



Carnelian Woods Communicator

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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 email Serge serge@carnelianbay.net.

Tahoe Fun Fact

Forecasts are calling for a strong chance of La Nina this year which means good snow!

Don's Corner

The CW crew and I are gearing up and getting CW ready for the coming winter. The loader maintenance is complete; new storage container in place and painted; and swimming pool winterized. Blacktop sealing of roads and parking lots is complete. Remember to turn off your water and set your thermostat to 60 degrees. Happy Thanksgiving -- Don

Carnelian Woods Updates

Homeowners Association Annual Meeting

Board Elections - The Board and Homeowners thanked Craig Thomas for all his leadership and time serving as the CWTA President. Mike Proffitt succeeds him as President.

Barbecue Policies - These are still under review and the Board will meet with the Fire Marshall on November 11. In the meantime please advise your friends, family and renters that NO portable units such as hibachis can be used on your decks.

Forestry Report - Celia Barry

North Lake Tahoe Fire Protection District (NLTFPD) has included our 6 - 7 acre section of Carnelian Creek in its work plan for fuel reduction. This is great news as it won't be an expense for our HOA and the area is an environmentally sensitive zone, requiring mostly hand work to manage. We hope that this project will be accomplished next year and are waiting on the NLTFPD to craft an agreement with us to do the work.

We also received a two-year matching \$17,000 grant from the California Fire Safe Council to treat the 17-acre section area of the upper undeveloped lots. Work will be accomplished in the spring and summer of 2018.



New Equipment - New snow removal equipment, a Caterpillar 924F, has been purchased at a good price and is in sound condition. It is expected to be around for many years to come.

Mark your Calendars for the next annual meeting - Sat., Sept. 15, 2018

**CWTA
Board of Directors**

President
Mike Proffitt

Vice President
Lee Shuff

Treasurer
Dave Sullivan

Secretary
Cary Okumura

Assistant Secretary
Tom Duffy

Celia Barry
Greg Hubachek
Geoff Simcoe

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From our New President - Mike Proffitt

Dear CW Homeowners,

I would like to take a moment to introduce myself as the new President of our wonderful Homeowners Association. First, a huge thank you to Craig Thomas for the excellent job he has done over these past five years. He leaves our Association in good shape and I am sure we are all thankful for the work he has done.

One message I would like to be sure I begin my first year with is that I want every owner to please share with me and the board your thoughts and concerns about how you want to see Carnelian Woods to progress. These may be positive or negative, it does not matter. The importance is that you share them so everyone with the CW Complex can benefit from them. Feel free to email me at any time.

We have a few challenges in our future, with the first being a meeting with the Fire Marshall to discuss the barbecue policy. California Fire Code 308.1.4 is now being enforced in the North Tahoe and Meeks Bay Fire Protection District. The board is anxious for this meeting as it will give us a defined way we must proceed. I will soon have more information on this which I will share with all.

Thank you all! Mike Proffitt - Unit #52 - mikeproffitt@earthlink.net

Meet Board Member - Tom Duffy

I have been a CWTA homeowner for 13 years and a member of the Board at Carnelian Woods for 7 years. My wife Barbara and I live in Davis, California and we both work in the Sacramento area.

The responsibilities I have as a member of the Board involve tracking the work and actions that government agencies may have upon Lake Tahoe in general and the CWTA as a specific development. All agencies are of interest including the State of California, the Tahoe Regional Planning Agency (TRPA), which is a unique agency through which California and Nevada have agreed to co-manage the resources of Lake Tahoe, the County of Placer and other agencies that may through their actions impact our interests.

The Board asked several years ago that I serve as the Government Agencies chair due to my background of long term public service and the work I do now as a private sector legislative advocate working with the Legislature, the Administration and a variety state level agencies. The responsibility of the Government Agencies lead is to be vigilant and to question decisions being considered by the agencies noted.

Probably the most difficult task for me as a member of the Board was evaluating the need to re-side our home in the CWTA development. Fortunately at that time we had an experienced General Manager who knew construction and oversaw the project to a successful completion. The decision of the Board and the Homeowners yielded positive results. We have an attractive development with homes well prepared to endure harsh winters such as the one recently experienced.

At CWTA we have an excellent working Board. Each member has assumed an important role in serving the Association. The challenges to the Board in the future will include continuous interaction with the General Manager to support him, allowing him to hire and manage the personnel necessary to keep our common property in good repair and follow our policies for the safe and fair operation of those common resources and therefore ensure that our families and guests will have every available opportunity to enjoy our development at the Lake.

Happy Thanksgiving to all!