The Farm Gazette

A MONTHLY PUBLICATION CREATED FOR THE FARM COMMUNITY

www.thefarmpoa.org

DECEMBER 2022



House of the Month

The Tinnes Family

24754 Cornstalk Road



10th Annual People's Choice Holiday Light Contest



One vote per household. Fill out the form in this issue or email farmholiday@yahoo.com by Tuesday, December 13th. Winners will be announced Thursday, December 15th by posting the results at The Farm Barn. Certificate and photo will be mailed to the winners.

Millers' Mill

Visit with Santa & Tree Lighting Ceremony





Visit with Santa 3-5:00 pm • Tree Lighting after 5:00 pm (when dark)

Beverly Bakeman, the recipient of the Gordon Cox Lifetime Achievement Award will flip the switch to turn on the lights. Enjoy this event for all ages by hopping aboard this co-hosted event by the Recreation and Youth Committees. This is a FREE event. Wear your pajamas and robe. Hot chocolate, hot cider, and cookies for all! Coloring will also be available. Bring your camera.

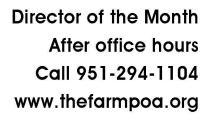


FERT HOLIDAY PARADE TOY AND CANNED FOOD DRIVE

Saturday, December 10th

6-8 pm Millers' Mill

Decorate your vehicle and participate in the Holiday Parade. The entry form is in this issue. FERT will be collecting canned goods for the food drive and also unwrapped toys. Any donated items can be dropped off at Millers' Mill before and after the parade or call 951-990-2060.





Board of Directors' Message

Hello Farm Residents,

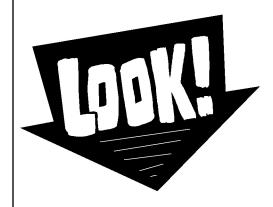
Please be sure to submit your Holiday Light Contest choices for 1st, 2nd, and 3rd with any Honorable Mentions. The deadline to submit is Tuesday, December 13th. Winners will be announced Thursday, December 15th by posting results at The Farm Barn. One vote per household. You can drop off the form or email your choices to farmholiday@yahoo.com.

Friendly Reminder - Beginning January 2023, the Farm POA assessments/dues will be \$77 per month. The RV rental space fee remains at \$40 per month.

Homeowners should have received their Annual Budget Report and Annual Policy Statement Summaries for the 2023 year; included in the packet are the full Architectural Control Committee (ACC) Rules.

The Farm Board of Directors – Catherine Neubauer, President; David Kentish, Vice President; Michael Leonardi, Corp. Secretary; Eileen San Giovanni, Treasurer; Paul Bakeman, Director; Edward Ahner, Director; and Edward Moore, Director.





WILDOMAR MEADOWS PROPOSED DEVELOPMENT

The Wildomar Planning Department has received a formal submittal of the Wildomar Meadows Development proposing up to 1,504 homes on the southern border of The Farm. The proposed project would modify the land uses, residential densities, and configuration of the original plans for the area.

Your comments regarding the development need to be submitted to the Wildomar Planning Department in MS Word format and emailed to Matthew Bassi, Planning Director at mbassi@cityofwildomar.org by Tuesday, December 13, 2022. Please reference the City's Project number (PA-210025) on all correspondence.

If you are not familiar with the details, call the office for more information at 951-244-3719.



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 are weak, call Beverly at 951-244-1863. No donations are needed at this time.



By: Linda Skene

Want to jumpstart your day with a quick, effective morning work out? This group has been meeting for eight years at Millers' Mill.

It is a half hour video-led program with optional light weights. It goes by so quickly, and everyone feels terrific afterward! Join us at 7:20 - 8 a.m. on Monday through Thursday. Give it a try! You'll be glad you did!



DECEMBER ACC HOUSE OF THE MONTH

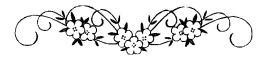
The Tinnes Family 24754 Cornstalk Road By: Denice Harrison, CMCA®

The Tinnes Family moved from Lake Elsinore two years ago to be closer to family in Menifee. The Farm Community brought peaceful living and was very appealing when they were looking for their new home.

