

dollar point

# Observations

The official publication of the Dollar Point Association

WINTER 2013/14

## President's REPORT

by Mitch Packard

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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**

PO Box 1490

Tahoe City, CA 96145

530-583-4487 • fax 530-452-2382

email: [info@dollarpoint.org](mailto:info@dollarpoint.org).

Another great year is coming to a close in Dollar Point! Your Board of Directors has worked long and hard to ensure that Dollar Point continues to run smoothly and look as good as ever. Here's a brief list of the improvements, maintenance items, and current status of various areas and projects that we have worked on during the year:

**Pool and Upper Tennis Area:** This year we replaced the aging sprinkler system for the pool lawn area, repaired and repainted the perimeter fence and made several other maintenance and landscaping enhancements. Our pool expert, Toot Joslin, has informed the Board that our aging pool is still functioning well but may need some major repairs in the next few years.

**Beach and Pier:** We are underway with the pier project, which will improve its look and usability dramatically (see the detailed article in this newsletter). The pathway to the pier and the retaining wall near the bathrooms are being repaired and we also cleared out quite a few trees and some brush near the barbecue area for defensible space purposes (fire prevention). Trees and brush do keep on growing, so we will be doing more ongoing clearing for defensible space purposes in the spring. We are also planning on having a new paddleboard storage rack in place by this spring.

**Dollar Point Entry:** At last summer's AGM (Annual General Meeting), and at two prior Board meetings, a concept for a new entryway was proposed. After much consideration, the board voted not to pursue that proposal due to cost and feasibility issues. However, the board realizes that the existing entry was built some time ago (in the 60's or 70's) and the idea of an updated entryway is definitely worth exploring. There are several factors to consider: cost, necessary permits from the various agencies involved, and above all, the desires of the Dollar Point membership. The process may take some time but we will keep everyone posted on our progress.

**Employees and Staff:** As we enter our third year of "in house" management, things seem to be running very well. We've had many compliments regarding our recreation staff run by Kerry Bannon and Carrie DeMange, and we think they get better and more efficient at handling the staff and our recreation areas every year. Several owners have come forward to compliment the look of landscaped areas near the pool and tennis courts. That credit goes to our landscaping contractor, Peak Landscape. The landscaping around the upper pool area in particular, is simply beautiful – probably the best it's been in

years. The Board recently renewed Peak Landscape's annual contract for the next three years.

As the Dollar Point facilities get older and require more maintenance and repair, our budget gets a bit "tighter" each year. While we do not anticipate a dues increase at this time, please be aware that it will need to happen at some point. The Board works very hard to keep costs (and therefore dues) down as low as possible while still maintaining our beautiful area in a first class manner. Working with income and expenditures in an association like ours is definitely a balancing act. As you can see by the enclosed Pro Forma Budget, our treasurer, Pat Cala, with the help of our past president (and past treasurer) Andy Schaefer, have put in lots of time and effort keeping the Association's finances in order.

I'd like to acknowledge and thank the current members of the Board who spend countless hours working on behalf of the Association and certainly make my job as President much easier: Pat Cala, Doug Greenwood, Steve Owles, Steve Snow, Lynn Thompson, and Carol Wilmar. No President Report would be complete without acknowledging the job done by our Office Manager, Debbie Wolf. She really is the one person who keeps everything functioning smoothly for the Association, handling everything from the buoy lottery and kayak rack assignments to details regarding the pool staff, and arranging fixes for the myriad of small repairs that come up. A big "Thank You" also needs to go out to the Dollar Point Homeowners who are not on the Board but routinely help us with various projects and issues: Dean Headley, Sky Richardson, and Lud Spolyar, just to name a few.

