

### **Board of Directors Meeting Schedule**

March 9	6:30 PM
April 13	6:30 PM
May 11	6:30 PM

### **Design Review Committee Schedule**

Tuesdays	9:00 AM
March 8 & 22	May 10 & 24
April 12 & 26	June 14 & 28

### **Glenshire/Devonshire Bulletin Board**

#### **glenshiredevonshire.com**

The Association's website is online at [glenshiredevonshire.com](http://glenshiredevonshire.com). CC&R's, Bylaws, Policies, Rules and Regulations, Clubhouse Rental Information, The Shire, Pool Schedule, Friday Night Movie Schedule, Board Meeting Minutes, and more can be downloaded. You can learn who are your Board of Directors and the Design Review Committee. As always, feel free to comment and give us any recommendations. We are open to suggestions and through your input we can continue to improve our level of service. Can't find what you're looking for? Email us!

#### **Glenshire Lake**

Recreational activities in or on the lake, such as swimming, ice-skating or other similar activities are not endorsed or recommended by the Association. The Association assumes no responsibility for any such use. Please enjoy the beauty and please pick up your trash and belongings.

#### **Clubhouse Dumpster**

The trash container in the parking lot enclosed with a wooden fence is Not For Public Use. Please do not dump your personal trash without permission. If we have room, we don't mind helping, but please ask!

#### **Recycle Bin**

The recycle station, currently located in the parking lot, accepts cardboard, newspaper, magazines, glass, plastic, aluminum and tin. Please - No Hazardous Material. The recycle bin is emptied four times a week (usually Monday, Wednesday, Friday and Saturday); **Please do not leave recyclables outside the bin if it is full.**

#### **Spring Clean Up/Dumpster Day**

Get rid of your junk! Spring clean-up day is May 14. Dumpsters will be available at the clubhouse parking lot. It starts at 7:00 am. and participants must be in line by 11:00 a.m. to guarantee your items will be taken. PINE NEEDLES, YARD CLIPPINGS OR HAZARDOUS MATERIAL will not be accepted. Members must be in "good standing". Additional restrictions apply. Please call the office for details.

### **Yard Sale Weekend**

Yard sale weekend will be June 25 & 26. The Association will advertise in the local papers and place in the "Around Town" section. You may place neighborhood sale signs up, but please remove after the weekend. Items not selling may be donated to MS in Reno, 775-323-3311, or the local Hospice Thrift Store.

### **Play Date Preschool and School Age Program**

Play Date Preschool and School Age offers our community after-school childcare at the Clubhouse. It's for children from Kindergarten to fifth grade, 1:30 pm to 6:00 pm. In addition to daily care Parent's Night Out is offered on select Fridays, call for dates. ACTIVE and FUN Summer Recreational Programs began in June. Summer program includes swimming at the Clubhouse pool on M, W, and F and off site field trips T, TH. Please call (530) 582-0441 to reach Darlene Wilson, Owner/Director.

### **Aerobics Classes**

Aerobics/Exercise Classes: Strengthening classes are being offered at the clubhouse on Tuesdays and Thursdays from 9:30 to 10:30 AM. Call Julie McGinley at 582-0203 for more information.

### **Yoga NOW!**

All levels from beginning to advance. Classes meet Tuesdays 6:30 - 8:00 p.m. Drop in \$7 or monthly pass for \$25. Call Carolyn Arnold at 448-1679 for more information.

### **Church Service**

Faith Baptist Church meets every Sunday. Service is at 10:00 am. For more information call Pastor Wood at 775-747-6811.

### **Friday Night Movies**

Friday night movies will continue through March 18. Children may be dropped off starting at 6:45 and the movie starts promptly at 7:00 pm. Parents are required to sign-in their children. Movies are for children 5 to 10 years and are rated G or PG (parents are welcome). Please be prompt when picking up your children.

### **Dog Training Classes**

**BASIC COMPANIONSHIP** was designed for **puppies and dogs 6 months and older** who have not had any previous formal training. Classes cover basic manners and are taught using gentle, effective, and innovative techniques to guide the dogs through their learning process. **Advanced classes** are also offered for graduates of **Basic Companionship** as well as **Kindergarten Puppy Training**. Jeanie Collins Duffield is a certified trainer and obedience instructor with over 20 years experience working with dogs and puppies of all ages. For more information, call Jeanie at 530-400-3647.

