

Hello Neighbors,

As we move through 2025, the HOA Board of Directors has some updates and news to share for May.

Pool/Clubhouse Access:

The Brivo Keycard system for accessing the pool and clubhouse area is now fully implemented. Please use your Keycard/FOB for access and make sure to close the gate behind you. Remember, the pool, clubhouse, and hot tub area close daily at 9pm. Your Keycard won't unlock the gates after 9pm. Any motion detected after 9pm is recorded, and our security company will respond. We've had a few incidents of tenants jumping the gates after hours – for your safety, please don't do this. The gates lock after hours, and in case of mechanical issues or problems with pool/spa chemicals, we may close the area by disabling keycard access.

Wildlife and Garbage/Recycling:

It's that time of year when animals are more likely to get into garbage and recycling. The blue recycling cans from the City of South Lake Tahoe don't lock and have been a target for bears and other wildlife. If your recycle can is left outdoors, make sure the contents are free of any food residue to avoid attracting animals. If trash or recycling is scattered, it's your responsibility to clean it up promptly.

Please be aware that only garbage from your bear box or in the BLACK city provided container is taken to the curb on trash days. The BLUE (recycle) and GREEN (yard waste) are the homeowners responsible. Containers should only be taken to the curb on trash day (not multiple days early), and please do not place them directly in the street.

Defensible Space Inspections:

The City of South Lake Tahoe will be performing "defensible space" inspections again this year, which is also a requirement in our community policies. Please clear and maintain a 10ft buffer zone around your property. Remove pine needles, pinecones, dead and dying grasses, branches, leaves, weeds, and any other combustible material. Firewood should be stacked at least 5ft from your home and covered with a heavy-duty, fire-resistant tarp that meets NFPA-701 standards. Your cooperation helps make our community safer. We do expect the City of South Lake Tahoe will again be making Defensible Space inspections in our neighborhood, so taking care of this now will help to prevent receipt of official notice from the city.

Home Improvements:

With spring here, many residents are starting home improvement projects. Please remember to submit an Architectural Control Committee (ACC) request for any updates or changes to the exterior of your home. This includes (but is not limited to) painting, roofing, updating driveway material, landscaping, removing trees, installing new windows or doors, and adding any permanent external equipment like generators, AC units, or lighting. The required forms and architectural standards can be found at (<http://www.tahoetyrol.org>), at the bottom of the FOR OWNERS section. Submit change requests via email to tahoetyrol@helsing.com for review and approval.

Home repairs due to HOA notices or general wear and tear can be made as long as the updates are like-for-like and may not require a formal project review. Some examples are touch-up painting (same color, not full home painting), replacing rotten or deteriorating wood, or fixing a broken window. However, we would still appreciate it if you could let us know about these changes by

sending an email to tahoetyrol@helsing.com so our ACC committee is aware of the activity and can advise if a formal project is actually required.

Next Board Meeting:

Our next board meeting is planned for July 22nd at 5pm. An official meeting agenda will be distributed before the meeting with details on how to join remotely. You can also join in person at the upstairs meeting room in the clubhouse.

Renting Your Property:

If you're renting out your property or planning to, we wanted to remind you about section 4.19 of our CCRs. It's important to notify the board (via email to Helsing) with the lease duration, tenant names, and phone numbers. Also, please confirm that your tenants have read and understood our HOA Governing Documents (CCRs & Rules/Regulations). This helps us reach tenants directly if needed, especially when it's hard to contact homeowners.

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