

dollar point

# Observations

The official publication of the Dollar Point Association

WINTER 2012/13

## President's REPORT

by Andy Schaefer

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*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](mailto:info@dollarpoint.org).



Dollar Point Association

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We have concluded another successful season at Dollar Point. Your Board has worked diligently to ensure everything would run as smoothly as possible. Thankfully, everything did. Of course, it all happens only with quality staff and I want to acknowledge particularly our Office Manager, Debbie Wolf, and the Recreation Supervisor and Assistant Supervisor, Kerry Bannon and Carrie DeMange. We rely on Debbie for so much. Without Debbie's experienced hand in the buoy lottery and the kayak rack assignments, as well as all the day to day handling of almost every kind of problem one can imagine, we would have had problems reach a crisis point.

The leadership Kerry and Carrie showed in hiring quality employees and supervising them through the summer was exemplary. In addition, they have proposed new staffing patterns, in particular lifeguard rotations, which will help us have better coverage at the pool and improve accountability for the upper recreation area host position.

Finally, our maintenance contractor, Bill Poulton, will not be returning next year. We thank him for his two years with the Association and wish him well in his future endeavors.

Your Board has had a number of changes over the past months. First, Bard Wilmar and Anita Ormsby left the Board due to term limits. Bard and Anita have served the Association selflessly repeatedly over the years and we thank them for the service and hope they will consider a return to the Board in future years. Their experience and knowledge of the Association was and is invaluable. At the annual meeting in July, Mitch Packard and Doug Greenwood were elected to replace Bard and Anita. In addition, Lud Spolyar resigned from the Board at the end of the September meeting and the Board has appointed Carol Wilmar to fill the remainder of this term. Lud also has worked tirelessly for the Association over many years and we will miss his participation on the Board. Welcome to Mitch, Doug and Carol! Your willingness to serve and work to move the Association forward is greatly appreciated.

We completed some major projects at the pool last year, particularly the switch to a liquid chlorine system, requiring new secure equipment and construction of a new chemical storage space within the existing mechanical room of the pool building. The concrete around the pool was repaired due to the damage from tree roots and the pool got new ladders and a winter pool cover.

Turning to a couple of ongoing sources of concern, a number of Association members have complained

about unleashed dogs. Placer County now has a leash law requiring dogs to be leashed when they are off the owner's property. The Association has a "no dogs" policy and can enforce its policy only on its own property. The Association cannot enforce the county leash law and suggests members who are concerned about specific situations call the county authorities, specifically Placer County's Tahoe Animal Services, the agency responsible for enforcement of restraint laws, at 530-546-1990. Since at least some of the problems come from renters who come from areas with no leash laws, members should inform all renters that Placer County has a leash law and noncompliance places the dog owner at risk of impoundment of the animal.

Also, the Association has received complaints of boat trailers parked for long periods of time on Dollar Point streets. It is a violation of the vehicle code to leave a vehicle, including a boat trailer, parked in one place on our streets for more than three days. The Association cannot enforce the state's vehicle code and suggests members who are concerned about specific situations with boat trailers parked for an inordinate amount of time call the California Highway Patrol at 530-582-7570.

At the request of members, we have checked with Placer County Department of Roads to ascertain where Dollar Point is on the repaving schedule. We were told there is no money in the budget for repaving at Dollar Point and that patching would be done as needed. We take the budget reference to mean this fiscal year's budget. Members who want more information can call Kevin Taber at the Department of Roads: 530-745-7595.

Before the next season, we hope to install a new camera at the beach for better security and images on our website. In addition, we hope to change the internet access to improve the signal strength so there will be better access to the internet at the beach. New umbrellas will be ordered to replace the old, worn out ones at the beach and they should be in place at the beginning of the season.

At the request of the tennis committee, we will have new windscreens at the lower courts to replace deteriorated screens and add some new ones for better coverage. The new screens will adequately protect the courts and players from the wind as best we can. The upper courts will get new screens when needed.

*May you all have a good winter at Dollar Point  
or wherever you happen to be.*



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## AdministrativeREPORT

*by Debbie Wolf*

The annual dues statements will be mailed to the membership after January 1, 2013. It is imperative that your contact information is kept current at our office at all times. Please call me or send an email with any updated mailing addresses or phone numbers. Your annual dues payment is payable on February 15th and will be assessed a \$250 late fee if not paid by March 31, 2013. In making on-line bank payments through Plumas Bank, it is necessary for you to refer to a Lot number or DPA property address in order for it to be credited properly.