*We wish all of you a wonderful holiday season  
and a healthy and prosperous New Year!  
And, of course, Pray for Snow.*



# Pier and Beach

## COMMITTEE REPORT by Steve Snow and Steve Owles

As presented at the DPA Annual Meeting, the major repairs and improvements to the Dollar Point pier have started. We are hopeful to see all the work completed before winter sets in. For the benefit of those who may not know what is being done, these improvements include adding floating landings on both sides and the end of the pier. These landings and ramps will be adjustable. The stairs to the lake have been removed on both sides. With these changes, entering and exiting boats (especially the buoy boat) will be much easier and safer. Painting the pier pilings will be included in this project.

Additionally, we plan to make needed repairs to the pathway to the beach and to make repairs to the retaining wall between the BBQ area and bathrooms. This work will take place in the spring. In response to the numbers of stand-up paddle boarders and their excitement for this fairly new sport, we are adding rental storage racks to safely secure up to 40 paddleboards. This will be located next to the kayak racks where we have allowed beach boat storage in the past years for laser sailboats, etc. There may no longer be beach boat storage available. The paddleboards will need to be securely locked with a new lock system that will be required due to past incidents. All rack storage spaces will continue to be monitored throughout the summer/fall season, and the watercraft is required to be removed from the beach by November 15th each

year for the winter. As always, a DPA lock is required for storage. If you fail to purchase a DPA lock and choose to use your own lock, the lock may be cut. Once you purchase a DPA lock, it belongs to you, and you do not need to replace it each year.

All kayaks, canoes and paddleboards MUST go through the application process and be approved for storage or it will be subject to fines and removal from the DPA property. For those of you who rent your homes, it is your responsibility as the DPA member to make sure all renters are aware of the rules, and you will be responsible for any mis-use of the facilities or violations of the rules by your renters. The storage racks and buoy field are for MEMBERS ONLY, not renters, and not for commercial use.

A few buoy boats remained in the buoy field after the deadline date this year. This resulted in a delay of removing the buoy heads from the lake for winter storage which is required by our State Lands Lease and the TRPA for our particular buoy field. The Board is currently reviewing the policy for those who ignore or break the rules and could result in a monetary fine or exclusion in the following year's buoy lottery or use of the storage racks.

We have noticed throughout the year, the beach gate continues to be left propped open with rocks. If you see this, please remove the rock immediately and close the gate properly. The gate closure gets compromised when it is propped open for any length of time, resulting in costly repairs. Also, it then encourages non-members to access the property and perhaps result in vandalism or theft.

Once again, we thank you for your cooperation and ask that you treat staff with respect at all times during your interactions in the buoy field, on the pier and beach, and at any other DPA facility.

## How YOU CAN HELP with DEFENSIBLE SPACE

We want to thank those of you who have taken steps to provide defensible space around your homes. As you know, this is an important project and requires all of us to chip in!

There are many free resources available to us in North Lake Tahoe to learn about creating defensible space around our properties and to help us get it done. The North Tahoe Fire Protection District provides many services including: inspections at your home, rebates, curbside chipping and green waste removal. The website is full of information and we encourage you to take a look at [www.ntfire.net](http://www.ntfire.net). Their phone number is 530-584-2322.

The TRPA encourages the use of defensible space, tree removal, and erosion control to help make our community safer and to improve the clarity of Lake Tahoe. You can also visit [www.tahoefiresafe.com](http://www.tahoefiresafe.com) for additional information for defensible space and erosion control measures which are required for your Tahoe home.

*Some of the most important steps you can take are:*

**1. Thin your Trees!** 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. Lakefront homes are subject to special requests and permits. Request an inspection from the local fire district to find out if you need any trees removed.

**2. Trim Low Limbs and Thin Brush** Low limbs and brush create "ladder fuels" allowing fire to travel along the forest floor and into the forest canopy. Manzanita is highly flammable and should be thinned and cleared where possible.

**3. Rake your Pine Needles** Let them fall in the Fall, but rake them in the Spring.

**4. Maintain a Non-Combustible Zone around your Property** Keep a five foot fire-safe buffer free of combustible material around your structures.

