

dollar point

Observations

The official publication of the Dollar Point Association

WINTER 2018/19

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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 Sara Barnes by phone at 530-583-4487 or by email: info@dollarpoint.org.



Dollar Point Association

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President's REPORT

by Pat Tweedy

Hello Members of the Dollar Point Association! I am happy to be providing this report for the first time since becoming President of the Association.

As in the past, you have a dedicated Board that is already working hard on several issues that are likely important to you. We welcome and look forward to your input.

The walls on Dollar Drive as you enter our neighborhood from Highway 28 that announce "DOLLAR POINT" need repairing and sprucing up. We are also looking into the prospect of adding solar lighting to make our entrance more visible.

We are considering the feasibility of building a retaining wall at the toe of the hill that runs up from the beach near the kayak racks. This may give us needed extra beach space. We are also considering creating a picnic area at the top of this hill (below the existing perimeter fence.) These projects would allow our members extra room to enjoy our beautiful lake views.

We have convened an Access Control Committee to discuss access issues related to the beach, pool and tennis courts. The mission statement of the committee has been established as the following: "To optimize the membership's enjoyment of DPA's facilities by controlling access to the beach, pool, and tennis courts." We are experiencing greater use of our facilities and crowding-- especially during the month of July. We are currently looking at other associations and how they control access. We would love to hear your ideas too.

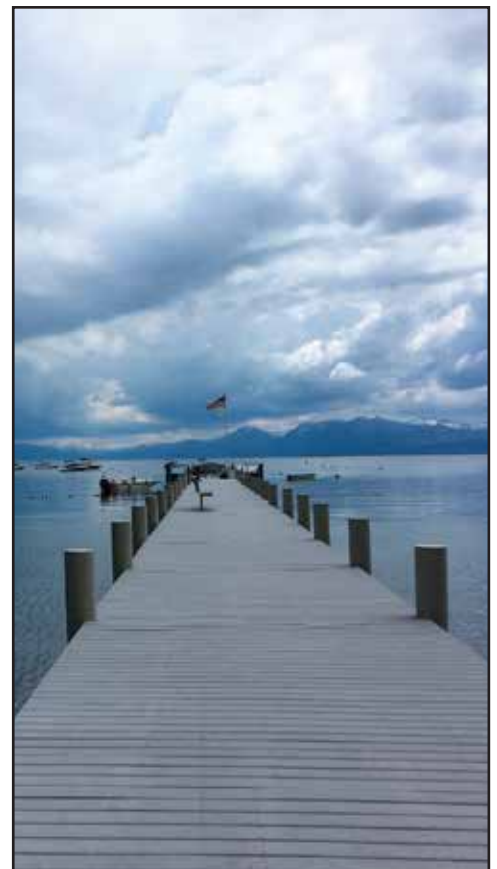
We are working on getting a new security gate at the pool and that will be ready for you in the spring too.

Our bathrooms at the beach have been painted inside and stained outside and should be very nice for all of you when we re-open in May. We continue to get reports that beach users are propping the gate open. Please do not do this and if you see the opened gate, please close it.

We are looking into the possibility of expanding our buoy field.

We are committed to encouraging Dollar Point homeowners to put their address numbers on their homes and bear bins in conspicuous and visible places. If you have a medical emergency, seconds and minutes can save a life. Help first responders find you. Put your street number on your bear box and home.

All Board members' contact information is on the website. We want your input and suggestions. We encourage your participation. Please let us hear from you.



Note from **North Tahoe Fire**



Can We Find You?

Fire, ambulance, and police personnel need to be able to locate you quickly when you call. Address numbers must be displayed on your house (4 inch minimum size) and readable from the street. If you have a long driveway, post your house numbers at the end of the driveway as well so that they are visible both ways coming down the street. This can be done on your bear bins.

Treasurer's REPORT

by Pat Cala

We have experienced another wonderful summer at Dollar Point mainly due to the wonderful staff at the pool and the beach.

A year ago, the Board of Directors asked our Association Manager, Sara Barnes, to hire the best staff that she could put together. In order to do that we had to be competitive with all of the other associations on this part of the lake. That meant raising pay rates from prior years for our employees. It has been the general consensus that we have had the best staff ever! Since we plan to continue on this path, we have found it necessary to increase Association dues for next year by \$100. So dues next year will be \$980.

