

2023 Winter Newsletter

Homewood Homeowner's Association

Dear HHOA Members

We are pleased to welcome several new members to our Homewood Homeowner's Association. Together, with the great majority of our neighbors coming on board, we can speak up for Homewood and have success in keeping our beloved village peaceful. Thank you, everyone.

The Board of Directors held our **Winter Meeting** on January 19 via Zoom. All Board members attended.

Membership Dues

The Board agreed to keep our dues at the current \$150 level. As we discussed at our fall general membership meeting, the dues should be paid, if at all possible, before or at, the June Membership Party. A separate Dues Notice is attached with the details on where to send your payment. We are initiating a major change in the process this year that hopefully will make the process easier than it has been in the past. It was partly motivated by our inability to continue using The Paper Trail in Tahoe City to process our dues payments.

Electronic Mailing

The Association will be making a shift to communicating with its membership mostly via electronic email this year. This newsletter will be sent to membership both in hard copy and via email. After this, we will be only using electronic mail for communications. If you have **NOT** received an electronic copy of this newsletter, please make sure we have your correct email address by sending it to DavePowell@gmail.com. Dave is maintaining our membership roster and any changes in contact information should be sent to him.

Bike Trail

If you are interested in the winter status regarding the plowing of the Bike Trail through Homewood, which has been extremely sporadic and unreliable, please contact the TCPUD at 530.580.6058 and let them know that it is impossible for us to safely walk anywhere in the winter (to the post office, grocery store etc.) due to the dangerously narrow roadway if the bike trail is left unplowed. This has been an ongoing issue, as many of us are fully aware of. Tahoe City's trails are promptly plowed after just a couple of inches of snow, for the visitors and tourists.

Dumpsters

The HHOA will not be providing Community Dumpsters again this season. Once we have fully established our status as a FireWise Community we may qualify for dumpsters that can be used for tree clippings and slash clean-up. Meanwhile, for your spring yard clean up, we recommend that you order a debris dumpster from Truckee-Tahoe Sierra Disposal at 530.583.7800.

Board of Directors

There are three Board of Director positions that we will vote on later this summer. We assigned David Stronck as the chair for the Nominations Committee and Christie White and Joe Barron have agreed to serve on the Committee. If any member has any nomination suggestions or wants to volunteer, please let us know. Ballots to all current members will be sent out later in the year and tallied at our September General Membership Meeting.

Buoys

The HHOA was informed in a meeting at TRPA in the Fall of 2019 (which most of the HHOA board attended) that the current Shorezone Ordinance did not allow piers for us due to a lack of proper support infrastructure. They also conveyed to us that buoys were not allowed for an HOA with no prior permitted buoys. But, they encouraged us at the 2019 meeting that they would work on a modification to the Ordinance that, hopefully, would change that situation. After much deliberation with the various parties involved, TRPA concluded that it would not be possible because it would involve reducing buoy allotments made to other parties. TRPA informed the HHOA of that decision on October 4, 2022. On November 18, 2022, a former HHOA board member met with the TRPA attorney, John Marshal, to clarify the decision. The reason for their decision was that other HOA type organizations were also in the same situation as the HHOA; thus, any change to the Ordinance would involve adding a significant number of new buoy allotments. The negotiations among all parties to arrive at the current buoy allocations was a tremendous battle and almost resulted in the TRPA bi-state compact dissolving. Therefore, the possibility of modifying the final buoy allotments was deemed unachievable. There are slivers of hope that the situation can be reversed and your Association will continue to monitor the situation but the probability of success is very low. We will keep you informed if any significant progress is made.

Homewood Mountain Resort

Construction has begun for the 7 chalets in the gravel lot at the corner of Fawn and Sacramento Streets. The permitting process for construction of 30 townhouses just south of the Madden chair is now underway and they hope to start construction this coming summer or summer 2024. In addition, they plan to start the replacement of the Madden chair with a gondola by summer of 2024. All these projects are part of the Master Plan that was approved about 10 years ago and subsequently reduced in scope to satisfy some lawsuits. Part of the funding for these construction projects was made possible by additional equity investments by

the Discovery Land Company and Mohari Hospitality, both of which are now minority partners with JMA in what is now named the Homewood Mountain and Lake Club (HMLC). Memberships in HMLC will be available to owners of residences on the club land and the current plan is to offer memberships to current homeowners on the West Shore from Rubicon to Fanny Bridge. Memberships will be for families and can be passed on to the kids and grandkids of the current West Shore homeowners who choose to become members. The long-term access to membership by West Shore residence owners has not been stated.

Because there are aspects of the current plans for the ski area that may not adhere to the Master Plan, TRPA is examining this issue. Your board has forwarded a statement to TRPA expressing our concerns about how long the access to skiing memberships for West Shore homeowners will last. Anybody with thoughts on the issue of adherence to the Master Plan should send an email to: HomewoodPlan@TRPA.gov For more information on the Master Plan, see:

<https://www.skihomewood.com/wp-content/uploads/Homewood-Mountain-Resort-Ski-Area-Master-Plan-Details-Updated-10-04-20112.pdf>

Please mark your calendars for these important upcoming events:

Our **HHOA Summer Party** will be held on June 24th at 4:00 in the lovely garden at the Scharf home (4910 West Lake Blvd, right next to the Oak Street beach access). Last summer we had an excellent turnout, with lots of our neighbors joining the Board Members for a pleasant late afternoon social gathering. The HHOA provided wine and beer and light appetizers and we will do so again... bring along an appetizer to share if you have the time or the inclination. That is always appreciated by all.

As we do most years, we've scheduled our **General Membership Meeting** for the Sunday of Labor Day weekend, September 3, at the North Lodge of the Ski Area. The plans are to start at 10:00 am. We will let you know who our speakers will be in advance of the meeting.

How to Contact Us:

The Homewood Homeowner's Association Board of Directors President (Ann Bryant) can be reached by email at bearsnsquirrels@sbcglobal.net or by calling 530-525-7297. Our Website is www.homewoodhoa.com

Ann Bryant, President
Homewood Homeowners Association