*Thank you for doing your part!*

## Treasurer's REPORT

As a newly elected member of the Dollar Point Association Board of Directors, I am very excited to continue in the path of my predecessors in maintaining the fiscal health of our Association for the benefit of all of our members.

As our Pro Forma Budget for 2014 (included in this newsletter) shows, we have been able to meet all of our immediate needs without increasing the dues for 2014.

Our replacement and capital reserve accounts successfully funded in this past year the beach path work and retaining wall, the pier project and the paddleboard storage. In 2014 we plan a number of projects scheduled by the Replacement Reserve study for 2014. In addition, we plan projects in the future from the Capital Expen-

## STATEMENT FOR 2014 PRO FORMA BUDGET by Pat Cala

diture 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 that we can continue to replace parts of our infrastructure and facilities. It may be necessary in the near future to see a small increase in dues to continue to be able to afford these expenses without reducing funds in the operating account which pays our normal day-to-day operating expenses.

Three years ago we changed to "In House" management with Debbie Wolf as our office manager (among other responsibilities). This proved to be very successful, as with Debbie's help, the board has been able to be constantly informed of our income and expenses – most important during our peak season!

# 2014 ProFormaBUDGET

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

- The 2014 Pro Forma Budget, identifying the estimated revenue and expenses for 2014.
- 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.
- 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 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.

## 2014 PRO FORMA BUDGET

<b>DUES OF</b>	<b>\$880</b>
<b>MEMBERSHIP OF:</b>	<b>524</b>
<b>REVENUE</b>	
Dues and Late Fees	\$461,620
Transfer Fees	\$20,000
Buoy/Rack Fees (- refunds)	\$93,200
Other Fees	\$2,355
XFR to Capital Reserve	(\$12,500)
XFR to Replacement reserve	(\$113,391)
<b>TOTAL REVENUE (less Allocations to Reserves)</b>	<b>\$451,284</b>

<b>EXPENSES</b>	
<b>Staff</b>	
Office & Maintenance	\$70,000
Pool, Beach, Pier	\$145,845
Tennis Pro Contract	\$8,000
<b>Maintenance/Operations</b>	
Landscaping	\$42,626
Assoc. Prop. Repairs	\$1,000
Tennis Repairs & Supplies	\$2,900
Pier/Beach/Buoy/Boat	\$18,500
Buoy Permits & Gov. Fees	\$13,000
Pool	\$20,000
HO Activities/Annual Mtg.	\$8,500
Insurance	\$15,000
Legal Fees	\$6,000
Office Expenses	\$2,525
Newsletter/Mailings	\$5,600
Rent	\$4,560
Accounting	\$8,000
Taxes, Fees, Licenses	\$4,500
Professional Fees	\$0
Maintenance Supplies	\$3,500
Webmaster	\$1,000
Security Contract	\$4,000
Miscellaneous	\$1,700
<b>Utilities</b>	
Electricity	\$6,900
Telephone	\$4,750
Natural Gas	\$6,900
Water & Sewer	\$21,000
Waste Disposal	\$5,400
<b>Contingency Amount</b>	<b>\$19,000</b>
<b>TOTAL EXPENSES</b>	<b>\$450,706</b>
<b>NET REVENUE/EXPENSES</b>	<b>\$579</b>

## CAPITAL RESERVE

<b>Projected Balance as of 12/31/13</b>	<b>\$249,015</b>
<b>2014 Additions (and interest)</b>	<b>\$12,626</b>
<b>Total</b>	<b>\$261,641</b>
<b>Less forecast 2014 charges:</b>	<b>0</b>
<b>Forecast Balance 12/31/14</b>	<b>\$261,641</b>

## REPLACEMENT RESERVE

<b>Projected Balance as of 12/31/13</b>	<b>\$477,232</b>
<b>2014 Additions (and interest)</b>	<b>\$114,277</b>
<b>Total</b>	<b>\$591,509</b>
<b>Less forecast 2014 charges:</b> Repairs to tennis courts, nets and fences	<b>\$22,240</b>
<b>Forecast Balance 12/31/14</b>	<b>\$569,269</b>

