

### **Board of Directors Meeting Schedule**

March 10 6:30 PM  
\* April 21 6:30 PM  
May 12 6:30 PM  
\* (third Wednesday of the month)

### **Design Review Committee Schedule**

Tuesdays 9:00 AM  
March 9 & 23 April 13 & 27  
May 11 & 25 June 8 & 22

### **Glenshire/Devonshire Bulletin Board**

#### **[glenshiredevonshire.com](http://glenshiredevonshire.com)**

The Association's new website is online! [Glenshiredevonshire.com](http://Glenshiredevonshire.com) is up and running. While some links are still under construction, you can download: CC&R's and Bylaws, Policies, Rules & Regulations, Clubhouse Rental Information, The Shire, Pool Schedule, Friday Night Movie Schedule, Board Meeting Minutes, and more. You can meet the members of the Board of Directors and the Design Review Committee. As always, feel free to comment and give us any recommendations. We are open to suggestions and through your input we can continue to improve our level of service. Thank you Paul Hamill of Antidote Design for creating our website.

#### **Board of Director Election**

Two seats will be available for the Association's next election. Terms are for two years. The deadline to submit an application is July 14, 2004. Applications are now available at the Association office or may be downloaded from the website.

#### **Glenshire Lake**

Use of the lake for recreational swimming, ice skating or other such activity is not endorsed by the Association. Recreational activities in or on the lake are not recommended and the Association assumes no responsibility for any such use. Please enjoy the beauty and please pick up your trash and belongings.

#### **Clubhouse Dumpster**

The trash container in the parking lot, that is enclosed with a wooden fence is Not For Public Use. Please do not dump your personal trash without permission. If we have room, we don't mind helping, but please ask!

#### **Recycle Bin**

The recycle station located in the parking lot accepts cardboard, newspaper, magazines, glass, plastic, aluminum and tin. Please-No Hazardous Material. The recycle bin is emptied four times a week (usually Monday, Wednesday, Friday and Saturday), **Please, do not leave recyclables outside the bin if it is full.**

### **Spring Clean Up/Dumpster Day**

May 15, opens at 7:00 am. Get rid of your junk! Dumpsters will be available at the clubhouse parking lot. Participants must be in line by 11:00 a.m. to guarantee your items will be taken. PINE NEEDLES, YARD CLIPPINGS OR HAZARDOUS MATERIAL will not be accepted. Members must be in "good standing". Additional restrictions apply. Please call the office for details.

### **Play Date Preschool and School Age Program**

Play Date Preschool and School Age offers our community after-school child care at the Clubhouse. It's for children from Kindergarten to fifth grade, 1:30 pm to 6:00 pm. In addition to daily care Parents Night Out is offered on select Fridays, call for dates. ACTIVE and FUN Summer Recreational Programs begin in June. Summer program includes swimming at the Clubhouse pool on M,W,F and off site field trips T, TH. Please call (530) 582-0441 to reach Darlene Wilson, Owner/Director.

### **Total Fitness**

GET IN SHAPE AND FEEL GREAT! Enjoy motivating, fun-filled exercise classes with Tina Miguel. Classes include the latest fitness crazes, JAB n JAM kick boxing, Hi Lo Combo, and Interval Sports/Circuit Training. All classes are taught with hi/lo intensity intervals to suit students of ALL fitness levels. Each class begins with warm up and ends with strength and toning, followed by a full body stretch. Hours are 9:15 to 10:30 a.m. Drop in \$7, 5 Punch card \$25, Monthly unlimited \$40. For more information call Tina at 550-1297.

### **Church Service**

Faith Baptist Church meets every Sunday. Service is at 10:00 am. For more information call Pastor Wood at 582-8478.

### **Friday Night Movies**

Friday night movies will continue through March 26. Schedules are available at the clubhouse or may be downloaded from the website. Movies start promptly at 7:00 pm. Parents are required to sign in their children. Movies are for children 5 to 10 years and are rated G or PG. Parents are welcome. Please be prompt when picking up your children. Thank you Carl Oberriter for coordinating this effort.

### **Puppy Training**

For puppies 9 weeks to 5 months of age with Canine Behavior Consultant, Jeanie Collins Duffield. Classes cover house training, chewing, biting, basic commands, problem prevention and more. For class information and Adult Dog Training call Jeanie at 587-4499.

### **Fire Safety Video**

The Truckee Fire District has provided the Association with several copies of the video "Fire Safe Inside & Out". Check it out at the office, or call 587-6202 for more information.

## **Lake Trail Fund Raising Campaign**

If you haven't made your donation to the Lake Trail yet, please take a minute and return your donation in the envelope provided, or send it to the Glenshire Lake Trail Project, in care of the Truckee Tahoe Community Foundation, P.O. Box 366, Truckee, CA 96161. Stop by the clubhouse and view the color rendition of the lake and trail with boardwalk, bridge, signage and landscaping.

