

Homewood Homeowner's Association Winter Newsletter 2026

Emailed January 4, 2026

Meet the new president, Allen Sayles! I was appointed president at the Fall Board meeting directly following the Labor Day weekend General Meeting by the current HHOA board. If you were not at the board meeting or the general meeting following, we have five new board members out of seven positions.

The new Board directors are: Tiffany MacLaughlin, Kimberley Hannak Donaldson, Sally Lagomarsino, Bill Ghirardelli and Cameron Saunders (Myself and Rick Van Zee are the two continuing Board old timers). I want to thank the retired board members for their years of service they are: Lee Arioto, Christie White, Ann Bryant, Mary Mc Pherson and Joe Barron.

About the new president: I have been on the HHOA for over 20 years and past president once before. My current term will be up in the next election cycle and I plan on retiring. The current Board is an impressive bunch I feel confident about our future as a community association with this new Board. Look forward to our current ski season, summer party and another great year at the Lake.

Best Wishes for the New Year,

Allen Sayles

HHOA President

Here's what's happening in Homewood:

Homewood Mountain Resort opened December 27th. Welcome back! I have my senior pass.

Blue Crew:

The Crew performed three cleanups this year in our neighborhood. This was my first experience as part of the fall Blue Crew. Tiffany organized this event & in about two hour's time we met at Swiss Lakewood parking lot and ended at Obexer's. The crew cleaned and picked up trash along the west shore including the bike trail and Lake Ave. from Fern St. on the north side to past South St. on the southern end. Great job by all that attended and the best happy hour hosted by Tiffany & Tom MacLaughlin at Dockside Market. Kerri and I will be in for the next Blue Crew cleanup day. Great job, Tiffany! Here is more Blue Crew information:

From Tiffany: Greetings from the Blue Crew! Goodbye 2025; welcome 2026! In 2021, we ran our first KTB Blue Crew with just 3 people who collected just under 40 pounds of trash in about 90 minutes. Since then, we have had 9 more cleanups with more than 50 volunteers who have removed over 7000 pieces of trash from the streets of Homewood, with an estimated total weight of 968.5 pounds. Incredible what can happen in 20 hours of total cleanup time. Point of fact, we have never cleaned our entire cleanup zone because there is so much litter, we run out of time – but the nice thing about our current situation is Dockside Market doesn't run out of Chambers Punch, and we all enjoy one after we finish! An eblast will be distributed in early spring for our 1st cleanup in May; following are our 2026 cleanup dates, mark your calendars and plan to join your Homewood Homeowner's Association to Keep Tahoe Blue & Homewood clean! Questions? Contact Tiffany MacLaughlin @ tmac9@macco.org or 916-275-2357.

Blue Crew Cleanup - 2026 Save-The-Dates

Gather @ Swiss Lakewood @ 2pm; End @ Dockside Market @ 4pm

May 9th, July 5th, October 10th, 2026

Firewise:

Did you know that we are a “Firewise” community which means you’re entitled to a 10% discount if you have Covered California for your insurance carrier and if you do an additional

hard surface inspection, you can get an additional 15% for a total of 25% off your California Fair Plan coverage. That’s a substantial savings! Here is more Firewise info from our chair, Tiffany MacLaughlin:

From Tiffany: Your efforts reduce the wildfire risk for everyone - job well done! Your 2025/2026 Firewise Certificate is attached and on the HHOA Website. Submit this certificate to your insurance agent for rate reductions. The HHOA website [Link to HHOA Website](#) has additional info about living Firewise. We will continue to work on your behalf to understand and share how your property stewardship benefits to you and our community. Questions? Contact your Firewise Chair, Tiffany MacLaughlin @ 916-275-2357 or tmac9@macco.org.

Bear League:

Ann Bryant, our retired HHOA President and president of the Bear League, contributed the following great information you should know about living with bears:

From Ann: Winter greetings to my Homewood neighbors and friends. While most of our bears are snuggled into their dens until early March or April, please allow me to share some interesting and important bear news with you. Twenty-nine years ago, just as the BEAR League was founded and we actively entered our first winter we discovered our first bear family, basin-wide, who was hibernating under a home...right here in Homewood. This was a Mama Bear with her three almost one-year-old cubs and they were the only bears at that time who had discovered the clever trick. No one had ever heard of this phenomenon before---bears underfoot---come on! Now, all these years later, this has become very common here at Tahoe. Even though we consistently preach to residents to secure your crawl space before a bear discovers it. Last winter there were 147 bears sleeping under homes, several were Mama Bears who gave birth to cubs in January while residents above the floorboards were watching tv and going on about their lives, unknowing what was happening until they heard loud, raspy but human-like crying coming from below. Once cubs are born it’s illegal to evict the family and the homeowner must tolerate the

inconvenience, noise and damage until they leave in the spring. Moral of this story: Secure Your Crawl Space Before a Bear Discovers It. Don't use the excuse that it hasn't happened to you yet, that simply means it's soon Your Turn. Another fact we've learned after all these years of observing and working with bears and people is that the bears are getting smarter and most of the people are not. The bears have learned how to take advantage of us---and our ongoing mistakes---to find food without having to forage for it. Instead, they easily score meals from our kitchens, vehicles, birdfeeders, trash or from vacationers who deliberately feed them to get photos of their trip to Tahoe. So, we have now inadvertently invited previously wild bears to come and live amongst us in the neighborhoods, there are fewer bears in the backcountry now--there aren't more bears in California, they are just all living next to us because we continue to provide them easy access to good food. They all know kitchens are packed with lots of high calorie and delicious meals, and they know if they check out a few doors and windows it won't take long to find one that's unlocked or open... and in they go. Yum. Moral of this story: Lock Your Doors and Windows When You're Not Home or are Sleeping and Install Bear Wires if you Don't Live here Full-time and Educate Your Guests if You Have a Short-term Rental. The BEAR League is here to help. We have hundreds of volunteers and thousands of supporting members, and we all understand that bears have always been here, people are here now, and neither are leaving. Sensible, non-lethal Co-existence is our goal. Please reach out if we can help in any way.

bearsnsquirrels@sbcglobal.net 530-525- 7297 www.savebears.org

TCPUD:

Our Neighborhood will be very busy this summer. Last summer the water main was replaced on Highway 89/Lake Ave. This year 2026 all the side streets will get new water mains. Attached is a short press release from Aaron Hussman, public relations at TCPUD note the number of new fire hydrants added.

Madden Creek Water System Update

This past summer, contractors for TCPUD completely rebuilt the water system within the Highway 89 right of way from Fern Street to South Street, and replaced portions on Sacramento Avenue and Sans Souci Terrace south of Fawn Street. This work included:

- ☐ Building 5,356 feet of 8-inch water main and 394 feet of 12-inch water main.

- ☐ Installing 10 fire hydrants.
- ☐ Installing 56 new water meter pits for future meters.

The next phase of the project will mark the completion of this crucial investment to upgrade and modernize your water system. Construction during the next phase will focus on water main upgrades on Fern, Oak, Trout, Silver, Fawn, Sacramento, and Sans Souci and will include:

- ☐ 8,105 feet of new larger diameter water mains - shown as blue lines on the map.
- ☐ 14 new fire hydrants in locations previously without hydrants - shown in red circles on the map.
- ☐ Water meters for all Madden Creek customers. More information about metered billing will be coming soon.

Construction is scheduled to restart in 2026 and may continue into 2027. TCPUD is currently in planning and design for the next phase. We will communicate project updates regularly as construction nears. Sign up for e-mail updates at www.tcpud.org/Join. CONTACT: Aaron Hussmann, Public Affairs Specialist ahussmann@tcpud.org, (530) 580-6291.

Next HHOA Meeting:

The next meeting is the Winter Board Meeting typically just the Board and everyone's welcome. This year's Zoom meeting will take place Saturday, January 10th, 2026 @ 11:00am. Email Rick Van Zee treasurer if you are interested in receiving a link to the meeting @ rickvanzee@earthlink.net. A draft agenda for the winter meeting can be found below.

Winter Homewood Homeowner's Association

Winter Zoom Meeting Agenda

Saturday, January 10, 2026 @ 11am

1. Call meeting to order/establish a quorum
2. Approval of 2025 Summer Meeting Minutes 2025 for general meeting and fall board meeting
3. Board member reports:
 1. President's welcome and discuss proposed job positions – Allen Sayles.
 2. Treasure report – Rick VanZee
 3. Insurance – Cameron Saunders
4. New Business
 1. Unagendized items for discussion
 2. Value add – create webpage for local services – Tiffany MacLaughlin
 3. Set Day / location for summer party and fall meeting
 4. Determine if we're going to have a cleanup, dropbox
 5. President to appoint election chair for next election. Term is up for: Allen, Tiffany & Rick if I am correct.
5. Adjourn meeting.
