

Timber Trumpet
May 2010



Presidents Message
Chik Brenneman

Hello spring, if it will ever get here. We get a few tease days of good weather and then we're back into the winter like pattern. Despite the weather, we are moving forward with phase II of the water project. At last report, winter had set in and stopped work on phase I and we were working on engineering, California Department of Public Health (CDPH) review, and permitting. To date, the engineering is complete, CDPH has given comment and the plans have been submitted to the Nevada County. In April, a use permit was approved for the arsenic treatment plan site and we have received word from the County that they have all the information they need to review the permit. So we wait. In the interim, the contract for phase II has been awarded to Hansen Brother's Enterprises. The bid amount for phase II was \$461,874. Total project costs are projected at around two million dollars.

If you recall, a committee was established to review options in paying back the construction loan. The committee felt that the costs should be spread across the membership in the form of a special assessment. There was some question how Caltrans and Taffy Lane fit into the picture. After discussing the situation with Association counsel, it was decided that Caltrans and Taffy Lane would share an equal burden as well. The committee will be instructed to determine the best way for payment of the special assessment, which incidentally, will require a vote of the membership to approve.

This is an important issue of the TT. It contains the election materials. I would like to share with you some problems we have incurred the last couple of years since state law required us to change the policy. There are a large number of ballots that **WERE NOT COUNTED**. The reason being is that the ballot envelope was not signed. While the ballot is confidential, the envelope is **required to have the member's signature** and lot number to ensure it is a valid submission. In the ballot counting procedure, the ballot is separated from the envelope and counted separately. It is important that you read the ballot directions carefully to ensure your vote is counted.

There are three Board positions open, and all directors with expiring terms are eligible to run for another three-year term. Brian Gebhart, Bob Wagenman and Sunnie Skiles all have expiring terms. Brian Gebhart and Sunnie Skiles have decided to run again. Absent of any remaining candidates, the Board will consider write in candidates to appoint.

I would also like to remind you of the general membership meeting. I encourage you to attend. We have some significant issues in the community and this is a forum in which we can address them as well as

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answer questions that you may have. As a member of the Association now for 17 years, I have attended many General Membership meetings. Some have gone smoother than others. I feel that this is an appropriate time to mention that I am a firm believer in member input. In the open forum, I ask that you make your comments succinct. If you are to present information that may cite a particular law or precedent, I ask that you have the appropriate documentation to present. If possible, please contact me via email so that I can put you on the agenda. My email address is chikbren@sbcglobal.net. In order to make the upcoming meeting go smooth, I urge you to dust off those old Timber Trumpets, refresh your memory on the Board activities of the last year. (By the way, they are also available at www.plavada.com). In that, we will be able to move through items without having to rehash detailed information. Ideally, I would just like to summarize the year, and set goals for the upcoming year.

In closing, please **VOTE**. The Board has acted in the best interest of the Association and appreciates your **VOTE** for the well-being and future of PlaVada. Thank you all for your support.

Vice President

Jerry Keen

SENIOR CITIZEN TAX EXEMPTION

If you pay property taxes in more than one county and are 65 years of age or older may be eligible for a Nevada County Tax bill exemption for the Tahoe Truckee School District's Measure "A". If you think you may qualify call the Measure "A" office at the Tahoe Truckee School District Office. Their number is (530) 582-2507. They will send you the necessary form and a list of documents you will need to provide. It is an easy process.

Treasurers Report

Eric Lombardi

With all that is going on in our community with construction, snow removal and just the normal maintenance we were able to come under our budgeted amount for the 2009/2010 fiscal year. However, we did have to use some of our cash for items for the construction project, PG&E, loan and legal fees. Due to the complexity of the accountants review it will be mailed under a separate cover before the general membership meeting.

Jim Magee

With the long winter we have experience, the snow removal equipment has held up for another year. I think we should give Brian and Doug a hand in the great job that they did to keep our roads passable.

As some of you have noticed we have a new style of dumpsters. As they are easier to pull down and set your garage in the shoot, they do create other problems. This style seems to will fill up faster unless you throw the bags to the sides if possible. If all are full please do not leave anything in front, please take your items to the Truckee Land fill or take it home with you when you leave. Your cooperation is appreciated.

The Bears are out now so be careful when you go outside your Cabin.

Architecture/Compliance

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Mike Anderson

Please be advised if you are planning to build a new cabin or remodel an existing cabin -homeowners need to follow the Builder's Handbook; and contact the Nevada County Building Department for necessary permits. The builder's handbook is located on our web-site: www.plavada.com.

The Truckee Fire Department will do chipping on limbs no larger than 6 inches; place them along the side of the road on your property with trunks facing out-call them at 530-582-7853 when you are ready for chipping. This needs to be completed by September 30th or before the snow falls again.

