

Timber Trumpet

Pla-Vada Community Association

February 2008

President's Message

Bill Ribeiro

The Board met at February Board meeting to develop and approve a new budget. This year the Board increased next year's fees by 20 percent with the increased funds being used to bolster the reserve fund which has insufficient funds to cover costs associated with new water tank, well development, water treatment, upgrading water infrastructure and future sewer replacement costs. While this budget increase is a tough decision, it is necessary to fund future expenditures that will be required to upgrade our water and sewer systems to meet state mandated requirements. I am sure that some homeowners will not be happy with the Board's decision, but everyone must remember that low annual dues that long time residents enjoyed over the years were not sufficient to fund our reserve account. Previously, reserve account funds were accumulated by income from investment interest, Cal Trans, service station and sewer/water hookups from new construction. Taking a portion of annual dues to fund the reserve account is new policy that the Board started in two years ago. This policy change has allow us to increase revenue for reserve account to \$41, 421 in 2006/07 and approximately \$70,137 2007/08 and will be higher for this budget year.

As many of members who have attended General Membership meetings have heard, we need to increase reserve revenue to address water supply, storage, arsenic treatment and fire protection, as well as sewer replacement monkey hanging over our back, As many of you may remember at 2006 general membership meeting, there was a special ballot that everyone was asked to vote on regarding special assessments to the tune of \$10,000 that would have been earmarked to towards replacement of our wastewater treatment facility on Conifer Drive. Due to the closeness of vote and issues discussion at the meeting, the Board decided to take no action for special assessment until we had better cost data to support sewer replacement. By increasing reserve funding now, we may be able to handle future costs without the need for a significant special assessment to fund necessary state mandated upgrades to our water and sewer systems. Please note, that the current reserve plan shows us going in the red, somewhere around year ten. The Board has recognized our current reserve shortfall, and has adopted a plan for increasing our regular assessments for a couple of years so that we can reduce the possibility of a special assessment, and keep the reserves in the black. For the past few years, we have had minimal increases in our operating budget, which has allowed to us to place more revenue in the reserve account. Excess operating cash on hand at the end of the past two fiscal years, has been transferred to the reserves.

To help soften blow of increased dues this year, the Board has agreed to offer members that pay their dues early, a 5% discount. We hope this action will help offset cost for many of our members that are on fixed incomes.

A quick update on the water tank, new wells, and in general, the five, ten and thirty year plan; We are currently to update these plans to reflect water supply, storage, arsenic treatment, fire protection upgrade and project sewer plant replacement. We hope to have the updated forecast to the membership by May.

I have recently received a complaint about underage unlicensed drivers speeding and driving recklessly on Pla-Vada roads. Parents have a responsibility to ensure their children that drive off-road vehicles be under direct adult supervision and obey the 15 miles per hour posted speed limit. Parents must realize that they are financially liable for negligent acts committed by minors under their supervision.

The Board would like to take this opportunity to thank Mr. & Mrs. Morrow & Mr. & Mrs. Mayberry for donating a new American flag for the flag pole in front of the caretaker's residence.

Reports from the Board

SEWER/WATER REPORT

Chik Brenneman – (please read the attached letter about your water)

Water Leaks were discussed in depth as well as how to minimizing them and fining policy. These water leaks cost Pla-Vada and if the owner is not available there is delay in shutting them off. Often on the older houses it is difficult to locate the shut-off valve. Examples supplied by Brian Silsby are below:

- 15,120 gallons from a water leak, after an outside water spigot was left on and froze.

First issue is the difficulty of finding the shut-off valves. In the older houses they may be very deep in the ground. Suggestion made to contact the owners in Pla-Vada and request that each one take on the responsibility of locating their homes' shut-off valve and marking it with a snow pole so it can be easily found. **“Winterizing Your Home”**.

Second issue was having a way for Brian Silsby to get into the house when the owner cannot be reached to shut off the water of an internal home leak. Brian has keys to some of the houses for this reason, but if an owner does not want to give him a key they need to come up with an alternative plan of where a key can be found and share it with Brian.

