

Board of Directors Meeting Schedule

March 8	6:30 PM
April 12	6:30 PM
May 10	6:30 PM

Design Review Committee Schedule

Tuesdays	9:00 AM
March 14 & 28	April 11 & 25
May 9 & 23	

Glenshire/Devonshire Bulletin Board

glenshiredevonshire.com

The Association's website is online at 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 meet 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 at glenshire1@sbcglobal.net.

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.

Board of Director Election

Two seats will be available for the Association's next election. Terms are for two years. The deadline to submit an application is July 12, 2006. Applications are now available at the Association office or may be downloaded from the website.

Design Review Committee

Volunteer positions are available on the Design Review Committee. The committee meets on the second and fourth Tuesday of every month at 9AM to review building applications. Call the office for more information.

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!

Play Date Preschool and School Age Program

Play Date Preschool and School Age offers our community before and after-school childcare at the Clubhouse. It's for children from Kindergarten to fifth grade, 7:00 to 8:45 am and 1:30 to 6:00 pm. In addition to daily care an ACTIVE and FUN Summer Recreational Program begins 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.

Strengthening Classes

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.

Church Service

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

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 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 was installed this summer.***

Cheer & Dance Youth Program – Tahoe North All-Stars

Learn basic to advanced cheers, chants, stunts, jumps and tumbling. Basic dance moves and motions as well as hip-hop and jazz. No experience necessary, all ages and skill levels accepted. For more information call Crystal Daniels at 1-888-572-6827 or 303-522-3454.

Spring Clean Up/Dumpster Day

Get rid of your junk! Spring clean-up day is May 13. Dumpsters will be available at the clubhouse parking lot. It starts at 7:00 a.m. 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 24 & 25. 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.

Music Recital

Avalanche Music Productions is presenting its Spring recital on Sunday, May 7th at 2:00PM at the Glenshire Clubhouse. Violin, viola & brass students will perform with piano accompaniment. Admission is free and the public is welcome to attend. Call Liz Glattly 550-7473 for more information about the recital and private music lessons for violin, viola, guitar and brass instruments.

Truckee Community Chorus

The Truckee Community Chorus will host its annual spring concert Sunday, May 7th at Coyote Moon Golf Course in Truckee. Musical selections include works by John Rutter, Morton Lauridsen, and a tribute to W. A. Mozart. The chorus is known for its presentation of a wide variety of music. The chorus CD will be available at the concert. Tickets available at Squeeze In mid April or visit www.truckeecommunitychorus.com

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.

RULE CHANGE NOTICE

The Association is required by our governing documents and the Civil Code to notice proposed rule changes to membership for comment at least 30 days before approval or amendment by the Board of Directors. The following rule changes will be considered at the April 12, 2006 Board meeting. Members may send in comments by local mail, email or may attend the April board meeting and contribute comments in person.

Under consideration is a new Design Review Building Fee Schedule and permit extension policy. A small fee increase is occurring but the deposit is increasing to assure projects are built in accordance with submitted design. The permit extension is now clarified to assure the project is built in a timely manner. Our improvement fees have not been raised in four years. The new fee schedule is in line with the Truckee's other local Homeowner Associations.

PROPOSED DRC BUILDING PLAN CHECK FEE SCHEDULE

<u>PLAN CHECK FEES:</u>	FEE	DEPOSIT	TOTAL
House	\$400	\$1,000	\$1,400
Garage/Addition/Barn/Carport	\$250	\$1,000	\$1,250
Sheds (up to 120 sq. ft.)	\$ 50	\$ 100	\$ 150
Fences/Decks/Kennels	\$ 50	\$ 100	\$ 150
Miscellaneous	\$ 50	\$ 100	\$ 150
Permit Extension* (Project must be started)	\$ 50		
Re-Inspections	\$25		
Tree removal	\$50	\$100	\$150
Non-Compliant Work Sites	\$25 per incident		

Improvement Fee/Deposit/Permit Extension Policy

Improvement fee includes administration processing, one preliminary site inspection and one final site inspection. Additional on site inspections and non-compliant work sites will be a \$25 charge and deducted from the deposit.

