A MONTHLY PUBLICATION CREATED FOR THE FARM COMMUNITY

www.thefarmpoa.org

JANUARY 2024

# ACC HOMES OF THE MONTH



33381 Barley Lane
The Andrews Family



33571 Windmill Road
The Payson Family



**Ask Questions** 

**Voice Your Concerns** 

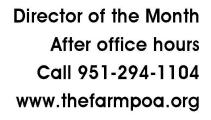
How will this impact our community?

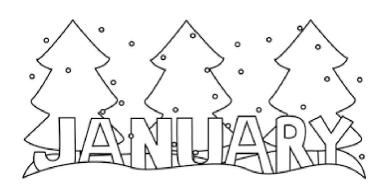
Millers' Mill
33379B Mill Pond Drive

# **Community Meeting**

Meet with the developer of Wildomar Meadows and the City of Wildomar to hear about the plan for 1,504 homes to be built south of The Farm Community

THURSDAY, JANUARY 18, 2024 - Millers' Mill at 6 pm







Hello Farm Residents,

Beginning January 2024, assessments will be \$89 with the RV monthly rental fee at \$45.

Mark your calendars for Thursday, January 18th at 6:00 p.m. for an opportunity to hear about the planned development south of the Farm Community. This meeting will be held at Millers' Mill with the developer and the City of Wildomar.

The office staff is training and working with a new software program called Enumerate. By April 2024, the plan is to go live for more options to pay assessments, RV rental, and any ACC fines using a credit or debit card. We will share more information as it gets closer and training has been completed.

The Farm Board of Directors – President David Kentish, Vice President Paul Bakeman, Corporate Secretary Michael Leonardi, Treasurer Eileen San Giovanni, Director Edward Ahner, Director Edward Moore, and Director Gayl Taylor



# WHY YOU NEED TO ATTEND THE MEETING REGARDING "WILDOMAR MEADOWS" JANUARY 18, 2024 - MILLERS MILL

By: Farm Resident Gayl Taylor gayltaylor72@gmail.com

The original Plan for this section of The Farm, now called Wildomar Meadows called for 451 homes in Phases 11, 12, 13, 14, 15, and 16. These homes were to be on five acre lots with an equestrian center. The Wildomar Meadows Plan today calls for 1504 single family homes and a shopping center.

In today's world, a single-family home usually has at least two vehicles, if not more. That would mean traffic coming from this development could be as many as 3,000 vehicles, probably more each day. This also does not take into account school buses, delivery vehicles, and visitors.

From the Conceptual Land Use Plan of Wildomar Meadows SPA5 it appears that there are only three roads in and out of the Wildomar Meadows Development, The Farm Road, Harvest Way and Sunset Avenue (which becomes Cottonwood Canyon on the north side of Bundy Canyon).

This is a great amount of traffic considering The Farm Road and Harvest Way have "no sidewalks" and are only one lane in each direction and can not be widened. There are numerous cars parked along The Farm Road and Harvest Way, which causes Farm residents to walk around the parked cars and in the middle of the street. This is a traffic accident waiting to happen. The Farm does not own the streets. The City of Wildomar owns the streets.

As for Sunset Avenue, it is mostly an undeveloped dirt road partially owned by Menifee.

To make this development workable there needs to be another viable road into and out of Wildomar Meadows, a road that most of the residents of this new development would want to use. And considering the amount of traffic The Farm Road, Harvest Way and Sunset would add to Bundy Canyon, a new road would be better going south toward Wildomar Trails and Clinton Keith Road.

And to the Developer, putting in a new road is just the cost of doing business.

PLEASE COME TO THE MEETING



Line Dancing is every Tuesday at Millers' Mill

6 pm

#### **ACC HOMES OF THE MONTH**

The Andrews Family 33381 Barley Lane By: Denice Harrison, CMCA®

The Andrews Family moved to the Farm in January 2020. Both lived locally in Canyon Lake and Temecula before moving three years ago. Expanding the family they were looking for a larger place.

