



Carnelian Woods Communicator

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Be careful out there! If you have visited Carnelian Woods lately you are very much aware that we have all been blessed with literally "TONS OF SNOW"! The last few weeks have been a huge challenge for the staff to keep the parking lots and walkways clear for easy use. We all have been putting in lots of over-time trying to keep everything clean and salted but with the very COLD night and morning conditions, melting snow turns into Black Ice once the sun goes down. Please be sure to be careful when walking about and do have your non-skid shoes or boots on, as we do not want anyone to take an unnecessary tumble. The good news is that the streams, rivers and lakes of the area will all be easily filled up once Spring comes. Thank you all for your understanding and cooperation.

Many thanks = Don and the STAFF!

CWTA Planning - Lee Shuff

Historically the Board has just focused on the annual plan. Last year we decided to broaden our planning efforts to three areas: Annual Plan, Capital Expenditures, and Strategic Plan. This allows us to discuss and work on each area separately to give them the consideration they need. This kind of planning also helps the staff by providing more advanced notice and more information to allow them to plan and carry out their jobs.

Annual Plan - Examples include working on a two-year operating budget, continuing our efforts to maintain our forest, maintaining our FireSafe status and finalizing our barbecue policy.

Capital Expenditures - As we move to a five-year cycle we revisit the life of each item and the cost of replacing or repairing it. Examples include large projects like replacing the decks and siding and major repair or replacement of equipment such as our snow removal equipment. Don Bemiss was very involved with this area and his knowledge of the projects was greatly appreciated.

Strategic Plan - Examples include growing our Capital Reserves and looking more broadly at our property and facilities to identify items that could have an impact in the future. Then we identify potential items, prioritize them, and decide how to prepare for them. As we evaluated our new planning efforts we liked what was accomplished and plan to continue our three-part planning efforts.

A HUGE thank you to Janice Simcoe! - Mike Proffitt

Several years ago a homeowner, Janice Simcoe, created a new website for our Carnelian Woods Townhouse Association. The new site is very easy to use and is extremely well organized. Her efforts are very much appreciated. Janice has been active on the CW Communications Committee but now, due to her busy schedule, must now take a leave of absence. She has engaged a new webmaster to help with the website so please be patient during the transition.

The Communications Committee now has one spot available for a new volunteer. If you are interested please contact Mike Proffitt (mikeproffitt@earthlink.net).

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Local Outreach Report - Kathy Witt

Our Local Outreach Committee has recently focused on the **Placer County Short Term Rental Initiative**. Placer County is actively engaged in monitoring and regulating all "short term" (30 days or fewer) second home rentals including VRBO-style rentals.

The Placer County Board of Supervisors recently approved revisions to the TOT (Transient Occupancy Tax) Ordinance which now require:

- 1) A designated local contact (within 50 miles) for all TOT certificate holders to respond to and resolve public complaints;
- 2) All short term rentals must hold a TOT certificate;
- 3) All TOT certificate holders must affirm they have read and signed a document that they are aware of and agree to comply with, all County ordinances on parking, trash storage and collection, noise and any other regulations; and,
- 4) All TOT holders must post a "Good Neighbor" fact sheet in a conspicuous place in the rental that discusses things like parking, trash, noise, fire safety and other information.

In addition, the Mountain Housing Council, a project of the Tahoe-Truckee Community Foundation, has formed a "Short Term Rental Group" to analyze all the effects of short-term rentals ranging from economic benefits to neighborhood nuisances. A white paper is expected in the near future to address this subject.

Our committee will continue to monitor these issues and provide updates. Thanks to Diane Norrbom and Heidi Paoli for following these issues and providing their reports.

Forestry Report - New Policy for Tree and Limb Removal

On occasion, Association members have requested that trees or limbs be removed on the CWTA property. The CWTA Board has adopted new guidelines for permits to remove trees and limbs at homeowners' requests. This policy will provide a process to evaluate requests and to arrive at a solution that is fair.

For more information about the complete policy and to access the permit form please visit the CWTA website: www.carnelianwoods.org in the *News and Resources* section.

Fabulous February - Don Adams

If you are a fan of winter sports it has been a FABULOUS FEBRUARY! Snowfall totals have been exceptional! If you haven't been to Carnelian Woods in a while, you would be surprised to see the amount of snow that has accumulated.

Please be sure to "**Thank your CW Crew**"! With all the snow that has fallen, this team has been doing an awesome job getting our parking lots and walkways clear. Please keep in mind that when it snows our staff shows up, **EVEN ON THEIR DAYS OFF!** In order to help with snow removal, please:

- Park in designated spots, otherwise you may be blocking the plows
- Remember to move your car daily during snowfall so the parking lots can be cleared