

Tahoe Swiss Village Homeowners' Association
P. O. Box 326
Homewood, CA. 96141
October 2011 Newsletter

Fall Beach Clean up and preparation for winter

Thanks to Board members, the buoy boats and tables have been stored at the north end of the beach for the winter. We also appreciate the responsibility of the boat owners who removed their boats from the buoys. As of October 15, all boats had been removed from the buoys. - This will protect the boats and also the buoys. We still have five kayaks on the racks on the kayak racks that need to be removed. The racks are strong enough to hold the kayaks but with the coming snow load, the racks could be damaged by the weight of the snow.

Bears

There have been no recent reports of bear break-ins in Tahoe Swiss Village. The weather has been warm. Bears have been sighted in TSV recently and during the summer. As we move toward winter, the bears start looking for more food before they hibernate for the winter. Two years ago we had twenty three reported break-ins in TSV between Thanksgiving and Christmas. Suggestions include closing blinds, removing food, Spraying Pine Sol around doors and windows in vulnerable spots, and other preventative actions.

Architectural Review Committee - Repair and Remodel Procedure

Tahoe Swiss Village CC&R's are designed to maintain the ambience of the of the community. Placer County has less restrictive requirements than the TSV CC&R's. (Example – Placer County has a five foot set back from the property line and TSV has a fifteen foot setback. The purpose is to maintain a distance between structures rather than have one house within ten feet of the next door neighbor) The ARC is prepared to help and assist our homeowners to meet the requirements of the TSV CC&R's. Quite often Architects and Builders are not aware of or choose to ignore the TSV CC&R's. Please contact the Association prior to any external repair or replacement of any building and/or tree removal that would have visual impact on neighbors.

This notification requirement includes the submission of approved plans and refundable deposits, based upon the size and scope of the respective project, to insure compliance with the above. For minor repairs to or replacement of an existing structure utilizing the same foot print, a \$250 deposit is required, of which \$200 is refundable upon notice of completion assuming the project is completed in accordance with the submitted plans. For any major project which increases the existing footprint or alters the appearance of

the structure requires a \$2500 refundable deposit, of which \$2400 is refundable upon notice of completion, again assuming the project is completed in accordance with the submitted plans. Of course, any minor project that exceeds the original scope and size of the submitted plan will require the additional deposit. Any costs to include legal expenses incurred by the HOA to monitor the project to insure compliance will also be deducted from the deposit.

Financial Report

As of September 30, 2011 TSV HOA fund balances* were as follows:

- Operating Account \$41,580
- Reserve Account \$9,106
- Buoy Fund Account \$27,346
- Special Assessment Account \$2,248

*All balances reflect existing cash on hand only and do not reflect future actual and/or budgeted expenses; also, the balances do not factor in any delinquent fees (and/or late fee penalties). Please note that unpaid fees or assessments may result in loss of beach, pier and buoy privileges, in addition to, property liens being assessed,

Because of the extended legal process with respect to the defense of the TSVU suit, as outlined in our recent communication your Board determined that it would be more prudent for the Association to secure additional financial flexibility than to effect yet another Special Assessment. Consequently, an open Line Of Credit of \$50,000 was provided by the Bank of the West.

Please be advised that as a result of the regular 5 year audit conducted by State Lands TSV has been assessed an additional sum of \$1972.47 per annum for the remaining four years of our ten year lease to reflect the non exempt status of certain properties within the Association. State Lands had historically exempted all properties from the lease fee. However, in 2007, State Lands determined that only "natural person" titled properties would be exempt. Therefore, all "non-natural person" titled properties, that is properties titled as partnerships, corporations, business entities, etc. would no longer be exempt and subject to the additional fee. TSV has six (6) such properties which will be responsible annually for this additional charge on an equal basis. A separate billing will be made to the responsible parties, forthwith.

Additionally (and unfortunately), State Lands has also advised TSV that in accordance with SB 152 the existing fee structure will be dramatically increasing effective October 14, 2015 when our next ten year lease is renewed as there will be no further exemptions for "natural person" titles. What this means for all of us is that the fee formula, which has been historically used which resulted in a lease fee (including the latest add on for "non natural person" properties) of \$2151,91 will be increased to \$26,299.63 per annum for the following ten year period! While our options are limited,

we can begin to accrue for this soon to be imposed levy through either a \$100 increase to our Annual Fee each of the next three years or another separate assessment of the same amount over that same period. We would welcome your input as to your choice. It should be noted that there is still the open issue relative to the TRPA and its two (2) year fees that have been suspended pending a resolution of its status. That fee had been established as \$350 per buoy (for 2 years in advance) or \$24,500. TSV paid the original assessment for 2009 and 2010; however, it is yet to be determined if and when the 2011 and 2012 fees, (which were suspended, as above) will need to be paid.

Board Changes

We again thank Gordon Gaddy for his continued service to TSV as a Board Member. However, Gordon resigned as of September 1, 2011. The Board nominated and elected Tyler Sheldon to the Board replacing Gordon. Tyler's and his family have been long time Homeowners in TSV. Tyler's father was President of the Association. Welcome Tyler.