The children love visiting the ponds and pools with a daily visit. They also look forward to the events such as the 4th of July parade and the Youth Egg Hunt event.

Home improvements completed last year was the installation of turf and the cleaning up of the front yard landscaping is a daily occurance.

Drive by for some great drought-tolerant ideas. Thank you to the Andrews Family for taking pride in home ownership, the ACC Committee thanks you.



#### ACC HOMES OF THE MONTH

The Payson Family 33571 Windmill Road By: Denice Harrison, CMCA®

The Payson Family moved to the Farm from Carson California. With family and friends already in the area, the family knew the move eight years ago was a great choice.

They feel lucky to be living in The Farm with the quiet atmosphere.

Many home improvements have been done inside but what you can see from the street is the installation of rock to keep the maintenance low.

The ACC Committee would like to thank the Payson Family for taking pride in their home.

For questions or parking issues with the public streets, notify City of Wildomar Code Enforcement at 951-677-7751, ext. 207.

For your safety and convenience, two non-emergency crime lines have been created by the Riverside County Sheriff's Department.

If you are experiencing an emergency, please call 911 immediately.

- Create your Own Police Report
   https://www.riversidesheriff.org/FormCenter/Crime-6/
   Online-Reporting-50
  - Crime Tip Line (Can Be Anonymous)
     Text Report to 833-904-2729 or
     Call 833-904-2729

https://www.riversidesheriff.org/743/Lake-Elsinore-Station

# THE FARM PROPERTY OWNERS ASSOCIATION OPEN MEETING MINUTES THURSDAY, NOVEMBER 9, 2023

**MEETING PLACE:** 

Farm Barn – 33430 Harvest Way

CALL TO ORDER:

By Vice President Paul Bakeman at 7:00 p.m.

PLEDGE & MOMENT OF SILENCE

**ROLL CALL:** 

Dave Kentish

President

Paul Bakeman

Vice President

Michael Leonardi

Corporate Secretary

Eileen San Giovanni Edward Ahner Treasurer Director

Edward Moore

Director Director

Gayl Taylor Denice Harrison, CMCA®

**Association Manager** 

ABSENT:

President Dave Kentish - Excused

Corporate Secretary Michael Leonardi – Excused

Director Edward Moore - Exercise

**GUESTS:** 

None

APPROVAL OF MINUTES

MOTION: PB/EM: Approval of Open Meeting Minutes, Thursday, October 12, 2023. M/C

REQUESTS TO SPEAK: There was one request to speak.

INFORMATION: President Paul Bakeman read the Humanitarian Award for Jon and Sarah Bricco.

**CLOSED OPEN FORUM** 

#### **AGENDA ITEMS**

INFORMATION: Our first home of the month for November is the Schirmer Family at 34157 Harrow Hill Road. They have just celebrated their 39<sup>th</sup> year of living on the Farm. The variety of succulents and other various flowering plants make this home a gem. Thank you to the family for your continued pride in ownership.

Our second home of the month is the Murray Family at 33658 Plowshare Road. This property always has beautiful landscaping as they are avid gardeners. Thank you for keeping your home so well-maintained.

INFORMATION: The treasurer's report and reserve spending information was received and reviewed. The total funds in the operating account as of October 31, 2023, was \$228,747.97 with the total funds in the reserve account at \$404,573.83 for a combined total of \$633,321.80. The reserve spending for October was \$5,300 for the Farm Barn upstairs flooring. There were nine new homeowners for October. The October assessments paid were 93% of the membership.

MOTIONED: ES/PB: To approve a lien according to Section 5705 of the Civil Code against parcel number 362-482-011, 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

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INFORMATION: The maintenance report was reviewed.