The buoy lottery, rack storage application and beach boat storage application will be mailed in early February. If you do not wish to be on that mailing list, please notify me if you have not already done so. This will assist the Association in saving money in unnecessary postage and paper costs. Please provide all the required documents in the member's name in order to be a participant in the buoy lottery. The Association's buoy field and beach storage racks are for member's only – not renters of your property. Once again, the buoy lottery will be held at the end of March. You will be informed of your buoy assignment and rack storage assignments thereafter. For those of you who do not get your lottery choice in Drawing B, a waiting list will be maintained in the main office and you will be contacted if a buoy becomes available.

Regarding the kayak/canoe/paddleboard storage racks – only ONE watercraft is allowed in each storage spot at any given time. There were a few incidences this year where a paddleboard was placed on top of a kayak or canoe in the assigned space without going through the application process. This is NOT permitted. A paddleboard is considered a watercraft and must be treated the same as a kayak or canoe for storage. It requires the same fee and application process. Only two boats per Lot can be included in the application form. Regular audits will be performed throughout the storage season and any boats deemed “illegal” will be removed from the racks or the Dollar Point beach. Each boat is required to have a DPA lock and include a 2013 DPA boat sticker to be stored on the beach at any time.

All boats must be removed from the racks and the beach by November 15, 2013. There were a few not removed by the deadline date this year. Please make arrangements for removal at the end of the summer season if you do not plan to be in Dollar Point during the fall months. Storage over the winter is not permitted anywhere on the DPA facilities.

As always, feel free to call me at 530-583-4487 with any questions or concerns. Thank you for your cooperation. Happy holidays!

# 2013 ProFormaBUDGET

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

- The 2013 Pro Forma Budget, identifying the estimated revenue and expenses for 2013.
- A forecast of the Capital Reserve, which funds are used to construct new physical assets, both large and small, or to add operational infrastructure for new association services (e.g., membership directory, website).
- A forecast of the Replacement Reserve, which funds are needed to replace existing association assets estimated in the 30-year reserve replacement study completed in 2011. The estimated useful life of major asset classes and estimated future replacement costs are presented in a table below. The entire study is available for review at the association's office, 3000 N. Lake Blvd, Suite 4, Tahoe City, CA. 96145.

## 2013 PRO FORMA BUDGET

DUES OF	\$880
MEMBERSHIP OF:	524
<b>REVENUE</b>	
Dues and Late Fees	\$461,120
Transfer Fees	\$20,000
Buoy/Rack Income (- refunds)	\$91,200
Other Income	\$2,190
XFR to Capital Reserve	(\$51,300)
XFR to Replacement reserve	(\$97,288)
<b>TOTAL REVENUE (less Allocations to Reserves)</b>	<b>\$425,922</b>

<b>EXPENSES</b>	
<b>Staff</b>	
Office & Maintenance	\$67,750
Pool, Beach, Pier	\$128,533
Tennis Pro Contract	\$8,000
<b>Maintenance / Operations</b>	
Landscaping	\$41,508
Common Area Repairs	\$1,000
Tennis Repairs & Supplies	\$2,900
Pier/Beach/Buoy/Boat	\$19,500
Buoy Permits & Gov. Fees	\$14,000
Pool	\$18,750
HO Activities/Annual Mtg.	\$8,500
Insurance	\$16,000
Legal Fees	\$6,000
Office Expenses	\$5,300
Newsletter/Mailings	\$4,000
Rent	\$4,560
Accounting	\$9,000
Taxes, Fees, Licenses	\$4,337
Professional Fees	\$0
Maintenance Supplies	\$5,000
Webmaster	\$1,000
Security Contract	\$4,200
Miscellaneous	\$2,350
<b>Utilities</b>	
Electricity	\$4,300
Telephone	\$3,700
Natural Gas	\$4,500
Water & Sewer	\$21,100
Waste Disposal	\$5,800
<b>Contingency Amount</b>	<b>\$15,000</b>
<b>TOTAL EXPENSES</b>	<b>\$426,588</b>
<b>NET REVENUE/EXPENSES</b>	<b>(\$666)</b>

## CAPITAL RESERVE

Projected Balance as of 12/31/12	\$237,751
2013 Additions (and interest)	\$51,420
<b>Total</b>	<b>\$289,171</b>
Less forecast 2012 charges: landscaping; tennis windscreens	\$2,310
<b>Forecast Balance 12/31/13</b>	<b>\$286,861</b>

