

# TIMBER TRUMPET – PRESIDENT’S MESSAGE

DECEMBER 15, 2011

*Happy Holidays!*

*As the winter season comes upon PlaVada there are some items the Board would like to review.*

***First** - please winterize your homes, especially if you are not a full time resident. Water leaks and breaks are extremely hard to find and fix buried under the upcoming snow. If you have questions deciding what your home needs, please call Terri, our General Manager, or talk to Brian, our Caretaker.*

***Second** - snow plowing starts as soon as there are 4 inches of snow on the road, whether day or night. **Cars, trailers, or other vehicles parked on the roadside when Brian, Mark, or Doug are plowing will be towed with no warning.** Parking of vehicles or trailers in designated locations is limited to 48 hours. We ask you to print off one of the information sheets attached to this Timber Trumpet, fill it out, and leave it on your dashboard or within sight for Brian. Please also give these information sheets to your guests. If he needs to plow the lot and your vehicle or trailer is obstructing the work, he can give a courtesy call to have it moved. If there is no contact information, and the vehicle or trailer is not moved within 48 hours, it will be towed. If you park a trailer, please remove the tire blocks when you leave the lot. These have been picked up by the snow blower and clog the machinery. We want to provide a safe and snow-free parking for as many members and guests as possible.*

*Please read the entire Snow Policy further on in this issue. Also in this issue look for an update on the water project and roads. A busy time for PlaVada workers are the Christmas-New Year weeks. Please know that we are committed to a smooth running operation, enjoy the time in the mountains, and let patience prevail.*

*The Architecture Committee is being reestablished. Its function is working on the consolidation of the Builder’s Handbook and the Construction Handbook to simplify and codify PlaVada building requirements. Mike Anderson and Eric Lombardi are the Board members whom, along with 3 members, will take on this task. If you are interested in helping with this project please contact either Mike or Eric.*

*Roads – Brian Gebhart 2011 was both difficult and beneficial year for PlaVada’s road system. The roads survived a very troublesome winter with little or no major damage while many other areas did not. There were many times when access was difficult, but with steady work of the road crews those problems were overcome. The road maintenance continued through the summer with clearing of brush and trees from the right of way to better facilitate snow plowing. With a combination of previous savings and lower per unit costs the association was able to overlay 97,000 sq. ft. of roads. Some these roads had only received minor repairs during the previous 20 years. 2012 will bring continued repairs and upgrades.*

*Thanks for your patience during the construction periods when roads may be blocked.*

*Water Project Update – Chik Brenneman I am happy to report that our water project is finally on line and the levels of arsenic in our treated drinking water are not detectable. It is with great satisfaction that we have been able to complete this project, despite the obstacles, and deliver water to the users that is compliant with the standards of the United States Environmental Protection Agency. I give due credit to the Board members who worked to support the project. After nine years, and many hours of personal time spent on the project, I am also grateful for the project’s finality.*

**GENERAL INFORMATION:**

*I would like to personally thank the members who took the Emergency Special Assessment seriously. These were large projects and it took a lot of cooperation and coordination to get to the final result. Also want to thank those of you who are keeping up on your payments.*

*The holidays always bring with them the extra amount of garbage from the presents and that left over Christmas Tree. As we hope that everyone has a great and safe time during the holidays we ask that while you are placing your garbage in the dumpsters **DO NOT LEAVE** anything outside of the dumpsters. If you cannot fit your garbage inside **PLEASE** take it back to your cabin or take it home with you. Remember the garbage company does not get out of their truck to pick up after you.*

*If you are anticipating placing your cabin on the market, remember there are something’s that need to be completed to transfer title. A sewer lateral test and the installation of the water meter. If your cabin is older and your sewer line is the original one installed when the cabin was built, chances are you will need to have the sewer line replaced. This work is much easier to do in the summer time. If you have any questions about this feel free to call me @ 530-426-3980*

You will find a flyer from a propane supplier. As we do not usually advertize in our newsletters, we are forwarding this information to you. Campora is going to give the members of PlaVada a group rate. If you have any questions please call the company directly.



