

2021 Winter Newsletter
Homewood Homeowners' Association

Dear Members,

Your Board held its winter meeting on Thursday, January 28, via Zoom.

Purpose of the Association

From time to time, we are asked by prospective and continuing members what the benefits of membership are. So the board felt it would be useful to review the purpose of the Association. They are specifically spelled out in Article I of our Bylaws that can be seen in detail on our website (*HomewoodHOA.com*) and a summary follows:

The primary purpose of the Association is to own, maintain, manage, and promote our beach parcels for the enjoyment of the members. In addition, the Bylaws call for us to preserve the residential environment within Homewood and to provide representation for the interests of all members in matters of local concern.

Dues

Although operating costs continue to rise, our Board voted to keep the dues at \$150 for the year. Our regular expenses are approximately the same as the dues income and, for the time being, we have sufficient reserves to cover one-time expenses. The Dues Form is attached for you to send in with your payment. If you're sure that none of your information has changed since last year, you can leave it blank, but please make sure at least your Name and Tahoe address are on the dues form.

Summer Party

Saturday, August 21, was selected as a tentative date for the Annual Party. As the time gets closer, we will decide whether it makes sense to hold the party, given the pandemic situation, and will give you more details. If any of you have suggestions for a good location for the party, please let us know. Thanks.

Elections

We have three seats on the board that are up for renewal. Those seats are currently held by McPherson, Bryant, and Powell. The Nominations committee, chaired by Allen Sayles, is looking for members to join the board, so we are soliciting volunteers for the slate, or recommendations of members who might be a good fit for the position. Please send your comments to Allen at: Allen@jasarch.com

Fall Annual Meeting

The Annual Meeting is scheduled for Sunday, September 6, 10am, at Swiss Lakewood Restaurant.

Beach Parcels

As reported earlier, Silver St. was improved a couple of years ago and the members appear to be enjoying the improved landscaping and the hitching post for their small water craft. Landscape improvements on Oak are also complete and improvements to the Trout St. Parcel are about half complete. Most of the landscaping is complete and the addition of facilities for the members to attach their kayaks, etc., are being planned for the coming summer. We are still trying to form a Fern St. subcommittee that can jointly plan improvements for that parcel. Interested members are encouraged to volunteer.

Short Term Rentals (STRs)

It has come to the attention of the board that there is some tension in the community concerning STRs. Historically, short term rentals mostly occurred at hotels, lodges, or cabins like Cedar Crest, where there were managers on site to handle any sort of difficulty. The advent of the digital age has made it much easier for any homeowner to rent out their place for a few days via websites like Airbnb or VRBO, thus creating more STRs in houses that never had them previously. Although these websites have rules that prescribe that there be some manager “in the vicinity” of the rental to handle any problems that might arise, in practice, these requirements are not being met uniformly. A mandatory HOA where 100% of the homeowners must be members can make rules and enforce them to limit rentals and/or to enforce the nearby presence of a manager. However, the Homewood HOA is a voluntary HOA and therefore does not have the power to do any such regulation. (BTW, the city of South Lake Tahoe voted in a referendum to substantially limit STRs, but Homewood is not incorporated so that process to reduce the impact of STRs is not available to us.)

Recently there have been problems with noise, parking, improper trash disposal, and dangerous outdoor fires from STRs. If you are using your property as a short-term rental, please be respectful of your neighbors and the community. Placer County has created guidelines and rules to help reduce the impacts of STRs on neighbors and protect the safety of the community and wildlife. The County has also set up penalties for those who are not permitted or are not in compliance. For more information on STR permitting, regulations, or for filing a complaint about an improperly run STR, see the websites below:

- For Good Neighbor rules and postings: <https://www.placer.ca.gov/DocumentCenter/View/40172/Good-Neighbor-Program-Flier-PDF>
- For Placer County information about STRs for hosts and guests <https://www.placer.ca.gov/6109/Short-Term-Rental-Program>
- For impacted neighbors or tenants to enter a complaint, if necessary. <https://secure.hostcompliance.com/placer-county-ca/tips/type> or send email to: STR@placer.ca.gov or call 530-581-6234

If you feel that there should be changes to the current ordinance, such as future limitations to the number of business licenses granted by Placer County for STR's, the address to send your thoughts or concerns to is:

Placer County Board of Supervisors
c/o Cindy Gustafson
175 Fulweiler Ave, Auburn, CA 95603

HHOA Buoy Permits

As previously reported, buoy permit processing for the HHOA is on hold, and that has not changed due to the pandemic.

Homewood Mountain Resort Developments

The pandemic has again delayed progress. But we were informed by Art Chapman, head of the HMR project that they are hoping to start the initial phase of the residential units at the South Lodge area this coming summer. Kevin Mitchell, the ski area manager, reports that the Ellis Chair is now operating with new cable attachments at all the towers, and is operating at a significantly faster speed. Further upgrades to the Ellis chair are planned for the coming summer.

Sincerely,



Dave Powell
HHOA President
DavPowell@gmail.com