### **Lake Trail Fund Raising Campaign**

If you haven't made your donation to the Lake Trail yet, please take a minute and return your donation in the envelope provided, or send it to the Glenshire Lake Trail Project, in care of the Truckee Tahoe Community Foundation, P.O. Box 366, Truckee, CA 96161. Stop by the clubhouse and view the color rendition of the lake and trail with boardwalk, bridge, signage and landscaping. **Approximately 250 feet of boardwalk will be installed this summer.** Buy a plank today. This is a great gift idea for groups, organizations, sports teams, neighborhoods and loved ones.

### **Fire Hydrant Clean Up**

The Truckee Fire District has been clearing out snow from around the fire hydrants. If you have a hydrant near you that has not been cleared, call the Fire District at 582-7850.

### **Other Info....**

Remember that Thursday is garbage day. Please keep your garbage cans secured and your dogs confined. It's a good idea to put your garbage out in the morning, not the night before. Let's try to keep the garbage off of our streets and out of the open space.

## **HANDS ON TAHOE – VOLUNTEERING IS H.O.T.!**

Do you want to volunteer and give back to our community? The Truckee Tahoe Community Foundation has made it easy for you to find that perfect volunteer opportunity. Drop in at our volunteer center any Monday between 10am and 1pm. The center is located at 10607 West River Street in Truckee at the Truckee Tahoe Community Foundation Office. You may also visit our new website, [www.Handsontahoe.net](http://www.Handsontahoe.net) or call our H.O.T. line 530-584-1477 for more information.

Our community has many volunteer opportunities such as working with seniors and children, environmental work, administrative help, "done in a day" projects, event planning, recreational activities, animal assistance, acting as a board member or advisory committee member, cultural arts and others too numerous to name.

Developed in collaboration with the Truckee Tahoe Community Foundation, Hands on Tahoe is the result of almost two years of exploration of the needs of local organizations that depend on volunteers and the desire of our population to serve the community.

We encourage you to be an active participant in both Hands on Tahoe and other programs we are developing. One such program is the "Adopt a Non-Profit" program for employers to support and encourage volunteerism among their employees. For more information about this program or others, please call 530-584-1477.

Here is your chance to get involved, get invested and make a difference!

## **General Manager Message**

### **On the Horizon – Ours and Yours**

Sometimes winter can lull you to sleep. This isn't one of those winters. After surviving the onslaught of snow and 24/7 snow blowing, shoveling and carrying in firewood our weather has slowed down enough for us to return to the familiar. Our lives! Don't get too comfy because spring and summer really will come, the snow will melt and expose what we forgot to put away before the early arrival of Old Man Winter.

So what is coming our way? Besides DEVELOPMENT we can look forward to many cool improvements within our community, common grounds and Clubhouse.

The most notable will be new flooring in the Clubhouse. The eight year old carpet and linoleum has finally worn out and will be replaced with commercial laminate flooring, guaranteed for 25 years. The wood tone material will be easier to clean and maintain while allowing for additional future uses. The replacement will occur this spring and should take about a week to perform the work.

The lake trail continues with the first phase of the Board Walk. This phase was started last fall but was a casualty of the early winter. If you haven't bought a "Plank" to help support the Lake Trail it's not too late. For \$100 you can get your name on the boardwalk. Don't wait, donate today!

The main trailhead will begin to take shape too. Signage and benches will be designed and installed this summer and fall. If you haven't walked down to check out our awesome totem poles (made by the 5<sup>th</sup> grade classes of Glenshire Elementary) do it soon. Not only is the artwork on the totem poles incredible, it's a great place to gather thoughts and put life into perspective.

After the snow melts we'll have found out what fell to the forces of nature. Fence repair, trail repair, pool tile replacement and painting are generally on the list. The cleaning up of trash from a long winter is always on the chore list.

When winter begins to close, please take the time to address all the fall chores you forgot plus the spring cleaning list.

This winter mailboxes and their containers had a rough year. Remember the plastic five (5) gallon buckets and black landscape shipping containers are not allowed. Please get a new wooden planter box or other acceptable design to house your mailbox.

Upcoming events to help you out with all your clean up chores are Spring Clean Up Day, May 14 and Pine Needle Day in early June. This date will be announced by Sierra Disposal.

The board and staff are working on a new membership survey. It's been three years since our last membership survey. Much has and can change in that time span. It is the hope of the board to have the survey distributed to membership in March or April. When it does arrive, please take time to fill it out and share your thoughts. The input provided in each survey has always influenced the direction and projects of the Association.

Until Spring comes, stay warm, drive slowly and enjoy one of the most beautiful places on earth.

### **Association Applies for Defensible Space Grant Forested Open Space Parcels Targeted**

With anywhere from two to six feet of snow on the ground in Glenshire, it's hard to start thinking about the fire season and defensible space.

