

Tahoe Swiss Village Homeowners Association
April 2009
Newsletter

Homeowners Annual Meeting

The Homeowners Annual Meeting will be held:

Day Friday July 3, 2009
Time 9:30 AM
Place To be determined (TSVHA Beach, deck, etc.)

Board Meeting

The Board met on March 6, 2009. The Board voted not to increase the Annual Assessment (Dues) for 2009 – 2010. The Treasurers Report stated that the balance as of March 31, 2009 was \$17,300. The Reserve Fund Balance was \$27,202. Expenses as of March 31 were \$67,434. The Assessment for repair of the short pier was paid in full.

The Buoy Account expense was \$15,537 as of March 31, 2009 and the balance on hand was \$20,817. There will be additional expenses for the buoy field. Each buoy has to be inspected and repairs made, as needed.

Proposed Operating and Buoy Account budgets for 2009 – 2010 were discussed. A long range plan for the beach area is being developed. The projects will be spaced over several years to complete as funds are available.

Bear Report

After a number of home invasions last July (2008), there were few reports of bear activity in Tahoe Swiss Village. The snow is almost all gone and the bears and their cubs are beginning to emerge. There has been a report that bears are breaking into the steel garbage containers. If we all take the following steps the bears will find that TSV is not a garbage bonanza and hopefully will go elsewhere. Be sure to:

Put all garbage in secure steel containers and lock the top doors and take the key out of the door. Some bears have learned to operate the key.

Be sure to pull blinds or drapes to not allow the bears to see the refrigerator or freezer from the outside.

When leaving, take all food out of the refrigerator and/or cabinets.

Some homeowners have taken other steps such as bear boards and Pine Sol.

Defensible Space

For fire protection, clearing a green zone of thirty feet around the house is important. It is also recommended that space be provided between trees and shrubs below the trees should be removed to prevent fire from jumping into the trees. The fire hydrants that are in place are supposed to produce 1000 gpm of water. However, the Fire Department has tested these and most produce less than the required minimum amount of gallons per minute.

Beach Area Projects

The Board has been busy preparing the beach and piers for summer. Four picnic tables have been ordered. Kayak racks are just about ready for installation. As we write, the beach area landscape is being readied. A stronger gate has been installed and expansion joints added to prevent the lock from either being too tight or too loose. There are six Association buoy boats and oars ready for summer. The Port – O- Potty is being installed. The rock revetment is complete. After review and input from the survey, we will not have a beach service this year. There is still sentiment for the idea of a beach attendant but the ability to find consistent performance and supervision appears not to be possible at this time.

Tahoe Swiss Village Utility Proposed Pump Station and Filter Plant

At the Annual Meeting in June 2008, TSVU again presented its plans to the membership. The membership expressed serious concerns and a number of members and Board members stated that they would like to work with the Utility to develop alternatives that would meet the requirements of the Utility and Homeowners. The membership also expressed deep concern regarding the infrastructure of the mains and hydrants citing the inadequacy to fight fires in Tahoe Swiss Village. No notice or contact was made by the Utility with the TSVHA Board of Directors and, despite requesting notice from TRPA that the Association be notified if a request for permit had been filed, the Utility filed for a permit on January 9, 2009. The Association was not notified by the Utility or TRPA. When discovered, the Association objected and the Utility filed a Complaint against the Association in Superior Court. The Association's Attorney has since filed a response to the Complaint and also a Cross Complaint against the Utility to protect the Homeowner's rights.

The issues are, without going into extensive detail, that TSVU believes that it has the unfettered right to build a large plant on the beach property and maintains the right to expand at any time in the future. The Association believes that there are other alternatives that would achieve the same goals without impacting the beach property and would like to work together with TSVU to accomplish that end. There was a study of the beach area in 2002 and it was determined that any construction is limited to 118 square feet (10' X 12'). The TSVU planned building is over ten times that limitation plus an additional thirty feet of cleared space all around the building.

Buoy Field

The procedures for reserving buoys will continue as last year.

