

Dear Tahoe Tyrol Homeowners:

As we approach the end of 2024, we wanted to send our final newsletter for the year to update the membership on a few items of interest along with some additional details for the 2025 Budget.

The Tahoe Tyrol Board of Directors approved the 2025 Budget which is shown below and was also sent to all homeowners on 11/22/24 from Helsing directly. Starting from January 2025, the monthly assessments will be **\$131.23** (an increase of \$21.23 per month). Most of this increase is due to higher utility costs, and an increase in contributions to the HOA Reserve Account. The HOA Reserve Account is utilized to make repairs and perform regular/routine maintenance on all equipment managed by the HOA. With the assistance of the Browning Reserve Group, we have made a 30-year forecast of expenses that require funding. A copy of the Reserve Study was included along with the Approved Budget sent out by Helsing. Please let us know if you have any questions or concerns – but please know that the HOA board has taken every effort to limit expenses while ensuring we maintain our facilities and property to a level which we all expect.

In addition to the 2025 budget – Helsing also provided the 2025 Annual Policy Statement, and the Civil Code 4041 Notice in their email on 11/22/24. We encourage you to review both, and to ensure that you have updated your current mailing & email address by returning the form attached as part of Civil Code 4041 Notice.

In other news – we are quickly approaching the end of our 60-Day grace period where both the new FOB Key Cards and your existing Pool Key provide access to the Pool/Spa/Clubhouse area. In mid-January 2025, we will be re-keying all the locks, and afterwards, only the FOB Keycard will work for access to these common areas. If you have not received your FOB Keycard – please contact Helsing as soon as possible either by phone (925-355-2100) or by email (tahoetyrol@helsing.com).

In addition to the FOB Keycard, we are also providing 1 “mobile pass” per homeowner (via request to Helsing directly at tahoetyrol@helsing.com) that can be used as an alternate access via your mobile phone. If you wish to utilize this method, please download the “Brivo Mobile Pass” application onto your phone via Play Store or Apple Store. Helsing will return a “link” back to the email you submitted your request on – and this will install the Mobile Credential onto a single mobile device (the same one you installed the application on). Please note this can only be installed on a single mobile device – attempting to install on multiple devices will invalidate the credential. If you experience any problems, or lose your FOB Keycard, Helsing will be your primary point of contact. The new Keycard/FOB security, along with the Camera’s in the Pool/Spa/Clubhouse area have been extremely effective at stopping unauthorized access to our facilities. Last winter, and throughout 2024 we had several thousand dollars of damage and vandalism to our facilities, and these measures are already proving effective at reducing these incidents and unauthorized access as a whole.

Our Architectural Control Committee (ACC) strives to maintain the Tyrolean charm, aesthetic appeal, and property values of the neighborhood. This is achieved by a review/approval process for all external changes to your home and ensuring that we all adhere to rules and regulation for maintenance and upkeep of our properties. With this in mind, we wanted to bring forward a few items for your review, consideration and cooperation:

1. The Architectural Control Committee (ACC) has noted that unauthorized/unapproved external changes to residence are becoming more frequent, with a trend of requesting approval after the work is in process or has been completed.
2. We would like to reiterate that all external changes to your home require ACC approval in advance of starting the work. This includes not only external painting – but other items such as Deck rebuilds & alterations, replacing windows/sliding glass doors, external lighting additions or changes, roofing, landscaping, the removal of any trees, and construction which alters the original footprint of your residence. Basically, any change that changes the appearance to the outside of your home.
3. It is a tedious process to remedy these situations for both the Board of Directors and the homeowner, and we are asking for your help in maintaining compliance with our CCRs.
4. Details of the Architecture Control process can be found in the HOA Covenants, Conditions, and Restrictions (CCRs, Article 9), which is located on your Helsing portal or in the “FOR OWNERS” section of our website (www.tahoetyrol.org).
5. Once a project has been approved – please ensure any contractors used are aware of our community rules. These include working hours (8am – 5pm), working days (Mon-Sat/No Holidays), parking restrictions & blocking of roadways, playing loud music, and allowing pets to roam free. In extreme situations the HOA may issue a **STOP-WORK-ORDER** to non-compliant contractors.

