

dollar point

Observations

The official publication of the Dollar Point Association

FALL/WINTER • 2011/12

INSIDE

Defensible Space

page 2

Composting

page 2

Treasurer's Report

page 2

Pro Forma Budget

page 3

Administrative Report

page 4

Dollar Point Observations is published by the Dollar Point Association for the benefit of its memberships. If you have any comments contact Office Manager Debbie Wolf by phone at 530-583-4487 or by email: info@dollarpoint.org.



Dollar Point Association

PO Box 1490

Tahoe City, CA 96145

530-583-4487 • fax 530-452-2382

email: info@dollarpoint.org.

President's REPORT

by Anita Ormsby

First, let me wish everyone a very wonderful holiday season. The odds seem good that we will have a white Christmas.

Now that our Dollar Point Association has completed its first season of "in house" management, it is time to look back and evaluate our successes and failures.

The good news is that most things went smoothly and those that did not were quickly remedied.

Relocating into our new office space was accomplished with efficiency, and our subsequent business operations have gone smoothly in no small part because of the dedication and ability of Debbie Wolf, our Office Manager.

The integrity of our new personnel has been gratifying. Nathan Conrad Forrest put out an extraordinary effort in his role of Recreation Supervisor, with back-up from Cara Gantner in her role of Assistant Supervisor. Bill Poulton performed his maintenance duties with diligence and enthusiasm daily. Toot Joslin, Truckee River Pool and Spa, kept our rather outdated pool running efficiently.

Now for a failing: we did have one pool closure due to an unsafe chemical buildup caused by our use of solid chlorine. Both Nathan and Toot were able to deal with the problem proactively and thus, minimize the

period of closure time necessary, and we are now in the process of rectifying the system for next season.

Another disappointment (although we are not a law-enforcement agency) was a lack of a solution to the speeding problem in our subdivision. Several DPA members spearheaded an effort this summer in getting the California Highway Patrol and Placer County Neighborhood Traffic Management staff involved in the quest for a feasible plan. However, because of our dependence on winter snow removal, plus the need for approval by Placer County for any attempted solution, we still are seeking an answer. Anyone interested in getting involved in this issue should contact our DPA office for more information. One thing you can do if you witness a speeding vehicle and you are able to take down the license plate number is to contact Debbie in the office and she will report it to the CHP.

And lastly, I want to thank Andy Schaefer, our Treasurer, for almost super-human dedication to the 2012 budget preparation. He has worked tirelessly and the resulting enclosed Pro Forma Budget is only a small sample of his efforts.

*Again, let me wish you a good winter,
wherever you are.*

DEFENSIBLE SPACE

and Dollar Point

by Lud Spolyar

In the fall of 2007 after the Angora fire at South Tahoe burned 3072 acres and 254 homes, the Dollar Point Association Landscaping Committee under the leadership of Nancy Hardesty and Sky Richardson developed a program for all DPA homeowners to include a check list of what they can do for their defensive space on their property. They were also able to coordinate with Placer County to have free dumpsters located throughout Dollar Point for BIOMASS debris only (manzanita and dead vegetation). A representative from the California Division of Forestry inspected each available lot and gave a report to the property's owner.

It was an overall success because many people were involved. Now we are looking ahead after five years to 2012. Contact is

being made with the North Tahoe Fire Protection District which will soon begin plans for the 2012 season (usually summer and fall).

Available resources such as dumpsters, chippers, and professional personnel are currently unknown. Funding may not be as much as last time, but we hope to develop a good working relationship with the Forest Fuels Office of the North Tahoe Fire Protection District.

We plan to keep you informed of any developments during the year. If you have any questions or suggestions, contact the DPA office at 530-583-4487 or email us at info@dollarpoint.org.

Composting in Dollar Point

It has been brought to our attention that some homeowners in Dollar Point have been composting garbage in their backyards.

This is NOT a good neighborly practice!