Doyle and Peggy have been enjoying the beautiful scenery the Farm has to offer. The location is very convenient and they are still working on seeing all the common areas and visiting every orchard.

The property upgrades consist of new paint, new window coverings, turf in the front yard and the back yard as well as a drought-tolerant landscape throughout. The fencing was not in great shape and has been replaced.

Drive by this lovely Farm property on Cornstalk Road and see why it was chosen for the December House of the Month honor.



THE FARM PROPERTY OWNERS ASSOCIATION **OPEN MEETING MINUTES** THURSDAY, OCTOBER 13, 2022

MEETING PLACE:

Farm Barn - 33430 Harvest Way

CALL TO ORDER:

By President Catherine Neubauer at 7:00 p.m.

PLEDGE & MOMENT OF SILENCE

ROLL CALL:

Catherine Neubauer

President

David Kentish

Vice President

Michael Leonardi Eileen San Giovanni Corporate Secretary Treasurer

Paul Bakeman Edward Ahner

Director

Director

Edward Moore

Director

Denice Harrison, CMCA®

Association Manager

ABSENT:

Michael Leonardi, Corporate Secretary - Excused

Denice Harrison, CMCA® - Excused

GUESTS:

Melissa Banwart

Accounting Manager

APPROVAL OF MINUTES

MOTION: PB/EA: Approval of Open Meeting Minutes, Thursday, September 8, 2022. M/C

OPEN FORUM: There were five residents in attendance. REQUESTS TO SPEAK: There was one request to speak.

CLOSED OPEN FORUM

AGENDA ITEMS

INFORMATION: Cathy Neubauer stated that we are hoping to have a community meeting after the holidays regarding the proposed Wildomar Meadows development.

INFORMATION: Accounting Manager Melissa Banwart gave an excellent presentation of the proposed 2023 budget. A Question was asked, "Are the dues going to go up every year now?" Melissa responded, "We don't know."

MOTIONED: DK/ES: To adopt the 2023 Farm POA budget with a \$5 per month increase per property. M/C

INFORMATION: The ACC Committee would like to thank the Raley family at 34062 Harvest Way for being our October House of the Month. They moved here in 2018 from the Coachella Valley. They enjoy the Farm with its country atmosphere and the close-knit community. They have beautiful landscaping which highlights their pride of ownership.

INFORMATION: Eileen San Giovanni read treasurer's report. As of September 30, 2022 the operating account total was \$128,328.87 with the Reserve account at \$388,724.00.

MOTIONED: ES/PB: To approve a lien pursuant to Section 5705 of the Civil code against parcel number 362-402-005, the Association authorizes Richardson Ober LLC to place a lien to recover the delinquent amounts and any late fees, interest charges, and other collection-related amounts. M/C

INFORMATION: Edward Ahner briefly stated maintenance has many projects right now. Caution tape will be at the areas that are being repaired such as the Waterwheel on Harrow Hill.

MOTIONED: EM/ES: To approve the Recreation Committee to add a \$4 donation for children 3-8 years old beginning January 2023. M/C

DIRECTOR REPORT

President Catherine Neubauer - Welcome Committee Liaison

Cathy Neubauer reported the Welcome Committee is ready to go out and greet new residents.

Vice President David Kentish - FERT Committee Liaison

We have been told by various agencies (SCE, Gas Co., Wildomar and Riverside County emergency personnel, Police and Fire Department) that The Farm is like an island. If a major emergency occurs, it could be 5-10 days (or more) before any outside help could get to us. The Farm Emergency Response Team (FERT) was put together so that we can take care of each other until help arrives. FERT members have taken Community Emergency Response Training (CERT) classes and refreshers, are first-aid and CPR-certified and many have ham radio licenses. The FERT Committee has communications, security, medical and Animal Control divisions.

If there is a county-wide emergency, make sure your home and family are okay. If you have a Block Captain, meet where indicated to let them know if any help is needed or if your family is okay. They will mark off each house as the reports come in and convey any help needed to their Zone Commander (who will communicate by Ham radio with the Emergency Operations center to get us help).