## **Other Info....**

Remember that Thursday is garbage day. Please keep your garbage cans secured and your dogs confined. Let's try to keep the garbage off of our streets and out of the open space.

## **Music Recital**

Avalanche Music Productions is presenting a recital featuring its violin & viola students on Sunday, May 2nd at 2:30. Admission is free and the public is welcome to attend. Call Liz Glattly 550-7473 for more information about the recital and private music lessons (strings, guitar & brass).

## **Tahoe Boca Estates Update (lead article)**

The developers of Tahoe Boca Estates have announced to the Town of Truckee that a new EIR (Environmental Impact Report) will be prepared for their proposal.

At the community meeting on December 9, over 150 Glenshire residents expressed significant concern over the developers request to the town that the project proceed with an EIR that was almost 14 years old.

After that meeting, the GDRA Board sent a comment letter to the town requesting a full EIR be performed to address traffic impacts, wildlife, biology, access through existing neighborhoods and the open space reallocation and density increase to the project. A copy of the letter can be found on our website.

Additional concerns expressed by the residents to the developer and town representative centered around the capability of the special districts to provide water, sewer, school, fire and police services without a reduction in the current level of service.

The Tahoe Boca project must now follow the Town of Truckee approval process. That process is as follows:

**Request for proposal (RFP):** The town staff prepares a RFP to have consulting firms bid on the opportunity to prepare the EIR. The RFP was issued on Monday, January 26, and sent to 10 environmental consulting firms. The proposals are due March 1, 2004. The cost of this report is paid by the developer.

**Review of Proposals:** The town staff will review the proposals and make a recommendation to the Town Council. The proposal by the consulting firm will include the scope of work they believe the report should include and a budget to perform the work.

**Selection of Consultant:** the Town council will select a consulting firm and a contract is awarded and the work on the EIR will begin.

**Notice of Preparation:** The Town consultant prepares a Notice of Preparation and forwards it to public agencies and interested organizations.

**Public Meeting for Scoping:** The Town staff and consultant will hold a public meeting to accept comments on the scope of EIR (written comments will also be accepted.)

**EIR Scope:** Town staff and consultant will determine the scope of the EIR.

Once the consultant has been selected it will take four to six months for the EIR to be prepared. When the EIR is completed and released there will be a formal public review period.

The public scoping meeting and the public review of the completed EIR are the next two vital areas of public participation. The Association will monitor and participate in these meetings and strongly encourages residents to stay involved and provide their own opinions on the project.

For important updates on this project, visit our website at [www.glenshiredevonshire.com](http://www.glenshiredevonshire.com).

### ***OPEN BURNING ADVISORY FOR TRUCKEE AND EASTERN NEVADA COUNTY***

**Burn Barrels Are Banned** -- The Statewide Burn Barrel Ban (also known as the "Airborne Toxic Control Measure to Reduce Emissions of Toxic Air Contaminants from Outdoor Residential Waste Burning") went into effect January 1, 2004. The use of burn barrels and similar incineration devices is banned throughout California with very few exceptions. The only portion of eastern Nevada County where the use of burn barrels is still allowed is a sparsely populated,

unincorporated area north of Prosser and Stampede Reservoirs. Burn barrels have been demonstrated to be significant sources of toxic air pollutants, including dioxins. Also, burn barrels have a poor fire safety record and have caused many wildfires.

**Burning of Paper Products and Other Garbage Is Illegal** -- The above legislation and Nevada County Ordinance 2072 prohibit the disposal through burning of paper products, cloth, plastics, treated or painted wood, plywood and all other types of solid waste except for dry, natural vegetation. These regulations apply throughout eastern Nevada County.

**Burning Allowed on Permissive Burn Days Only** -- Burning in eastern Nevada County is only allowed on days deemed suitable for open burning by both the fire agency (Truckee Fire Department) and the Northern Sierra Air Quality Management District (NSAQMD). Call 582-1027 for burn day information.

For Additional Information -- Please call the NSAQMD Main Office at (530) 274-9360 or the Truckee Field Office at 550-7872 if you have questions regarding open burning regulations.

## **General Manager Message**

On the Bright Side or Half Empty or Half Full?

It's easy to neglect or downplay the great reasons we live in Truckee. Sometimes we get caught in the swift current of change. Newness can be scary. We generally prefer things to be familiar and comfortable. Just like Truckee, Glenshire is constantly changing. Our membership alone changes on an average of 10% every year. That's over 100 new people to meet every year! Other changes take place almost daily. Then again, some things never change.....

**What's changed for the good?** Every road in the subdivision has gone from rubble to being completely repaved; our water supply has been fixed; water conservation is now common sense not a restriction; over 1/3 of the trail around the lake has been installed and is now being used by both summer and winter hiker; our pool averages well over 100 swimmers a day in the summer; our blue bag recycling effort is quite popular; our properties have increased significantly in value, with the resale of many of our homes at an all time high.

