



Timber Trumpet  
May 16, 2008

### Presidents Message - Bill Ribeiro

I am happy to report that we are making progress in updating our long term planning that addresses budget needs to cover our new water tank, new well development, water treatment, upgrading water infrastructure and along with future sewer replacement costs. We will probably need one more 20% increase next year to bolster our reserve fund for future needs with the exception of the replacement of our sewer plant system, which is reflected in our long-term replacement plan.

There are many challenges facing the future needs of our community.

We need community members to volunteer as Board Directors to plot our future. I hope that members will seriously consider giving time to serve as a Board member to keep our community in good health.

This is my last year as a Board member after serving the community for six years. There have been many challenges and difficulties in trying manage and update PlaVada needs for the future. I feel we have made great progress in updating our water sources and capacity, planning for our future needs, reducing association risks by moving PlaVada office on-site, which also serves to provide better service to our membership.

With the election of new Board members coming in our June meeting, we are seeking a member who will volunteer to serve as election inspector. The election inspector is responsible to tally the election results, maintain voting records, maintaining membership confidentiality and providing the election results to the Board. Please contact Terri McGuigan if you are interested in serving as election inspector.

### Vice Presidents -Chik Brenneman

On a sad note, I learned that Chuck Wright, longtime member and former Board member passed away earlier this year. Chuck was very active with the community when he lived up here and many thanks go out to him for his efforts.

### Water Conservation Urged

Our water usage continues to soar to the highest levels we have seen. Some of this is due to leaks in the system, and the increasing number of homes going up in the neighborhood. We are actively working to repair leaks as we find them. Leaks are difficult to locate so we need the eyes of every member to watch for them. As the snow disappears, if you see something that just is not right, please call the office to report a suspected leak. Regardless of the status of our water project, it is everyone's responsibility to conserve water. It is a precious resource, which if it is wasted, literally goes down the drain.

### Treasurers Report - Eric Lombardi

With respect to our 2007/2008 operating budget even with the severe winter and expenses due to the massive water leak in Unit 6. Pla-Vada was still able to meet our expenses and arrive at a net surplus of just under



\$31,000.00. As we were able to transfer last year's surplus of \$23,862.36 into to our reserve account last August. Our plan is to transfer the 2007/2008 surplus into reserves as well.

In Addition we added the \$55,967.70 that we moved directly into reserves from the increase in dues in anticipation of our infrastructure upgrades, (water, sewer and roads) see included master plan update.

Looking forward to the 2008/2009 budget our goal is remaining fiscally conservative and to increase our reserve fund even in light of increased fuel, labor and utility cost.

### Reserve Study Update - Chik Brenneman

There has been considerable attention given to the reserves in the last year. As reported to the members with last year's budget, the 20% increase we all experienced last year went directly to the reserve fund as noted in Eric's report. With this year's increase, we will be able to add another \$117,000 to the fund. The purposes for these increases are to pay for our current water project and much needed repairs to our infrastructure. In short, our fund is in good shape. That is until we project that the sewer plant will need to be replaced. The reserve model that the Board approved at the April 26<sup>th</sup> regular meeting proposes that in year 12 of the 30-year plan, we have a special assessment to cover the costs of the plant. Please remember that this study is all about assumptions, and estimates on useful life of our assets. The sewer replacement could come sooner, or later than the model proposes. I will go into more detail and explain the project at the general membership meeting in June.

### Caretakers Report - Jim Magee

Here are some of the accomplishments that have taken place in Pla Vada over the past year.

- Built a new office behind the caretaker's house.
- Sealed cracks in 12 sewer manholes - to prevent water runoff in to the sewer plant.
- Repaired cracks in the roads
- Repaired water leaks in Unit 6
- Found and marked water valves in Unit 6 that were never located previously.
- Replaced a broken main water valve
- Made many repairs to the equipment

Our plans for this summer

- Checking the trees that are growing over the water lines and cutting them down so that we do not have the same problem as last year in Unit 6.
- We will continue to seal the small cracks in the roads

***Please do not place any junk outside of the dumpster. If you cannot get it into the dumpster, you need to take it to the Truckee dumpsite or take it back home. Thank you.***



## Sewer Report - Nick Neiffenegger

The sewer system repairs are moving along as expected with our goal of reducing inflow and infiltration. Pla-Vada's plan is to seal/repair another 10 to 12 manholes this year by Brian and Doug. The I & I has been greatly reduced by these efforts and with additional camera work during the runoff periods, we hope to locate other inflows that need to be repaired.

