



Carnelian Woods Communicator

November 2021

Vol. 6 Number 4



Don's Corner

CW Board Updates

Summary – HO meeting

CWTA Board of Directors

President
Celia Barry

Vice President
Mike Proffitt

Treasurer
Perry Fox

Secretary
Cary Okumura

Assistant Secretary
Mike Proffitt

Karen Cleland
Greg Hubachek
Kevin Shifflet
Dave Sullivan
Fran Swanson

Don's Corner

This has been a challenging year due to the Covid 19 restrictions.

Bat remediation: all CW units have had bat remediation and we have a two-year warranty on reoccurrence.

The Carnelian Woods Services has a backlog out three years, thanks to CW Services staff: Serge, Dave, Ray and Justin.

Twenty balconies have been updated, six remaining. Next year we plan to start on unit entry stairs and landing updating.

Dumpsters are only for household garbage. Please no furniture or large boxes.

Parking lots during snow storms: All vehicles must be moved every 24 hours so snow removal of parking lots can be done. (note - if you are renting your unit please let renters know.)

CW Board Updates

Congratulations to our new officers: Celia Barry, President and Mike Proffitt, Vice President.

Welcome Greeting from Celia Barry, President

It is my pleasure to be your new Board President and I look forward to working on your behalf with our talented board members and great staff to ensure that our community continues to be well managed and responsive to your concerns.

The Caldor, Dixie and Tamarack Fires near us were frightening reminders of our need to continue investing in projects to manage our forest. In 2022 Don and his crew will continue tackling the areas around our structures while North Tahoe Fire will manage a large project on the remainder of our property. Our creek area will be included in the treatment by North Tahoe Fire.

Oct.21 was the Placer County annual emergency alert notification If you did NOT receive a notification on 10/21/21, then you are NOT signed up to received notifications and you SHOULD do so! www.placer-alert.org

I am looking forward to a great year at Carnelian Woods and anticipate that we'll be able to see more of each other this year. Please feel free to reach out to me or any of the board members to express your concerns.

Welcome New Board Member – Kevin Shifflet

My name is Kevin Shifflet and I am a full-time resident of unit #47 along with my wife Katie and dog Tahoe. I am a licensed Civil Engineer employed with Placer County Department of Public Works and my wife is a Registered Nurse with Tahoe Forest Hospital.

We moved to the Tahoe area four years ago from the Pittsburgh Pennsylvania area and became part of the Carnelian Woods community in May of 2020. Myself, my wife and our dog are always around so please feel free to stop by and say hi!

Annual Homeowners Meeting - Summary

The Meeting was held at the Lodge and homeowners attended in person and by Zoom. Many new homeowners attended.

Some of the highlights were as follows:

The General Manager's Report (see Don's Corner)

Our project "Firewise" designation was renewed.

Financially, last year CWTA had a decline in income due to the continuation of Covid 19 restrictions and for the next 2 years there will be an implementation of a 3% increase in quarterly homeowners dues for the incurred costs of pest (bat) remediation and forestry tree removal.

Reminder: Propane BBQs are disallowed (excepting the small 1 lb. bottles until the end of this year.) Starting 1/1/2022 only natural gas or electric BBQs are allowed.

The Board will investigate electric car charging stations in the future.

The next annual HOA meeting in 2022 is scheduled for October 22nd rather than September. This will allow the Fiscal Year Financials to be finalized prior to the meeting.

Full minutes from the HOA meeting held on September 11, 2021 will be available on the CW website after approval at the next board meeting on January 22, 2022.

**Carnelian Woods
Townhouse
Association
PO Box 68
Carnelian Bay, CA
96140**

**Phone – 530-546-
5077**

**Fax – 530-546-
5017**

www.carnelianwoods.org

Don Bemiss

don@carnelianbay.net

Serge Duguay

serge@carnelianbay.net

Communications Team

Karen Cleland
Pontdecause@yahoo.com

Susan Boyd
sfboyd@earthlink.net

Don Adams
DonsTahoeHouse@gmail.com

Heidi Paoli
mocha.mouse@yahoo.com