#### **DIRECTOR REPORT**

President Dave Kentish - FERT Committee Liaison

Excused

#### Vice President Paul Bakeman - Garden and RV Liaison

Paul reported that FERT is still going strong. The last blood drive fundraiser brought in \$150. Meetings are held on the first Tuesday at the Farm Barn at 6 p.m. Some of the garden spaces need some work. Please remember to keep your garden beds weed-free.

Corporate Secretary Michael Leonardi – Welcome Committee Liaison and Line Dancing Excused

#### Treasurer Eileen San Giovanni - ACC Committee, Gazette Liaison and Exercise

Eileen reported the Visit with Santa will be held on Saturday, December 2<sup>nd</sup> from 3-5:00 p.m. This is a free event with the Youth Committee joining the Recreation Committee in presenting this amazing event! This event will have many crafts, a beautiful Gingerbread theme, homemade cookies, chocolate milk, and the turning on the Christmas lights at the Memorial Garden by our Gordon Cox Lifetime Achievement recipient John Bice. The line dancing group will be coming to help decorate for the event. This event is for all Farm residents to enjoy.

Our morning exercise group welcomes any Farm resident who would like to join us Monday-Thursday from 7:15 a.m. to 7:45 a.m. It's a great way to start the day.

Our accounting department will be mailing the 2024 budget by the end of the month. Feel free to call the office at 951-244-3719 to speak with Melissa if you have any accounting questions.

The Gazette cover for December will feature our December events. We have all of our Farm routes covered at this time. We appreciate all those who deliver. We wish you all a very happy Thanksgiving.

#### Director Edward Ahner - Maintenance Liaison

Ed reviewed the maintenance report.

Director Edward Moore - Recreation Committee Liaison

Excused

Director Gayl Taylor - Youth Committee Liaison

Gayl reported for the Youth Committee. Only two children attended the October Storytime. The Strotyime for December has been canceled. There was a discussion of having Storytime next year during the summer vacation. There was a lengthy discussion of the Trunk or Treat and what could be done to make it better. The Visit with Santa for Saturday, December 2<sup>nd</sup> between 3-5 p.m. and the planning for that event was discussed at length.

**OPEN FORUM** 

REQUEST TO SPEAK: There were no requests to speak.

Meeting adjourned at 7:14 p.m.

Approved by President Dave Kentish

Approved by Corporate Secretary Michael Leonardi

Transcribed by Denice Harrison, CMCA®

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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, March 16th

Sign up March 1st



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

5:00 pm Social

6:00 pm Dinner \$8 Donation

# Saturday, April 6th **Community Yard Sale**



## Saturday, May 18th

Sign up May 1st

# Cinco De Mayo



Cheese Enchiladas, Beans, Rice, Dessert

> 5:00 pm Social 6:00 pm Dinner

\$8 Donation

# THURSDAY, July 4th



Parade & Barbecue

Family Event 9 a.m. Parade Start

8 a.m. Line Up

Free Hot Dogs

Chips



Water (FMWC)

Watermelon



Music at the Pond



# Saturday, October 5th

**Community Yard Sale** 



# 

# Saturday, February 10th









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

# Saturday, March 30th



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

## Sunday, April 6th



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

## Saturday, June 8th

Family Event



Awesome DJ

Wagon Train Gazebo

Snacks and Drinks

4-7:00 p.m.

## THURSDAY, July 4

Family Event





Main Pond 12:00 p.m. **FREE Event** 

## Saturday, August 10th



Movie Night w/ Snack Bar 8:00 p.m. or when it's dark at the Main Pond 1/2 basketball court



THE LIST

I have a list for everything
This I can't live without
Who would have guessed
Without my list
That things would get so strewn about?

First, there's my "To do" list Then there's my "Who's Who" list! There's an "I don't have a clue list" And then I make a new list!

There's my Christmas list and wish list (I wish they were the same) My birthday and my bucket list And one without a name!

And if I only had one list It'd be a crying shame For even "miscellaneous" Leaves something to be named!

