



Dear Tahoe Tyrol Homeowners:

As we start into 2023, your Homeowners Association wanted to take a moment to welcome our new homeowners, and to thank our established community members for a successful 2022. In addition, we wanted to take this opportunity to keep you up to date on current and upcoming events which are relevant to our neighborhood.

Please see the final page of this newsletter for a calendar of events scheduled for 2023, and directly below a few items of relevance for the upcoming year.

- Board of Director elections are scheduled for April 22, 2023. You should have received communications from Bellwether Election Solution, and if you are interested in serving on the board, please complete the “notice of desire to be a candidate” by February 13, 2023. If you did not receive this communication for any reason, please email tahoetyrol@helsing.com for a copy.
- You may have noticed that monthly HOA assessments have increased from \$78 to \$93 in 2023. We do understand this is a significant increase but wanted to explain that most of this increase is for forest service management in our common areas. Given the heightened wildfire risk, we have doubled the budget from \$15,000 to \$30,000 per year for “Firewise” maintenance in our common areas. This includes removal of overgrown and dense underbrush along with branches from trees and shrubs in common area’s that fall within 10 ft of residences. Removal of dead trees throughout the property is also included. Please be aware that trees within your property line are the homeowner’s responsibility – and the clearing of pine needles and debris around your property is strongly recommended. Our combined efforts will ensure a more “firewise” community.
- We also wanted to take this opportunity to remind all homeowners that approval is required via the Architectural Change Process for ALL exterior changes. Please find the appropriate forms for painting, exterior window, sliding glass door changes, roofing, along with ANY changes to the exterior of your home at <http://www.tahoetyrol.org/ForOwners.html> and look for “Architectural Review” section. Painting request should include approved colors being used, not just “same color”.
- Please see <http://www.tahoetyrol.org/> as a reference point for detailed
- Most communications with our homeowners are handled via our HOA management company (Helsing). However, if you ever have any concerns or questions – including the architectural change process please feel free to reach out to the following Board Members. We are happy to discuss any questions you may have, or just chat about our community.

Tim Halloran (1-530-400-6357 / timhalloran2@gmail.com) **Greg Kling** (1-972-768-9528/
gkling22@gmail.com)

Chris Grillone (1-650-224-8270 / chris@grillone.org)

- We have a significant wildlife presence in our neighborhood, including bears, coyotes, and many species of birds. Please do not feed the wildlife, as this can create a dependence on human interaction – and in the case of larger wildlife - promote unsafe conditions including aggressive behavior and home intrusions by force. It should be noted that feeding the wildlife is illegal in our area and within South Lake Tahoe City Limits.
- Garbage should be secured in an approved bear-box or kept secure away from wildlife. Plastic animal resistant containers have found to be ineffective, especially against bears. On trash day, please keep trash within containers, with the lid on, to limit coyotes, bears, and crows from scattering trash in bags next to container. Please refrain from using/placing loose plastic trash bags in Bear Boxes.
- Overflow parking is available in the parking lot adjacent to the pool/clubhouse. Please limit parking of vehicles to no more than 72 hours in this area. This is especially important during winter months to allow for snow removal from parking spots.
- Timber Lane and Pine Hill Rd both have a few steep/uphill/downhill areas that become extremely slick during the winter months. To maximize your enjoyment, and to prevent traffic blockages during the winter months, it is strongly recommended to have a 4WD/AWD with snow tires during snow/ice timeframes when negotiating the streets in our neighborhood. If you have a 2WD vehicle, and plan to use chains, please install them in your driveway (not on the streets) to prevent blocking traffic.
- We are transitioning to a new website that contains information about our neighborhood, the HOA, and our local area. If there is anything you would like to see added please let us know. Please reference the updated website at the link below:

<http://www.tahoetyrol.org/>

Again, thank you for a successful 2022. Please see the next page for a calendar of events for 2023.

Thank You,

Your Tahoe Tyrol Board of Directors

Calendar of Events for 2023

Insurance renewal: January 1st

Board Meeting: January 14th

Letter to homeowners: February/March

Board meeting and elections: April 14th

Pool opening: June

Board Candidacy Letters mailed: June

Forest Management services: May/June

Board Meeting: July 8th

Election materials mailed: August

Draft annual budget provided to board: September

Resurfacing clubhouse parking lot: September/October

Pool closure: October

Board Meeting & Election: October 14th

Annual budget approved: October 14th

Snow Removal Contract Renewal – October

Helsing Contract Renewal: October