



Carnelian Woods Communicator

August 2023

Vol. 8 Number 3



In this edition

Don's Corner

Personnel Changes

Pool/Spa Updates

*Homeowner
Assessment*

CW Library

*Board Member
Changes*

Bear Season Tips

2023 Annual Meeting

*Winter 2022/23
Damage Updates*

Carnelian Woods
PO Box 68
Carnelian Bay, CA
96140

Phone: 530-546-5077

Fax: 530-546-5017

www.carnelianwoods.org

General Manager

Don Bemiss

manager@carnelianwoods.org

Office Manager

office@carnelianwoods.org

DON'S CORNER

Carnelian Woods general manager's highlights. The complete report is available in the members section on the website.

- Western Bat did a re-inspection in mid-August and found many units that needed repairs to the bat proofing after the big winter storm damage of 2022/23. Annual on-going cost will be \$5000 for inspection and warranty extension.
- There was a lot of work necessary for the pool, but it opened one week ahead of schedule (June 23)

PERSONNEL CHANGES

Carnelian Woods is going through some staffing changes. Our office staff, Teresa Bertini, resigned on August 1st. A big thank you to our homeowner volunteers, Larry Nowels (Unit 139) and Diane Hopkinson (Unit 26), who are helping with the transition and performing some of the office duties!

Also, our general manager, Don Bemiss, has resigned and his last day will be September 14th. Please be sure to reach out to Don B to thank him for his years of service to Carnelian Woods and provide well wishes on his new endeavors! The board is currenting in the process of advertising and interviewing for a new general manager. Simultaneously the board is also considering bringing in an HOA Management company to run the property in-lieu of a general manager.

POOL/SPA UPDATES

Beginning July 31 the Pool and Spa were open seven days a week. The general manager was able to hire some part time staff to accommodate this.

As the property starts preparation for winter, the pool will be closed after Labor Day, September 4th. The Spas will be open on Fridays and Saturdays only. Please be sure to check the website for the latest pool and spa hours.



HOMEOWNER ASSESSMENT

At the July board meeting, the board voted to apply an homeowner assessment to replace the \$40,000 borrowed from the Capital Fund in 2022. Look for additional information and this assessment to be applied to your upcoming quarterly invoice.

LIBRARY AT THE LODGE



"Take a book, leave a book,
Take a book, return a book"

Once again the library bookshelf is stocked with an assortment of books. Read in the lounge or take it with you. This year a shelf of children's books has been added. Feel free to add to the collection, to share the love of reading!"

Thank you Sue Johnson (Unit 42) for developing this Library!

**Carnelian Woods
Board of Directors**
board@carnelianwoods.org

President
president@carnelianwoods.org
Greg Hubachek

Vice President
vice-president@carnelianwoods.org
Celia Barry

Secretary
secretary@carnelianwoods.org
Don Adams

Treasurer
treasurer@carnelianwoods.org
Perry Fox

General Members
Karen Cleland
Larry Nowels
Mike Proffitt
Dave Sullivan
George Shaw

Communication Team
communications@carnelianwoods.org
Karen Cleland
Don Adams

Webmaster
George Shaw
webmaster@carnelianwoods.org

Web Assistant
Heidi Paoli

BOARD MEMBER CHANGES

- George Shaw (unit 36) was appointed by the board at the April board meeting to fill the vacancy left by Cary Okumura's passing. George is also the webmaster.
- Board members Diane Hopkinson and Fran Swanson resigned from the board at the July 29 meeting. A big thank you for your service! They were a great help to CW and will be missed by the board.
- Larry Nowels (unit 139) was appointed to fill Fran's seat which is up at the end of 2023. Larry will be seeking election to extend his term.
- Don Adams (unit 24) was appointed to fill Diane's seat, which is up at the end of 2024. Don is also serving as board secretary.

BEAR SEASON TIPS

The American Black Bear (*Ursus americanus*) is active year-round in Tahoe, and the bears have been very aggressive in Tahoe this year, including at Carnelian Woods!

For us in Carnelian Woods, our primary area of concern is the dumpsters.

Here are a few tips to dealing with bears at Carnelian Woods:

- Please be certain that all garbage is placed in the dumpster. Never place trash on the ground or on top, even if the dumpster is full. Please find a nearby dumpster with room for your garbage.
- Ensure that the chain is put on the dumpster to prevent bears from opening the dumpster.
- Don't leave trash, food wrappers, groceries, snacks, or anything with a scent (even toothpaste) in your car. Bears have pried open almost-closed windows and broken in—right here at Carnelian Woods.
- Keep cars locked. Bears are adept at opening all kinds of car doors.
- Keep BBQ grills clean.
- Keep doors and windows closed and locked at night, and when the home is unoccupied.
- Never feed wildlife.



2023 ANNUAL HOMEOWNERS MEETING: SATURDAY OCTOBER 21

It's time for the annual homeowners meeting! The board looks forward to seeing all of you this year and providing a year-end summary. The annual meeting will be held in-person at the lodge and online via Google Meet. You will receive an annual meeting packet at least 30 days before the meeting with additional information. The Meeting will start at 10 am and should be completed by 1 pm. There will be light appetizers and refreshments immediately following the meeting.

WINTER 2022/2023 DAMAGE UPDATES

The board submitted an insurance claim in June for the damages to the property caused by the snow during Winter 2022/2023. The general manager obtained two quotes from construction companies to perform the repair work. Overall the damages are in excess of \$200,000. The insurance company issued an initial check, which was received in August. Unfortunately, both contractors that submitted bids are no longer available to perform the repair work. The GM and the board are in the process of reaching out to additional contractors for the repair work.