You should have received a "ribbon packet" from FERT with a red (need help) and green (we're okay) ribbon inside. If you don't have a Block Captain, tie a red or green ribbon around your light post. FERT can cover the entire Farm in 15 minutes looking for those who are in need of help.

Millers' Mill will be the emergency center. It has its own generator. We will set up a medical/triage center inside. It will also be a "cooling place" if the heat is extreme and power has been lost. The baseball field will be a helicopter pad, if needed.

FERT has some food stored. More donations are needed. Toward the end of each year, it is then donated to a local charity and we start all over. If you'd like to be part of the solution, we meet the first Tuesday of each month at 6:30 p.m. at The Farm Barn Library.

Corporate Secretary Michael Leonardi - Youth Committee Liaison

The report was given by Edward Moore for Michael Leonardi. The Youth committee meeting will be this Wednesday at 6:30 p.m. at the Farm Barn. Join the fun, as volunteers are always appreciated. The next event will be Friday, October 28th, Trunk or Treat, and a movie. Set up at 5:00 p.m., begins at 6:00 p.m., movie at 7:30 p.m.; Hotel Transylvania 3. Upcoming Event: Saturday, December 3, Santa Day Event. This is a joint event with Recreation Committee at Millers' Mill.

Treasurer Eileen San Giovanni - ACC Committee and Gazette Liaison

The ACC Committee will be going out this month for the fourth and final evaluation of the year.

The Gazette Committee would like to welcome two new delivery people, Donna Peterson, and Corey Taylor. We so appreciate them helping deliver our monthly Gazette.

Our Accounting staff have been working endlessly in calculating our 2023 budget. It was very challenging with so many increases in the day-to-day expenses. They will be mailing the approved budget out next week. Thank you to our Accounting Manager Melissa Banwart in her excellent presentation of the 2023 FPOA Budget.

Director Paul Bakeman - RV and Garden Liaison

Paul Bakeman reminded the residents that the garden beds East of the camera pole will be removed.

Director Edward Ahner - Maintenance and Crime Watch Liaison

Nothing more to report.

Director Edward Moore - Recreation Liaison

Edward Moore reported the planning for forthcoming events is basically complete with tasks determined and assignments made. The committee can always use a few more volunteers or our events.

Chili Cook-Off and Craft Fair – Saturday, October 15th – This event is sold out at 22 craft booths and 15 chili contest entries. Fantastic gift baskets prepared by Jan MacKenzie to be awarded to Top 2 in the People's Choice and Firemen's Choice categories. A request was made that the winners choose their basket when announced, as each had a different theme.

Turkey Trot – Saturday, November 19th – The cooking assignments are well organized, and planning for a full house of 96 is underway.

The Recreation Committee wishes to be allowed to charge half-price to the residents for the children's dinners beginning in 2023. The motion was made during the first part of the meeting tonight. Child-sized portions will be served, as feasible. Children 2 and under are still free.

The committee is seeking a volunteer to serve as secretary. Eileen has been taking on this task in the interim.

The Grease 3 event was considered a success. Changes for next year have already been discussed to make sure all chores are completed.

OPEN FORUM

REQUEST TO SPEAK: There were no requests to speak.

Meeting adjourned at 7:45 p.m.

Approved by President Catherine Neubauer

Approved by Treasurer Eileen San Giovanni

Transcribed by Denice Harrison, CMCA®

By Denice Harrison, CMCA[®]

ACC Corner

ARCHITECTURAL CONTROL COMMITTEE MESSAGE

The ACC meeting is held the first Wednesday of every month. Any architectural changes or improvements to the exterior of your property require approval from the ACC Committee before work can be initiated. All ACC change applications must be submitted to The Farm Barn by Thursday, December 29, 2022.



Happy Holiday wishes from the ACC Committee!



YOUTH EVENT COMMITTEE

By: Chairperson Susie Watters

"The Farm Community Events Page" on Facebook –Please join this page devoted exclusively to event information. 2023 promises to be chock full of events here at The Farm! If you haven't been to any of the Recreation Dinners, you need to check them out! Good food, good conversation and fun times...all for \$8.00!