**What hasn't changed for the good?** The lack of common sense and courtesy by the snow mobile and motorcycle riders who use our green belts for their entertainment; members who think rules only apply to their neighbors; ice skating on a body of water that never completely freezes; the abuse of the recycle bin in the clubhouse parking lot; the absence of members at our board meetings; the increase in property values has made it difficult for locals to purchase a home.

**What's going to change for the good?** The trail system will get about 200 feet of raised boardwalk this summer along the south-western portion of the lake, the triangle trail head section will begin to take form too; benches and signage will slowly begin to define our main trail head; the old playground equipment will be replaced with a new playground cluster structure that will provide more playing options for the kids; new clubhouse tables have been purchased for our rental groups; the re-seeding of many of our lawns will begin this spring; our newsletter, The Shire will now be a full color production.

**What's going to change for the bad?** Only time will tell, but on the top of the list is unrestricted growth. Changes for the bad can often be traced back to a lack of participation. Community or personal involvement does not guarantee good things will happen but it sure beats the alternative of a self-serving venture. Our community involvement should be based on passion, reasonableness, common sense, integrity and a goal to serve the people at large. Success can come individually or as a team. Both are important and needed, but over the course of my life I have learned the best of times were a result of a team effort.

If you have some time, Team Glenshire is always looking for more members!

## **2004 Legal Update for HOA's**

Seven new laws went into effect January 1, 2004. Each year the California State Legislature feels the need to tinker with laws that pertain to community associations. The new laws will not adversely affect our Association. Most of the changes are safe guard steps to protect the membership against Association's from boards out of control. Most of the new changes to the industry have been a standard business practice of our Association. The following is a general overview of the new laws and is not intended to be a full analysis. For further information check out the LawForHOAS.com website.

### **1. Member Access to Accounting Books and Records (AB 104)**

AB 104 adds Civil Code 1365.2 to the Davis-Sterling Act. Section 1365.2 grants members and their designated representatives the right to inspect and copy an association's books and records and minutes at the associations office. The financial records are limited to the financial statement or, other related financial reports.

***GDRA not only allows inspection of the books, but mails copies of the financial review to each owner annually in April.***

### **2. New Procedures for Implementing Rule Changes and Member Reversal of Rule Changes (AB512)**

Previously, boards of directors had unilateral authority to enact rules and regulations without membership input as long as the rules were consistent with

the association's CC&R's and the Civil Code. Boards now must provide members notice before a rule is enacted or modified, and members have the ability to reverse certain rule changes if they have sufficient support for the reversal. Boards may dispense with notice requirements if the rule change addresses an imminent threat to public health or safety or imminent risk of substantial economic loss to the association. However, the rule may only be in effect for 120 days unless approved by membership. Members, representing 5% of the total membership, can within 30 days after the notice of a rule change, make a written demand to require the board to hold a special meeting or distribute a written ballot to membership.

*GDRA has always and will continue to practice the notice of rule changes to membership for their review.*

### **3. Display of Signs, Banners, Posters and Signs (AB 1525)**

An association may not prohibit the posting or displaying of noncommercial signs, banners, posters or flags within the unit or from the yard, window, door, balcony or outside wall of a unit, unless the sign etc. poses a threat to public safety or health. Signs may be as large as 9 square feet and flags and banners may be as large as 15 square feet. Signs may be made of paper, cardboard, cloth, plastic or fabric. Signs may not be made of lights, roofing, siding, paving material, flora, balloons or similar materials and owners cannot paint signs on the exterior surfaces of their homes.

*This new rule is reflective of our current enforcement philosophy.*

### **4. Modifications Relating to Documents Provided to Prospective Purchasers (AB 1086)**

Requires owners selling property to provide purchasers with a copy of the rules and regulations along with the Bylaws, CC&R's and Articles of Incorporation. In addition the association may not impose or collect an assessment, penalty or fee in connection with transfer of title from one owner to another except: the association's actual cost to change its records and its reasonable cost to prepare and reproduce the items requested by the selling owner.

*GDRA is in compliance with this bill.*

### **5. Permissible Delivery Methods for Notices Required by the Davis-Sterling Act (AB 512)**

This bill sets forth the permissible delivery methods for notices to membership. They include, personal delivery, first class mail, postage prepaid, E-mail, facsimile or other electronic means if recipient agrees. Newsletter publications, television or any other method of delivery agreed to by the member.

*The Association communicates in all ways defined above except by television.*

### **6. Additional Information To Be Included In The Annual Association Information Statement (AB 521)**

Requires the association to file an information statement with the California Secretary of State.

*GDRA files this statement annually.*

#### **7. Manager Certification Requirements (AB 1423)**

Requires managers to disclose certification status. It does not require managers to be certified but requires certain qualifications to be met for a manager to call him or herself certified.

*Our General Manager holds the California Association of Community Managers designation (CACM) and has been certified since 1994. This designation must be renewed every three years through continuing education.*