Whether it is buried or not, this practice is the same as throwing garbage in your yard and inviting the bears over for a feast. This will definitely encourage a bear break-in to your home or your neighbor's home. As the Bear League states, "A fed bear is a dead bear." Not only will the composting encourage the bears, but coyotes or other wildlife could be enticed as well. This could create danger in your neighborhood. If anyone witnesses this taking place, please report it to the Placer County Health Department or visit their website and fill out a complaint form. The County will then take action on the perpetrators. ***Thank you for keeping Dollar Point and our Tahoe wildlife safe!***



Treasurer's REPORT

by Andy Schaefer

STATEMENT FOR 2012 PRO FORMA BUDGET

The Board has voted to increase the annual dues for 2012 by \$20 to \$880 due to fiscal pressures on the operating budget from increasing staff and maintenance costs. These pressures forced the Board to significantly reduce the annual contribution to the Capital Reserve in 2011 and may cause another reduction in 2012 in order to have sufficient funds for the operations budget. Nonetheless, as your new treasurer, I am impressed with the overall fiscal health of the Association, which is what enables the increase to be so limited. For example, in 2012, the Replacement Reserve (intended for addressing costs of replacing our assets as they wear out over the years) will be used for over \$50,000 in projects, a cost which otherwise would have had to come from the operating budget requiring a huge dues increase.

In fact, a Replacement Reserve study completed for the Association in 2011, shows the reserve currently is adequately funded and specifies how much we need to contribute annually to be sure we have the funds when needed in the future.

How big the overall future replacement costs are expected to be (over \$800,000), the general categories of our assets, and the condition of the Capital Reserve are summarized adjacent to the 2012 Pro Forma Budget, which details our expected revenue and operating expenses.

I look forward to helping maintain the sound fiscal basis of the Association.

2012 ProFormaBUDGET

As required by the By Laws of the Association, below are:

- The **2012 Pro Forma Budget**, identifying the estimated revenue and expenses for 2012.
- A forecast of the **Capital Reserve**, which funds are used to construct new physical assets (e.g., to accommodate switch to liquid chlorine) or to add operational infrastructure for new association services (e.g., membership directory, website). The majority of the pool house expense is from this account.
- A forecast of the **Replacement Reserve**, which funds are needed to replace existing association assets estimated in a 30-year reserve replacement study completed in 2011. The estimated useful life of major asset classes and estimated 2012 reserve contributions (by asset class) are presented in two tables below.
- The entire study is available for review at the association's office, 3000 N. Lake Blvd. Suite 4, Tahoe City, CA. 96145

2012 PRO FORMA BUDGET

DUES OF	\$880
MEMBERSHIP OF:	524
REVENUE	
Dues and Late Fees	\$463,120
Transfer Fees	\$15,000
Buoy/Rack Income	\$76,800
Other Income (Shirts, misc.)	\$1,740
XFR to Capital Reserve	(\$56,267)
XFR to Replacement reserve	(\$95,850)
TOTAL REVENUE (less Allocation to Reserves)	\$404,543

EXPENSES	
Staff	
Office & Maintenance	\$74,500
Pool, Beach, Pier	\$101,200
Tennis Pro Contract	\$8,500
Maintenance & Operations	
Landscaping	\$42,258
Common Area Repairs	\$5,000
Tennis Repairs & Supplies	\$3,000
Pier/Beach/Buoy/Boat	\$17,500
Buoy Permits	\$16,000
Pool	\$12,000
HO Activities/Annual Mtg.	\$8,500
Insurance	\$9,500
Telephone	\$4,500
Legal Fees	\$20,000
Office Expenses	\$5,500
Newsletter/Mailings	\$7,725
Rent	\$4,560
Accounting	\$9,050
Taxes, Fees, Licenses	\$5,000
Professional Fees	\$1,000
Maintenance Supplies	\$8,000
Webmaster	\$1,000
Security Contract	\$4,000
Miscellaneous	\$500
Utilities	
Electricity	\$4,750
Natural Gas	\$7,500
Water & Sewer	\$18,000
Waste Disposal	\$5,000
TOTAL EXPENSES	\$404,043
NET REVENUE/EXPENSES	500

CAPITAL RESERVE

Projected Balance as of 12/31/11	\$164,129
2012 Additions (and interest)	\$56,462
Total	\$220,591
Less forecast 2012 charges: Beach & pier area, change to liquid chlorine, landscaping	\$27,123
Forecast Balance 12/31/12	\$193,468

