

**FALL NEWSLETTER**  
**HOMEWOOD HOMEOWNERS' ASSOCIATION**  
P.O. Box 5605, Tahoe City, CA 96145

October 2, 2021

Dear Members,

**HHOA Business**

Thank you all for sending in your ballots. The slate of new officers nominated was heavily supported by the 43 ballots sent in. Mary McPherson and Ann Bryant were re-elected, and the new board member elected is David Stronck.

The new board met via Zoom on October 1, and their first action was to elect the officers for the coming year. They are:

President: Ann Bryant  
Vice President: Vince Hoenigman  
Secretary: Christie White  
Treasurer: Vince Hoenigman

Another business item is the Treasurer's report. The most recent report is attached. Although it shows a loss for the year, the "loss" is due to some one-time expenses dealing with improvements being made to the Trout St Beach Parcel. When Placer County dug the drainage ditch many years ago, they simply dumped the dirt beside the ditch and never leveled it, thus making the parcel very unfriendly for any substantial usage by the membership. Therefore, the first stage of our improvements to the parcel entailed leveling the parcel, adding a new trail to beach area, and adding mulch on those areas. Those expenses are shown separately in the Treasurer's Report attached.

Other expenses in the report are routine and don't change much from year to year. Therefore, in years where we have no one-time expenses (such as beach parcel improvements or legal issues to resolve), we typically add to our reserves, which are now approximately \$115K.

We also normally ask the membership to approve the last year's minutes. However, last year we also canceled the meeting due to COVID, hence there are no minutes to approve. Hopefully, we will be able to meet in the summer of 2022.

**Outgoing President's Comments – Dave Powell**

I'd like to thank all the Association members and the Board members for their help and support over the years. It has been a pleasure to work with you all. I'm pleased with the efforts we've made in carrying out the Association's responsibilities and hope the spirit of working together to balance the needs of all members is continued on into the future.

The board also would like to recognize Dave for his leadership over the last number of years and thank him for his help with the transition in leadership.

**HHOA News**

## **Friends of the West Shore (FOWS) – Judi Tornese:**

The full report is attached. Of particular relevance to Homewood:

- Placer County’s Design Review Committee approved the revised architectural design for 7 new homes on the Homewood Mountain Resort property in June.
- The U.S. Forest Service is considering a proposal to allow the use of electric bikes on some of their trails.
- Construction has begun on the West Shore Water Treatment Plant at Lodge St. and Hwy 89. Completion is anticipated in 2024.
- Work on a new roundabout at the Wye and replacement of Fanny Bridge in Tahoe City may begin in 2022, depending on funding.
- Much more detail for these projects and other items concerning the area from Emerald Bay to Truckee are contained in the attached report from FOWS.

## **Homewood Mountain Resort (HMR) – Art Chapman**

At the meeting, I had intended to bring the members up to date with our current plans for the Homewood project. The fires, drought and the pandemic have clearly impacted our schedule. We had actually hoped to break ground late this summer on Phase 1 of the project, which involves 7 custom homes designed by local architect Claire Walton, on the area behind the former Maritime Museum. With the Caldor fire, that may have to wait until spring. Phase 2 of the project, a lodge building, which is being designed by a world-famous architectural firm known for their environmental focus and sensitivity to adjacent lands, will be submitted for design review within the next few months. While we had hoped to begin work on the new gondola next year, the timing may slip until 2023 given the myriad of external issues we are dealing with.

Needless to say, we greatly appreciate all the support the Homewood Homeowners Association has provided over the years and look forward to our continued participation in the group. Please convey my best to everyone.

## **TCPUD Report – Sean Barclay**

Following the acquisition of three private water systems in 2018, the TCPUD Board of Directors recognized the substantial and foreseeable financial impacts to District operations. The Board responded by beginning the development and implementation of a Long-Term Financial Planning process to strategically prepare for and secure the District’s financial sustainability into the future.

The water infrastructure in the Madden Creek and Tahoe Cedars water systems, serving Homewood and Tahoma respectively, has reached the end of its useful life, and the systems have significant deficiencies in water delivery, storage, and fire suppression. The development of Master Plans for these two water systems were adopted by the Board in February 2021. In short, full water distribution system replacement was recommended for both systems, with a combined cost of nearly \$50 million. Full replacement of the Madden Creek water system is estimated to cost \$12 million. The improvements will include new, properly sized water mains, meters, and fire hydrants and construction is scheduled to occur over several phases. The Board has currently invested \$2.9 million for phases I (completed) and II (in progress).

With the substantial financial costs for the reconstruction of both systems, in addition to other District priorities such as the new Tahoe City Community Center, the Board will be leaning into the Long-Term Financial Planning process in earnest over the next 6 to 8-months to develop a prioritization and financing approach to address needs throughout the District. During this process, the Board will examine policy considerations, evaluate debt financing options, and evaluate customer financial responsibility.

The public is encouraged to participate in this important planning process by the Board over the next few months. Please visit our website at [tcpud.org](http://tcpud.org) and join our [mailing list](#) to receive important reminders of upcoming Board meetings. We look forward to engaging with you on this important topic.

### **Bear Report – Ann Bryant**

Homewood bears were busy this summer, especially in the spring and early summer. There were several entries into second homes while no one was there. Some were through windows and doors left open or unlocked and some were actual ‘break-ins’. The ONLY way to avoid this from happening is to wire your home for bears. We’ve talked about this many, many times over the years but some folks continue to imagine that if the bears haven’t come in yet, they never will. That is not a sensible way to think. And, unfortunately, there are several people who have learned the hard way.

Perhaps one way for us to get the point across is to remind you how often fires have been ignited in kitchens by bears as they climb up onto the cupboards in search of food. They accidentally turn on a burner and the flames are then fueled by flour or other debris that falls onto the stove. Thankfully, most of the time someone notices smoke and puts out the fire, but there have been homes in the Tahoe area that have burned down. Can you imagine a fire being started on a windy night when no one is around, and the house burns from inside until it explodes, sending flames and burning embers into the neighborhood ...? And soon there is a full-blown out-of-control wildfire engulfing everything in its path. Scary, right? This can so easily happen. So, Please, if you continue to refuse to wire your house or cabin....at least remove the knobs from your stove when you are not here.

This is the list of local companies who install bear wires:

Bear Busters 530-592-9844

Tahoe Bear Fences 510-883-3503

Electric Bear Fences 307-413-0765

Please call the BEAR League if you have any questions or need any help: 530-525-7297

### **Beach Parcel Report –Vince Hoenigman and Allen Sayles**

For Trout Street Beach, we have completed the first phase of improvements which included brush removal, leveling the area, adding mulch, and a new path around the drainage ditch. We also moved the existing picnic table closer to the lake shore. This allowed for a larger area where members can relax and enjoy the lake.

The next phase includes adding kayak and SUP storage racks so that the beach can be more open for seating and recreation. The plan is to complete this phase next summer. We are also looking to improve the landscaping and signage on the property; however, the landscaping will depend on the acquisition of a water source for irrigation.

In the future, we would like to make enhancements to the Fern Street Beach parcel. If you have suggestions for improvements or want to get involved, please contact Ann Bryant ([Bearsnsquirrels@sbcglobal.net](mailto:Bearsnsquirrels@sbcglobal.net)) or Vince Hoenigman ([vince@citymark.com](mailto:vince@citymark.com)).

Acquisition of buoy permits for use by Association members is on hold pending TRPA's approval of some revisions to the TRPA Ordinances dealing with the Shorezone.

Sincerely,

Ann Bryant, President  
Christie White, Secretary