Past Events: Chili Cook-Off & Craft Fair — What a fun day of sampling various kinds of chili and voting for our favorites! 276 people voted! As a bonus, we got to do some shopping at the Craft Fair! We sure have a bunch of creative people here!

Trunk or Treat & Movie - What a great turn out for our Trunk or Treat! We had 24 trunks enter the contest...up from 16 last time. They were so creative and fun! The winners were: Scariest – Bricco family with the Skeleton prison; Funniest – Ashley Muniz, the Grinch; Best All Around – Kim Nicholson with her Scary Clown Carnival. Thank you all who participated and all who voted. We also had a big turn-out for the movie afterward. We did have a snafu with the popcorn machine, but we have figured it out now so there won't be a problem in the future. Our Committee only has six people and I want to thank them for all their hard work to pull off an event of this size! Also, a big thank you to those who volunteered to help us out!

Our Upcoming Events: Santa Day – Saturday, December 3rd from 3:00-5:00 at Millers' Mill (FREE event!) This is a joint event with the Recreation Committee. Come join us for pictures with Santa, Cookies, Candy Canes, Hot Chocolate and Apple Cider, Ornament decorating, Letters to Santa and more! This is always a favorite event...so bring your kids or grandkids and get a jump on the Holiday spirit! The Annual Tree Lighting is at 5:00 pm at the Memorial Garden (next to the Mill).

2023 Events - We have such fun monthly events planned for 2023! They include Story Time every other month (even months), Valentine's Party, St. Patrick's Day Bingo, Easter, Life Skills, Summer Bash, 4th of July Bike Parade, Movie Night, Chili Cook-off, Trunk or Treat, Fun Run & Pancake Breakfast, Santa Day and, of course, our two E-Waste Fundraisers in April and October. We'd like to throw in another event, funds allowing. Please join our Committee so we have the people we need to do these events.

Our next Youth Committee meeting is Wednesday, December 14th at 6:30 pm at The Farm Barn Library. We hope to see you there!



Scariest Trunk Winner



Best Overall Winner





Funniest Trunk Winner



Youth Committee Trunk or Treat Event Friday, October 28th









Susan Lake Haire

Susan Lake Haire, age 74, of Wildomar, California passed away peacefully in her sleep on Sunday, October 9, 2022 after a prolonged battle with Primary Progressive Aphasia, a form of dementia.

Susan was born in San Jose, California in January of 1948 alongside her "womb"-mate Corinne, to the late Alva and Ethel Lake.

After graduation from high school, Susan continued her education and attended Biola College in La Mirada, California. After her college graduation, Susan moved to Louisiana to begin her teaching career in a small private school in Keithville. She married Kenneth Haire and after taking a few years off to raise her children, she continued her 35 year teaching career at Valley Christian School in San Jose, California.

After retiring in 2014, Kenneth and Susan moved to The Farm in Wildomar to be closer to family. Susan loved spending time with her grandchildren, enjoyed family dinners, making quilts, and hosting church meetings. Susan volunteered by distributing Gazettes, made friends in The Farm Quilters Group and The Farm Exercise Club, and attended many Farm Events and Recreation Dinners.

She is survived by her husband of 48 years, Kenneth Lee Haire, son Andrew Haire(wife Mary) of Wildomar, CA, Rebecca Hines(husband Jeremy) of Greensboro, NC, sisters Corinne Lake and Becky Lake(wife Darlene) of San Jose, CA and her four grandchildren Benjamin, Emily, Samuel and Malachi.

A Celebration of Life Service for Susan was held on Tuesday, November 22, 2022 at 2:00 p.m. at Hillside Church, 545 Hillsdale Avenue, San Jose, CA 95136.



RECREATION COMMITTEE

Holiday Season on the Farm By: Ed Moore, Recreation Liaison

The holidays are upon us, and your Recreation Committee is actively moving forward with the great events coming up. Look at the covers of your Gazette, as the upcoming events are proudly listed there.

We are always seeking volunteers. Please consider sharing some of your time with us by volunteering at our events. There is not a lot to do when we all share in the fun!