The second half of the sewer ponds were trenched and repacked as was our agreement with the Regional Water Quality Control Board resulting from the sewage spill we had 2 years ago. This coming year, we have scheduled to reshape and contour the levees around the perimeter of the ponds. This will complete our agreement with the CVRWQCB. Efforts will be made in the coming years to inspect and repair the levees to prevent another spill and keep our system in good working order.

## Compliance/Architecture/Safety - Bob Wagenman

### **IT'S THAT TIME OF YEAR 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 lots and cabins to prevent the destruction we have seen in other places in California.

The Fire Department recommends removing limbs from trees at least 6' above the ground and if there is vegetation under the tree an additional couple of feet needs to be removed. Any downed trees and limbs need to be cut up and removed from the property. The Fire Department also recommends that a 30' defensible space should be cleared around all structures.

After the snow melts, a Board Member and myself will accompany the Fire Marshall in identifying neglected properties and what course of action needs to be taken to clean them up.

**Fire Safe Council** who provided a pickup service for the slag the last 2 years will not use our area because of the construction material that had been previously left at the site damaged their equipment. We will now have to take the slag to the overflow parking lot at Soda Springs Ski Area. **DO NOT DROP ANYTHING AT THE SEWER PONDS OR ANYWHERE IN PLA-VADA. Call the office @ 530-426-3980 for further information.**

- **Pla-Vada is planning two workdays this summer and volunteers are needed to help clean up some areas concerning the roadsides and Pla-Vada's property. Please mark your calendars for the Sunday June 22, 2008 and Saturday June 28, 2008. Pla-Vada is planning a BBQ that will be held on the 28<sup>th</sup> to thank all participants. Call the office to get on the list to volunteer. Details of the BBQ will be announced!**

It is the responsibility of all of us to keep PlaVada as fire safe as possible.



## Roads - Brian Gebhart

Last year we were successful in resurfacing some of our roads and placing some permanent speed bumps. The speed bumps did not pose a problem for the snow removal last winter. In several discussions at the board, meeting's it has been decided to repair more of our roads and place a couple more speed bumps within our area this summer. Pla-Vada will be seeking proposals for additional repair work on our roads.

If you have a suggestion of where we should place more speed bumps please let us know.

## CANDIDATES FOR THE BOARD

### **Jim MaGee**

I have been a board member for the last three years. My job as a board member is Caretaker Supervisor. This job requires a lot of time to keep up with all that has to be done in Pla Vada. I have been working with the caretaker on projects including equipment repair as well as other work needed in Pla Vada. We have maintained many projects in the last three years. People do not realize all the work that is done around Pla Vada like water problems, sewer problems, etc. We can thank Brian and Doug for all they do to keep Pla Vada functioning.

I am retired so I have the time and enjoy it. I get to meet many nice people and get good ideas on what we could do to improve our quality of life in Pla Vada.

This year we had a big water leak in unit six, which took a long time to find due to the large amount of snow. I apologize for the inconvenience it caused all members.

I would appreciate your votes. I THANK YOU.

### **Mike Anderson**

I would like to introduce myself-Mike Anderson. My wife Chris, son Jason and daughter-Kelsy and their spouses finished building our cabin about a year ago. I was elected to the alternate position two years ago and I am familiar with the Boards various jobs and responsibilities. I have attended several of the past Board meetings and feel I have the experience and leadership qualities needed to represent you on the Board. I am asking for your vote to become a new Board member.

I have been an educator in the San Juan District here in Sacramento for 34 years; 25 years as an Industrial Arts teacher teaching Home Construction. Our classes built 5 homes. My construction background goes back 20 years as a General Contractor. My experience with Boards and other organizations include; Rocklin Unified School District Board of Education-10 years; Rocklin Site Council-5 years; Loomis Dolphin Swim Team Board-8years; City of Rocklin Building Department Board of Appeals the last 12 years.

My leadership opportunities have shown me the importance of working together to meet a common goal is best done through cooperation, leadership and good communication. The Board needs to be very pro-Active in protecting your investments in Pla Vada's Homeowners Association. I am willing to invest the time, energy and use of my expertise to represent you on the Board.



Please feel free to contact me if you have any questions. Thank you for your support and vote.

Mike Anderson, 916-624-0120; 6350 Rustic Hills Drive, Rocklin, Ca. 95677; email [mandrs6350@jps.net](mailto:mandrs6350@jps.net); cell 916-300-0351.

