

Observations

The official publication of the Dollar Point Association

WINTER 2016/17

INSIDE

Defensible Space

page 2

Dogs

page 2

Pool Report

page 2

Treasurer's Report

page 2

2017 Budget

page 3

Annual Dues

Buoy/Kayak/ Paddleboard Application

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.



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President's REPORT

by Steve Owles

As another great summer season comes to an end at Lake Tahoe and Dollar Point it is time to look ahead to next year. Here is news from the Board and the projects and issues we are looking at:

Staffing: Overall, we had another great crew but in some areas things did not run as smoothly this year as they have in past years. This was especially true with the beach and pier and we recognize the need to bring about change. The Board feels, as the Association Manager, Debbie needs to be out of the office spending more time with the staff and monitoring the facilities. However, when it is the busiest, Debbie's office work load prevents her getting out of the office. To free up some of Debbie's time we have added Tracy McKean to the office staff. Tracy is a Dollar Point resident, works part time as needed and is a great addition to the Dollar Point team. Additionally, we will be working over the winter to evaluate and adjust our staffing requirements as required.

Landscaping: Our landscape contractor, Peak Landscape does an excellent job. The common areas around the pool and tennis courts, both inside and outside, have never looked better. The same cannot be said for the lawn and area around the lower tennis courts and entrance to the beach. The lawn in this area is difficult to maintain and we have asked Peak to quote us on removing the lawn, replacing it with something easier to maintain. At the same time, we've asked them to quote us on "dressing up" the rest of the beach entrance and lower tennis court areas. Dollar Point resident, Sky Richardson, has developed a very workable plan. Besides helping us with these types of projects, Sky takes a very active role in the continued improvement and maintenance of the Dollar Point grounds. Thank you to Sky for your work.

Beach and Pier: The most significant and noticeable project at the beach this year was the realignment and addition of more umbrellas. With them equally spaced, in a straight line without mounds of concrete sticking out of the sand, it is a significant improvement. While not an upgrade or improvement we can see, we had to replace the water line to the beach area. It was a big expense but we had no choice. The old line was leaking badly and could not be repaired so our only option was to install a new line. This required a permit from TRPA. While performing onsite inspections of the project by TRPA, the inspector found Dollar Point to be in violation of the law and issued us a cease and desist

order. The order was not for the water line project but rather for "unauthorized beach raking and structures in the shorezone". The beach raking issue means stop raking immediately and the unauthorized structures (the kayak and paddleboard racks) to be removed from the shorezone by 11-1-2016. We immediately involved Jan Brisco, our consultant for TRPA issues. Through Jan's interaction with TRPA we have been granted an extension while Jan continues to work with TRPA on our behalf. She believes the beach raking issue can be taken care of by submitting a "beach raking plan" to TRPA. However, the racks are another issue. According to Jan, for TRPA "paddle craft storage is a major issue around the lake". She has asked TRPA to "defer the compliance discussion so that there can be a fair and consistent approach developed lake wide". Because the storage rack issue is not unique to Dollar Point, we can only hope TRPA would take this approach. For the time being we've done all we can to appease TRPA and will just have to see how it plays out. Stay tuned!

One other project we hope to undertake in the spring is to reclaim the badly eroded area to the right of the pier. However, because the area lies in the TRPA shorezone and the erosion comes from the TCPUD storm drain, we need assistance and permits from both TRPA and TCPUD, it could end up being one of those long drawn out projects. No matter, we'll see what we can do.

Member Survey: From time to time, issues arise that the Board feels it necessary to ask for input from the Association members. This is one of those times and we are working on a survey questionnaire to be distributed to the membership. We cannot yet commit to a date when we'll get it out, but please, when you receive it, please participate.

Finally, I would like to thank and acknowledge our current Board for the time and energy they all put into managing the affairs of the Association: Pat Cala, Pete Newell, Debbie Nicholson, Mitch Packard, Pat Tweedy and Carol Wilmar. Also, thanks to Dean Headley for his valued advice and counsel. Then of course, I need to acknowledge Debbie Wolf, who as the Association Manager wears a lot of hats and just gets things done!