Visit with Santa & Tree Lighting Ceremony – A joint venture with the Youth Committee! Join us Saturday, December 3, starting at 3:00 pm at Millers' Mill. Bring your kids and grandkids for a picture opportunity with Santa Claus, and four crafting stations. Kids can decorate an ornament, write a letter to Santa, put a message in a Christmas card to be delivered to our troops, and there's also a picture coloring station. Hot cocoa, hot cider, and cookies will be offered. At 5:00 pm, the Tree Lighting Ceremony takes place with Beverly Bakeman, our recipient of the Gordon Cox Lifetime Achievement Award, flipping the switch.

January Soup Dinner "Wear-your-favorite-apron." Join our fun group at Millers' Mill on Saturday, January 21, social time at 5:00 pm, dinner begins at 6:00 pm, for some delicious soup. Zuppa Toscana is the highlight of the menu (or have vegetarian corn chowder if you desire), along with salad, rolls and dessert. All this food for just an \$8.00 donation (children ages 3 – 8 are \$4.00; 2 years old and under eat for free). the theme for this event is "wear-your-favorite-apron". Sign-ups will begin on Monday, January 2, in the Farm Barn Office, or you can call Geri at 951-551-1144.

We truly look forward to seeing you!



ATTENTION QUILTERS

By: Beverly Bakeman

Do you quilt all by yourself? Why don't you join us ladies on Tuesday mornings from 9 a.m. to 1 p.m..

We bring our machines and have a great set up at Millers' Mill. We would love to increase our group. So stop by and check us out.



FERT HOLIDAY LICHT PARADE TOY AND CANNED FOOD DRIVE

Leave Millers' Mill and head down Mill Pond towards Harvest Way East

Right Harvest Way East

Right Rainbarrel

Left Wagon Train Drive

Right Harvest Way East

Right Butterchurn Road Left Harvest Way

Right Rooster Road

Left Farm Road

Right Pumpkin Patch

Right Split Rail Road

Left Farm Road

Left Barley Lane

Left Wheatfield Road

Right Farm Road

Left Citrus Hill

Left Harvest Way

Right Cornstalk Road

Right Windmill Road

Left Plowshare Road

Right Cornstalk Road

End up at Millers Mill

Left Mill Pond

DRIVE



Saturday, December 10th 6-8:00 p.m.

Any donated items can be dropped off at Millers' Mill before and after the parade or call 951-990-2060

Parade Entry Form 2022

Marching	Vehicle	Horses #	Animals #	Float
Description of Entry		_	Organization	
Name				
Address		City		Zip
Phone ()				
WAIVER: As a partic	ipant in The Farm	n Property Owners Pa	rade, I, the undersi	gned, do hereby assume the
risk for participating of	on behalf of myse	elf and for the other pa	articipants included	as part of this entry. It is further
agreed and understo	od that in no case	e will I or any such pa	rticipants make any	claims against The Farm, its
officers, directors, en	nployees, City of	Wildomar, County of	Riverside, the State	of California, or other Parade
participants or any of	ther duly assigned	d Parade official or as	sistants.	
Signature of Person				Date
Printed Name				

YOUR COMMITMENT AS A HOMEOWNER

By: Denice Harrison, CMCA®

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents. You should have received a package of documents when you closed on your home. If you didn't, check with your escrow company review the Architectural Committee (ACC) Rules available on the website at www. thefarmpoa.org. You do not need a log in to review the document. Make sure you understand what's included in them, particularly the rules about parking, your home's exterior maintenance, and architectural guidelines.

Provide current contact information to the association. Make sure we know how to reach you in case of an emergency, and ask us to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also, for use in an emergency. The tenant notification form is also available on the website.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained. If you plan on making changes to the front yard, the ACC Change Application is also available on the website.

Attend board meetings and vote in community elections. Board meetings are open to all who wish to sit in and keep up with issues under discussion. We had a great turn-out at the November Open Board meeting. Thank you to all that attended. It's a great way to be involved.



