



Carnelian Woods Communicator

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[HOMEOWNERS' ANNUAL MEETING - SEPT. 15 - 1 PM](#)

August 17, 2018

Dear Homeowners,

At this year's Homeowners' Meeting, we will be voting on a budget for the 2018/19 fiscal year. The budget includes a 5% increase in annual dues. This increase is necessary to meet operating costs and to keep our capital reserve appropriately funded. We have been able to keep dues constant for a number of years. However, an increase is now necessary to maintain our property and provide salaries to retain quality staff.

In addition to these costs, our loan with Mutual of Omaha will be up for renewal in February 2019. It is a 15-year loan, renewable every five years. The current interest rate is 4.75%. This rate is based on the Treasury Constant plus 3%. At the time of the loan origination, the Treasury Constant was 1.75%. Within the last year the rate has been increasing and is currently at 2.77%. If this trend continues we will have a higher interest rate at the time of the renewal. The Board is looking into financing options which will provide a fixed rate for the remaining 10 years of the loan. This item, as well as others, will be discussed at the September Homeowners' Meeting.

We hope you will attend the meeting and annual reception that follows. [If you are unable to attend, please return your ballot which includes Board member elections and recommendations for budget approval.](#)

Thank you,

Board of Directors

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## Annual Homeowners' Meeting - Details

The Annual Meeting will take place in the Lodge on Saturday, September 15 at 1 pm. You are all invited to attend.

Following the meeting there will be a reception, with drinks and a delicious selection of appetizers, which will give you an opportunity to mingle with and get to know your fellow homeowners.

## Don's Corner

As time permits the staff are working on improving the areas where our trash dumpsters are stored. These have been an eye-sore for many years but we hope by Spring 2020 to have completed the sheds. Please remember to lock the lids by using chains on the bins. Otherwise the bears will take advantage of helping themselves to some free "eats." Then the staff need to clean up the mess, taking them away from other needed projects.

CWTA  
Board of Directors

President  
Mike Proffitt

Vice President  
Lee Shuff

Treasurer  
Dave Sullivan

Secretary  
Cary Okumura

Assistant Secretary  
Tom Duffy

Celia Barry  
Perry Fox  
Greg Hubachek  
Geoff Simcoe



## Carnelian Woods Updates

Community Meeting to Prevent Forest Fires - Wed., Sept. 12 - 3-7 pm-Lodge

Please come by and meet Mike Vollmer, the Forester for North Tahoe Fire Protection District and Carlie Teague, the Fire Adapted Communities Coordinator for the Tahoe Resource Conservation District! They will have lots of great information about helping us to prevent forest fires.

They are visiting us because we are working towards earning the designation of a "Fire Adapted Community" for Carnelian Woods. Our investment in responsibly managing our forest, including raking pine needles away from our homes, removing dead trees, investing in siding material that is more fire resistant than wood, removing vegetation close to our buildings, and upgrading our decking are all important steps in reducing our risk of fire.

### Homeowners Survey

Please visit the Members section on our website, [www.carnelianwoods.org](http://www.carnelianwoods.org), to complete the Homeowners Survey or complete the survey included in your Homeowners Packet and bring it to the Annual Meeting. This will help with planning and communications in the future.

### Tennis Courts

The CW Board and Management regret that the tennis courts have not been usable this year but the good news is that they plan to have all courts resurfaced beginning August 27th. When completed there will be two tennis courts and two Pickle Ball courts. Come view the progress over the September 15 weekend.

### Hospitality Committee Update

The Lunch and Bocce Ball event was a huge success in July as was the Pot Luck dinner in August. The Committee is planning an open house during the annual homeowners' meeting weekend so if you have recently remodeled part of your unit and would like to showcase it, please contact Denise Courtney at [dlclcswh@hotmail.com](mailto:dlclcswh@hotmail.com).

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