DefensibleSPACE

by Carol Wilmar

For those of you who might not have heard, Dollar Point got a wake-up call last July. A fire broke out in a house on Tahoma Ave. and sprayed out onto the roof. Fire chief Michael Schwarz was on the team that fought the fire, and he said we had an incredibly close call. Had the fire jumped to surrounding trees, we could have had a crown-fire disaster. Ron Carlson from the Tahoe City Fire Department spoke at our annual meeting on July 30th. He said it is urgent that all owners create defensible space around their houses. Yards and roofs should be clear of pinecones and needles, manzanita should be cut back, and trees should be trimmed to 10 feet away from the house. It was also pointed out that many Dollar Point homes do not have visible house numbers. The fire department responds to address numbers. If these can't be seen, help can be delayed. This is an easy and cheap fix, so please check your house numbers from the street.

Ron also encouraged members to report any neighboring houses that present a danger in case of a fire. It is a rather long process, but the fire department is becoming much more proactive in finding and citing people who don't care for their property, and your help is needed. The department will come and inspect if they are called.

Close call last July on Tahoma Avenue

If any members would like to join a group to promote defensible space in Dollar Point, please contact me, Carol Wilmar. No meetings and not much work! As long as you reside in your home occasionally during the year, you can help keep our community safe. We already have some volunteers, so join us!

DOGS and Dollar Point

Let's Keep Winter White

A movement which started in Tahoe Donner, by Christina Nemece, to keep the Tahoe Basin streets clean of dog feces is being adopted by some of the residents in Dollar Point. Dog feces being left on the street, either "au natural" or left in a plastic bag has become a real problem in the area. "People think, *Oh it's just nature and I can just leave it* but with more and more people living here, it's a big problem" said Nemece. The problem being, with the lack of ability to have public trash cans on every corner, the amount of waste which is left behind is growing and this waste, which can carry disease-causing microbes, then can get washed into Lake Tahoe and other regional waters.

Nemece's solution is simple. A magnet which can be placed on a bear box by the homeowner which gives dog walkers permission to deposit properly sealed bags into it. These "Dog Waste OK" magnets are available for one dollar, the cost it takes to produce them, at a few local retailers. The Dollar Point Association has acquired a limited supply of the magnets and have them available in our office for our members to pick up, or if you would like us to place one on your bear box for you please email us permission to do so. By working together we can help keep our little corner of Lake Tahoe pristine and white this winter. There are Mutt Mitts available at the pool and beach facilities for your convenience.

Remember the Leash Law

Please remind your family members, friends, and renters of your home that Placer County ordinance requires that if a dog is off its owner's premise, the dog must be on a leash or in an adequate enclosure, so keep your dog(s) on leashes when walking in the neighborhood. And, please do not ever leave your dog(s) unattended outside the pool or beach areas. Thank you for your cooperation!



Dog Waste OK

Free magnets available. Contact the office.

PoolREPORT

by Carol Wilmar

Summer just flew by this year! Our new pool and furniture were well broken-in by members and guests. All of our events, the 4th, Art and Wine, and the Annual Meeting, went very smoothly thanks to our wonderful pool staff. Fun Fridays were very successful, and we tried a couple of ice cream socials (with face painting) which were enjoyed by the guests who attended.

Some members have expressed the desire for a pool chair lift for disabled guests, and I am happy to report that the Board approved the purchase of the lift at the last meeting. Our contractor has recommended one, which should be installed by next summer. In the meantime, pray for snow, and we'll see you at the pool next year!

Treasurer'sREPORT

by Pat Cala

I am pleased to report that 2016 has been a very successful year financially. Our net income is more than we anticipated, mainly due to transfer fees (fees paid when homes are sold) and initiation fees (new association members). Thus it has been decided that we do not need to increase dues for 2017. They will remain at \$880.

Our Replacement Reserve account saw very little activity this year. We had to replace the water line at the beach. We also replaced the windscreens at the upper tennis courts and made some improvements to our landscaping. So that account is well funded for future needs.

No monies were paid out of the Capital Reserve account so that account is also adequately funded. The balances and expected activities for both of the Reserve accounts along with our operating budget for 2017 are shown at right. Please take the time to review them.

2017 Operating BUDGET

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

- The 2017 Operating Budget, identifying the estimated revenue and expenses for 2017
- 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, updated in 2014, 2015, and 2016. The estimated useful life of major asset classes and estimated future replacement costs are presented in the table below. The entire study is available for review at the association's office, 3000 N. Lake Blvd., Suite 4, Tahoe City, CA 96145.