> By Susan Mendez 2018





# By Denice Harrison, CMCA®

The Farm Gazette Committee is in need of one more permanent distributors to deliver the Farm Gazette each month. It takes less than an hour around the first of every month. No meetings to attend. We drop off the counted Gazettes for your route. Free training and map provided.

Please call the office if you are interested or if you have questions. I would be happy to help find the perfect route for you.

Call Denice at The Farm Barn office 951-244-3719. It is a very simplified process.

# HAPPY NEW YEAR FROM THE RECREATION COMMITTEE

By: Jacqueline Meers

The poem, Auld Lang Syne, was written by the famous Scottish poet Robert Burns in 1785. It is still a favorite that is sung at New Years and graduation ceremonials. The title means "times gone by" or "old long since." It is a song that warms our hearts everytime it is sung. It show the meaning of goodwill, kind regards, friendship, and noble deeds. One can feel these special moments at The Farm. Many longtime friendships are formed right here at the Farm. Events and dinners are a big part of our community. If you are new to the community or newly retired, please check out our many activities or if you would like to volunteer for our events and dinners, please come to The Barn office at 6:30 pm the first Monday of the month. *The January meeting will be held on the second Monday because of the holiday.* 

There are many traditions for the new year. Adding black eyed peas to your meal brings luck and adding collard greens is a sign of wealth. Many celebrate with a simple kiss at midnight. Make a new tradition in your family. Taking long walks after your new years celebration or reaching out to a lonely neighbor. Think about it.

This year we will try to keep our new years resolution. A few things may be working out more, a daily walk, keep within your budget, cleaning daily so you won't have more work on the weekend, saying a kind words to a stranger, and smile more.

Our first event for the new year will be **Saturday**, **March 16**, **2024**: **Our annual Happy St Patrick's Day Party:** Our wonderful cooks will serve a sumptuous Irish feast of Corned Beef, cabbage, potatoes, carrots, rolls, and a surprise dessert. Sign up early for this event, it is very popular. Sign up starts the 1st of the month.

Saturday, April 6, 2024, Community Garage Sale: Get a good start now on your Spring Cleaning. You could sell unwanted items and have a great summer vacation with the proceeds, or buy items for that vacation for a nominal price!

**Saturday, May 18, 2024: Cinco De Mayo:** The best enchiladas in town. More about this in our next issues. All of our dinner events start at 5:00 pm, social time and dinner is served at 6:00 pm.

Reservations are necessary since space is limited. Sign up starts the 1st of the month. You may sign up at the Farm Barn or call or text Geri at 951-561-1144. There is an \$8 cash donation, children are \$4 cash donation, and children under 2 eat free. You may bring beer and wine, but no hard liquor please.

Important message from the Recreation Committee: Happy New Year to all our Farmers. We would like to thank you for your participation in our dinners and events. We have such fun with games, opportunity drawings, music, and laughter. We would like everyone to be able to join in the fun, so if you cannot come to a dinner event please cancel in a timely manner. We usually have a waiting list, and with the cost of food it is imperative that you let us know you cannot come to a dinner. Thank you for your cooperation. Happy New Year to you and yours!!



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 #
This Authorization is to remain in full force and effect until tholder of its termination at such time and in such manner as tupon it.  By providing this information, the bank account holder agree	he account holder's check. If the financial institution uses a account holders' responsibility to provide that information above. The FPOA has received written notification from the bank account to afford the FPOA and my bank a reasonable opportunity to act the set of any processing charges needed to complete this payment. The ed payment. The processing charge will be added to each payment
Account Holders Signature:	
	Date:
	Date:

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

If you do not have checks from your account, have the bank give you written notification with your routing number and bank account for ACH processing.



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.





# CORNHOLE By: Paul Bakeman

Attention Cornhole Enthusiasts, I am currently looking for Farmers who would love to enjoy a friendly competitive weekly game of Cornhole. Maybe it could turn into a club to compete with other Cornhole clubs? There has been interest among some Farmers, and I am looking for more.

