



Carnelian Woods Communicator

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Don's Corner

Deck replacement: Carnelian Woods Services will continue the deck replacement program and has a goal of 35 deck replacements for this year. CW services has 25 decks already signed up so we have 10 deck openings left to fill in for this year. By the year 2021 all decks will have been replaced. The CWTA pays for the deck replacement costs, but the owner pays for the railing. Please contact Don or Serge for deck replacement.

Barbecue season is rapidly approaching -- are you compliant?

A new barbecue policy was adopted at this year's annual HOA meeting. The use of grills having a 5-gallon bottle is no longer acceptable and these bottles will be removed from any decks having them. However, the use of a grill powered by electricity is acceptable. Units that are not being used as rental units may use the small 1-pound LP bottles for this season as long as the correct adapter is being used.

By December 31, 2021 all units must be in compliance by using either an electric or all-gas BBQ or none at all. If you want to convert your grill to natural gas please contact Don Bemiss to get a quote for getting a gas line plumbed to your balcony.

The prevention of fires and keeping our units safe are very high priority at Carnelian Woods and the reason for the above changes. We appreciate your cooperation.

Special Assessment Update

In 2014 Carnelian Woods began replacing the siding on the lodge and all units to 1) eliminate costly maintenance 2) provide a fire resistant siding and 3) provide a much needed update to the complex. A loan of \$2 million dollars was negotiated with Mutual of Omaha Bank for 15 years, renewable every five years. The Board has worked with the bank to obtain a fixed rate for the next 10 years. The new special assessment rate will be \$438 per quarter, an increase of \$21.

Facilities Update

The pool, newly refurbished tennis courts and brand new pickleball courts are planned to open on Memorial Day weekend, weather permitting.

REMINDER - CWTA RAKE-OFF - JULY 6

Please join fellow homeowners in this annual event. Rakes and trash bags will be available and lunch will be provided by the CW staff.

Note: Bears are waking up so please keep food inside your unit and not in your car.

**CWTA
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Forestry Committee Accomplishments - Celia Barry



FIREWISE USA
RESIDENTS REDUCING WILDFIRE RISKS

2005 - Survey of tree mortality
2006 - First treatment of forest - minimum 222 dead trees required removal. Brush removal begins.
2007 - \$34,000 spent to remove 91 trees and brush
2008 - \$155,000 spent to treat 68 acres to create 100' of defensible space (\$75,000 of grant funds)
2009 - \$37,000 spend to rake needles, re-cut brush, limb trees 30' from structures, treat Carnelian Creek (\$18,000 grant)
2010 - "Best Defensible Space" award from the Tahoe Regional Planning Association (TRPA)
2011 - Ruth Dworsky, Forestry Chair, receives "Lake Spirit" Award from TRPA for forestry efforts. \$20,000 spend to limb, re-cut brush, remove dead trees, clear ditches near roadways (\$10,000 grant)
2013 - Commitment to replace siding of all units with fire resistant materials (\$2 million)
2018 - \$34,000 spent to treat 17-acre parcel, approximately 100 dead trees removed throughout property (\$17,000 grant)
North Tahoe Fire Protection District inspects property and finds no issues to improve defensible space.
CWTA awarded FIREWISE USA certification - first in the North Tahoe Basin.

Local Outreach Update - Kathy Witt

Short Term Rentals: The white paper developed by the Mountain Housing Council short term rentals is available for review -- <https://bit.ly/2KFitma>. There are three regulations and two programs (pages 30 -31) which could impact our community:

For example, one ordinance requires registration and Transient Occupancy Tax (TOT) compliance within 30 days of starting a business, beginning advertising, placing unit available for rent with a penalty of 10% of the TOT plus interest. One program is intended to educate visitors about being a 'good neighbor' - see The Good Neighbor brochure - www.carnelianwoods.org. And a hotline for nuisance calls is being developed and expected to launch in 2019.

Bike Path: A draft Countywide Park and Trail Master plan has been released. Of note is [Placer County Parks and Trails Master Plan | Appendix D](#) –Trail Atlas includes detailed trail maps of the County, organized by community and specific plans. One Proposed Class 1 Trail going through the dirt road off of Silver Pine, near the creek, can be found in Appendix D, Map 59, Page 62.

Another trail appears to be above Carnelian Woods. Diane Hopkinson and Kathy Witt are stakeholders in this process. Kathy plans to meet with Kansas McGahan, Senior Civil Engineer from Placer County Department of Public Works on May 6th to obtain more details on the bike paths near our community. Please let Kathy know if you have any comments on the bike trail. (kathw456@gmail.com)

Thanks to: Diane Hopkinson who represents CWTA at local meetings: Heidi Paoli who researches local meetings: and Karen Cleland, Ruth Dworsky and Jan Babb for keeping current on local activities.