REPLACEMENT RESERVE

Projected Balance as of 12/31/11	\$367,794
2012 Additions (and interest)	\$96,783
Total	\$464,577
Less forecast 2012 charges: Pool cover, concrete & asphalt work, landscape repair, paint/stain buildings/fencing, beach and pier	\$50,522
Forecast Balance 12/31/12	\$414,055

Summary of the 2011 Reserve Study

Component	Remaining Estimated Useful Lives (years)
Paving	3-10
Roofs	22-25
Fencing	0-29
Amenities	0-25
Buildings int./ext.	0-21
Equipment & misc.	2-14
Totals:	Total of 69 Items

Component	Future Estimated Replacement Cost	FY 2012 Funding Requirement	Component of Fund Balance End of FY 2011
Paving	\$83,055	\$9,525	\$21,695
Roofs	\$19,221	\$965	\$1,386
Fencing	\$175,582	\$15,409	\$72,403
Amenities	\$475,641	\$58,426	\$167,036
Buildings	\$85,471	\$6,838	\$15,814
Equipment	\$52,414	\$4,687	\$24,031
Totals	\$891,384	\$95,850	\$302,365

By Laws Articles 11.1 and 11.2 Initiation Fees And Dues:

The Board of Directors shall fix the initiation fee from time-to-time, which shall be payable with any application for membership.

The Board of Directors shall fix the amount of membership annual dues and special assessments. Annual dues shall be payable February 15th annually and shall be delinquent on March 31st annually.

All members should note:

1. The initiation fee to join the Dollar Point Association is currently \$25,000.
2. Annual membership dues remain at \$880.00 per year. Membership cards are deactivated if dues have not been paid in full by March 31st. Dues that have not been paid in full by December 31st will be considered delinquent and result in the immediate loss of membership, and an initiation fee will have to be paid to rejoin the Association.
3. The transfer fee for membership is \$2,500 (plus \$35 document fee) upon the sale or transfer of a lot or home by a DPA member. Each membership belongs to the lot; thus a transfer fee will be charged if a member wishes to transfer the membership from one lot to another. If a member transfers ownership of a lot or a home to son(s) and or daughter(s), the name on the membership can be transferred to the same individual(s) without a transfer charge.
4. Each membership has been issued two (2) cards. Extra cards are not available.



Dollar Point Association
PO Box 1490
Tahoe City, CA 96145

Prst-Std
U.S. Postage Paid
Sierramail
96143

AdministrativeREPORT

by Debbie Wolf

Happy holidays to the Dollar Point membership! I will be in the DPA office less hours during the holiday season, but will check phone messages regularly and return your calls promptly. I will be happy to coordinate a time to meet with you if needed at any time. After January 1, normal business hours are Monday-Friday, 10-4.

2012 DUES

After January 1, 2012, the annual dues statements will be mailed to the membership. Your payment is due on February 15th and delinquent if not received by March 31st. A late fee of \$250 will be assessed after March 31st. Please note your Lot # or DPA address on your check, including if you make an on-line bank payment so that it can be identified properly. Mail payments to DPA, c/o Plumas Bank, PO Box 6780, Tahoe City, CA 96145.

BUOY LOTTERY & KAYAK RACK APPLICATION

The buoy lottery & kayak rack storage application will be mailed to members at the end of January/early February. The buoy lottery drawings will be March 15 or thereabouts. Call me with any questions regarding the application process. We anticipate maintenance and repair expenses of the pier and the buoy boat. The Board is reviewing how the costs may affect the buoy rental fee.

As you know, there will be no winter storage on the DPA beach for beach boats or rack storage. We thank you for your cooperation in getting them removed this year by November 15th. There were only a few that remained after the deadline date and those members were contacted to remove them right away. This enables us to reposition, realign and restore the racks to good working condition, and the area underneath the racks can be cleaned out of all debris that has accumulated throughout the years.

It is imperative that you provide all the required information about your boats for good record keeping. Audits are done regularly during the summer season, and if you have not provided the proper descriptions, it is difficult to run a smooth storage operation. The length limit and assignment process for rack storage is currently being reviewed by the Board. Please provide the accurate length and width of your kayaks and/or canoes so that we can assign them properly. If this information is not provided correctly on the application, your application may not be considered. Thank you for your cooperation!