

## **Board of Directors Meeting Schedule**

October 4	6:30 PM
November 8	6:30 PM
January 10	6:30 PM

## **Design Review Committee Schedule**

Tuesdays	9:00 AM
October 10 & 24	November 14 & 28
December 12 & 26	January 9 & 23

## **Glenshire/Devonshire Bulletin Board**

### **glenshiredevonshire.com**

The Association's website is online at [glenshiredevonshire.com](http://glenshiredevonshire.com). CC&R's, Bylaws, Policies, Rules and Regulations, Clubhouse Rental Information, The Shire, Pool Schedule, Board Meeting Minutes, and more may be downloaded. 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. Can't find what you're looking for? Email us at [glenshire1@sbcglobal.net](mailto:glenshire1@sbcglobal.net).

### **Glenshire Lake**

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

### **Design Review Committee**

Volunteer positions are available on the Design Review Committee. The committee meets on the second and fourth Tuesday of every month at 9AM to review building applications. Call the office for more information.

### **Clubhouse Dumpster**

The trash container in the parking lot 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!

### **Defensible Space Day:**

Nevada County Fire Safety Day will be on Saturday, October 14, from 8:00 am to 3:00 pm behind the tennis courts at the Clubhouse. Only clean pine needles (free of woody material, rocks, and weeds) and branches (6 foot lengths or less and less than 4 inches in diameter) will be accepted. Please call the office for more information.

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

Play Date Preschool and School Age offers our community before and after-school childcare at the Clubhouse. It's for children from Kindergarten to fifth grade, 7:00 to 8:45 am and 1:30 to 6:00 pm. In addition to daily care an ACTIVE and FUN Summer Recreational Program begins in June. Summer program includes swimming at the Clubhouse pool on M, W, and F and off-site field trips T, TH. Please call (530) 582-0441 to reach Darlene Wilson, Owner/Director.

### **Strengthening Classes**

Exercise Classes: Strengthening classes are being offered at the clubhouse on Tuesdays and Thursdays from 9:30 to 10:30 AM. Call Julie McGinley at 582-0203 for more information.

### **Church Service**

Faith Baptist Church meets every Sunday. Service is at 10:00 am. For more information call Pastor Wood at 775-747-6811.

### **Dog Training Classes**

**BASIC COMPANIONSHIP** was designed for **puppies and dogs 6 months and older** who have not had any previous formal training. Classes cover basic manners and are taught using gentle, effective, and innovative techniques to guide the dogs through their learning process. **Advanced classes** are also offered for graduates of **Basic Companionship** as well as **Kindergarten Puppy Training**. Jeanie Collins Duffield is a certified trainer and obedience instructor with over 20 years experience working with dogs and puppies of all ages. For more information, call Jeanie at 530-400-3647.

### **Lake Trail Fund Raising Campaign**

If you haven't made your donation to the Lake Trail yet, please take a minute and 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. ***Approximately 250 feet of boardwalk was installed this summer.***

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

Remember that Thursday is garbage day. Please keep your garbage cans secured and your dogs confined. It's a good idea to put your garbage out in the morning, not the night before. Let's try to keep the garbage off of our streets and out of the open space.

## **Annual Meeting and Election 2006**

The annual meeting was called to order Friday, September 8th and the ballot counting began. The meeting was re-opened Saturday morning, September 9th. Incumbents Wayne Scholl and Sally Lyon were re-elected. Thank you to Jude Koenig and Ricki Zellner for participating in the board election. The minimum quorum of 25% was reached with a total of 362 ballots received.

The Annual Meeting was sparsely attended by membership. The meeting included a "State of the Association" by President Manon Willingham who informed membership that the Association is financially stable and the annual dues for 2007 will not change and no special assessment for 2007 is expected.

Jake Hudson of the Truckee Trails Foundation discussed the scope of Truckee Trails day scheduled for September 16th, with specifics about Glenshire's Lake Trail. He estimated 300 to 500 feet of trail would be completed by volunteers and encourages everyone to get involved. Interested parties can contact the Truckee Trails Foundation at 587-8214.