If you're interested, we can meet at the picnic area by Pool One on Farm Road at 10 am on Saturdays. I will bring my Cornhole boards, and if you have one please bring it too. Hope to see y'all there!

For parking issues with the public streets, notify the City of Wildomar Code Enforcement at 951-677-7751, ext. 207.

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, February 1, 2024

#### **Pole Light Reminder**

Section 4.4 – Pole Lights/Dusk-to-Dawn Lights: Pole lights or dusk-to-dawn lights are a part of the basic installation of homes thorughout The Farm. There are no streetlights or sidewalks in The Farm so each owner is responsible for installing and maintaining a ploe light or dusk-to-dawn lights. Light bulbs must be white and 40-to-75 watts. Placement of the pole light or dusk-to-dawn lights is within six (6) feet of the street easement and positioned on the property to shed light towards the street. The street easement is a utility area that is 10-to-12 feet into the property from the street curb. The ACC suggests use of a photocell or photosensitive device. A timer is also acceptable. The position of the pole light or dusk-to-dawn lights are subject to Board approval.



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- -Design matching t-shirts for family reunions
- -Add your name and design for customized scrubs

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# Have you reviewed your 2024 Medicare Benefits?

What and When is the Annual Election Period?

The Annual Election Period (AEP) is your time of year to change your Medicare Health Plan for the following year. You have from Oct. 15, 2023 to Dec. 7, 2023 to make your decision for the year 2024. This Annual Election Period, and throughout the rest of the year, I'll be here to help you anytime you have questions.

#### Do I need to make a change?

Because Medicare Advantage plans renew annually, your current plan may have changes for the year 2024, You should have already received your current Health Plan's Annual Notification of Change (A.N.O.C.) It's good to review and compare your options during the Annual Enrollment Period and make sure you don't miss out on any additional benefits or lower out of pocket expenses.

#### If I need to make a change, can I keep my current doctor and/or network?

Yes!!! The benefit of working with me, is that it's my job to make sure your new plan covers all of your needs, including which doctors you'd like to see. Give me a call 951-764-7451

We do not offer every plan available in your area. Currently we represent 16 organizations which offer 47 products in your area. Please contact Medicare.gov, 1-800-MEDICARE, or your local State Health Insurance Program (SHIP) to get information on all of your options.