2017 OPERATING BUDGET

DUES OF	\$880
MEMBERSHIP OF:	526
REVENUE	
Dues	\$462,800
Initiation/Transfer Fees	\$55,000
Buoy/Rack Income less refunds	\$96,550
Other Income	\$4,075
XFR to Capital Reserve	(\$12,500)
XFR to Replacement reserve	(\$133,402)
TOTAL REVENUE (less Allocations to Reserves)	\$472,603

EXPENSES	
Staff	
Office & Maintenance	\$82,500
Pool, Beach, Pier	\$150,000
Tennis Pro Contract	\$8,000
Maintenance/Operations	
Landscaping	\$54,558
Recreation Area Repairs	\$1,000
Tennis Repairs & Supplies	\$1,000
Pier/Beach/Buoy/Boat	\$15,000
Gov. Fees (TRPA,SLC,DMV)	\$1,750
Pool	\$20,000
HO Activities/Annual Mtg.	\$11,000
Insurance	\$28,000
Legal Fees	\$7,000
Office Expenses	\$3,165
Newsletter/Mailings	\$7,000
Rent	\$4,560
Accounting	\$8,000
Taxes, Fees, Licenses	\$4,800
Professional Fees	\$1,500
Maintenance Supplies	\$3,500
Webmaster	\$500
Security Contract	\$3,500
Miscellaneous	\$1,900
Utilities	
Electricity	\$6,900
Telephone	\$6,400
Natural Gas	\$6,000
Water & Sewer	\$20,000
Waste Disposal	\$4,000
Contingency Amount	\$10,000
TOTAL EXPENSES	\$471,533
NET REVENUE/EXPENSES	\$1,070

CAPITAL RESERVE

Projected Balance as of 12/31/16	\$268,458
2017 Additions (and interest)	\$12,578
Total	\$281,036
Less forecast 2017 charges:	\$0
Forecast Balance 12/31/17	\$281,036

REPLACEMENT RESERVE

Projected Balance as of 12/31/16	\$626,635
2017 Additions (and interest)	\$133,448
Total	\$760,083
Less forecast 2017 charges: Paving, Painting, Landscaping, Retaining Wall and Equipment	(\$109,343)
Forecast Balance 12/31/17	\$650,740

Summary of the 2016 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	1-18	\$94,998
Roofs	17-22	\$21,606
Fencing	1-14	\$196,199
Amenities	0-27	\$811,337
Buildings int./ext.	1-20	\$87,986
Equipment & misc.	1-19	\$111,940
Totals:	Total of 96 Items	\$1,324,066

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, which include the amounts set aside for the reserves. 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 \$50 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) gate cards. Extra cards are not available.



Dollar Point Association
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Member REMINDERS & INFO

2017 Annual Dues

The 2017 annual dues remain at \$880. Invoices will be mailed after the first of the year. Please do not send your payment until you receive the invoice with the return mailing envelope to Plumas Bank. If you have changed your mailing address, please inform Debbie as soon as possible at info@dollarpoint.org or 530-583-4487. Dues must be paid in full prior to March 31 to avoid incurring a late fee of \$250.00.

The Condition of Dollar Point Roads and Placer County

Each year at the annual meeting members ask the DPA Board what can be done about the poor conditions of the Dollar Point subdivision roads. We all know that they are in need of repaving, not just periodic pothole and crack repairs. At this time the County has no plans to repave the roads and is unwilling to make a commitment as to when that will take place. If you would like to express your feelings to the County regarding the Dollar Point road conditions, you may go to www.placer.ca.gov/departments/works/roadmaintenance and click on the link under "Let Us Know-Have a road problem?" to access a form to do so.

2017 Buoy Lottery Kayak/Paddleboard Rack Storage Application

The application packet will be mailed in mid-February to those who have requested it, and all completed applications and required documents need to be postmarked or delivered by Friday, March 17. Buoy applications received after that date will not be eligible to be included in the lottery and will be placed at the end of the waiting list. The buoy lottery will be held on or about April 1, 2017. Due to popular demand for kayak and paddleboard space we may need to hold a lottery for rack space as well. It is more important than ever to get your kayak and paddleboard applications in by Friday, March 17. If you have any questions please contact Debbie at 530-583-4487 or you can email her at [email: info@dollarpoint.org](mailto:info@dollarpoint.org).

All watercraft currently stored on the beach racks must be removed **NO LATER THAN** November 1. Thank you for your cooperation.