General Manager

Terri McGuigan

As Jim as indicated above we are having a bear issue. There have been 4 reports of bear break -ins. One of the bears actually walked in on a member while watching TV. I understand the member went in one direction and the bear in the other. As this may sound cute, it is a very serious situation.

If you are in your cabin and a bear enters call 911:

Sheriff - Non-Emergency Number 530-582-7842

Region 2 Main Office 916-358-2900

Tahoe Basin Bear Biologist - Cristen Langner: 916-591-0153

Placer County Biologist - Sara Holm: 530-878-3858

Here are a couple of web-sites to visit to help you with the bear problem.

<http://www.dfg.ca.gov/keepmewild/bear.html>

<http://www.dfg.ca.gov/wildlife/hunting/bear/depredation.html>

I have also enclosed a bear pamphlet regarding black bears.

My office is no longer located behind the caretaker's cabin. I want all of you to know I am just a phone call away. The contact phone number remains 530-426-3980 and my e-mail is still tams92@peoplepc.com. If you feel you need to see me in person, call me and we will make an appointment.

Invoicing is going out this month and again the board has authorized the 5% discount if paid before July 31, 2010. Invoices will not be sent in the election packages this year, so check your mail, pay your invoice early to receive your discount. Only members in good standing will receive the discount.

Candidates for our Election

Brian Gebhart:

The 2010 election will be my second term on the board of this association. I have been a member of this association for six years, and consider the association board membership as an opportunity to serve the other members of this association. The association continues to face challenges, and I hope to provide some of the direction to meet those challenges.

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Thank you - Brian Gebhart

Sunnie Skiles

My name is Sunnie Skiles and I am re-running for the Board of PlaVada. I understand most of the important issues that we currently face. As for example, we began a very large water project last spring. The important part of this project for the members of PlaVada is that it will put us in compliance with the new regulations imposed by the Federal government and implemented by the State of California. This project comes with a large price tag and that at some point will be the responsibility of the members of PlaVada to somehow pay for this. It is important to me that these decisions along with many other decisions that the board makes on behalf of the members of the PlaVada Association are the best choices for everyone we represent.

For those of you reading this that do not know who I am, I give you the following: I have been a resident in PlaVada for about 7 years. During the last 20 years.

I have worked as a Pediatrician in Roseville in private practice. During the last 3 years I have been the only woman on the PlaVada board and hope that this might change.

Legal Posting per Davis Sterling:

Architectural Review Committee (ARC) Process

The Pla-Vada Community Association (PVCA) Architectural Review Committee's (ARC) approval is required before a member may make a physical change in their property or begin construction on his/her property. A member may not make any changes to PVCA's property including but not limited to roads, right-of ways, recreational areas, etc., without written approval by the ARC and/or Board.

The applicant must submit to the *General Manager (GM)*

- a plan and/or site plan that clearly depicts the changes or construction project
- Other documents requested by the GM such as water supply demand, tree removal etc.
- verification of a building permit if required by Nevada County
- documentation that they have received a copy of the Property Development and Construction Handbook and understand its requirements

In approving or disapproving a proposed application the ARC shall:

- review plans within two weeks
- provide a Handbook which contains policies, requirements and forms

The member must:

- comply with setbacks required by PVCA and Nevada County
- upon request "prove" lot lines
- comply with building codes

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PVCA Board of Directors shall provide:

- a fair, reasonable, and expeditious procedure for making its decision
- procedures for a request for reconstruction by the Board of Directors
- ensure a decision on an application shall not be unreasonable, arbitrary, or capricious

If a proposed change is disapproved the PVCA ARC shall:

- provided written notice of the decision within 15 days and include an explanation of why the application is disapproved
- A description of the procedure for reconsideration by the ARC.

If a proposed application is disapproved, the applicant is entitled to reconstruction by the PVCA Board of Directors at an open meeting (CC 1363.05).

Reconsideration by the board does not constitute dispute resolution within the meaning of CC 1363.820.

A decision on a proposed change may not violate any governing provision of law, including but not limited to, the Fair Employment and Housing Act (Part 2.8(commencing with 12900 of Division 3 of Title 2 of the Government Code), or a building code or other applicable law governing land use of public safety. PVCA shall annually provide its members with notice of any requirements for association approval of physical changes to property. An annual notice shall describe the types of changes/projects that require PVCA approval and procedures.

Davis Sterling 1378

REMINDER - THE ACCOUNTANTS REVIEW WILL BE MAILED UNDER SEPARTE COVER BEFORE THE GENERAL MEMBERSHIP MEETING.