THE RESERVES

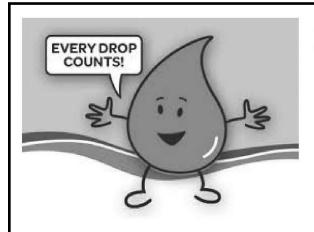
By: The FPOA Accounting Staff

What are these "Reserves" I've been hearing about? The "Reserves" in an HOA community act as a savings account for the association to cover costs of repair and replacement for association amenities. This savings account is funded by a percentage of the monthly dues that every homeowner pays. In a roundabout way, the homeowners all own little pieces of what goes into the buildings and facilities in an HOA because the funding that is put into the reserves is used to keep the buildings, facilities, and amenities maintained.

Why do we need Reserves? As any homeowner knows, the costs of maintaining investments of homes and properties can be nerve-wracking and expensive. Especially when your roof springs a leak! The main reason behind having a Reserves account is to fund those rainyday expenses that no one can plan 100% in advance for. We know the expected time frame that a roof is supposed to last, about 25 years. By giving the Reserves a little bit every month, when it comes time to replace that roof, the money is already there. This reduces the need for any special assessments or borrowing. Another good example of what the Reserves prepare for: a pool heater going out. Again, instead of having to send out for a special assessment from homeowners which would take more time and money, the Reserves account has been putting a little bit towards that new heater every month since it was installed. This saves time and money, gets the pool/spa up and running again quickly, and gets you back to enjoying the amenities of your community. Not only are Reserves accounts good to have for any association, but in many cases, they are required by law to be in place by the association.

Overall, Reserves cover large expenses by spreading out the cost evenly and over time. A small portion of the dues paid by homeowners each month goes into this account, and every little bit adds up! Come to the open board meeting each month to know where the FPOA Reserves account stands or contact the office if you would like to know more information.

Happy Holidays!



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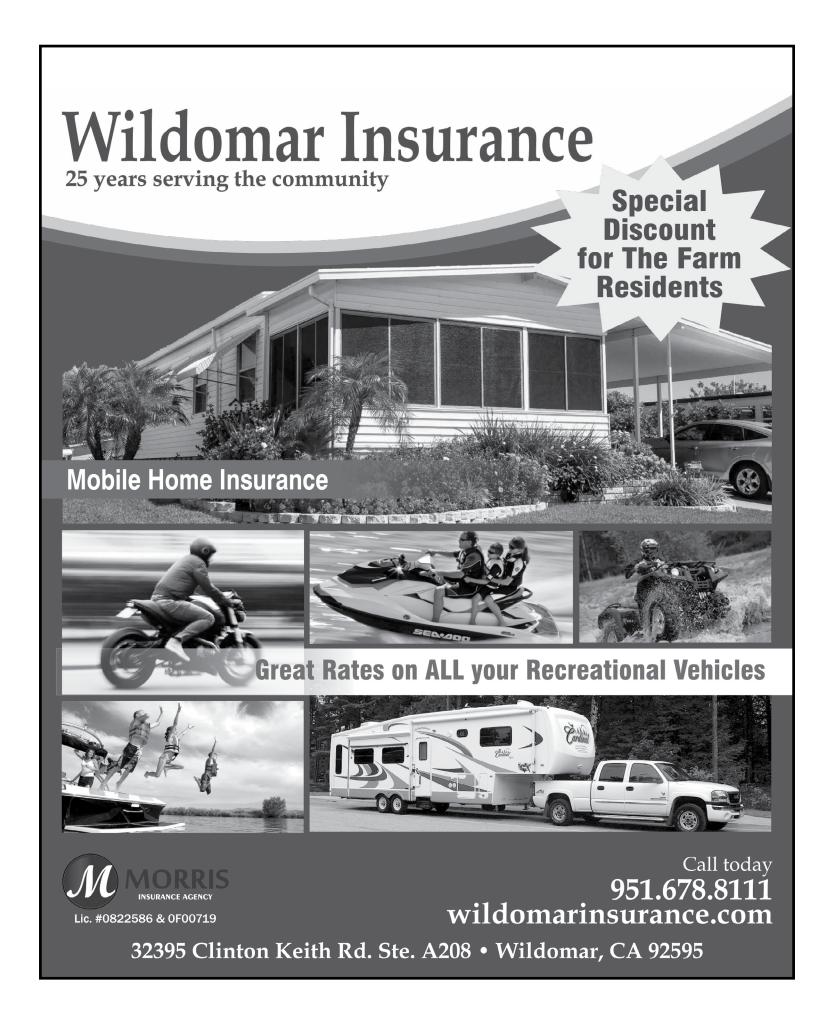
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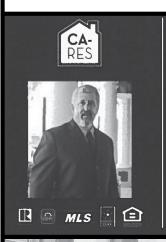