Sheryl Newcomer 951-764-7451 CA License #: 0M44806 snewcomer@finally65.com



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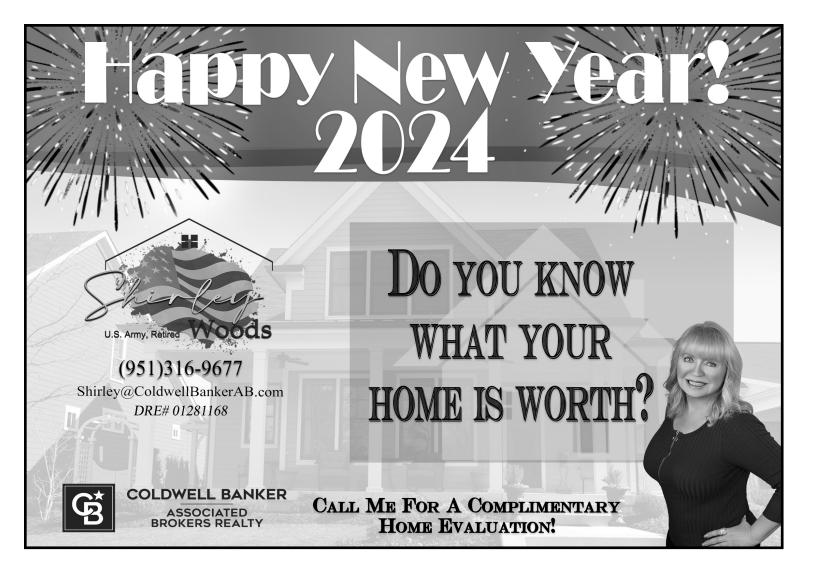
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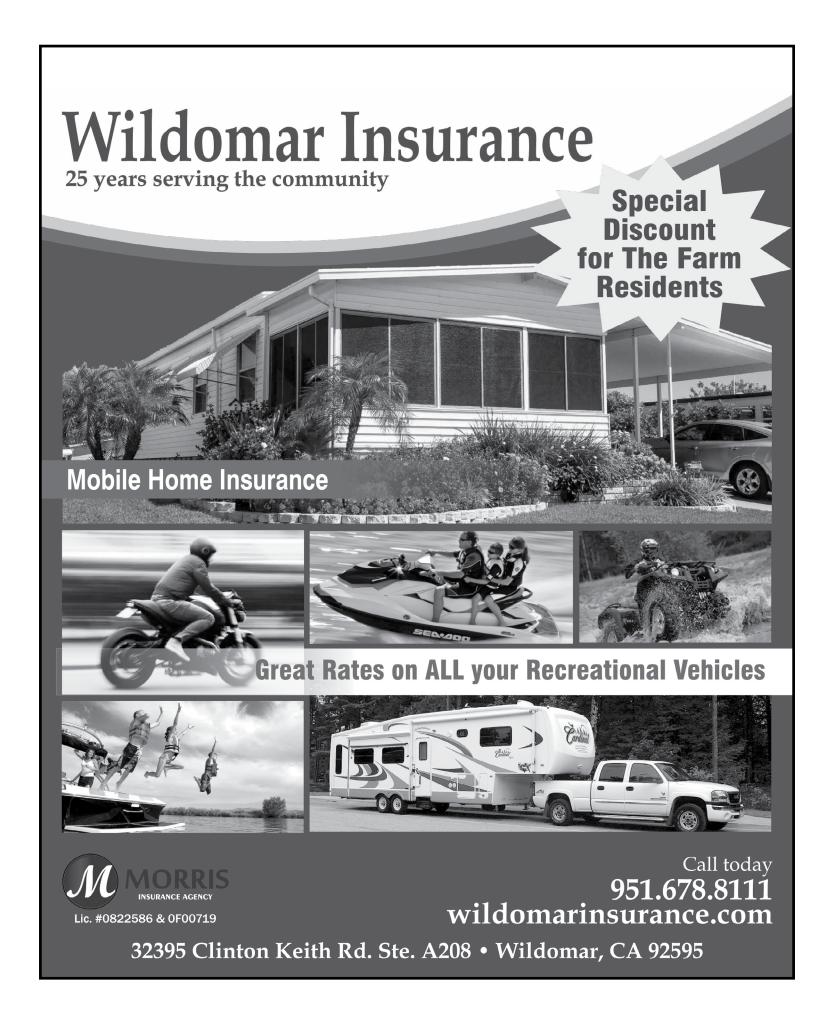
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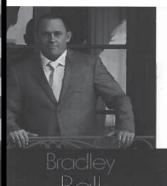
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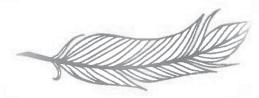
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Have your classified ad on this page for only 25 cents per word, \$1.00 minimum.