## REPLACEMENT RESERVE

Projected Balance as of 12/31/12	\$421,032
2013 Additions (and interest)	\$98,356
<b>Total</b>	<b>\$519,388</b>
Less forecast 2012 charges: Asphalt work; landscape repair; paint/stain buildings & fencing; tennis windscreens; beach and pier phone, internet and camera; gate locks	\$75,837
<b>Forecast Balance 12/31/13</b>	<b>\$443,551</b>

## Summary of the 2011 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	2-9	\$83,055
Roofs	21-24	\$19,221
Fencing	0-28	\$175,582
Amenities	0-24	\$475,641
Buildings int./ext.	0-20	\$85,471
Equipment & misc.	1-13	\$52,414
<b>Totals:</b>	<b>Total of 69 Items</b>	<b>\$891,384</b>

## 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 15<sup>th</sup> annually and shall be delinquent on March 31<sup>st</sup> 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 31<sup>st</sup>. Dues that have not been paid in full by December 31<sup>st</sup> 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.

# Pier and Beach

by Steve Snow

## COMMITTEE REPORT

The buoy fees were raised an additional \$100 per session this year in preparation of doing future major repairs to the pier. The fees will remain the same and not be raised in 2013. This summer there were minor repairs done on the pier to address safety issues. We hope to add many improvements in the near future.

A reminder to all boat owners is that the correct length for mooring lines is no longer than 12 feet in length. It has been noted that many mooring lines have been longer than they should be or undersized without proper clips or attachments. Incorrect length or placement of mooring lines can cause damage to other members' boats including your own. The Association is not responsible for boats coming off their mooring lines.

Another reminder is that scheduling of pier attendants is always weather permitting. There will be no assistance available in high windy conditions or during stormy weather.

Because of last year's vandalism, the beach and pier will be strongly monitored. Next year the security will be stronger and more vigilant. Do not leave any valuable items on your boats. If you witness any vandalism or attempted theft please report it to the office at 530-583-4487 immediately.

The "no dogs on the beach" rule will continue to be strictly enforced. You may take your dog on a leash to and from your boat but they are not allowed to be off leash on the pier or beach at any time. And, please do not leave your dog chained up and unattended outside the gates of the beach, tennis courts or at the pool when you are using the DPA facilities.

Finally, no smoking on the beach will also be enforced in the coming year. Please respect our staff members when they are doing their jobs by enforcing the Association's rules and regulations.

## DEFENSIBLE SPACE-This DOES mean YOU!

We are continuing our campaign for defensible space in Dollar Point. We all need to take action!

### A few basic steps we must take are:

**1) Rake your Pine Needles!** TRPA requires raking them in the Spring and letting them fall in the Fall.

**2) Thin your Trees!** Yes, Yes, Yes ~ you can remove trees on your property that are less than 14 inches in diameter without a permit. After the 2007 Angora fire TRPA increased the size from 6 inch trees to 14 inch trees. These are BIG trees and should be removed if they are within your 5 foot noncombustible zone or if they need to be thinned to create defensible space on your property.

**3) Trim low limbs and thin the brush!**

Low limbs and brush create "ladder fuels" allowing fire to travel along the forest floor and into the forest canopy.

*The Fall is a great time to cut, trim and clear!*

Please visit [www.tahoefiresafe.com](http://www.tahoefiresafe.com) for more information or request an inspection from our local fire department.

## Treasurer'sREPORT

by Steve Snow

### STATEMENT FOR 2013 PRO FORMA BUDGET

The good news is the Board has voted to maintain the dues at the current level with no increase for 2013. Also, the fiscal health of the Association has improved in the past year, especially the funding of our operations in our second year of "in house" management. Due to the monthly reporting by Debbie Wolf, our Office Manager, to the Board of all Association revenue and expenses, the Board is able to keep close track of our fiscal resources and how they are used. There is no bad news.

Our replacement and capital reserve accounts successfully funded in this past year the new construction of the pool liquid chlorine storage space, the concrete replacement at the pool where tree roots had damaged the walkways, and the purchase and installation of a new winter pool cover to replace the old one, which had become torn and needed new anchors as well.

In 2013 we plan a number of projects scheduled by the Replacement Reserve Study for 2013 and some for 2012, which were

deferred. In addition, we plan projects from the Capital Expenditure Reserve to continue to improve our infrastructure and facilities. It is only because the Replacement Reserve Account and the Capital Expenditure Account have been and continue to be adequately funded over the years that we can continue to replace parts of our infrastructure as well as add to the facilities with no dues increase.

The replacement and capital projects, 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 Expenditure Reserve are all summarized adjacent to the 2013 Pro Forma Budget, which details our expected revenue and operating expenses.

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