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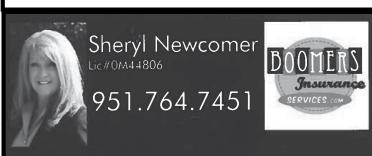


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Information Page

THE FARM PROPERTY OWNERS ASSOCIATION

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Maintenance Manager Hector Garcia244-9966	Define Harrison, CMCA244-3/19, Ext. 101
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	Melissa Banwart244-3719, Ext. 106
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Closed for Lunch 12:00 p.m 1:00 p.m.	ACC Committee
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December 2022

Wed
Farm Barn - FB Millers' Mill - MM
Exercise-MM 7:20-8am ⁷ Gazette Mtg. 8:30am ACC Mtg. 10am-Library Private Event - MM 3-6:30pm
1 ² Exercise-MM 7:20-8am YOUTH COMMITTE MTG 6:30pm Farm Barn
2 Exercise-MM 7:20-8am Private Event - MM 3-6:30pm
2 Exercise-MM 7:20-8am

2023 Recreation Events

Inside Events will be held at Millers' Mill located at 33379B Mill Pond Drive. Must sign up in the lobby of the Farm Barn or call/text

Geri at 951-551-1144 the first of each dinner month. Children ages 2-7 will be \$4 each donation. Children under 2 are free. Exact

change for donations is appreciated. Cash only.

Saturday, January 21st

Sign up Jan. 1st



Soup Night

Veget

Zuppa Toscana

or

Vegetarian Corn Chowder (Must sign up in advance for Vegetarian)

5:00 pm Social

\$8 Donation

6:00 pm Dinner

Saturday, February 18th

Sign up Feb. 1st

Oscar Night



\$8 Donation

Baked Ziti Salad, Garlic Bread Dessert

> 5:00 pm Social 6:00 pm Dinner

Saturday, March 18

Sign up March 1st



Corned Beef, Cabbage, Potatoes, Carrots, Rolls, Dessert

5:00 pm Social

\$8 Donation

6:00 pm Dinner

Saturday, April 1st Community Garage Sale Saturday, April 15th

Sign up April 1st

Hobo Dinner



\$8 Donation

Beef Stew, Salad, Rolls, Dessert

> 5:00 pm Social 6:00 pm Dinner

Saturday, May 20th

Sign up May 1st

Cinco De Mayo



\$8 Donation

Cheese Enchiladas, Beans, Rice, Dessert

> 5:00 pm Social 6:00 pm Dinner

Saturday, June 17th

Sign up June 1st



Chicken Tenders, Potatoes, Salad, Dessert

5:00 pm Social

\$8 Donation 6:00 pm Dinner

2023 Youth Recreation Events

Saturday, February 11th



Free Event / All Ages 6-8:00 pm Millers' Mill

THURSDAY, February 16th



FARM BARN 10:30-11:30 am
Every Other Month - Third Thursday
February, April, June, August,
October, December

Saturday, March 11th

Free Event

St. Patrick's

Day Bingo



Free Event / All Ages
6-8:00 pm
Millers' Mill

Sunday, April 2nd



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

Saturday, April 8th

Easter Egg Hunt

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

Saturday, May 27th



Millers' Mill

10 am to 12 pm Ages 5 and Up FREE Event

Saturday, June 10th

Family Event



Awesome DJ Free Event

Wagon Train Gazebo

Snacks and Drinks

4-7:00 p.m.