ROADS REPORT

By Brian Gebhart

Speed bumps – we did get some questions regarding the new speed bumps as they were raised and not inverted. The inverted speed bumps would have cost \$350.00 each. The rounded ones are also easier to remove if they do not work out. The inverted one's would hold water and freeze in the winter, which could damage the roads.

This winter will determine if these speed bumps will work out. If the speed bumps currently in place are not destroyed by the plowing this coming snow season, more will be strategically placed next spring/summer.

The speed limit is 15 mph in Pla Vada for snowmobiles, ATV's and autos.

Please let your guest know.

CARETAKER:

By Jim MaGee

Due to the extreme cold and snow Pla-Vada has had several water leaks. Please turn off your water and drain the pipes when leaving your cabin. It takes time to find the leaks in the winter and the well pumps run continuously. This creates higher electrical cost for all of us.

During the large storm we had in January we received over six feet of snow and lost electricity for three days. Brian and Doug plowed snow for the week. CalTrans had 120 employee's working at that time along with a lot of people in our development for the three day weekend. During that period we had to discontinue water service to CalTrans. CalTrans had to bring water trucks in for there employees.

During this time we found two water leaks in the lower unit. One leak that was a house with a bad stop and drain valve that could not be opened. This person left water faucet on causing 720 gallon an hour to run down the sink to our sewer plant. Brian had to dig eight feet of snow along the side of the house to get to the door which goes under the house to turn off the valve with a large wrench. With all the snow Brian has a hard time locating the outside turn off valve.

The 2nd leak was caused from the owners loaned out the cabin. Their guests did not turn off the water properly. Our pumps were unable to keep up with demand.

This costs all of us in Pla-Vada for electricity to keep the water tanks full and the overtime it takes to locate and fix the leaks. Most of these problems could be resolved if all your stop and drain valves were working properly and informing tenants and guests to correctly turn off the supply to the cabin and drain the pipes.

A fine policy is now being enforced plus cost of labor to find the leaks. Fines have been sent out to people that have had leaks. To find out the fine policy go to www.Plavada.com.

We now have a water leak in Unit 6, it has been sixteen days and we are unable to find it. We have been going house to house with a water leak detector with no luck. **If** you are experiencing low water pressure or hear water running **PLEASE CONTACT THE OFFICE.**

Brian and Doug have been trying to keep up with the snow plowing, with the snow and ice on the roads has been an ongoing issue. CalTrans is providing sand for the bad spots.

People are still leaving trash outside of dumpsters. Large items that will not fit in dumpsters are not to be left in front of the dumpsters. We have to take the items to the land fill in Truckee which cost Pla-Vada funds. If you see someone leaving items let the caretaker know so he can return the item to the owner.

COMPLIANCE:

Bob Wagenman –

- There are a lot of the things that the Fire Marshall states we should be doing to reduce the fire hazard around our cabins and on lots, as a last resort we can call him to come out. Fire Marshall wants us to limb up 6' and trim the brushes. I ask him what about the log that was lying down on the ground, really that was not considered a fire hazard. But standing dead trees are a fire hazard.

In a previous discussion with Mr. Riley (property adjacent to Conifer near swimming hole), he wants to leave downed trees to stop the motorcycles and Quads from riding on the trails near the river.

It has been suggested that the community clean ups in the spring to clear the easements down on Conifer would be a good start on reducing the fire danger. We need to determine how best to get volunteers with rakes, saws etc. and contact Riley to request permission to do this.

LEGAL:

Legal/Easements – Bill Ribeiro

The issue of under-age driving of off-road vehicles on Pla-Vada roads was discussed with Mr. Allan Haley, our attorney. He stated that we should work with Nevada county sheriff's office to ask for their assistance in enforcing vehicle code laws. Terri spoke with the sheriff's office and they have agreed to put Pla-Vada on their patrol list. The Nevada County Sheriff's office has a federal grant to police off-road vehicles. They will enforce helmet, registration, reckless driving, under the influence etc. The Sergeant stated that residents can call dispatch office with complaints and that they will respond on a priority basis due to available manpower. The Nevada County Sheriff's dispatch number is 530-582-7842.

