



FEBRUARY 2009
TIMBER TRUMPET

Chik Brenneman, President and Water Director

2009/2010 Budget

At the last meeting, the Board approved the next fiscal year's budget. In short, there will be no increase in fees over last year and we are once again offering a discount if paid by July 31st, 2009

Elections

For those wishing to get involved in the Board, keep in mind that our elections are coming up. If you are interested, please submit your candidacy request as well as a brief biography to the office that will be included in your election mailing in May. As per our by-laws, three Board directors are elected each year. Copies of all our governing documents can be viewed at www.plavada.com.

Water Project Update

The following is an update to the well and tank project currently underway. This information is current as of 02/10/09.

In late January, we submitted a draft set of plans and other required documents to the County for review. This package is then redistributed to other county and state agencies for review and comment. Other agencies involved in the permit/review process are) Regional Water Quality Control Board, Public Works, Environmental Health, CalTrans, various fire agencies, and Fish and Game. The county estimates that it could take up to 90 days for the review process. If all goes well during this process, then we could have a use permit for phase 1 of the project by late spring. To review, the original intent was to submit our plans to the county as one package, tank, well and arsenic treatment. We have subsequently split the project into two phases as to best meet the deadlines imposed by the EPA Arsenic Order. Phase 1 involves bringing the new tank and well on line. Projected completion for this phase is 2009. Phase 2 tackles the arsenic treatment plant. Already, we have sent out request for proposals (RPFs) to firms specializing in arsenic treatment. The planned timeline for phase 2 follows a timeline to bring us into compliance by 12/31/2010. Briefly, the first year consists of the engineering and pilot testing to determine the optimal method for arsenic removal. The second year for construction and final testing. Cost estimates are \$477,800 and \$625K, for phase one and



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two respectively. We are still exploring funding options. There has been some recent talk regarding extra funding in the California State Revolving Fund (SRF), California should benefit with the proposed economic stimulus package, which would result in the feds funding the SRF for 'shovel ready' projects. However, there has been no movement by the feds or state folks. We are watching this closely. Our reserves are well funded right now, but these projects will affect it greatly. The Board is expected to review this issue at the next meeting. We will have most of our construction documents for phase 1 soon and will be putting the project out for bid in the spring.

INSURANCE AND EXPENSE REPORT – Terri McGuigan

We are at 78% of our budget for the current fiscal year, depending on the amount of snow we get the rest of the winter we should have a surplus again this year to help offset depression.

We still have outstanding over \$27,000.00 of outstanding dues. I know that we are having tough times with the economy right now but remember the association is spending a lot of money to improve the water we drink and we also need to maintain our community.

If you cannot remember if you have paid your dues and you need to find out how much you owe, call the office and I will give you a payoff. Remember, your voting rights depend on if you are a member in good standing.

Board Update and Restructure – Jerry Keen

As I am sure, you are aware, the challenges of providing a sound infrastructure that ensures appropriate water and sewer is sizable. Chik Brenneman, aided by our General Manager Terri McGuigan, has been deeply involved in this task as well as maintaining a full time job with huge responsibilities. He has also been responsible for dealing with many of the member concerns. To assist Chik in that daunting task, I, Jerry Keen, the Association Vice President, has assumed additional duties such as handling concerns, complaints, disputes, agendas, facilitating Association meetings, etc. If you need assistance, please contact Terri McGuigan and she will work with me to assist you.

As provided by Civil Code (the Davis Stirling Act) member presentations for items not on the agenda do have time allotments. Please contact Terri McGuigan if you wish to make a presentation or request for an item to be placed on the agenda and the amount of



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time needed for an agenda item. The Board can not take action on items not on the agenda.

We now have an actual Architectural Review Committee that will deal with all the policies and requirements found in the Builders Handbook. The job of dealing with easements has also been added to that committee. Committee members are Roger Hatfield, Eric Lombardi, Craig Doty, and Jerry Keen. Mike Anderson will continue to have oversight of the committee and still deal with compliance issues.

Please see an important notice in the Architectural Section concerning construction.

Legal Issues/Policy Revisions – Jerry Keen

We do not have any legal issues that need to be addressed at this time. We will have matters dealing with easements as the new well comes on line.

SNOW REMOVAL POLICY REVISION:

Please be aware that the PVCA Snow Plow/Removal Policy has been revised. Please take the time to review it. A map indicating designated parking will be available on-line in a few days. Considerable input was garnered before making the changes. The revised policy takes into consideration that the roads are now plowed. There are changes as to the “who, when, how” of the operation. Your cooperation with this policy will be greatly appreciated.