***PERMIT EXTENSION: One extension will be granted for one year providing the project has been started. If project has not been started the applicant must resubmit and pay the current administration fee. The deposit will be not be forfeited.**

If fines or damages exceed the sum of the deposit the property owner is responsible for all additional costs or fines. The financial responsibility for all charges and/or fines is not limited to the deposit amount.

Current Fee Schedule

<u>PLAN CHECK FEES:</u>	<u>FEE/REFUNDABLE DEPOSIT</u>
House	\$600/350
Garage/Addition/Barn/Carport	\$400/275
Sheds (less than 120 sq. ft.)	\$100/65
Perimeter/Screen Fence	\$100/65
Decks	\$100/65
Landscape fence	\$100/65
Kennel Chain link	\$100/65
Gazebo=s/Tree House	\$100/65
Satellite Dish (larger then 1 meter)	\$100/65
Miscellaneous	\$35
Re-Inspections	\$25

Tree removal (non improvement) situational	\$35
Variance Approval	\$35
Non-Compliant Work Sites	\$25 per incident

Improvement Fee/Deposit Policy

Improvement fee includes administration processing, maximum of two preliminary site inspections and one final site inspection. Additional on site inspections will be a \$25 charge and deducted from the deposit. If fines or damages exceed the sum of the deposit the property owner is responsible for all additional costs or fines. The financial responsibility for all charges and or fines is not limited to the deposit amount.

Knights Crossing Has New Vision - Sierra Bluffs Subdivision Approved, then Appealed – Tahoe Boca is now Canyon Springs

Knights Crossing developer and local resident Valerie Green has submitted a new vision for the commercial zone in the heart of Glenshire. At first view, the new proposal is a huge improvement and reflects many positive changes that were received from membership and the planning commission. The new submittal still includes the day care expansion, restaurant, financial center with second level employee housing. The plaza will now proposed to be three sided, with the original southern building removed to create a more open environment. Future buildings will include a store, gym and a additional retail building. The grocery store has been proposed to be build near the front of the parcel along Dorchester Drive.

Buildings dropped from the original proposal include the caretaker residence, the office studios, the greenhouse, the nine cottages and the six one bedroom buildings that included the 25 – 30 garages.

Then new proposal will be available for membership comment before it is brought before the planning commission again. In cooperation with the developer the Association will provide membership an opportunity to review the amended project and provide input to both the Association and Valerie Green the developer.

The following community meetings have been scheduled for membership to become better acquainted with the proposal and provided the opportunity to comment on the project. All comments will be forwarded on to the Town, developer and Board of Directors.

Knights Crossing Community Presentation

Wednesday, March 29
Wednesday, May, 3
6:30 pm Glenshire Clubhouse

The **Sierra Bluff** subdivision was approved by the Truckee Planning Commission on January 11, and promptly appealed by the developer, Friends of the Bluff and the Glenshire/Devonshire Residents Association.

The main point of contention was not the density of 31 lots but the relocation of one lot from the north side of the subdivision to the view corridor on the south side of the property. The view corridor was negotiated by the Association, immediate neighbors and in cooperation with the developer while addressing the overall density.

The project was originally submitted with 45 lots and then reduced to 39. After many months of discussion with the developer, the neighborhood and the Association came to terms at 31 lots. This agreement was presented to the Town planning staff that supported the final proposal at the planning commission meeting on January 11.

The commission relocated the lots because of concern over the close proximity to the quarry. A noise study required by the Town did not indicate the lot was not in a safe location. There was no additional information or reports submitted that any lots would need to be relocated or eliminated.

The developer's appeal will challenge several additional conditions of approval set forth by the planning commission such as fence restrictions, landscaping buffers, woodstove mitigation fees, prohibition of cooper material and the encouragement of low-reflective glass.

The Town Council will hear the appeal on Thursday, February 16.

Last but not least. The developers of **Tahoe Boca** have officially renamed their project. It is now called Canyon Springs and has amended their application to reflect a density of 213, which includes about 32 affordable housing units. Community meetings will be scheduled by the developer when the EIR has been completed sometime this spring or early summer.