## **PLAVADA WOODLANDS HOMEOWNER'S ASSOCIATION PROPANE PRICING**

### ***Dependable Propane Pricing, Dependable Propane Service***

We are pleased to announce the partnership from Plavada Woodlands Homeowner's Association and Campora Propane Service. Campora Propane is the company of choice to provide dependable propane service to you. All residents in the Plavada Woodlands HOA will receive special discounted pricing when joining the Campora family. As of December 12, 2011 the rate is \$2.67.

Check your current supplier's propane rates.

The Campora discount guarantees to save your household money.

- ✓ Tank Change Out – FREE
- ✓ Transfer Fuel – FREE
- ✓ System Test – FREE
- ✓ 1<sup>st</sup> Stage Regulator – FREE
- ✓ 1<sup>st</sup> Year Annual Tank Rent – FREE
- ✓ Senior Discount Available
- ✓ Balanced Payment Plan Available
- ✓ 24-Hour Emergency Service
- ✓ Consistent Pricing Year-Round
- ✓ No Gimmicks

### **Refer A Friend**

Take advantage of Campora Propane's Family & Friends Referral Program. For every tank set that you refer to us... we will give you 35 gallons of propane – FREE.

**Contact us to day to make the change**

**Campora Propane Service**

20221 Paoli Lane

Colfax, CA 95713

Tel: (530) 637-9393

**Servicing Northern California for over 65 years**  
**Locally owned and operated**

*"Building our family one customer at a time since 1946 by providing reliable propane service and peace of mind"*

# Pla-Vada Community Association Snow Plow/Removal Policy

1. The Pla-Vada Community Association's (PVCA) policy for snow removal is to plow all roads to provide access to homes/cabins and parking areas.
2. PVCA will plow when at least 4 inches of snow has fallen<sup>1</sup>.
3. Plowing may be modified due to weather, equipment, and available personnel.
4. Chains or four-wheel drive vehicles are advised when snow/ice is present.
5. PVCA will post signs at plowed road entrances that state members and guests enter at their own risk.
6. Berms will be created and are not the responsibility of PVCA<sup>2</sup>.
7. Parking is for members and their guests only. the association recommends that you leave your contact information on the dash in case you need to be notified.  
information .
8. All vehicles parked in PlaVada designated parking areas must be moved every 48 hours for snow removal vehicles will be **towed per CVC 22658A at owners expense**. Damage to vehicles not removed due to snow removal will not be the responsibility of PVCA.
9. *General Parking is permitted in the **Unit 6 parking area, corner of Juniper and Tamarack Crescent and finally at the corner of Conifer Dr and Tamarack Crescent.** (see Map)*
10. **There will be no on street parking from November 1 to May 1, vehicles could be towed per CVC 22658A at owners expense.**
11. PVCA will not be responsible for plowing or packing private driveways<sup>3</sup>. Members may use their own equipment or contract with a snow plow/removal contractor to have their individual driveways/parking spaces cleared. Snow removed from individual driveways **will** not be deposited in or on PVCA roadways.
12. Members and/or contractors must not damage or create deep snow ruts on packed roads. Members and/or contractors may be held financially responsible for actual time and material costs to repair or replace PVCA roads and/or property caused by either by their own actions/equipment or their employment of a contractor.
13. The year-round speed limit for all vehicles, including recreational vehicles (which includes but is not limited to snowmobiles, ATVs, OHVs), is 15 MPH. The operation of recreational vehicles within Pla-Vada is limited to the hours between 8:00 AM and 10:00 PM.
14. Improperly parked vehicles, unidentified vehicles, or vehicles parked over the time limits stated will be towed at the owner's expense.

1. Snow depth measurements will be taken at the PVCA Office area.
2. PVCA is not responsible for berms caused by snow removal
3. Driveways/parking spaces more than 20' cannot be accommodated. Please mark a 20' opening. Snow that maybe blown into wider drives/spaces will not be removed by PVCA.

## IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Este informe contiene información muy importante sobre su agua potable.  
Tradúzcalo o hable con alguien que lo entienda bien.

### THIRD CALENDAR QUARTER 2011 NOTICE

#### **PlaVada Community Association Has Levels of Arsenic Above the Drinking Water Standard**

Our domestic water system has violated the new drinking water standard for arsenic. Although this is not an emergency, you have a right to know what happened, what you should do, and what we are doing to correct this situation.