SEWER LATER POLICY:

The sewer lateral policy has been updated as well. There are no major revisions to this policy. Language and code references has been address.

FORECLOSURE POLICIES:

We will be reviewing our foreclosure policies for delinquent properties in the association. This matter will be discussed in depth at the April Board meeting. Should you have input please contact Terri McGuigan, General Manager.

PROPERTY AND BUILDING STANDARDS HANDBOOK AND POLICIES:

Substantial revisions have been made to these policies. The document will be posted on-line and reviewed by the Board at the April meeting. Please



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Architectural Review Committee (ARC) – Mike Anderson

The ARC has been appointed and is reviewing the Builders Handbook. Please, as a homeowner or future builder, review the Builders Handbook before starting ANY building project on your property. Building projects submitted to the ARC needs to include a site plan; property lines marked with front and side setbacks. No construction should be in the 20-foot front and rear setbacks, or within the 10 foot side setbacks. Owners are responsible to provide that information verification of their property lines upon request. Vehicle, equipment or storage cannot be in these setbacks without approval of the ARC. Project plans can be submitted to the office and they will be forwarded onto the ARC for review. No work is to commence on your property (including removal of trees) without the required deposits and plans approved by the ARC. Please contact Terri McGuigan or Mike Anderson if you have questions.

Please keep the following in mind. The ARC's approval is required before you:

- Install or modify any driveway or entrance from any Association road
- Erect any structure, including storage buildings
- Install any item such as a "cargo container or Tough Shed"
- Increase the square footage of an existing dwelling
- Move any existing structure

Nevada County may require you to have a permit for almost anything and everything. It may be true that you do not have to have a permit for many sheds etc., however, you may have to have a "Permit Exception". It is not the responsibility of the PVCA to ensure you have a permit. That is an issue between you and Nevada County. Inspectors may "red tag" your project or involve Code Enforcement if you do not have a permit.

Thank you, in advance, for your cooperation and taking the time to review the PVCA building policies.

Caretaker's Report – Brian Silsby

SnowPlow/Snow Removal Report:

The number of days that we had snow from December 12, 2008 to January 31, 2009 was 16 days. We have plowed 20 times, due to the slush build-up on the roads in the afternoons.



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DO NOT THROW THE SNOW INTO THE STREET when removing snow from your driveways. This action causes bumps in the street and more work when the snow gets to slush in the afternoon. Once frozen these bumps may remain until a thaw or once a thaw begins members may become stuck.

Environmental Health (SPCC) – Environmental health visited out site and advised us that there are new regulations (SPCC) from the State. The State has given this task to the Counties because they do not have the labor force to implement this new ruling.

The ruling relates to our fuel tanks as we can only have a maximum combined of 1320 gallons of fuel storage. If we keep all our current fuel tanks, we will be required to have an engineer prepare the SPCC Plan (engineering required). The cost associated with this is approximately \$5,000 +/- . The County did the research on the cost. We have 90 days from January 23, 2009 to either contact an engineer or remove 1 fuel tank.

Operations Update - Jim MaGee

There have been two homes with water damage caused by not turning off the water and opening the stop and drain valve. In both case's we had no keys to get into the house to turn off the water. We had to cut the locks off and go under the houses to turn off the water. This falls under our water fine policy.

PLEASE GIVE THE CARETAKER OR GENERAL MANGER A KEY TO YOUR HOME IN CASE THIS HAPPENS TO YOUR HOME.

This New Year's weekend was quite busy this year and we did not have enough trash bins. It became a big mess after everyone left to go home. That happened to fall on the Caretaker's day off and it was over looked. We will try to make arrangements so this does not happen again. Please keep in mind that the Association has no control over these bins. You pay for this service on your tax bill.

We still have people placing items that will not fit in the dumpsters out in front. If you do not want it, chances are no one else does either. Please, IF you cannot get it into the dumpster you need to take it to the Truckee Disposal site or take it back home. The disposal site is located approximately 3 miles east of Truckee off Highway 89 on Cabin Creek Rd. Thank you.

PLA-VADA COMMUNITY ASSOCIATION

Sewer Lateral Testing

Sewer lateral testing is necessary to determine whether or not a sewer service line is in need of repair or replacement due to excess leakage. This test determines if groundwater is leaking in or sewage is leaking out. It is necessary that we ensure the integrity of the system to reduce the possibilities for extraneous water flowing through the system and to protect against unwanted sewer spills that may pollute surrounding watershed as well as the environment.

