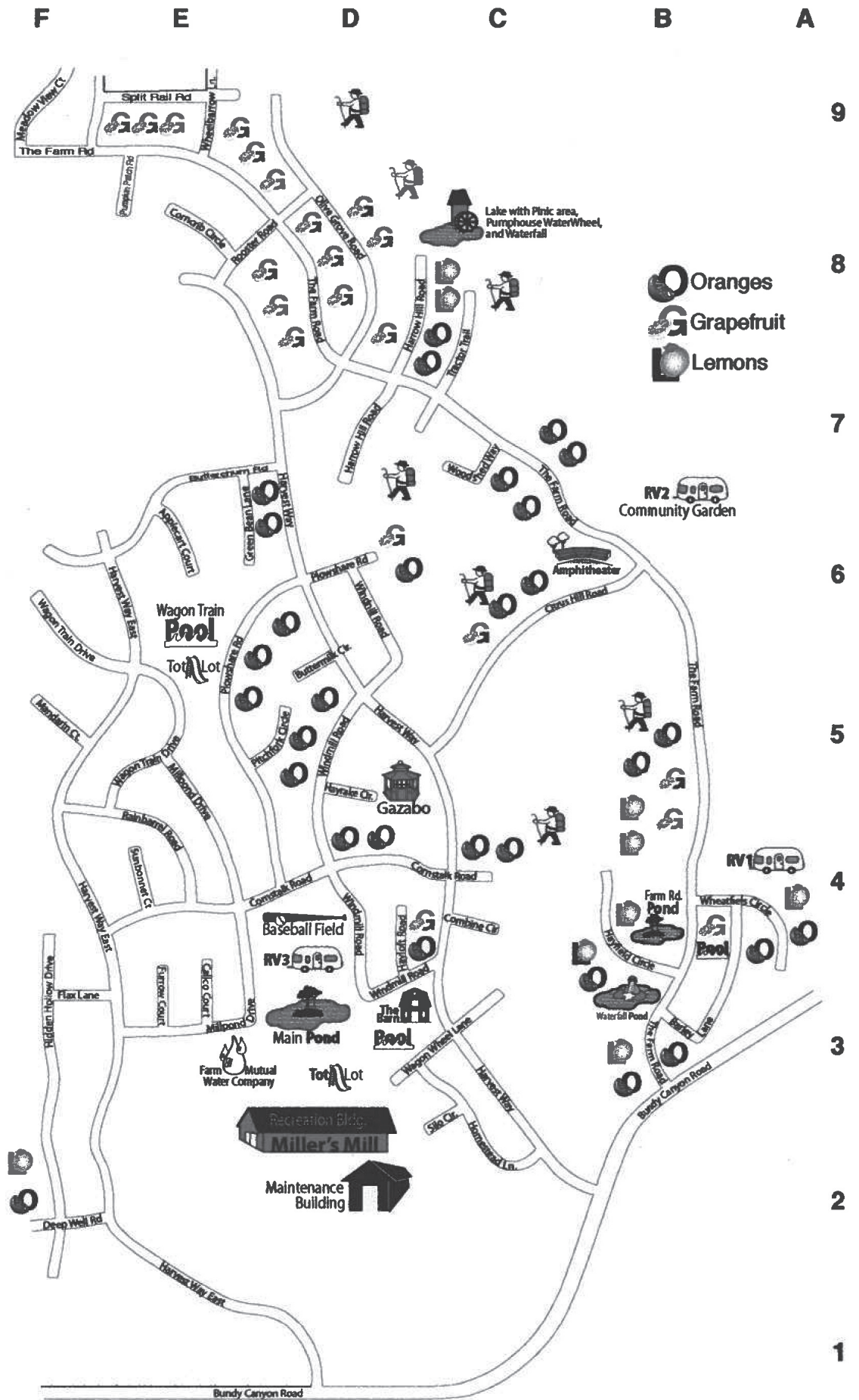
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# The Farm Map

## Streets

|                   |     |
|-------------------|-----|
| Applecourt Court  | E-6 |
| Barley Lane       | B-3 |
| Bundy Canyon      | D-1 |
| Butterchurn Rd    | E-6 |
| Buttermilk Circle | D-5 |
| Calico Court      | E-3 |
| Citrus Hill Rd    | C-5 |
| Combine Circle    | C-4 |
| Comcrib Circle    | E-8 |
| Comstalk Rd       | D-4 |
| Deepwell Rd       | E-2 |
| Flax Lane         | E-3 |
| Furrow Court      | E-3 |
| Greenbean Lane    | D-6 |
| Harrow Hill Rd    | D-7 |
| Harvest Way       | B-2 |
| Harvest Way E.    | D-1 |
| Hayfield Circle   | B-3 |
| Hayloft Rd        | 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 Rd    | D-8 |
| Pitchfork Circle  | D-5 |
| Plowshare Rd      | E-4 |
| Pumpkin Patch     | E-8 |
| Rainbarrel        | E-4 |
| Rooster Rd        | D-8 |
| Silo Circle       | C-2 |
| Split Rail Rd     | E-9 |
| Sunbonnet Court   | E-4 |
| The Farm Rd       | 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 |





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| Quilters Group, Louise Braga ..... 246-1930 | Exercise, LaVonne Moore ..... 3719      |
| Pickleball, David Gerletti.....626-422-3009 |                                         |

**ANY LETTER, ARTICLE OR ADVERTISEMENT PRINTED DOES NOT NECESSARILY  
REFLECT THE OPINION OR THE ENDORSEMENT OF THE GAZETTE COMMITTEE OR  
THE FARM PROPERTY OWNERS ASSOCIATION. THE GAZETTE CANNOT VOUCH FOR  
OR VERIFY AUTHENTICITY OF INFORMATION RECEIVED.  
FOR ANY PROBLEMS WITH ADVERTISERS CALL THE BETTER BUSINESS BUREAU.**

