



Carnelian Woods Communicator

June 2017

Vol. 2 Number 3

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www.carnelianwoods.org

Please check your contact information in the Members Section of our website to make certain it is current. To get the password, please email Serge at serge@carnelianbay.net.

Tahoe Fun Fact

Construction is underway for a new bike path from Incline to Sand Harbor.

Don's Corner

The Pavilion

We are pleased to announce that the Pavilion has been completely renovated and will be a revenue-generating addition for Carnelian Woods. The decks, entries, living and dining areas are now ready for a residential rental while maintaining the laundry area used by CW Services Housekeeping.

Carnelian Woods Updates

Blue Bag Recycling at Carnelian Woods

To keep our Sierra environment beautiful and sustainable you are encouraged to use Blue Recycling Bags (available online at Amazon or local hardware stores) into which you can place all your recyclables, e.g. glass, metal, paper, and plastics. The entire list may be found at www.waste101.com/blue-bags. Then put the blue bag(s) into the dumpster. This is a pre-sorting process intended to save the company from having to sort them by hand at the Materials Recovery Facility.

Carnelian Woods Services

Whether your unit just needs a special cleaning, a new coat of paint or a special renovation, Carnelian Woods Services is available to help. Just ask Don or Serge for an estimate and they will be able to tell you whether an architectural review request or any county permits are needed.

Bears

Spring is finally arriving at Carnelian Woods and so are BEARS. And they are hungry! Make certain that you do not leave any food in your car and that you firmly latch the dumpsters with the heavy chain to insure that they are locked.

Annual Rake-Off - Sat., July 8 - See attached flyer

This is a wonderful opportunity to participate in a very worthwhile activity, meet other folks, and enjoy a great lunch. You'll join other homeowners to rake and remove pine needles which otherwise could be tinder for fire. Your participation also counts toward in-kind matching hours/time when we apply for forestry grants.

Homeowners Get-Together - Sat., July 29 - 5:30 pm - Lodge

Bring your drink of choice and an appetizer to share. The association will provide tableware, napkins paper plates and cups

Meet Board Member - Greg Hubachek

Greg Hubachek lives in New Orleans and has been an owner since 1985. Greg served on the CWTA Board in the early 1990s and again, since 2013. He is currently chairman of the CWTA insurance committee. He is an attorney and a graduate of the University of California, Berkeley and the University of California, Hastings College of Law.

**CWTA
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Greg Hubachek
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Mr. Carnelian Woods - Les Terry

It's time to celebrate him!

Les started on our board of directors at the age of 36 and served us for 32 years as a Director, Treasurer, Vice-president, and President.

Les helped develop one of California's first condo Capital Reserve Fund systems for an Association in the 1970s. He assisted in negotiating the resolution of legal actions against the developer, M.J. Brock, resulting in our gaining the sales pavilion, metal roofs and open lands (including the undeveloped lots). One could not put a value on that work.

In 2008, Les worked as the General Manager for one year at no pay and for a reduced wage for another seven years. He developed management and accounting systems and trained staff personnel to do jobs requested by homeowners. He coordinated security for our development with cameras and card lock systems. He was an instrumental part of creating the Carnelian Woods service program that allowed us to enhance our project, provide reasonable services to homeowners, and allow annual assessments to remain static for several years. A Board member reminds us that "all homeowners have benefited by his actions."

Recently, Les oversaw two major projects for the Association, the cost of which exceeded two million dollars--the lodge remodel and the new siding installation. He oversaw the renovation of the pool, pool service equipment, and pool deck as well as helping to negotiate the settlement for the Sales Pavilion from the County (Sheriffs' Office) that awarded us \$125,000.00. Another Board member notes that "The foresight Les had to ask homeowners to move forward with the project to re-side the complex, agreed to by a majority of homeowners, has improved the complex and townhouse values."

Other recent activities undertaken by Les include lighting enhancements in front of the units and landscaping, rock walls, flower beds, bocce court, sprinkler systems, new work shed, and two storage sheds located around the lodge. He also personally rebuilt the two entrance signs and the two logos at the lodge.

The Sales Pavilion, decks, and entries are now ready for a residential rental while maintaining the laundry area which is used by CW Services housekeeping. Les worked closely with Ruth Dworsky to secure, plan, and manage forestry projects and grants. He arranged for free wood chipping from the fire department and offered reasonably-priced firewood to homeowners. And after the annual "Rake-Off," he even prepared lunch for the helpers!

The fact is that Les loves Carnelian Woods and the homeowners who reside here. A past president of our Board tells us that "Les never settled for status quo but always strived for excellence." Even during a recent serious illness, he managed our complex from a distance. We are all the beneficiaries of his caring, time, and fine work. Everyone at Carnelian Woods owes a huge thank you to Les Terry. We will celebrate him at our Annual Homeowners' Meeting in September. Please join us.