The properties that fall under these rules are as follows:

Prior to the close of escrow upon sale of the house or property served

Transfer in ownership or interest in the parcel, except when the transfer is between immediate family members

Change of ownership on the deed selling their portion to other partner/investors

Remodeling of the house to an extent of more than 50 percent of the assessed valuations as determined by Nevada County

Repair or replacement of all or part of the existing sewer lateral

Installation of additional plumbing fixtures (e.g. . new bathrooms)

An inspection by the Association's Caretaker indicates reasonable cause

Upon determination from the Associations Director of Sewer or designee that testing or replacement is required for the protection of the community health, safety and welfare

In the event that the existing service line was inspected and tested by the Association within a five year period, the testing **may** be waived at the discretion of the Sewer Director.

Testing requirements:

If a property meets the criteria set forth above for sewer lateral testing, the lateral must be upgraded to meet the current Building Policy of the Association. At least two clean outs must be brought up to ground surface and properly boxed. One should be placed within five feet from the foundation and the other at the property line.

Testing must be carried out in the presence of the Association's Caretaker.

The service line must hold 3.5 pounds of air pressure for a minimum of five minutes **or** a water test consisting of plugging the downstream end of the lateral and placing a section of pipe in the vertical branch of the building cleanout and filling, the test section with water(at least 5 feet of water measured from the highest point of the pipeline to the top of the water column on the upstream cleanout riser of the test section). In pipelines with minimal fall, cleanout risers may need to be temporarily extended above ground to achieve the 5 foot vertical foot static water level. In no case shall the vertical distance measured from the lowest point of the pipeline test section to the water surface in the

cleanout riser exceed 15 feet. Additional cleanouts may have to be installed in steep pipelines and the pipeline is tested in sections.

The pipeline shall be allowed a maximum loss of water level of 1 inch in 5 minutes for a 4 inch pipeline per 100 feet of length. If the loss exceeds the allowable, the pipeline may be tested one additional time. A second loss exceeding the allowable constitutes a failure of the pipeline, whereupon the pipeline shall be replaced as needed and retested in accordance with this rule.

Approved: 6/01/2003

Revised: 12/13/2008

Pla-Vada Community Association Snow Plow/Removal Policy

1. The Pla-Vada Community Association's (PVCA) policy for snow removal is to plow all roads to provide access to homes/cabins and parking areas.
 2. PVCA will plow when at least 4 inches of snow has fallen¹.
 3. Plowing may be modified due to weather, equipment, and available personnel.
 4. Chains or four-wheel drive vehicles are advised when snow/ice is present.
 5. PVCA will post signs at plowed road entrances that state members and guests enter at their own risk.
 6. Parking on plowed roads/road right-of-ways during snow removal periods, excepted as noted, is prohibited. Members and guests must park vehicles in a driveway, space, or lot that is clear of roadways. Berms will be created and are not the responsibility of PVCA².
 7. Vehicles parked in designated areas should have a placard placed visibly inside the vehicle identifying member/guest, address and telephone number (optional) of the person to be contacted in case of emergencies or moving of vehicles.
 8. All vehicles parked in lots or designated areas must be moved at least every 48 hours for snow removal. Damage to vehicles not removed due to snow removal will not be the responsibility of PVCA.
 9. When all off road parking spaces are full, parking may be available at other designated locations. A map of parking locations is attached, available at the office, or may be obtained at <http://plavada.com/>.
 10. Parked vehicles must not block access for emergency or snow removal equipment, plowed driveways, or another vehicle's ingress or egress.
 11. PVCA will not be responsible for plowing or packing private driveways³. Members may use their own equipment or contract with a snow plow/removal contractor to have their individual driveways/parking spaces cleared. Snow removed may not be deposited in or on PVCA roadways.
 12. Members and/or contractors must not damage or create deep snow ruts on packed roads. Members and/or contractors may be held financially responsible for actual time and material costs to repair or replace PVCA roads and/or property caused by either by their own actions/equipment or their employment of a contractor.
 13. The year-round speed limit for all vehicles, including recreational vehicles (which includes but is not limited to snowmobiles, ATVs, OHVs), is 15 MPH. The operation of recreational vehicles within Pla-Vada is limited to the hours between 8:00 AM and 10:00 PM.
 14. Improperly parked vehicles, unidentified vehicles, or vehicles parked over the time limits stated may be towed at the owner's expense.
1. Snow depth measurements will be taken at the PVCA Office area.
 2. PVCA is not responsible for berms caused by snow removal
 3. Driveways/parking spaces more than 20' cannot be accommodated. Please mark a 20' opening. Snow that maybe blown into wider drives/spaces will not be removed by PVCA.