And finally, while we have not experienced much snow yet this season, we do want to remind everyone that parking on the street is prohibited while City Snow Removal activity is ongoing. Snow Removal activity by the city is considered complete only when the street is plowed to full width – which can take a couple of passes across multiple days for big storms. Parking on the street during city Snow Removal activity forces the plow to go around your vehicle, which not only causes our streets to not be fully plowed (often leaving large berm in street), but due to the width of the plow blade often causes damage to opposite side of street (especially on Timber Lane). Please do not shovel or blow snow from your driveway into the street. This is not only against city ordinances but can often create an extremely uneven road surface. Due to curves and steepness of the roads in our community, it is often necessary to have AWD/4WD to successfully negotiate Pine Hill Rd and/or Timber Ln. Cable type traction devices on 2WD vehicles are often insufficient. If you do become stuck, please do not abandon your car in the roadway.

There was a lot of change in 2024, and we appreciate the support and patience that was shown by our community.

We wish everyone a Merry Christmas, Happy New Year, and a safe and prosperous 2025.

With Kindest Regards,

Your Tahoe Tyrol Board of Directors

Gregory Kling – President
Kate Carson – Vice-President
Jerry Mitchell – Secretary
Chris Grillone – Treasurer
JoAnne McDonough – Member at Large

Tahoe Tyrol Homes Association

ANNUAL PRO-FORMA BUDGET

2025

Built out

116 # Units		2025		
		Per Unit Per Month	Monthly Budget	Annual Budget
REVENUES				
62000	Average Members Assessments	131.23	15,222	182,666
63140	Post Office Box Rental	1.08	125	1,500
TOTAL	REVENUES	132.30	15,347	184,166
OPERATING COSTS				
Community				
81001	CPA Services/Review	1.04	121	1,450
81000	Legal Service	0.72	83	1,000
80013	Communications	0.52	60	720
	Access Control	0.39	45	544
80017	Meetings	0.22	25	300
80018	Socials	0.00	0	0
96200	Inspector of Elections	1.02	119	1,425
94006	CA Corp Fee	0.03	3	35
TOTAL	Community	3.93	456	5,474
Insurance				
93000	Property & Liability	5.50	638	7,662
93007	General Liability	0.77	90	1,074
93002	Umbrella	2.37	275	3,296
93004	Directors & Officers	0.04	5	60
93005	Fidelity Bond	0.27	31	375
93006	Workers Comp.	0.27	31	375
TOTAL	Insurance	9.23	1,070	12,842
Landscaping				
84002	Tree Mntc	21.55	2,500	30,000
84213	Addl Landscape Services	0.72	83	1,000
TOTAL	Landscaping	22.27	2,583	31,000
Management				
80100	Management Services	19.35	2,245	26,940
80001	Postage	0.43	50	600
80121	Bulk Mailings	0.25	29	350
81006	Non Rtn Mgmt.	1.80	208	2,500
80107	Non Rtn Bkpg	1.62	188	2,250
80022	Office Expense Mgmt	0.86	100	1,200
TOTAL	Management	24.31	2,820	33,840

	Repairs & Maintenance			
86012	Pool & Spa Certificate	0.65	75	900
83000	Janitorial	3.52	408	4,900
83007	Patrol Service	5.17	600	7,200
83003	Minor Repairs & Onsite Services	13.36	1,550	18,600
89390	Snow Removal	2.12	246	2,950
86000	Pool Chemicals	4.35	505	6,060

86011	Pool/Spa Repairs	2.51	292	3,500
TOTAL	Repairs & Maintenance	31.69	3,676	44,110
	Reserve			
91002	Reserve Contribution	16.45	1,908	22,900
TOTAL	Reserve	16.45	1,908	22,900
	Utilities			
92000	Electricity	14.37	1,667	20,000
92001	Gas	4.67	542	6,500
92003	Water - Domestic	1.08	125	1,500
92013	Water - Landscape	1.80	208	2,500
92015	Sewer - Domestic	2.51	292	3,500
TOTAL	Utilities	24.43	2,833	34,000
TOTAL BUDGET BEFORE REVENUE OFFSET		132.30	15,347	184,166
	Revenue Offset - Post Office Box Rental	-1.08	-125	-1,500
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