



Carnelian Woods Communicator

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Bat Proofing

Units #122 and unit #125 have showed signs of Bats accessing the roof flashing and getting into the roof area of these units. In the past CW hasn't had very good success with Bat Exclusions and Bat-Proofing with local pest control companies. For this reason, I researched which exterminator company would be best suited to take care of this problem and decided to bring a specialist in, Western Bat Specialists which has been in the business since 1991.

Upon inspection the Bat Specialist found that a bat colony is currently accessing through the flashing, loose trim, chimney flashing caps, corner trim edge metal and siding gaps @ roof line of #120 through #135. They spent several weeks making the proper repairs to these areas and it appears the bats are now gone. Western Bat guarantees their work for two years. This should put an end to the bat problems unit #120-#135.

Keep in mind the bats could go to another cluster up top. If that happens CW will have to hire Western Bat to do the Bat Exclusion & Sealing of any affected units or clusters. We will be keeping an eye out for any further bat issues but please do help us out and report any issues immediately to either myself or Serge. -- Don Bemiss, General Manager

Thank you TOM DUFFY // Welcome KATHY WITT - Mike Proffitt

The Board of Directors would like to thank Tom Duffy for his 10 plus years of service as a board member. Over the years Tom's connections at both the state and local levels of government have helped us all understand and appreciate the impact these have on us. The information shared by Tom kept us ahead of the curve. We all wish Tom and his family the best as they begin their new journey.

The Board welcomes Kathy Witt as she has graciously accepted to step in to complete the balance of Tom's term. Kathy has been very active working with most all the local agencies of the north shore. She and her Local Outreach committee members have attended meetings, met with local officials, and shared what concerns are lurking that could impact our facility. She is a natural fit to replace Tom. Please let us all reach out and welcome Kathy to the Board.

Hospitality Committee Update - Upcoming Events - Cat Fox

Carnelian Woods Homeowners Holiday Mixer - Hosted by the Foxes

Saturday, December 28 - 5-8 pm - The Lodge

Please join us for some holiday cheer! We will be hosting drinks and hors d'oeuvres and look forward to seeing everyone. Please RSVP to cat_fox@att.net or text (408)513-4609. Feel free to bring something to share, but not necessary.

Homeowners Soup-er Bowl Party - Saturday, February 1, 2020 - 5-8 pm - Lodge

Bring a pot of your favorite soup for a friendly competition. A fun way to prepare for the Super Bowl and share soup recipes during these chilly times. Prizes to be awarded.

Upcoming: "Dos de Mayo" party on May 2, 2020

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Facilities Update

The following issues were raised at the Annual Meeting which the Board has addressed.

Spa hours: Can they be lengthened during the winter months? They are currently set to maximize when most people use the spas. To lengthen or alter them is cost prohibitive. Please check the hours posted in the Lodge and on the website.

Electric auto charging stations: Until there is more demand they will not be high on the strategic plan priority list. In the future there may be more demand. If anyone would like to research this issue please contact any Board member.

Storage for kayaks/bikes: Storage under the units is prohibited. If anyone would like to propose a solution for storing kayaks or bikes please contact Ken or Diane Hopkinson, Unit #26, at either didi4ever@att.net or cell:530.680.3014.

Local Outreach Update - Kathy Witt - Celia Barry

This past year the goal of the Local Outreach Committee was to develop contacts with Tahoe Regional Planning Agency (TRPA), the Placer County Board of Supervisors and the League to Save Lake Tahoe. Thanks to the Forestry Committee's work and their FireWise award, many of the above contacts already knew about Carnelian Woods. Thanks to Diane Hopkinson, Heidi Paoli, Ruth Dworsky, Karen Cleland and Jan Babb for all their important work on this Committee.

The Committee will focus on bike trails and short term housing rentals. One of the elements of the location of the new North Shore bike trail is to determine the best access trail from the main trail to Carnelian Bay. Kathy submitted one option that has been approved by the Board.

Short term housing rentals: The Placer County Board of Supervisors has adopted new regulations about "short-term rentals" (STRS). The purpose of the regulations is to reduce the impact of STRS on neighborhoods that have been plagued by noise, garbage, parking, and rentals that are used by large groups or exceed a reasonable number of guests.

There is an exemption from the regulations for owners within associations that already regulate and enforce the same issues. In order to obtain an exemption, each property owner within the association must submit a request to the County for relief.

At this time we do not know if Carnelian Woods Townhouse Association will meet the County's standards but we will submit a request to "test the waters" and let you know of its progress. The regulations go into effect on January 1, 2020. Property owners are required to obtain a permit from Placer County by March 31, 2020.

Important Dates

Homeowners Mixer - December 28, 2019
Homeowners Soup-er Bowl Party - February 1, 2020
"Dos de Mayo" Party - May 2, 2020
Board Strategy Meeting - May 30, 2020 - all welcome
Rake Off - June 27, 2020
Annual HOA Meeting - September 12, 2020 - 1 pm

Important -- Please check your contact information on the CWTA website to make certain it is current. Occasionally there is an urgent need for Don Bemiss to contact homeowners so please visit the roster on www.carnelianwoods.org and check your email/phone listings and email updates to Serge (serge@carnelianbay.net).

Reminder - Set your thermostats to 60 to help avoid freezing pipes.

HAPPY HOLIDAYS TO ALL!