The annual Town of Truckee report was presented by Town Manager, Tony Lashbrook. Tony discussed the upcoming construction at Donner Pass Road and Trout Creek and the fact that the Town would continue to perform Glenshire's snow removal. He also made note that last winter the Town dropped the 2% franchise fee from Sierra Pacific Power.

John McGlaughlin, Town of Truckee's new Community Development Director discussed Canyon Springs and Knights Crossing. Canyon Springs EIR is at town staff level for review and will be sent back to the preparer for final revisions. The EIR document should be ready for public review in late October. At that time, public meetings would be scheduled, most likely at the elementary school. Knights Crossing is set to be reviewed at the Planning Commission meeting October 12th.

Chief of Police, Scott Berry, and Mayor, Richard Anderson, were also in attendance.

At the organizational meeting, on Wednesday, September 13<sup>th</sup>, the board elected its new officers. The new officers are President Dan Engler, Vice-president Sally Lyon, Treasurer Manon Willingham, Secretary Wayne Scholl and Bill Thomason, Director at Large.

The 2007 Operating and Reserve budget will be submitted to the board for approval at the October 4<sup>th</sup> board meeting.

## Design Review Corner

This summer the Association conducted its twelfth “drive by” property inspection. A total of 113 letters were sent to membership regarding the condition of their property. This is the second consecutive year that the number of compliance letters has been reduced. Five years ago the average was well over 300 letters.

The overall condition of our subdivision has continually improved every year. But, unfortunately, we still have about 10% of membership that refuse to comply or are very slow to respond. The Association’s philosophy is to encourage and request compliance. The last resort is, and always has been, legal action.

The following are general reminders:

All outside improvements require an application and fee and must be approved by the Design Review Committee prior to ANY construction. This includes; houses, additions, sheds, decks, staircases, fences, landscape berms, green houses, easy ups behind fences, covered walkways, tree houses, the removal of trees (larger than four inches) and more. Please call the office if you have any questions.

Re-painting, re-siding, re-roofing and landscape projects do not require a permit but require pre-approval. This approval can usually be done in the Association office and is not time restrictive.

The Town and our Association have different rules and regulations. Please make sure you have approval from everyone before you buy material and make plans.

Always call before you build.

Design Review Committee Applications:

	<u>2004</u>	<u>2005</u>	<u>2006</u>
Houses	10	7	5
Additions/Garages	14	15	12
Fences	28	23	14
Sheds	25	16	6
Decks	12	5	2
Miscellaneous	3	8	4

## **General Manager Message**

### **Responsible Homeowners and the Others**

The majority of membership takes very good care of their property. Some homeowners could even have their property on the cover of Better Homes and Gardens. When driving around the subdivision, you tend to notice extremes, the good and the bad.

Our subdivision is mostly good but it is important to talk about the bad and how we can bring them into the fold.

The enforcement of compliance by the Association is time consuming and expensive. The old adage of 10% of the problems take up 90% of the time reflects the compliance issue. We spend a lot of time asking a small group to keep their property clean and to follow the process for building decks, fences, sheds and large landscape projects.

The Association receives a complaint or discovers the non-compliance during the summer inspections or during the full property inspection when the property goes into escrow and the paper work begins.

No one enjoys a non-compliance letter from the Association but almost a third of those property owners will take care of it within thirty days. Sometimes we have to send a second reminder letter and sometimes we have to call the Association attorney.

Staff does not make up the rules. We have been hired to ask, educate, encourage and sometimes require members to follow them. We always try to be reasonable, but we have our limits too.

There are some members who truly believe their neighbors don't care and there is not a problem. Most neighbors will not confront each other because they want to live in peace. When a property owner gets fed up with a neighbor's mess, they will usually call the Association. That's when things can get a little dicey. The reality is your neighbor does care even if they don't say something.

For those who follow the rules (even if you don't agree) THANK YOU. For those who refuse to comply, please reconsider your position and become a good neighbor. Find the time to clean up, maintain and improve your property and please follow the rules and regulations of the Association.

## **Lake Trail Gets Closer to Completion (Front Page- please save room for a couple of pictures)**

On Truckee Trails Day another 450 feet of trail was completed. Volunteers helped install the DG (decomposed granite) over the dirt trail that had been cut along the northern uplands side of the lake. Over 15 volunteers helped build another phase of trail on Saturday, September 16. Volunteers from Glenshire Residents Association and Rancho Rolling Hills along with the Truckee Trails Foundation staff worked five hours on the northern trail around the lake. Parents, high school students and dogs help make the day a success.