Pending approval of our grant application, the Association will address about 30 acres of our open space. This course of action has been encouraged and supported by the Truckee Fire District and, the California Department of Forestry (CDF). The grant will pay for 75% of the cost to perform the work. The estimated cost to the Association is approximately \$5,000. The total projected cost is about \$20,000.

The program is called the California Forest Improvement Program (CFIP). The request for funds is to improve water quality and assist in hazardous fuel reduction (HFR) to a point where flame length is two – four feet during the passing of wild land fire. The application request is supported by the nearby Martis Fire of 2000 which went from 5 acres to 7000 in only a few hours, thus demonstrating the subdivision's high vulnerability to potential catastrophic wild land fire.

Three methods of treatment will be used.

**Canopy Fuels Treatment:** The tree structure will be altered by thinning from below which involves removing the smaller suppressed saplings growing under the more dominant trees. The Association will pre-approve the removal of trees with the recommendation of Windward Forestry who has been contracted by the Association.

**Ladder Fuel Treatment:** Crown to base height (the distance from the ground fuels to tree crown) would be at least twelve feet. This will create a break in the horizontal fuel continuity, removing the ladder fuels where presently a fire can climb up into and ignite the crowns of the larger trees. The more dominant of the individual smaller trees would be left where the larger trees are absent.

**Surface Fuel Treatment:** The surface fuels will include slash generated by both current and previous logging. These fuels will be treated to condition where all of the activity generated and most of the prior residual slash would be either removed or disposed of on site. An occasional downed log would be left for wildlife purposes.

The results of these treatments would reduce flame length and fire intensity. This will greatly increase the likelihood that the soil would retain its viability and cohesion, thus reducing the possibility of erosion and sedimentation in drainages leading to the Truckee River. It will also enhance the success of fire suppression efforts by reducing the rate of fire spread and ease of fire line construction.

In addition the project will enhance forest health by removing any endemic dwarfmistletoe (DMT), insect and diseased trees, and suppressed and damaged trees. The increased spacing of the remaining healthy trees will reduce tree competition for water, light and soil nutrients prompting natural defense mechanisms against harmful disease and insect infestation.

The “open space” sections that are well forested and sloping are designated as follows; Kent-Donnington, Royal Crest, Strand-Glenshire and Manchester. These forest parcels consist primarily of Jeffrey Pine with scattered White Fir.

If our application is accepted by the State and with weather permitting, the work could begin as early as May 15, 2005.

### **Keeping Truckee Green**

Glenshire was recognized with a second “Keep Truckee Green Community Award” by the Town Council. At the January council meeting, Mayor Craig Threshie presented Bill Thomason, our Association president, with the award. Glenshire was thanked for all of our recycling efforts.

The willingness to continue hosting the recycle bin has been a huge part of the town recycling efforts. The bins in Glenshire are the only remaining bins around town. It is a testament to the people of Glenshire and their dedication to recycling. The bin is changed out four times a week. Abuse of this service will lead to the permanent removal of the recycle bins.

The white recycling bins were removed from Tahoe Donner several years ago and most recently removed from the old Middle School site. Late last summer Glenshire residents experienced the consequence of misuse by others. When common sense and courtesy went on vacation, so did the bins. The Glenshire Board of Directors brought the bins back after a three week period, posted rules at the site and expressed to membership the bins will stay as long as they are not abused.

The cooperation by residents has been great and the service has continued to be useful and effective.

### **PRESIDENT’S MESSAGE**

I heard a lot of horror stories about the snow and the crowds around the holidays. I hope everyone made it through okay. I like to keep in mind the benefits of a large snow pack; full lakes and streams, snowshoeing out your back door, a long ski season, and a shorter fire season this summer.

We can add one more development project to the already large list of projects affecting us here in Glenshire. Doc and Cheryl Acevedo brought to the Board at our January meeting their proposal to convert the camping area associated with the Hirschdale store into storage units. They are first going to Nevada County to try and get a zoning change approval to accommodate this change. The Board seems to be okay with this project, but we still have lots of time to look at the effects, if any, it will have on Glenshire. Thanks to Doc and Cheryl for being good neighbors and bringing their project to Glenshire in its early stages.

We are still dealing with the three other major projects in and around our subdivision. The developers of Knights Landing gave us two opportunities to look at their proposal for the 9 acres across from the current Glenshire Store. Secondly, the Bluffs project seems to be moving along quite well. There are questions about what will happen with the parcel that sits between the project and the current mine site, but the developer seems to be open to comments from the nearby residents, and it looks as if the actual number of home sites in the project may be workable. The largest project, which will have the most widespread effect on all of us, is Tahoe Boca. The developers met with representatives of Glenshire and the Meadows on Friday, January 28. They have made several revisions to their plans and have pulled their request for density bonus although they have not seriously addressed the issue of the density from the 200+ number of home sites. Open Space and trails are included while a buffer between most of Tahoe Boca and their neighbors have been included.