DID YOU KNOW: it is illegal for children under the age of 16 to operate a recreational vehicle with more than 300cc's...? Keep this in mind when you children use your high powered snowmobiles, for the owner gets the citation..!

**The speed limit is 15 mph in Pla Vada for snowmobiles, ATV's and autos.
Please let your guest know.**

Call for Candidates:

There are 3 positions that will need to be filled this spring. So for all you that have an opinion or interest in rebuilding Pla-Vada's infrastructure, now is your time to get involved. Maybe it's because you like the idea of volunteering, or you disagree with how the Association has been run then now is your time. Or alternatively, say you don't like to volunteer, and you agree completely, well here again, **NOW IS YOUR TIME!!!** We need you, the owner/members of our Association to get involved. There's a lot of talent

among the membership, and your contributions are important to our future. Please send your biography's into the office for the next publication.

Notes From Around The Horn:

A big **THANK YOU** goes to Bob Wagenman, Nick Nieffenegger, Brian's Brother, Matt Jaborski and Jim MaGee for tools loaned for the caretaker remodel/staff office project. Brian and Doug have been remodeling the back room of the caretaker's house to be used as the association's business office.

Gated Community: Once again, the discussion of a gate at the bridge is underway and there are various opinions we would love to hear yours and will post them in the next Timber trumpet. It is likely this will be discussed and voted on at the general membership meeting in June!

Letters to the Editor

If you would like to write a letter to the editor, you can do so, discussing issues/ideas pertaining to Pla-Vada. All letters must be signed to be published. If you are interested in sending a letter to the editor, please email Chet Luedtke at chet@deckenvy.com Letters will be limited to 150 words.

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Getting the Timber Trumpet On-line

We are still offering the TT to be received by email. This saves our association a lot of money in postage and personnel time. The Timber Trumpet is also posted on our web-site @ www.plavada.com. In case you have missed an issue we have several of prior editions. We encourage everyone to get familiar with the site. We have a lot of information regarding policies, contact numbers for board members

If you would like to get the Timber Trumpet on line instead of a paper copy, please contact Terri at tams92@peoplepc.com.

Board Directors and Positions

William "Bill" Ribeiro: President/ Legal

Chik Brenneman: Vice President/Water

Nick Nieffenegger: Sewer

Chet Luedtke: Timber Trumpet

Jim MaGee: Caretaker Supervisor/Heavy Equipment

Bob Wagenman: Compliance/Safety/ Architecture

Sunnie Skiles: Secretary

Eric Lombardi: Treasurer

Brian Gebhart: Roads

Board of Directors Meetings

All meetings are held at the Donner Summit PUD (located off the Soda Springs Exit from 1-80, go left, turn right just past the freeway off ramp, above the fire station). Day-Saturday, Time: 9 AM. We encourage you to come to the meetings so that you know what is going on in your development.

March 15, 2008

May 3, 2008

June 21, 2008 – Board Meeting @ Donner Summit PUD

General Membership Meeting:

June 21, 2008: Boreal Ski Resort: 1:15

Emergency Notification: It is extremely important for the office to have ALL CURRENT CONTACT INFORMATION. If you feel we do not have your information, you can e-mail Terri McGuigan @ tams92@peoplepc.com

Office Phone Number and Pla-Vada Address

The mailing address - **PO Box 94, Norden CA 95724.**

Office phone number is **530-426-3980**. The fax number **530-426-3703**.

Employees: Terri McGuigan, General Manager, Brian Silsby, Caretaker

e-mail: tams92@peoplepc.com Office Phone: (530) 426-3980 Fax: (530) 426-3703