



# Carnelian Woods Communicator

January 2023

Vol. 8 Number 1



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## **CW Board of Directors**

President  
Greg Hubachek

Vice President  
Celia Barry

Secretary  
Cary Okumura

Treasurer  
Perry Fox

Assistant Secretary  
Diane Hopkinson

Insurance  
Greg Hubachek

Karen Cleland  
Mike Proffitt  
Dave Sullivan  
Fran Swanson

## **DON'S CORNER**

Yearly General Manager report 2021-2022

I want to thank all the Homeowners for a great year. I look forward to the next.

Last year's challenges:

- Heavy snow load at the beginning of winter transitioning to light snow load for the rest of winter.
- No structural damage to report from last winter, some minor damage to windows and siding.
- Rental units: On-going problems with renters leaving vehicles parked in areas to be plowed, breaking into spa tubs after hours, and parking trailers in parking lots.
- Unit entry stairs, handrail, and concrete landing: Completed the first 9 entry stairs this year.
- Finding employees has become a real challenge.
- On-going issues with bats in units: Heavy snow load compromises bat proofing to units. The units will need to be inspected by Western Bat on an annual basis.

Planned projects for 2023:

1. Unit entry stairs, handrail, and landings
2. Par Course repairs
3. Forestry: Improve defensible space by thinning out Deer Brush and Manzanita

Reminder about allowable BBQ types:

1. Electric BBQs are allowed.
2. Natural Gas BBQs in compliance with fire department and insurance are allowed for primary/secondary residences.
3. Natural Gas BBQs are not in compliance with Placer County short term rentals. (Electric BBQ only)

I would like to extend a personal thanks to my staff for a great job this year. Thank you for all your hard work: Teresa Bertini, David Davis, Ray Butler, Albert Madera, and Vince Dove.

## **ANNUAL HOMEOWNERS MEETING HIGHLIGHTS**

Held October 22<sup>nd</sup> - 1pm

Treasurer – Perry Fox – The Board approved a 10% increase in quarterly homeowner dues because of inflation and the increased cost of insurance, salaries, workers comp, employee benefits, and Carnelian Woods Services Expenses. The new dues are \$1578/quarter plus the special assessment of \$438 which brings the new quarterly invoice total to \$2016.

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Insurance – Greg Hubachek – There was a minimal increase in the premium costs because of our long-term relationship with Farmers Insurance, our designation as a Firewise Community, our fire prevention efforts, and our low claim record. Reminder: Propane BBQs are not allowed on decks per Tahoe Fire.

Outreach – Fran Swanson - Segment 1 of the North Tahoe trail is proceeding; however, Placer County does not have construction funding. Start date was pushed back to spring/summer 2024. No new information on Segment 3.

There is additional funding for water quality and ecosystem improvements in and adjacent to the Flick Point neighborhood in Carnelian Bay. See link:

<https://www.placer.ca.gov/DocumentCenter/View/64285/29B>

Communications – Karen Cleland - The new website is live! Check it out here: <https://www.carnelianwoods.org/> George Shaw is our webmaster, please contact him with ideas or suggestions. E-mail: [g.w.shaw@comast.net](mailto:g.w.shaw@comast.net)

Security – Don Bemiss – We continue to have issues with unauthorized use of dumpsters and spas.

Hospitality – Cat Fox – The mini-golf tournament to celebrate CW's 50<sup>th</sup> anniversary was enjoyed by 28 participants. This tournament will be an annual event with the winning team members' names engraved on the trophy.

Forestry – Celia Barry - Our Firewise renewal was submitted and approved. The Firewise designation is through the Fall of 2023.

The annual rake-off was held on July 15<sup>th</sup>. We had 22 CW rakers this year, including most of the board members. Afterwards there was a pizza lunch that included our neighbors from Agate Bay Firewise.

North Tahoe Fire oversaw the fuels reduction treatment of approximately 77 of our 88 acres which took several weeks to accomplish. North Tahoe Fire paid a crew \$132,000 for the treatment which resulted in many piles of flammable materials. This will now "age" and ultimately a Cal Fire crew will oversee the burning of the piles to complete the grant-funded project. The pile burning will take approximately five days and fire personnel will be on scene during the burning. The date/time of burning depends on the amount of moisture in the air and is often done when there's snow on the ground. Hopefully this will be done in 2023/24, depending on conditions. Again, there is no cost to our HOA for this work and it is being called a "ten-year treatment".

After our property was treated, the Tahoe Conservancy's property was treated by the same crew and their property will also have pile burning to complete the project.

The remainder of our property that needs to be treated consists of the 100-foot buffer from our buildings, including any area within the Carnelian Woods Creek. Carnelian Woods Staff have been and will continue to work on the vegetation within the 100-foot zone near our units. However, work in the Creek will require hiring a crew that is knowledgeable about the requirements for working in the sensitive area. It is possible that we could partner with the Conservancy for these areas; ongoing inquiry and evaluation is being performed.

Board of Directors Elections – There were 69 ballots received; results for the three board positions were:

Celia Barry, 68 votes, now Vice President  
Perry Fox, 61 votes, Treasurer  
Greg Hubachek, 51 votes, now President  
Allan Kleinkopf, 25 votes, not elected

Old Business – There are six years remaining on the Special Assessment for siding.

New Business – There was a proposal to consider selling the Pavilion as another unit or units. Additional discussion included considering other types of rentals or using it for employee housing. Unit #1 made a motion to continue renting the Pavilion as is; Unit #128 seconded. Motion carried with 4 opposed.

### **HOW TO MAKE PAYMENTS TO CARNELIAN WOODS**

We are no longer receiving payment through Mutual of Omaha or CIT. You now have these methods for making payments to Carnelian Woods:

You can write a check to, Carnelian Woods, for the amount listed on the Invoice and include the invoice number on the check and mail it to:

Carnelian Woods  
P.O. Box 68  
Carnelian Bay, CA. 96140

OR

You can use the Zelle Electronic Banking system. Perry Fox, our Treasurer, has set up the Carnelian Woods Wells Fargo checking account on Zelle. Below are the instructions on how to make an electronic payment through Zelle.

Log into Zelle

Enter This Name -> Perry Fox

Enter this email address -> [teresacarnelianbay@gmail.com](mailto:teresacarnelianbay@gmail.com)

Enter the amount on the Invoice

Under Memo list -> Name as it appears on the Carnelian Woods Roster Unit Number Invoice Number (type the information with spaces)

If your bank has a dollar limit for a first time transaction with Carnelian Woods, you will need to make several transactions initially (example: \$1,000 for the first transaction and \$1,000 for the second transaction and \$16 for the third transaction). The next time you use Zelle to pay your HOA dues it should allow you make the complete payment.

We are sorry for any inconvenience that might cause, but it is in the best interest for Carnelian Woods to financially transact in this manner. We no longer will be accepting payment through Mutual of Omaha (CIT).

**2023 SCHEDULED BOARD MEETINGS**

(All held at the CW Lodge and via conference call)

January 28<sup>th</sup> @ 9am

April 29<sup>th</sup> @ 9am

July 29<sup>th</sup> @ 9am

October 21<sup>st</sup> @ 9am, 1pm (Annual HOA meeting)