#### **What happened?**

The USEPA standard, enacted January 2006, and the California Department of Public Health standard, enacted November 28, 2008, lowered the maximum contaminant level (MCL) of arsenic from 0.050 milligrams per liter (mg/L) to 0.010 mg/L (equivalent to 10 micrograms per liter (ug/L)) based on the running annual average of test results.

Wells 3 and 4 arsenic test results indicate that the current running annual average levels are 27 ug/L and 35 ug/L, respectively. The Well 5 arsenic testing for the first two calendar quarters of 2011 shows an average of 48.5 ug/L. These levels are above the MCL, so you will be notified quarterly until the violation is corrected. The PlaVada Community Association is also now subject to an administrative order dated September 30, 2008, from the USEPA which requires compliance with the arsenic MCL.

#### **What should I do?**

- **You are not required to use an alternative water supply (e.g., bottled water).**
- This is not an emergency. If it had been, you would have been notified immediately. However, *some people who drink water containing arsenic in excess of the MCL over many years may experience skin damage or circulatory system problems, and may have an increased risk to getting cancer.*
- If you have other health issues concerning the consumption of this water, you may wish to consult your doctor.

#### **What is being done?**

The PlaVada Community Association (PVCA) has initiated start-up for newly constructed facilities that treat well water so that water distributed to the water system will comply with the arsenic standard. For more information, please contact Terri McGuigan at (530) 426-3980.

#### **Secondary Notification Requirements**

Upon receipt of notification from a person operating a public water system, the following notification must be given within 10 days [Health and Safety Code Section 116450 (g)]:

SCHOOLS: Must notify school employees, students, and parents (if students are minors).

RESIDENTIAL RENTAL PROPERTY OWNERS OR MANAGERS (including nursing homes and care facilities): Must notify tenants.

BUSINESS PROPERTY OWNERS, MANAGERS, OR OPERATORS: Must notify employees of businesses located on the property.

---

This notice is being sent to you by the PlaVada Community Association.

## Water and the Winter Months

By

Chik Brenneman

We continue to pump a considerable amount of water from our wells. Well beyond what would seem normal for our community. Our staff is very knowledgeable of our system and understand the need to identify leaks and repair them. They have also uncovered leaks that have probably been occurring for some time. We're working on those issues, but other problems exist on the 'other side of the valve'. Every winter we have problems with broken pipes and significant water loss. Many of these problems are preventable with a little action on your part prior to closing your cabin when cold weather is imminent.

I am including here some generalized guidelines, on how to prevent frozen pipes in your cabin. But before I list them, it is also important to note, that running your water all winter to avoid freezing pipes is **not acceptable** and actually leads to increased costs to the association via extra pumping.

- First and foremost, prepare your house or cabin for the winter season by ensuring that your 'stop and drain' valve is functioning properly. All homes should be equipped with this type of valve.
- Secondly, whenever you leave your cabin for two or more days, turn off the water and open the drain. Do this even if you heat your cabin. In the event the heat somehow shuts off, you can rest easy that your pipes are empty and will not burst.
- Once the water is turned off, for your toilet/drain traps, to prevent them from freezing, use a toilet/drain plunger to push most of the water through and then add some RV antifreeze to the traps. Make sure that the entire trap is full with antifreeze. Your average drain will take a cup or so, the toilet about a pint. **Be sure to use the RV water system antifreeze that contains 'Propylene glycol'**. It is potable and will not pollute our sewer system. This again is available at the local hardware store.
- Cycle the dishwasher and the clothes washer through a drain cycle to ensure any residual water is expelled from the pump reservoirs. Then put about a quart of the propylene glycol in the machine and cycle just enough to mix the mixture in the pump. When opening your cabin, be sure to run the machine through a short rinse cycle to expel the antifreeze

In the event of water crises, the membership is notified via signage at the bridge or by door-to-door notification. Call the number listed to get details on the emergency. When there are significant leaks, we need everyone's help in locating them. Take a walk around the houses in your immediate area. If you see any water leaks, please report them immediately to the office at 426-3980.

In closing, it is everyone's responsibility to protect their property from needless water damage and to conserve the community's precious water resource. These simple guidelines take less time than would be required for locating the leak, major plumbing repairs, and increased costs of pumping. As the old saying goes, an ounce of prevention is worth a pound of cure. Thanks in advance for everyone's help. PlaVada is truly a special place. Let's keep it that way.