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The Farm Saver

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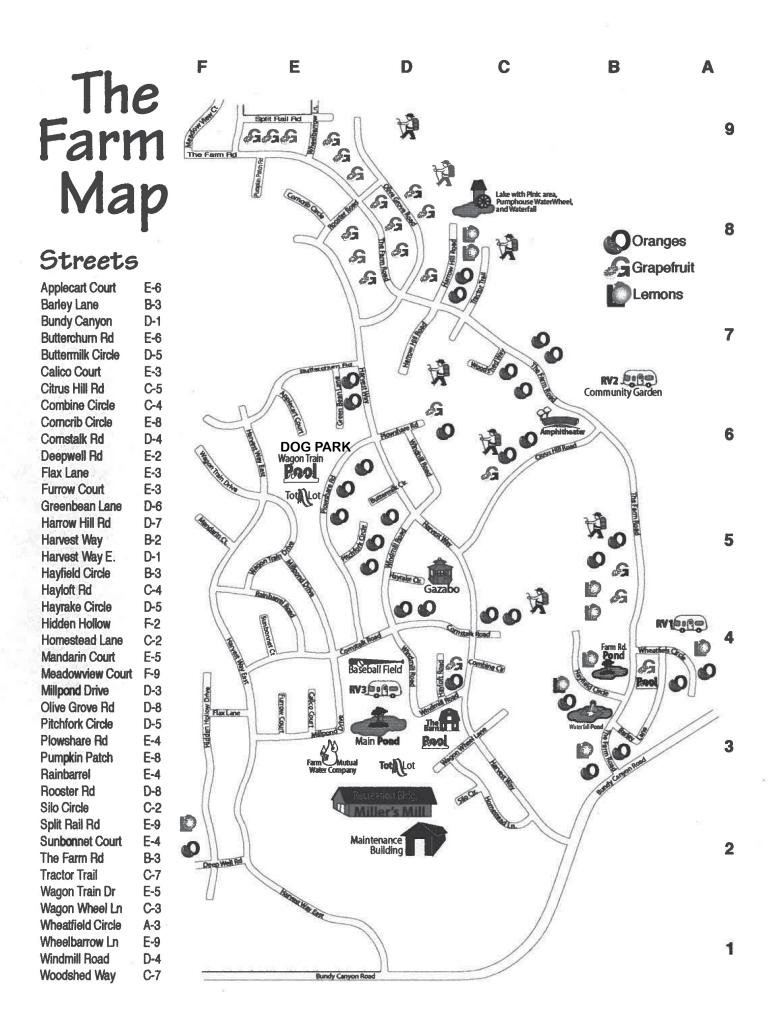
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(All area codes are 951 and all telephone prefixes are 244 unless otherwise noted.)

Editor/Secretary	Denice Harrison	951-244-3719, ext. 101
Proofreader		
Advertising	Denice Harrison	951-244-3719, ext. 101
Circulation Scheduler	Denice Harrison	951-244-3719

Thank you to the team of volunteers getting The Farm Gazette delivered to the residents every month. We appreciate you!

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Exercise, Eva and Eileen951-723-0883	Quilters Group, Bev Bakeman951-244-1863
Pickleball, David Gerletti626-422-3009	Medical Equip., Bev Bakeman951-244-1863

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FOR ANY PROBLEMS WITH ADVERTISERS CALL THE BETTER BUSINESS BUREAU.