General Manager Message

Representing Membership in the Political Arena

As Truckee gets bigger, so does the Glenshire area. Since the Town incorporated, the need to stay involved in our local politics has increased in time required and importance.

In addition to the extensive duties of running the day to day business which include maintaining and improving facilities, property compliance, Design Review, helping maintain neighborhood compatibility, developing and monitoring budgets, receivables, payables, clubhouse rentals, special events, capital and reserve projects and more, the call by membership to be a VOICE in the political arena has increased substantially.

Membership direction regarding local involvement has been clear. Don't play politics but be political and represent Glenshire interests. Take stands that will reduce or eliminate impacts to our community. In the Associations 2005 survey, membership overwhelmingly stated the Association should be very active in issues that directly affect Glenshire.

To date our political involvement has been primarily centered on new development in Glenshire, roads, snow removal, traffic impacts and services franchised by the Town for the general population. Over the years we have successfully represented local interest in household waste (garbage), recycling, three new housing developments, two commercial developments, road improvement and maintenance, snow removal service, traffic and circulation. Our objective is to reduce impact not stop the change unless the impact is truly bad for Glenshire.

Recently we provided input to the Truckee Donner Public Utility District regarding their operating budget and proposed rate increase. We did not oppose a rate increase but rather the amount of the rate increase. The district proposed 7% (5% rate increase and 2% capital reserve). The Association requested that the district to not exceed 5% and address expenses, especially the Broadband project. To date, the Broadband project has cost over \$2.2 million in rate payer fees with no service or provider available to residents. If the 7% rate increase had been approved, user rates for water and power, would have increase by 20% over the past four years.

We salute the PUD Board of Directors for listening to our input and removing the Broadband line item expense out of the operating budget and approving a 5% rate increase instead of 7% as originally submitted by management. Broadband will be funded from the reserve budget until its future is determined by the board of directors.

The Association will continue to monitor impacts "great and small" that directly affect the Glenshire area and our membership. It is our aim to represent Glenshire with dignity and honesty. Our position should be reasonable and our involvement should appropriate to the issue at hand. Our involvement should also be based on "right and wrong" not "win or lose."

When things are done right, a positive outcome will generally occur.

Membership Survey 2005 Update

A total of 359 surveys, just over 25% of membership were received and tabulated. Complete surveys are available at the Association Office and are posted on our website.

These are the statistics for the end of the survey. The earlier sections will be printed in the October 2005 edition of "The Shire".

GDRA Rules and Regulations

1. Enforcement of the Association Rules and Regulations should:
Increase 102 Decrease 29 Remain the same 193
2. Should the annual summer property inspections be increased to twice a year?
Yes 109 No 226
3. Should the scope of the inspections be increased? Yes 80 No 240
4. How many warnings should the Association give before legal action is initiated?
One 23 Two 134 Three 174
5. How much time between warnings should members receive?
15 days 32 30 days 174 45 days 70 Sliding Scale 55
6. Should the Association require members to re-paint or re-stain exterior sidings of homes when needed, providing a reasonable time line is provided?
Yes 178 No 150
7. Should the Association require members to maintain or replace their roofs when needed? Yes 117 No 202
8. Should all outside storage be screened?
Yes 137 No 184
9. Should the Association require **all** "off street" parking areas be developed with appropriate ground covering to eliminate dust and mud?
Yes 119 No 205
10. Should the Association regulate the number of vehicles allowed on each property? Yes 140 No 190
11. Should backyard vehicle parking/storage be:
Allowed 139 Eliminated 154 Case by case basis 50
12. Should backyard vehicle or recreational vehicle storage be required to be screened? Yes 148 No 171