This increase is certainly reasonable since our dues have not been raised for 8 years (since 2010). In that time period the minimum wage has increased by 37.5% and the cost of living has increased in the past ten years by 16.63% while the increase in our dues is only 11.37%. These increases, along with the shortage of available housing in the area, mean that we must be very competitive in order to hire the best employees

On another point, we have made some beautiful improvements in our facilities. We now have a very exciting new playground which the children (and a few adults) appear to enjoy tremendously. At the beach we painted the bathrooms and the retaining wall and replaced the Boston Whaler. We also replaced our pool vac (to keep our beautiful pool shiny clean), and the pergola at the main entrance, along with several other small improvements. All of these expenses were paid from the Replacements Reserve Account which is still adequately funded.

There was no activity in the Capital Reserve account this year and that account is also adequately funded.

The 2019 Operating Budget and Reserve Account balances are contained in this newsletter. Please take time to review them.

It is a pleasure to work with the Board of Directors and Sara Barnes, our Association Manager, to oversee the financial stability of Dollar Point Association while maintaining a beautiful recreational facility.

PLACER COUNTY Citizen Alert System

All public safety agencies in Placer counties have partnered to have a state of the art community notification system to alert residents about emergency events and other important public safety information. This system provides you with critical information quickly in a variety of situations, such as severe weather, unexpected

road closures, missing persons and evacuations of buildings or neighborhoods.

To sign up visit:

www.placer.ca.gov/departments/sheriff/citizenalert

For additional questions email:

placeralert@placer.ca.gov

2019 Operating Budget and Information

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

- The 2019 Operating Budget, identifying the estimated revenue and expenses for 2019.
 - 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 2018.
- 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.

2019 OPERATING BUDGET

DUES OF	\$980
MEMBERSHIP OF:	530
REVENUE	
Dues	\$519,400
Initiation/Transfer Fees	\$70,000
Buoy/Rack Income less refunds	\$98,000
Other Income	\$2,100
XFR to Capital Reserve	(\$12,500)
XFR to Replacement reserve	(\$133,402)
TOTAL REVENUE (less Allocations to Reserves)	\$543,598

EXPENSES	
Staff	
Office & Maintenance	\$73,000
Pool, Beach, Pier	\$210,000
Tennis Pro Contract	\$8,000
Maintenance/Operations	
Landscaping	\$64,558
Recreation Area Repairs	\$0
Tennis Repairs & Supplies	\$700
Pier/Beach/Buoy/Boat	\$17,800
Gov. Fees (TRPA,SLC,DMV)	\$2,000
Pool	\$29,000
HO Activities/Annual Mtg.	\$13,000
Insurance	\$28,000
Legal Fees	\$10,000
Office Expenses	\$3,400
Newsletter/Mailings	\$8,200
Rent	\$4,560
Accounting	\$5,800
Taxes, Fees, Licenses	\$4,800
Professional Fees	\$0
Maintenance Supplies	\$4,500
Webmaster	\$200
Security Contract	\$4,200
Miscellaneous	\$3,400
Utilities	
Electricity	\$5,700
Telephone	\$4,800
Natural Gas	\$3,000
Water & Sewer	\$19,000
Waste Disposal	\$4,500
Contingency Amount	\$10,000
TOTAL EXPENSES	\$542,118
NET REVENUE/EXPENSES	\$1,480

CAPITAL RESERVE

Projected Balance as of 12/31/18	\$289,067
2019 Additions (and interest)	\$12,578
Total	\$301,645
Less forecast 2019 charges:	\$0
Forecast Balance 12/31/19	\$301,645

REPLACEMENT RESERVE

Projected Balance as of 12/31/18	\$762,122
2019 Additions (and interest)	\$133,447
Total	\$895,569
Less forecast 2019 charges: Tennis Courts, Landscaping, Play Equipment and Miscellaneous	(\$112,560)
Forecast Balance 12/31/19	\$783,009

Summary of the 2019 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	0-15	\$103,217
Roofs	16-21	\$21,599
Fencing	1-13	\$206,145
Amenities	0-26	\$726,529
Buildings int./ext.	0-19	\$89,416
Equipment & misc.	1-8	\$122,873
Totals:	Total of 96 Items	\$1,269,799

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 are \$980.00 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
PO Box 1490
Tahoe City, CA 96145

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Member REMINDERS & INFO

2019 Annual Dues

The 2019 annual dues are \$980.00 this year. 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 Sara Barnes 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.

2019 Buoy Lottery and Kayak/Paddleboard Rack 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 by Friday, March 15, 2019 to be eligible for the lottery. **Please note, if you received the application last year, you will be automatically included in the following year's mailing.** The buoy lottery will be held on or about March 29, 2019. Due to popular demand for kayak and paddleboard space we will likely need to hold a lottery for rack space as well. If you have any questions please contact Sara Barnes at 530-583-4487 or by email: info@dollarpoint.org.

