

Hello Neighbors,

As we embrace the beautiful Autumn season, the HOA Board of Directors is excited to share some News & Updates for September 2025.

**Upcoming Schedule of Events:** *(In-Person @Clubhouse or via zoom link)*

<u>10/03/2025 (Fri) 5:00PM:</u>	Open Board Meeting (Final Meeting with existing Board of Directors)
<u>10/04/2025 (Sat) 11:30AM:</u>	Election Results /Counting of Ballots (Bellwether Election Services)
<u>10/04/2025 (Sat) 12:00PM:</u>	Annual Board Meeting. Single Order of Business, confirm Officer Positions (e.g. President/Vice President/Secretary/Treasurer).
<u>10/4/2025 (Sat) 12:30PM:</u>	Potluck / Oktoberfest (at Clubhouse, upper deck/meeting room)

**Election Quorum Requirement**

Please be aware that Election Ballots will soon be delivered to you. We have two open seats and two candidates. According to California HOA Civil Code, the election process must still be completed, and we must meet Quorum (25% of homeowners).

Please return your completed ballot promptly. If quorum is not met, we will have to repeat much of the process at additional expense to the HOA.

For questions, contact Bellwether Election Services or Helsing.

**Counting of Ballots: Oct. 4 2025 @ 11:30am (Bellwether)**

Bellwether will count the ballots, confirming if quorum is met

**Annual Meeting Oct. 4 2025 @12:00pm**

The annual meeting is the first "open session" meeting of the post-election board of directors. A single order of business will be to confirm the HOA Officer Roles of President, Vice President, Secretary, and Treasurer via a majority vote.

**Potluck / Oktoberfest Oct. 4, 2025 @12:30pm (directly following Annual Meeting):**

We will start directly after conclusion of Annual Meeting. HOA will provide Bratwurst, Sauerkraut, and Potato Salad. Please bring your favorite dish to share – and please RSVP if you plan to attend. It will help to have a good estimate of numbers planning to attend so we can plan and setup appropriately.

**Clubhouse & Parking Lot Refurbishment (Completed 2025)**

The HOA board plans for and has executed regular maintenance routines according to a 30-year plan, known as the "Reserve Study". The items below were completed in the 2025 construction season:

- Repairs including replacement of supports, deck boards, railing, and pickets that were failing were made to rear ADA Walkway and entire decking structure. External stucco of clubhouse and chimney repaired, and even the HOA "bear" monument was stabilized. Painting & Sealing of entire decking structure, and on Clubhouse, Mail Kiosk, and Stucco where needed.

- HOA Parking Lot by the pool/clubhouse was completely re-sealed in July 2025.

Next up will be rehabilitation of the bathrooms, shower, and flooring on bottom floor of Clubhouse.

### **Getting Back to our Roots / Showcasing our Tahoe Tyrol Community:**

The Architectural Control Committee (ACC) has been working hard to maintain our charming "Tirolean-Themed" architecture, but we need your help too. Over time, some variations and exceptions to our community's Architectural & Painting standards have slipped through. You can find these standards at "<http://www.tahoetyrol.org>"

One of the main areas where we've seen exceptions is exterior painting. To address this and restore consistency, we ask that you submit a completed paint form for review for all full (or majority) home painting, even if you're using the same color. This helps prevent inconsistencies from continuing.

Please note that the checkbox for "same colors" is no longer part of the current paint form. You'll need to select three different colors for TRIM, SIDING, and HIGHLIGHT, in addition to STUCCO. Touch-Up painting of small areas in same color is allowed without a full painting application, but please send an information note to [tahoetyrol@helsing.com](mailto:tahoetyrol@helsing.com) so the ACC is aware of the activity.

We encourage everyone to support the HOA's efforts to maintain our community's charm and beauty. Please submit ACC Request forms for all external changes, including lighting, doors, piping, picket type/color, landscaping, pavers, roofing, and windows.

### **Renting Your Property:**

With the recent re-introduction of Short-Term Rentals/VHRs (rentals less than 30 days), and also the existing Long-Term Rentals, we wanted to emphasize that notification to the HOA is a requirement for both. Tenants often miss protocols for garbage, wildlife safety, parking, RV/Boat storage, Pool/Spa Hours, Quiet Hours, etc. Ensure all tenants are briefed on our community's Rules & Regulations.

Complete a Rental Information form and submit it to Helsing. For Short-Term Rentals, we request the local management company contact information. We'll keep a 24/7 contact on file for both rental types.

Thank you for your attention and cooperation. Let's work together to keep our community safe and beautiful!

With Kindest Regards,

Your HOA Board of Directors

Gregory Kling – President

Kate Carson – Vice-President

Jerry Mitchell – Secretary

Chris Grillone – Treasurer

JoAnne McDonough – Member at Large