



**MAY 20, 2009**

**President's Message - Chik Brenneman**

Nearly a year has gone by in my second tenure as President, to be honest; this has been a challenging year. While we have been working to get the well and water tank project underway, we were blind-sided by the United States Environmental Protection Agency's (USEPA) administrative order for Arsenic remediation, last October. Frankly, we were ready to submit plans to the county for the well and tank project when the USEPA order came in. For those new to the community, arsenic levels are not new to our water system, we have routinely measured 15-35 parts per billion (ppb) but they were recently made notable, when the USEPA revised the maximum contaminant level (MCL) from 50 to 10 ppb. Long story made short, the State of California Department of Public Health (DPH) had no order in place to enforce the new limit, and when the USEPA saw that they were not going to enforce the regulation, they chose strict enforcement with a given due date for project completion.

From our standpoint, the Association has always followed the direction of the DPH. After the MCL was lowered, I had some conference calls regarding our plan of action, the general plan was that the USEPA and the DPH recognized the lowered limit, but neither agency would adopt or approve a given method for treatment. To finish the long story, the feds do not care how we go about lowering the arsenic level; they just want it done by the date specified. We have no choice but to comply with the federal order by January 1, 2011. We are working with an engineering consultant who has experience with arsenic removal and I am confident they will help us complete the project. Keep your fingers crossed that we can stay sane as we march our way through the permitting process. For updates on the project, and a more detailed history please visit the PlaVada web site at [www.plavada.com](http://www.plavada.com). While the re-vamped site is still undergoing construction, we are posting updates there.

This is an important issue of the Timber Trumpet, so please do not just file this away and show up at the General Membership meeting thinking that you will be able to cast your votes then. Contained in this issue are the financial review, election information, and the official notice for the General Membership meeting to be held June 27, 2009. Your vote is your voice!

**Your ballot is contained in this mailing and in order for it to be counted; it must be returned no later than 8:30 AM, June 27, 2009! You may send your ballot by US Mail, or deliver it to the Pla-Vada Office prior to the Director's meeting. PLEASE**

**USE THE RETURN AND SECRET BALLOT ENVELOPE that is provided in this mailing.**

The business the Board conducts is not just about whose cars are unsightly, or why a snow berm was left in front of everyone's driveway, but we are trying to shape the future of the infrastructure of PlaVada. By that, I refer to all the communication I have disseminated over the last six years regarding our inadequate water supplies for the community. We are not even at build-out, and there are weekly issues with water leaks, high consumer demand, and water quality issues that we deal with.

As a member of the Association now for 15 years, I have attended many General Membership meetings. Some have gone smoother than others have. I feel that this is an appropriate time to mention that I am a firm believer in member input. In the open forum, I ask that you make your comments succinct. If you are to present information that may cite a particular law or precedent, I ask that you have the appropriate documentation to present. If you wish to see specific documents please notify Terri. If possible, please contact VP Jerry Keen at [neekj@sbcglobal.net](mailto:neekj@sbcglobal.net) or me in advance so that we can put you on the agenda. My email address is [chikbren@sbcglobal.net](mailto:chikbren@sbcglobal.net). In order to make the upcoming meeting go smooth, I urge you to dust off those old Timber Trumpets, refresh your memory on the Board activities of the last year. (By the way, they are also available at [www.plavada.com](http://www.plavada.com)). In that, we will be able to move through items without having to rehash detailed information. Ideally, I would just like to summarize the year, and set goals for the upcoming year.

In closing, please VOTE. The Board has acted in the best interest of the Association and appreciates your VOTE for the well-being and future of PlaVada. Thank you all for your support.

#### **Vice President's Message - Jerry Keen**

As of this mailing, we are preparing for the election of Board members. We currently have two incumbents running for re-election. Chik and Eric have put their names forward for three more years. I encourage your vote for these individuals! We have three vacancies. **If you are willing to submit your name for candidacy**, please contact Terri McGuigan our General Manager. The information about the election and ballots are included in this mailing. The candidates will be updated on the website on a regular basis up to the **Annual Meeting, which is on Saturday, June 27, 2009**. Those whose names do not appear on the ballot can still be voted for by write-in. **Please check the website for more information and additional candidates**. We need process oriented board members willing to help us go these trying times.

Pla-Vada is a nice community and while we are fully engaged in the water project we cannot lose sight on keeping on top the many issues that make Pla-Vada a charming community. I think Chik has done a great job in keeping us posted on the water issues. We have to remember that supply, storage, and equitable distribution of high quality water is critical for our health and safety. There is no doubt in anyone's mind that this is the major issue for our community. Often times we hear more grumbles about the potholes and trash bins, but again, this is a healthy process and a confirmation that the water project is in the right hands.

There is an article in this mailing about using **electronic communications**. I encourage you to read it and consider acceptance of it. Briefly, it states that Civil Code requires your approval to use electronic means to communicate to and from the Association. Your acceptance can save considerable money and time.

### **On the Legal/Governance**

We have updated a few policies and have more work ahead. Please look inside the Construction Handbook. It contains the Civil Code required annual notification to our members. There have been several changes to our requirements so I urge you read it if you are planning any changes to your property.

There have only been a few minor legal concerns, which speak well for the health of the organization.