13. The number of backyard vehicles stored should be limited to:
None 59 One 76 Two 76 Three 39
14. Should BMX tracks in summer for motorcycles or bicycles be allowed on residential properties? Yes 143 No 153 Limit in track size 33
15. Should Snowboard tracks in winter be allowed on residential properties?
Yes 222 No 99
16. Should the Association assure "Home Occupation" businesses are in compliance with the Town of Truckee?
Yes 155 No 168
17. Should the Association continue to enforce "Defensible Space" compliance?
Yes 292 No 28
18. Is exterior lighting from neighbor homes a concern?
Yes 150 No 182
19. Should all exterior lighting be a maximum of 60 watts, shielded and/or on a motion sensor?
Yes 174 No 137
20. Once begun, should construction projects be required to be completed within an appropriate time frame? Yes 230 No 86
21. What current rule needs to change? None=6, don't know=4, Chimney Painting=2
22. What current rule needs to be enforced better? None=9, speeding=6, Lighting=3
23. The CC&Rs were last restated in 1997. Is it time to update our documents again?
Yes 102 No 127
24. Is there a specific rule in the CC&Rs that should be amended? Yes 18 No 80
25. Is there a specific area of concern that requires a new rule? Yes 25 No 82
26. Should the Association increase its efforts to stop snowmobile use on our greenbelts?
Yes 189 No 117

Town of Truckee Related Issues

1. The Association continues to be actively involved in issues that affect the Town of Truckee. In your opinion how active should we be when it applies to Glenshire?
Very 273 Occasionally 59 Never 4

2. The most important Town responsibility the Association should address is:
Please prioritize 1 (most important) – 5 (least important):
Vehicle Speeding 2 Dogs at Large 5 Snow Removal 4
Road Maintenance 3 New Development 1 Other _____

3. The most important road improvement to improve traffic flow should be:
Please prioritize 1 (most important) – 5 (least important):
3 Left hand turn lane on Glenshire Drive at Dorchester Drive
4 Additional Stop Signs at both Glenshire/Dorchester intersections
5 Correct Visual Sight at Glenshire & Martis Peak Road/Whitehorse
1 Widen Glenshire Drive for Bike Lane
2 Glenshire Drive at Hwy 267

4. Should the Town require all new developments provide public open space and trails? Yes 305 No 18

5. What other issues are you concerned about:
Public Open Space & Trails 242 Affordable Housing 137
Erosion/Storm water runoff 160 Police Presence 106
Historic Preservation of Downtown 135

Presidents Message

With the many new projects and developments in the area, Glenshire/Devonshire is lucky to have had cooperative negotiations with “Friends of the Bluff” and the developer of the 45 acres at the end of Icknield. Over the last two years the neighborhood group and developer met with our Association and the Town of Truckee to communicate their needs and expectations about the project. These discussions lead to reasonable compromises and eventually led to a project that all parties could support.

This success prompted Geoff Stephens, our General Manager, to encourage the developer of Knights Crossing to follow the same formula. A presentation of the new vision for the commercial site have been presented to the Associations Design Review Committee and our Board of Directors. These two meeting have lead to the scheduling of several membership forums to present the upcoming project and ask for the community feedback. The meetings are set for Wednesday, March 29 and May 3. They will be held at the Clubhouse at 7:00 pm. Banners will be placed on the monument signs to remind you of this important project.

I believe another area of concern that needs communication to The Town of Truckee is the desire for recycling stations around the town and not just Glenshire. When the Glenshire clubhouse was the only recycle dumpster in Truckee, the usage was greater than could be managed. Our paid staff worked continually on the overflow. Not only recyclables, but household garbage was left to blow around the neighborhood and the expense was on Glenshire/Devonshire membership to clean up.

Survey results suggested Glenshire/Devonshire community organize association functions. So when Marcelyn Cohune, former Lake Tahoe Music Director volunteered to check into bringing music to Glenshire, we welcomed her to present ideas to the Board.

Members of the community requested us getting more involved with town. Geoff did just that with PUD with respect to rate increases. The Board has also listened to you and is very involved in traffic matters.

Other successful communication has been between membership and management. Some homeowners chat with various board members via personal contact or e-mails to Geoff and Vicki. The e-mail address is glenshire1@sbcglobal.net and your suggestions are always welcome and all communication is reviewed by board members.

My participation as a member of the homeowners association has reminded me, the importance of communication. So often, lives are too busy and we forget to consider those around us. It is good to see the positive participation in the neighborhood!