## Information Page

#### THE FARM PROPERTY OWNERS ASSOCIATION

33430 Harvest Way, Wildomar, CA 92595

## Telephone 244-3719 • FAX 244-0553

Director of the N	Month 294-1104	
Dave KentishPresident	Edward Ahner	Director
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Eileen San GiovanniTreasurer		
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Maintenance Manager	Denice Harrison, CMCA®	244-3719, Ext. 101
Hector Garcia244-9966		
	Accounting Manager  Melissa Banwart	244 2710 E <sub>v</sub> t 106
	Melissa Banwart	244-3/19, EXI. 100
FARM BARN	Bookkeeper	
<b>CUSTOMER SERVICE HOURS:</b>	Staff	244-3719 Ext. 108
Mon-Fri 9:00 a.m 5:00 p.m.		2113,13, EAG 100
Closed for Lunch 12:00 p.m 1:00 p.m.	ACC Committee	
	Staff	244-3719, Ext. 105
OFFICE E MA	IL ADDRESSES	
Hector Garcia, Maintenance Manage	• 00	
Denice Harrison, CMCA®, Association Man		=
Melissa Banwart, Accounting Manager	fpoabookkeeper@gm	nail.com
Bookkeeper	fpoabkpr2@gmail.com	
ACC (Staff)	. fpoaacc@gmail.com	
Director of the Month (After Business Ho		-1104
COMMITTEE	<u>INFORMATION</u>	
Architectural Control ChairpersonLaVon	ne Moore	244-3719 Ext 105
Farm Emergency Response Team (FERT)		
Recreation Committee ChairpersonLore		
Welcoming CommitteeTerry Leonard		
Youth Committee ChairpersonKimberly		
2024 Inspectors of Election		
Animal Friends of the Valley/Animal Control		
City of Wildomar Code Enforcement		
Days: FPOA Office		· · · · · · · · · · · · · · · · · · ·
Non-Emergency Problems (Sheriff)		
Emergency (Sheriff)		
Social Group Action Group (SWAG) www.th	eswag.org	1-833-792-4674
count croup record (c mile)		
The Farm Mutual Water Co. is a se	eparate corporation from the FPO	<b>A.</b>
Contact The Farm Mutual Water Co. for water bill	s, turning on/off service, and other	related questions.
The Farm Mutual Water Co.	333	383 Mill Pond Drive
All Water Issues (Street Leaks) Weekdays: Water Co.		
Water Co. Customer Service Hours		
After-Hours Emergencies Only	•	-

# January 2024

Sat	9	13	20	27	MONDAY 9 am nday-Thursday m
Fri	8	12	19	26	Coffee Klatsch Every MONDAY  at the Farm Barn 9 am  Exercise at Millers' Mill • Monday-Thursday  7:15 am - 7:45 am
Thu	4 Exercise-MM 7:15-7:45am Pickleball 6-8pm	Exercise-MM 7:15-7:45am Pickleball 6-8pm Executive Meeting 5pm OPEN MTG.7 pm-FB	COMMUNITY MTG. WILDOMAR MEADOWS MILLERS' MILL 6PM	25 Exercise-MM 7:15-7:45am Pickleball 6-8pm Executive Meeting 5pm	Coffee at Exercise at
Wed	Exercise-MM 7:15-7:45arg Gazette Mtg. 8am ACC Mtg. 10am-Library Exercise-MM 7:15-7:45am Youth Mtg.6:30pm FB	1 () Exercise-MM 7:15-7:45am	17 Exercise-MM 7:15-7:45am Private Event - MM	24 Exercise-MM 7:15-7:45am	31 Exercise-MM 7:15-7:45am
Tue	Exercise-MM 7:15-7:45am NO QUILTERS FERT Mtg. 6pm FB Line Dancing -MM 6pm Pickleball 6-8pm	9 Exercise-MM 7:15-7:45am NO QUILTERS Line Dancing -MM 6pm Pickleball 6-8pm	16 Exercise-MM 7:15-7:45am NO QUILTERS Line Dancing -MM 6pm Pickleball 6-8pm	23 Exercise-MM 7:15-7:45am NO QUILTERS Line Dancing -MM 6pm Pickleball 6-8pm	3() Exercise-MM 7:15-7:45am NO QUILTERS Line Dancing -MM 6pm Pickleball 6-8pm
Mon	Arappy Ret York	Exercise-MM 7:15-7:45am Coffee Klatsch 9am FB Recreation Mtg 6:30pm Farm Barn Private Event - MM	TS TO THE BEAUTY OF THE BEAUTY	22 Exercise-MM 7:15-7:45am Coffee Klatsch 9am <b>FB</b> Private Event - MM	29 Exercise-MM 7:15-7:45am Coffee Klatsch 9am <b>FB</b> Private Event - MM
Sun		7	14	21	28

# 2023 Holiday Light Winners



Tirst Place
33466 Barley Lane
Madariaga Family



Second Place
34425 Meadowview Court
Coulston Family



Third Place

24240 Citrus Hill Road

San Giovanni Family

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# Honorable Mentions

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Thank you to John Barnett for sharing this Farm Christmas card from year's ago.