**THE FARM PROPERTY OWNERS ASSOCIATION**

33430 Harvest Way, Wildomar, CA 92595

Telephone 244-3719 • FAX 244-0553

Director of the Month 294-1104

President..... Cathy Neubauer  
Vice President ..... Dave Kentish  
Corp. Secretary ..... Mike Leonardi  
Treasurer ..... Eileen San Giovanni

Director ..... Paul Bakeman  
Director ..... George Taylor  
Director ..... Roger Hillard

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

**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.

Bookkeeper  
Melissa Banwart..... 244-3719, Ext. 108

ACC Committee  
ACC Administrative Asst..... 244-3719, Ext. 105

**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  
ACC Administrative Assistant ..... fpoaacc@gmail.com

Director of the Month (After Business Hours) ..... 951-294-1104

**COMMITTEE INFORMATION**



Architectural Control Chairperson ..... LaVonne Moore.....244-3719, Ext. 105  
Community Garden Committee..... 244-3719  
Crime Watch Chairperson..... 244-3719  
Youth Committee Chairperson..... 244-3719  
Recreation Committee Chairperson..... Jan MacKenzie ..... 244-3719  
RV Assignments.....244-3719, Ext. 105  
Welcoming Committee ..... Durene Southward .....951-440-3996  
2021 Inspectors of Election .....HOA Elections of California.....1-888-589-8683  
Animal Friends of the Valley/Animal Control.....951-674-0618  
**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

# December 2020

| Sun                                                                                             | Mon                        | Tue                                                                      | Wed                                                 | Thu                                                                                                        | Fri                                                                                                        | Sat                                                |
|-------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <p><b>Social distancing and mask guidelines must be followed!</b></p> <p>Millers' Mill - MM</p> |                            |                                                                          |                                                     |                                                                                                            |                                                                                                            |                                                    |
| 6<br>Holiday Light Contest<br>REGISTRATION Deadline<br>THURSDAY,<br>DECEMBER 10TH               | 7<br>Exercise-MM 8-8:30am  | 8<br>Exercise-MM 8-8:30am<br>Quilters-MM 9am-4pm<br>Line Dancing-MM 7pm  | 9<br>Exercise-MM 8-8:30am                           | 10<br>Exercise-MM 8-8:30am<br>Executive Meeting 5pm<br>OPEN MTG. 7pm<br>Farm Barn                          | 11<br>Exercise-MM 8-8:30am                                                                                 | 12<br>12                                           |
| 13<br>Holiday Light Contest<br>VOTING Deadline<br>WEDNESDAY,<br>DECEMBER 16TH                   | 14<br>Exercise-MM 8-8:30am | 15<br>Exercise-MM 8-8:30am<br>Quilters-MM 9am-4pm<br>Line Dancing-MM 7pm | 16<br>Exercise-MM 8-8:30am<br>ACC Mtg. 10am-Library | 17<br>Exercise-MM 8-8:30am                                                                                 | 18<br>Exercise-MM 8-8:30am                                                                                 | 19<br>FERT Blood Drive<br>Millers' Mill<br>9am-2pm |
| 20                                                                                              | 21<br>Exercise-MM 8-8:30am | 22<br>Exercise-MM 8-8:30am<br>Quilters-MM 9am-4pm<br>Line Dancing-MM 7pm | 23<br>Exercise-MM 8-8:30am                          | 24<br>Office Closed<br> | 25<br>Office Closed<br> | 26                                                 |
| 27                                                                                              | 28<br>Exercise-MM 8-8:30am | 29<br>Exercise-MM 8-8:30am<br>Quilters-MM 9am-4pm<br>Line Dancing-MM 7pm | 30<br>Exercise-MM 8-8:30am                          | 31<br>Exercise-MM 8-8:30am                                                                                 | <p><b>Office Closed</b></p> <p><b>Friday, January 1, 2021</b></p>                                          |                                                    |

**FROM THE MAIN POND**

LEFT ON TO MILL POND DRIVE  
LEFT HARVEST WAY EAST  
RIGHT DEEP WELL  
RIGHT HIDDEN HOLLOW  
RIGHT FLAX  
LEFT HARVEST WAY EAST  
RIGHT CORNSTALK  
LEFT MILL POND DRIVE  
LEFT WAGON TRAIN  
RIGHT RAINBARREL  
RIGHT HARVEST WAY EAST  
RIGHT BUTTERCHURN  
LEFT HARVEST WAY  
RIGHT ROOSTER  
LEFT FARM ROAD  
RIGHT PUMPKIN PATCH  
RIGHT SPLIT RAIL  
RIGHT WHEELBARROW  
LEFT FARM ROAD  
LEFT ROOSTER  
RIGHT OLIVE GROVE  
LEFT FARM ROAD  
LEFT BARLEY LANE  
LEFT WHEATFIELD  
RIGHT FARM ROAD  
LEFT CITRUS HILL  
LEFT HARVEST WAY  
RIGHT HOMESTEAD  
RIGHT WAGON WHEEL  
LEFT HARVEST WAY  
LEFT WINDMILL  
LEFT PLOWSHARE  
RIGHT CORNSTALK  
LEFT MILL POND DRIVE



# 2020 HOLIDAY PARADE ROUTE

**Saturday, December 5th**

**6-8:00 p.m.**

**Decorate your vehicle and participate in  
a social distancing parade**

**FERT will be collecting canned goods  
for the food drive and also unwrapped  
toys. This is for all families in need at  
The Farm.**

**Drop off your non-perishable items and  
unwrapped toy at Millers' Mill at the  
beginning or the end of the parade.**