As one of the largest homeowner associations in town, Glenshire residents are in a position to wield a lot of influence as it relates to these projects and how they will affect our living conditions. I strongly encourage all of you to attend meetings, talk to the Town Council members, Planning Commission members, and your Glenshire Board members. If you would like more detailed information on any of these projects, or how you can voice your opinions on them go to [www.glenshiredevonshire.com](http://www.glenshiredevonshire.com), or call the office at 587-6202.

### **Attention Snow Mobile Users**

There are many areas outside of and around town, where you may ride your snowmobile. Glenshire “open space and greenbelts” are not one of those locations.

The use of any motorized vehicle on Glenshire/Devonshire greenbelts and open space is strictly prohibited by law and our **Rules and Regulations**. The Association will take legal action on any person or persons identified riding their snowmobiles on Association “Greenbelts and Open Space”.

Currently the illegal snowmobile use is at an all time high. Please be respectful of the environment and noise pollution.

The Truckee Police and the Association's legal counsel will be notified of any illegal use of vehicles within the Glenshire subdivision. All complaints and leads will also be forwarded on to the police department.

Please call the Association office at 587-6202 if you are willing to help stop this unnecessary activity on our lands.

## New Legislation

A look at the new requirements for Homeowner Associations:

**Assembly Bill 2718** – Revisiting Reserve Studies and a New Disclosure Requirement. This bill, sponsored by the California Association of Realtors made four (4) major changes to the Davis-Sterling Common Interest Development Act related to financial issues and disclosures.

- This bill creates a standardized reserve account disclosure form to inform owners and prospective purchasers of the current and anticipated assessments and status of the reserve account of the community association.
- Requires that the Board of Directors give notice of its intention to transfer money from the reserve account, as well as its intention not to restore funds within one (1) year of the transfer.
- Changes the timeline that community associations must send the *pro forma* operating budget, summary of insurance and collection policy from not less than forty-five (45) days and no more than sixty (60) days from the beginning of each fiscal year, to not less than thirty (30) days nor more than ninety (90) days prior to the beginning of each fiscal year.
- Clarifies changes and requires more detail in the reserve calculations.
- Restricts the fee the association may charge an owner for copies of documents that must be provided to prospective purchasers on actual cost of the association to perform the work.

**Senate Bill 1306** – Permitting the Use of Electronic Transmission as Means of Communication Between a Community Association and Its Directors, Officers and Members.

- This bill updates the *Corporations Code* relating to the conduct of business by corporation, partnerships and limited liability companies to permit the use of electronic transmissions as a means of communication between a corporation and its directors, officers and shareholders/members. The bill is in response to fast developing

technology “so long as they are not used to stifle participation in corporate governance.”

- In order to have an effective electronic transmission by a community association, three things must occur. Proof of the electronic delivery, consent of the electronic delivery and the creation of a record that is capable of retention, retrieval and review.

**Assembly Bill 2376** – Architectural Review and Decision Making. This bill creates a statewide standard for architectural review. Associations must now follow the minimum guidelines within Civil Code 1378. The new law identified five different policies which all community associations must follow when reviewing architectural requests. This information must be provided to membership on an annual basis.

- Fair, Reasonable and Expeditious Procedure for Architectural Review. These guidelines must be included within governing documents.
- Decision on the change must be made in good faith and not be unreasonable, arbitrary or capricious.
- Decision on the proposed change shall be consistent with any governing provision.
- Any decision must be in writing. If denied, it shall include reason for denial and appeal procedure.
- Applicant is entitled to reconsideration by board of directors at an open meeting.

**Assembly Bill 1836** – Creation of Two-Tier Alternative Dispute Resolution Process. This bill strengthens and reinforces the existing ADR process as well as creates a new internal dispute resolution process that all community associations must follow prior to filling a lawsuit related to CID dispute.

- The First Tier – New Internal Dispute Resolution Process. The bill supplements the ADR process and is a further prerequisite to the filing of any enforcement action and is not a substitute thereof. In other words, there is now a two-tiered pre-litigation dispute resolution process, with the first tier being the IDR Process and the second tier being the external ADR Process that was contained in under the existing law.
- Process must be a Fair, Reasonable, and Expeditious Procedure. Associations must adopt an IDR Process or use process established under the new Civil Code 1363.830.