## Summary of the 2011 Reserve Study

<b>Component</b>	<b>Remaining Estimated Useful Lives (years)</b>	<b>Future Estimated Replacement Cost</b>
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
Study Omissions	1-25	\$75,750
<b>Totals:</b>	<b>Total of 76 Items</b>	<b>\$967,500</b>



## Pool & Social

### COMMITTEE REPORT

by Carol Wilmar

I'm delighted to report that the summer of 2013 was one of the best we've ever had. Thanks to Kerry Bannon, Carrie Demange and their terrific staff we all had a wonderful time at the pool. Our regular activities were well attended. Members enjoyed the lap swim, lessons, arts and crafts, library, family barbecues and fun Fridays. It has been suggested that the number of family barbecues be increased next year due to the popularity of the evenings this year, so we shall see!

Those of us who attend water aerobics were very pleased with our new instructor, Loren Chorey. She is a former head of water fitness at Del Web, and she gave us a totally professional workout. We all SWEAR we lost inches, so we hope to see Loren and more participants next year!

Thanks to the staff, the special events went off very smoothly. We received many compliments on the Fourth of July Carnival, and the 6th annual Art and Wine evening turned out to be the best yet. Member turnout was fantastic, and special thanks go to the staff and caterer for organizing the wine bar and making sure everyone had a chance to sample the wonderful appetizers. Several of the artists expressed their gratitude to the association for the exposure that we give the North Tahoe Artour every summer.

Summer seems a distant memory as we all eagerly scan the sky for snow clouds, but your committee is always eager to hear any ideas or suggestions for events that we can start working on for 2014. Happy Holidays!



**Dollar Point Association**  
PO Box 1490  
Tahoe City, CA 96145

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## Office ManagementREPORT

*by Debbie Wolf*

We have completed another successful recreation season at Dollar Point. Thank you to all members who have given us so many positive compliments as to our great staff and beautiful facilities. The 2013 season went very well with minimal hiccups and we love to hear your positive comments. But, with that said, we welcome any feedback to make things even better in 2014! Your Board of Directors has accomplished a lot this year and will continue to work hard on your behalf.

I'm very excited about our new paddleboard rack system. This will hopefully be available at the beginning of next season and will take a lot of pressure off the kayak racks and allow more storage spaces to be available. I can't urge you enough, however, to make sure your kayaks, canoes and/or paddleboards are secured properly at all times! Do not leave personal belongings such as lifejackets or paddles lying around by the racks or you will be subject to theft. And, as always, make sure your stored watercraft has gone through the application process or it will be subject to fines and removal.

The 2014 buoy lottery and storage rack application will be mailed out in early February. Those of you who opted out of this mailing will not receive one in the mail. You will have to contact me ahead of time if you wish to opt back in. Also, if you have not opted out and you wish to do so, please let me know right away as well. This will save the Association in paper costs and postage if

you do not need to receive this application packet.

The 2014 dues will remain the same in the amount of \$880. Your dues statements will be mailed in early January and the dues are payable by February 15th and considered delinquent if not paid by March 31st. In past years I have made courtesy phone calls to alert members who have not paid their dues prior to March 31st; however, please note that I am not obligated to do so, and time may not permit courtesy calls in the future. Please mail your dues payment in time to avoid a \$250 late fee after March 31, 2014.

There will no longer be a member directory available on the website and the Board does not plan to produce one at any time in the near future. The Board voted to keep the membership contact information private. Please make sure your contact information is current at all times with the office, not only for mailing purposes, but in order to contact you in an emergency situation.

There were only a few bear break-ins reported this year in our subdivision. Hopefully they are getting ready to hibernate for the winter, but as always, be sure your home is bear safe. It is not a good idea to leave food in your refrigerator or out in the garage during your absence.

Thank you for all your support through the years. I continue to enjoy serving the Dollar Point membership. Please contact me with any questions and concerns. Have a joyous holiday season!