ANIMAL CONTROL PROBLEMS

Once again we have had animal control problems. One member's dog was bitten, a child was knocked down and had the water scared out of him, and another animal charged an adult on the road. The following is from Nevada County Animal Control Codes.

Potentially Dangerous Dog Means:

1. Any dog which, when unprovoked, on two separate occasions within the prior 36-month period, engages in any behavior that requires a defensive action by any person to prevent bodily injury when the person and the dog are off the property of the owner/custodian of the dog.
A defensive action is the process of doing something or anything to provide protection or support to prevent bodily injury from aggression or attack by a dog when the person and the dog are off the property of the owner/custodian of the dog.
2. Any dog which, when unprovoked bites a person, causing an injury less severe than a muscle tear or a disfiguring laceration, or less than requiring multiple sutures or corrective or cosmetic surgery.
3. Any dog which, when unprovoked, on two separate occasions within the prior 36-month period, has seriously bitten, inflicted injury, or otherwise caused injury attacking a domestic animal off the property of the owner/custodian of the dog.

Leash Law

No person owning or having possession, charge, custody, or control of any animal shall cause, permit, or allow the animal to be in any building or enclosure or to stray, run, or in any other manner to be at large in or upon any public street, sidewalk, park, school ground, or other public place, or upon any private place or property without the permission of the owner or person in control of such private place or property.

An animal shall be deemed at large anytime it is off the premises of its owner/custodian and not under direct control of the owner/custodian by means of leash, chain, tether, adequate fence, or other effective device.

The provisions of this Section shall not apply to animals in the immediate presence and under direct control of the owner/custodian. This means the animal is in the close proximity of the owner/custodian, and the owner/custodian can demonstrate effective control of the animal.

You may be doing other member a disservice by not reporting problems to Nevada County Animal Control. If an animal bites or scares a human it should be reported. If an animal bites another's pet as outlined above it should be reported.

The Board will review whether or not to develop its own policy and sanctions. Please help us avoid this by keeping your animals on your property, under your control, and cleaning up their waste.

Nevada County Animal Control Division of the Sheriff's Office at (530) 273-2179

Codes are found at: <https://docs.co.nevada.ca.us/dsweb/Get/Document-3937/>

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Este informe contiene información muy importante sobre su agua potable.
Tradúzcalo o hable con alguien que lo entienda bien.

FOURTH CALENDAR QUARTER 2008 NOTICE

PlaVada Community Association Has Levels of Arsenic Above the Drinking Water Standard

Our domestic water system recently violated the new drinking water standard for arsenic. Although this is not an emergency, you have a right to know what happened, what you should do, and what we are doing to correct this situation.

What happened?

The USEPA standard, enacted January 2006, and the California Department of Public Health standard, enacted November 28, 2008, lowered the maximum contaminant level (MCL) of arsenic from 0.050 milligrams per liter (mg/L) to 0.010 mg/L (or 10 ug/L) based on the running annual average of test results.

Wells 3 and 4 have enough arsenic test results to indicate that the current annual average levels can be no better than 13 ug/L and 26 ug/L, respectively.

These levels are above the MCL, so you will be notified quarterly until the violation is corrected. The PlaVada Community Association is also now subject to an administrative order dated September 30, 2008, from the USEPA which requires compliance with the arsenic MCL.

What should I do?

- **You are not required to use an alternative water supply (e.g., bottled water).**
- This is not an emergency. If it had been, you would have been notified immediately. However, *some people who drink water containing arsenic in excess of the MCL over many years may experience skin damage or circulatory system problems, and may have an increased risk to getting cancer.*
- If you have other health issues concerning the consumption of this water, you may wish to consult your doctor.

What is being done?

The PlaVada Community Association (PVCA) is evaluating options to comply with the new standard. PVCA has drilled test wells to determine if an alternative low arsenic source can be utilized. For more information, please contact Terri McGuigan at 426-3980.

Secondary Notification Requirements

Upon receipt of notification from a person operating a public water system, the following notification must be given within 10 days [Health and Safety Code Section 116450 (g)]:

SCHOOLS: Must notify school employees, students, and parents (if students are minors).

RESIDENTIAL RENTAL PROPERTY OWNERS OR MANAGERS (including nursing homes and care facilities): Must notify tenants.

BUSINESS PROPERTY OWNERS, MANAGERS, OR OPERATORS: Must notify employees of businesses located on the property.

This notice is being sent to you by the PlaVada Community Association.