1. - Members who reserved a buoy for 3 years beginning with the 2007 season will continue to use the buoy they were originally assigned. This will be the last year of the 3 year term. If you have a new boat, you will need to submit a new buoy application form and give the information required for your new boat. No fee is due since you paid for 3 years in 2007. Mark the form "3 year lease in 2007" – new boat. This will call attention to why you are submitting the application.

We have complete records on all of the 3 year leases and complete records regarding every buoy in the TSVHA buoy field. However, the information about your new boat will let us know the boat is approved for your assigned buoy.

2. - Members who did not reserve a buoy for 3 years in 2007 may submit a Buoy Use Application and Buoy Use Agreement along with the fee of \$900 for the 2009 boating season. The instructions for completing and submitting the forms and fee and the two required forms are on the Tahoe Swiss Village web site. You will need to log in to the site, as previously instructed, to print the instructions and forms. Then complete the forms and mail to the address in the instructions along with the fee of \$900 for the season. The forms and fee should be submitted between now and May 15th. You will receive a copy of the completed forms along with the buoy number you have been assigned and a map of the buoy field before you can use the buoy.

3. – The boating season will begin May 15th, assuming that we are able to complete the inspection and replacement of buoy equipment (chain, shackles, float, block, etc.) where necessary before this date. BJ's Barge Service does all of the inspection and replacement work. Boats can not be placed on the buoys until the work is complete.

4. – We have received a report from BJ that the water level of the lake appears to be only one foot above the level where it was last October. As a result, the members with one of the 3 year leases on the row of buoys closest to the beach may need to be reassigned to another buoy, if available. *Use of a mooring buoy is at the sole risk and responsibility of the boat owner. TSVHA accepts no responsibility for any damage to any boat, persons, or property that may result from use of a buoy so be sure to check the depth of the water, particularly if you are on this first row of buoys.*

5. – The buoy request instructions and forms required for renters and guests are also available on the TSVHA web site. These instructions and forms can be accessed on the TSV web site by the Renter or Guest without a user name or password---just go to www.tahoewissvillage.com. The completed forms, and the fee, where necessary, must be received at least 2 weeks in advance of use so we can be sure that we have all of the information about their boat. If the Renter or Guest is using a buoy that has been reserved by the member a buoy fee will not be charged. However, they still must submit the completed forms as instructed. We will send the Renter or Guest signed copies of the forms to confirm their buoy reservation along with the buoy number that has been assigned and a map of the buoy field.

6. – TRPA has published their new Shorezone Ordinance and rules regarding buoys and piers. All buoys in Lake Tahoe are subject to a new TRPA application process and fees. Phase One will apply to all Associations and other property owners who have existing buoys that have a valid TRPA permitted or have been authorized via their California State Lands lease. All of these buoys will be required to pay an annual fee of \$175 per buoy. Two years must be paid along with the application and the required documents that show compliance with the new standards before a new permit will be issued. A one time filing fee of \$500 per buoy may also be required for some of these buoys. The ordinance says these fees will start with 2009/2010. However, it is not clear exactly when the forms will be available and the process will begin. Therefore, the cost of reserving a TSVHA buoy will increase when these fees are implemented. The application

and required reports for all of these buoys will be processed before Phase Two is started.

Phase Two will address applications for existing buoys that do not have an existing TRPA permit or State Lands Authorization plus applications for new buoys. There is an absolute cap on the number of authorized buoys now on Lake Tahoe. This cap is apparently above the number of buoys on the lake according to a TRPA survey in 2004. However, being able to get a permit for a buoy will clearly become more difficult if possible at all. Things like "fish habitat" will also affect whether or not a permit will be issued.

In 2010, TRPA has proposed a boat sticker fee that will be an annual fee for all boats based on engine size and require the sticker for all boats operating on the lake.

Next Board Meeting

The next Board Meeting is scheduled for Tuesday May 26, 2009. There may be a closed session included for the Board to meet with the Association's Attorney.

Tahoe Swiss Village Board of Directors