

2020 Winter Newsletter
Homewood Home Owners' Association

Dear Members,

Your Board held its winter meeting on Thursday, January 30, in Sacramento.

Dues

Although operating costs continue to rise, our Board voted to keep the dues at \$150 for the year. The Dues Form is attached for you to send in with your payment. If you have questions regarding the application of your dues, please continue to read below. Also the Treasurer's Report provided at the General Meeting this year in August categorizes our expenditures. If you would like a copy of the 2019 Income and Expense Report ahead of this meeting, please email Carole Gray, Treasurer, at cjgray123@comcast.net. Thanks!

Summer Party

The date for the Annual Party to be Saturday, August 15, at the Turner's house at 4860 West Lake Blvd. The Membership Annual Meeting will be the next day, August 16, hopefully at the HMR Ski Area lodge. The location will be confirmed later.

Elections

Bryan Turner and Ann Bryant, long time board members will not be running for re-election. Thank You Ann and Bryan for all your help. It was greatly appreciated! Incumbents Carole Gray and Allen Sayles will run for 2 of the 4 open board seats. The Nominations committee, chaired by Mary McPherson, will be putting a new slate together and is soliciting volunteers for the slate, or recommendations of members who might be a good fit for the position. Please send your comments to her at: marymcp@sbcglobal.net.

Dumpsters

The board also decided to have the dumpsters in place from May 21 to May 28. They will again be located on Oak St. and Fawn St. If you have any questions about the dumpsters, feel free to call Ann at 530-525-7297.

Beach Parcel Committee

Our Beach Parcel Committee, chaired by Allen Sayles, has been operating mostly via the subcommittees for the individual parcels. We have completed the landscape enhancements of the Silver and Oak Parcels, while the Trout subcommittee is well into the planning process for their parcel. We are looking for volunteers to participate in a

subcommittee for the Fern parcel. Anyone interesting in helping with that effort is encouraged to contact Allen at 925-330-2337 or Ann Bryant at 530-525-7297

Developments

Since our last newsletter and the amendments of the Shoreline Ordinance, we have been working with TRPA to determine the possibility have creating an exclusive HHOA pier and buoy field.

1. HHOA Pier

Six members of the board of directors and Dan Higgins met with John Marshall, TRPA General Counsel and Tiffany Good Shoreline Program Manager for an hour at TRPA on September 16, 2019 to discuss the pier application rejection and the future possibilities for HHOA buoys. After extensive discussions, and email exchanges over months following the meeting, it became clear that the HHOA pier application was turned down for reasonable causes that are outlined in the TRPA Code of Ordinances. In short, our small beach parcels cannot be developed to support facilities for an association pier, like adequate parking and rest rooms.

Although no longer relevant, the summer survey sent out last summer (“Summer Survey”) showed that only 10 members who would be willing to contribute funds for the pier construction for a collective total of \$160k, which is most likely considerably less than the ultimate amount required. Based on this survey alone, it is probably safe to conclude that we would have difficulties financing a pier if we had been successful in obtaining a permit.

2. HHOA Buoys

During our TRA September meeting, it appeared that TRPA was uncertain about our ability to obtain permits for Association buoy fields under the current Code of Ordinances. Regardless, Marshall and Good recognized the importance of establishing an association buoy field and indicated a willingness to work with us to try to make that possible.

Ironically, in an email from John Marshall to us in November, he stated that the wording in the current Code would prohibit the creation of permitted buoy fields for the HHOA. However, he also stated that the Shoreline Steering Committee has unanimously recommended a code amendment to provide grandfathering opportunities for existing HOA buoy fields along the lines that are now possible for private unpermitted buoys. They anticipate bringing forward this code change in the near future.

With this uncertainty, the HHOA has put our application for buoy fields located off our beach parcels on hold. Given the ultimate goal of the Shoreline Ordinance and our meeting in September at TRPA, we are cautiously optimistic that we will eventually be able to establish HHOA buoy fields with appropriate permits.

The Summer Survey also attempted to gauge the demand of the membership to use a buoy. At that time, we estimated that the cost to HHOA buoy users would be approximately \$900/yr plus insurance. The Summer Survey indicated that 15 members were willing to support 20 buoys (5 of those 15 members were willing to support two buoys). Since placement rules would allow 7 buoys per parcel, it appears that the current demand can be met purely by placing these buoys at the end of the two most requested beach parcels, Fern and Trout Streets. The \$900 amount was based on maintenance expense, permit fees, and the amortization of the acquisition costs. We anticipate additional costs and will investigate these expenses once TRPA amends the Shoreline Ordinance.

Homewood Mountain Resort redevelopment

Art Chapman, head of JMA Ventures, gave an email report to the board that JMA is in the final stages of negotiating agreements with financial partners which will allow them to move forward with the redevelopment. As currently envisioned, the hotel portion will be put on hold, the gondola to replace the Madden Chair will be built, and there will be a phased development of the residential units, with the number of units reduced by 25% over the original approved plans. They hope to start as early as this summer.

For the detailed minutes of the board meeting, you can see the unapproved draft on our website at: www.homewoodhoa.com.

Hope to see you at the Summer Party!

Sincerely,

Dave Powell
HHOA President
DavPowell@gmail.com

and Carole Gray
HHOA Secretary-Treasurer
cjgray123@comcast.net