Special thanks to Jake Hudson, Leigh Fitzpatrick and Nancy Wolf of the Truckee Trails Foundation who coordinated the day. Other volunteers included, Al Paladino, Don and Jennifer Boehm, Kathy Echols, Alex Hammond, Todd and his wife (Rancho Rolling Hills) and more.

We continue to seek funding for a bridge across the spillway of the dam and an additional boardwalk across the eastern end of the lake. The Association has requested additional funding from the Truckee Recreation and Park District Quimby Fees. Quimby Fees are developer based. When a new development occurs, funds are paid to the Recreation District to address growth and a recreational need earmarked for the area in which the money was generated.

The first phase of Glenshire's lake trail boardwalk was financed by Quimby fees generated from the Cambridge subdivision development. We will be requesting a portion of the fee that was generated from the Sierra Bluffs subdivision. The Truckee Trails Foundation and Sierra Bluffs developer have endorsed our request to the Recreation and Park District.

Later this year we will request from the Town Council additional money from the Glenshire TSSA (Town Special Service Area) fund to compliment the Quimby fees (we hopefully receive) and complete the boardwalk around the eastern end of the lake.

Lake Trail donations are still being received, especially the "Buy a Plank" campaign. For \$100 you can buy a boardwalk plank and have a brass nameplate with your inscription installed. The sold planks have their brass plates installed but there are many more planks left to personalize.

## **Glenshire Development Update and Impacts**

### **Knights Crossing**

The Town of Truckee Planning Commission will review the Knights Crossing commercial development at the October 11, 2006 meeting. The meeting is at 6:00 pm and will be held at Town Hall

The proposed development has changed significantly since the original proposal of last January.

The new proposal will include expansion of the Play Date (the day care provider in the existing building), a restaurant, grocery store, two retail/financial buildings and employee housing. The employee housing will consist of four one bedroom units and four two bedroom units. A total of four attached garages are included in the proposal.

Dropped from the original proposal was the request to subdivide the property into four separate parcels, the office cottages, living cottages, green house, private residence, one & two bedroom apartments and the thirty-four (34) garage/storage units.

The plaza concept is still part of the new proposal and the Town planning staff has worked with the developer and architect to find the right balance between residential and commercial design.

The Association's only remaining concern at this time is the continued maintenance of the new project and the maintenance of the existing commercial zone across the street.

### **Canyon Springs**

The first draft of the EIR has been completed and is being review by the town staff and will be sent back to Quad Knopf with a list of comments. The first public draft release date is expected to be in late October.

A community wide meeting will be held to announce the findings of the EIR Draft. This meeting will probably be held at Glenshire Elementary School. The Association will post notices on the subdivision entrance signs and update the website with meeting date, time and location of meeting.

### **New 60 Acre Parcel Up For Sale**

The parcel that runs behind the homes along the east side of Glenshire Drive at the east end of the subdivision has been put up for sale. This parcel sits between the entrance to Martis Peak, the new access road to Canyon Springs and where Rolands meets Glenshire Drive. There are two access points into the parcel off Glenshire Drive,

one is at the northeast end (near Whitehorse and Martis) and the other is at the southeast end (near Dorchester).

The property is 60 acres in size and the zoning is RS -1. This density will allow up to sixty (60) home sites with half the parcel designated for open space.

### **Truckee Donner Utility District**

Despite the Association's and additional public input to explore other options before raising the rates, the TDPUD will raise our water rates an additional 6% in 2007 and 6% in 2008.

The Association has become more involved with the PUD since its acquisition of the Glenshire Mutual Water Company. Since 2002 the Glenshire board has encouraged the PUD to expand its communication with the Association in matters that directly relate to our membership. So far, this communication between the PUD and Association has been fair at best. It is our hope to continue to improve communication, have our views and opinions received with respect, and our positions taken seriously.

The current board is fragmented regarding the appropriate financial direction of how to control and maintain its current infrastructure which is starting to fail because the district had no reserve program established until this past year.