### **Community Cleanup Day**

Along with those minor issues will be a Community Cleanup Day or Weekend. This may be a time to get help or assistance with defensible space issues, pine needles, brush etc. If you are willing to help plan such a day please contact me via e-mail.

[neekj@sbcglobal.net](mailto:neekj@sbcglobal.net)

### **Thanks to Staff**

Last but certainly not least, I would like to thank our very capable staff for a job well done. Brian and Doug did a fantastic job with the snow removal this winter. Terri has had her hands full with the water project as well along with her usual duties. Terri has also recently taken on the task of managing our webpage. I encourage you to go to <http://www.plavada.com/> if you have not done so. Excellent upgrade and hard work! **So again, kudos to staff.**

### **Compliance/Architecture – Mike Anderson**

IT'S THAT TIME AGAIN!!

Now that spring is here and the snow is quickly melting, we all know what that means. Fire season is right around the corner. We cannot encourage you enough to clean up around your cabins and lots. We have all seen the fire damage to other areas in California...So our word this year is PREVENTION.

The Fire Department recommends removing limbs from trees to at least 6 feet above the ground and where there is vegetation under the tree an additional couple of feet should be removed. Any downed trees and limbs up to 10" in diameter can be chipped. You will need to call the Truckee Fire Department @ **530-582-7850** to be placed on a list as they do this service **ONLY** by **AREA**. Branches need to be placed up front on the front yard setback near street edge, largest diameter placed near street. Chips will be blown back onto your property. **NO PINE NEEDLES PLEASE.**

The Fire Safe Council will **NOT** be sponsoring a dumpsite in the Pla-Vada/Soda Spring area for pine needles and brush. This is due to budget cuts. All pine needles need to be

taken to the Truckee Landfill. These items should NOT be placed in our regular dumpsters.

Remember it is the responsibility of all of us to keep Pla Vada as fire safe as possible

**ANY PLANNED NEW CONSTRUCTION** on your property (storage sheds, decks etc.) - please review the new revised Builders Handbook that is included in this mailing before proceeding with work on your property. Any questions please call Mike Anderson, 1-916-624-0120, [manders6350@jps.net](mailto:manders6350@jps.net).

Have a good summer.

### **Caretaker Update - Jim MaGee**

Time for spring-cleaning now that winter in our recent past.

As you may have noticed, there has been some general maintenance as we have painted the flagpole and the frame around the sign at the front entrance. There is a new sign thanks to Mike Anderson in front of the office. There is a sign on the bottom that will tell you when the office is open.

The big rainstorm we had in early May has caused some damage in different places due to run off. The water washing out gravel onto the roads, and some of the culverts were also plugged. During the summer, we will be cleaning out those areas.

**Looking forward to seeing everybody at the general meeting this year.**

### **General Manager – Terri McGuigan**

Throughout this newsletter, you have read about the water project, our EPA order and the restructure of some policy changes, so I would like to take this time to thank our *Board of Directors* for the time that they dedicate to our community. There is a lot that goes on throughout the year to maintain our development. Hats off to our Board!

Included in this package you will find your current invoice for the dues for 2009/2010. As previously mention in our last mailing the board has again offered the 5% discount if the dues are paid on later than July 31, 2009. The discount only applies if there is no outstanding balance. If you have questions please feel free to call me anytime @530-426-3980.

I want to remind you of our delinquency policy. All past due balances will be sent in for collection as stated in the policy. In addition, if the dues are not current for the 2008/2009 assessment year, your vote will not be counted.

### **IMPORTANT DATES**

June 27, 2009

- 8:30 AM Deadline for all votes being cast
- 9:00 June Board of Directors regular meeting—members welcome

- Executive Session for Board immediately following regular meeting
- 1:00 PM Annual Membership Meeting (if a quorum is not present then this will be informational and question/answer time)
- Organizational Meeting for the Board – members welcome.

**REMINDER**

**If you wish to present an issue at the Board or Annual Meeting please call Terri McGuigan for details.**

**CANDIDATE BIO'S**

**Chik Brenneman:**

My wife and I purchased our cabin in Pla-Vada in 1993. In 2002 I was elected to the Board and served as Director of Water for three years. I took one year off the Board and returned in 2006, to serve once again as water director for the entire term, and also as President (2006-2007, 2008-2009). During my service I identified critical areas of our infrastructure that needed attention. Specifically, the need for additional water resources, water distribution system improvements, and reserve funding. We now have a government administrative order to reduce the levels of arsenic in our water. I have worked with our consulting engineers, Staff, and Board to establish a timeline to complete these projects. I am confident that we can make our deadlines but in order to do so, there must be continuity in the project management staff. Therefore, I feel that it is in the best interest of the association to continue my service on the Board until the project is completed. Thank you for your consideration.

**Eric Lombardi:**

As my term comes to an end, I have chosen to run for re-election. I have been currently acting as the Treasurer for our community. I am committed to fiscal strength and have worked toward building a strong and diversified investment portfolio for our community. I am also currently on the Architectural Review Committee and assisted with the revisions of the Builders Handbook. As I am a semi-full time resident, I am interested in seeing our major infrastructure project we have started through to completion and believe that continuity in the board is important. Please vote for me.