### **Jerry Keen**

My name is Gerald "Jerry" Keen. I am a long time resident of Lodi, CA and have spent many years in the Sierras. My wife, Carol, and I have enjoyed much of the last four years in Pla-Vada. We look forward to many more years in the community with friends, children, and grandchildren.

I have recently retired from education where I served in leadership at almost every level of district administration in a growing district for thirty years. I have served on several county, district, and community boards and understand how to respect and meld various points of view.

We are owner builders of a log home and have experienced many of the challenges that face property owners, our HOA, and the Donner Summit area. I am a firm believer in open communication and, if elected, I will attend the HOA meetings and represent your interests. My primary concerns are safety, fire protection, utilities infrastructure, and fiscal soundness.

I look forward to working with other board members and Pla-Vada employees in a positive environment to address the immediate and long terms challenges of our community.

Please feel free to contact me at any time.

Jerry Keen

2019 Edgewood Dr.

Lodi, CA 95242 209 663-2789

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

Pla-Vada -- 50624 Hemlock Court (stop by and see us)

209 663-2789

### **Hugh McGuigan**

**10184 Juniper Drive**

**Soda Springs, CA 95728**

**916-835-5860**

[hugeibewl45@juno.com](mailto:hugeibewl45@juno.com)

To the members of the Pla Vada Home Owners Association I respectfully request your vote for a position on the board of directors. I have previously served on the board as the Director of roads and Vice President. I believe my previous experience with the board makes me a good candidate.

In addition my work background as a labor negotiator gives me the ability to work well with people and experience in dealing with difficult issues in a professional manner.

Thank You, Hugh Mc Guigan

# SHAFFER PAVING

~ Est. 1985 ~

**Residential • Commercial**

**FREE ESTIMATES**

*Bonded & Fully Insured*

*Serving Truckee, Serene Lakes/Summit & North Tahoe*

- ◆ **Driveways**
- ◆ **Additions**
- ◆ **New Construction**
- ◆ **Patching**
- ◆ **Grading/Excavating**
- ◆ **Parking Lots**
- ◆ **Roadways**

[www.shafferpaving.com](http://www.shafferpaving.com)

[www.truckeepaving.com](http://www.truckeepaving.com)

**587-1125**

**10855 W. River • Truckee**

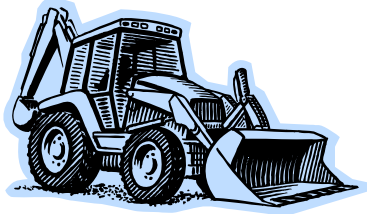
CA LIC. #826817



Add: W E06MQASI - 03  
CustId: 8225737379  
Dir/Iss: THOCA YP1 06/2008  
UDAC: DQC - CLY  
ATTUID: lh2162  
Date: 04/04/2008 08:56:AM

YPH: 103815  
Paving Contractors  
YPSH:

Rep: 105168 - ht2575  
THROWER HARDY



## FRANK SCHWARTZ III CONSTRUCTION

- New Asphalt also patch and repair – overlay
- Base Rock Driveways
- Driveway Seal Coat
- Install and replace culverts
- Excavating New construction
- Backhoe, paver, dozer rental
- Sewer line Repair and replacement
- Hauling – stumps, brush



35+ Years of Experience

Live and Work Locally

Excellent References

Free Estimates

Contract or By the Hour

Insured, Bonded & Licensed # 378443 No job Too Big or Small

**CONTACT – FRANK 530-389-2759**



Search ALL properties for sale at **ISellTruckee.com**

**Nancy Costello, Realtor®**

Nancy@ISellTruckee.com

- CRS - Certified Residential Specialist
- e-PRO
- Notary Public

**Dickson**  
REALTY



**530.550.5026**

Specializing in the area I love!



**John Isgreen Jr.**  
MASONRY & CONCRETE CONSTRUCTION

530-426-3261

P.O. Box 844  
Soda Springs, Ca 95728  
CAL# 332959



**BUCKLEY CONSTRUCTION SNOW REMOVAL**  
Serving Pla Vada & Kingvale for Over 20 Years

P.O. Box 844  
Soda Springs, CA 95728

**JOHN ISGREEN**  
Owner  
530-426-3261



*Drain Right Plumbing*  
License No. 660683

*Serving - N. Tahoe, Truckee*  
*Also Donner Summit Area*

*Owner: Steve Landers*  
*PO Box 9861*  
*Truckee, Ca 96162*  
*(530) 587-7505*  
*(530-) 559-2047*