



## Dollar Point Association

*Mailing Address:*

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Tahoe City, CA 96145

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170 Observation Dr

Tahoe City, CA 96145

# 2019-2020 Winter Newsletter

## President's Message

*By: Pat Tweedy*

Dear Members of the Dollar Point Association,

We are pleased to inform you that the Board has enacted changes to the Dollar Point Association ("DPA") access rules for your benefit. The new rules, which will roll out in two phases, will make your use of DPA facilities safer and more enjoyable.

This change resulted from years of discussion, data collection, and concern expressed by members that the use of DPA facilities by non-members has significantly and negatively impacted DPA members' use of the DPA facilities. After reviewing usage data, listening to Association members, reviewing inspections of DPA properties by Fire Department personnel and meetings with the North Tahoe Fire and Sheriff's Departments and Placer County Code Enforcement officials, we have determined that the number of people who accessed the DPA facilities resulted in overcrowding, unsafe and uncomfortable conditions. **Last year, nearly 37,500 people used the DPA facilities. Greater than 45% of those present were non-members, not escorted by members.**

The DPA bylaws empower the Board to adopt rules governing the use of Association property and charge it with the duty to manage Association property. We are announcing these much-needed changes to DPA rules to alleviate overcrowding and to give DPA members the safe enjoyment of DPA facilities that they deserve.

## Phase One: 2020

We are committed to staffing up and adding additional security and access measures to reduce overcrowding for a safer, more enjoyable use by our members. The ability to add staff, however, is not sustainable because the availability of potential employees is diminishing each year as housing becomes more and more scarce and because payroll expenses, per employee, are rising annually.

### **We have added additional access rules for 2020 as follows:**

On Saturdays from June 21 through Labor Day, use of the DPA facilities is limited to members, their family members as defined in the rules and their escorted guests. "Escorted" means with a member or defined family member 100% of the time the guest is present at DPA facilities. This rule was enacted in November, 2019 and announced thereafter. *[The rule will expire December 31, 2020 as thereafter use of the facilities all days will be limited to members, their direct family members and their escorted guests.]*

At the January, 2020 Board meeting, the DPA board enacted **additional rules for 2020.**

**Non-escorted guests and renters will be charged.**

When the facilities open in 2020, up to 8 unescorted guests per day per lot (renters or people borrowing members' homes overnight) will be able to access DPA facilities for a fee of \$10 per person, per day Sunday through Friday, excluding July 3<sup>rd</sup> and July 4<sup>th</sup>. All persons regardless of age will count towards the maximum of 8 however only those unescorted guests greater than 5 years of age will be charged the access fee. "Unescorted guest" is a person who is renting or borrowing a member's property overnight who desires admission to DPA facilities at the time of such occupancy in the absence of a member or defined family member. The member is responsible for obtaining the access card for its non-escorted guests and for making the arrangements for their guests' use of DPA facilities. The member must contact the DPA office in advance of the unescorted guests' arrival and obtain a special access card for use by the unescorted guest. The unescorted guest will not be admitted if it does not have the access card. No non-overnight guest will be admitted. *[Please note, this rule will expire December 31, 2020. After that date, no access to DPA facilities will be permitted to guests who are not escorted 100% of the time by a member or defined family member].*

The former rule allowing members to sponsor 4 non-escorted guests per day at no fee is eliminated.

**Picture ID cards will be a requirement of admission and of bringing in escorted guests.**

The Board is working on the process for proving the family relationship in order to obtain an access picture ID card. The registration of family members will be audited to insure only actual direct family members are given picture ID cards and registered in the DPA access system. The process will be announced before the facilities open in 2020.

## **Phase Two: 2021**

**Beginning January 1, 2021, our facilities will be accessible only by members, their immediate family as defined in the rules and their escorted guests. "Escorted" means with a DPA member or defined family member 100% of the time the guest is present at DPA facilities.**

The Board is announcing the 2021 change to provide members who rent or lend their homes time to adjust to the change.

To our members who rent their properties on the short-term rental market, even though your clients will not have access to DPA facilities after December 31, 2020, as before, you and your defined family members will have the same access as all other members.

To our members who lease their properties long term, as before, you may choose to relinquish your access privileges to your lessee and give up your right of access during the lease period. This is the same rule that has been in place. For your long-term tenant's access, as defined by the rules, you must present your lease agreement to the DPA and your lessee must present itself to the DPA for photo ID and you and your defined family members will not have access or access cards as long as your tenant's access is in place.

To our many members who have encouraged the adoption these rules, we thank you for your thoughts and your work and we hope that you and every other member will have a pleasant and safe experience at the DPA facilities and that the experience will be even better in 2021.

We always enjoy hearing positive feedback about your DPA experiences. We also want to hear about any complaints you have about your use of the facilities at the time of the use so we can intervene appropriately at the time.

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## **Fall Facility Project Updates**

**By John Casaudoumecq**

In August 2019, we discovered that in the summer of 2016, as a result of a leak in the water pipe serving the beach, the work required to remediate the leak was plumbed incorrectly. Specifically, there was a plumbing connection to the wrong side of our backflow assembly. The backflow assembly prevents water delivered to our irrigation pipes from mixing (flowing back into) with the water provided to us by the Tahoe City Public Utility District for the bathrooms and water fountain. Discovery of this required immediate action. The beach drinking fountain was disconnected. We reported the issue to the TCPUD, posted signs alerting our members to the condition, and arranged for licensed professionals to correct the problem.

This Fall, the Association replaced the boilers that heat our pool and added heating to the pool house, permitting the building to be used year-round. The boiler replacement was necessary, as the boilers were at their end of life. The boiler replacement cost approximately \$36,000, which was covered by reserves. The construction required to bring the pool house to code cost roughly \$5,000, and the equipment and installation to heat the pool house bathrooms and office cost approximately \$9,000. We expect to save \$14,000 to \$15,000 per year in rent, net of the cost of gas and electricity needed for year-round use.

In August, the exterior, dusk to dawn lighting around the pool and recreation area, as well as the beach area, was repaired to full working condition with shade and bulb replacement as well as some new wiring and fixture repair.

Finally, we have contracted with TahoeBMP to perform work required by TRPA to obtain a BMP Certificate. The certificate is a requirement to renew our buoy field lease. We expect the work to be completed this spring and cost approximately \$20,000.

## **Tennis Committee**

***By: Will Cogswell***

By way of introduction your Tennis Committee is made up of Board Member, Will Cogswell and Members Dean Headley, Laura Bozzio and John Lee. Our only goal is to enhance your enjoyment of racquet sports at Dollar Point. 2019 was a big year for DPA because we introduced pickleball to the Association by turning Court #3 at the upper courts into combination tennis/pickleball court. We painted lines on the court to accommodate both sports and purchased pickleball nets and equipment, which can be checked out at the pool office. Many members were able to enjoy this growing sport and we expect those numbers to only increase in the future. The other major improvement we undertook was to grade and pave the back of the lower courts to improve both drainage for the courts and player safety when needing to walk behind to retrieve a wayward tennis ball.

We had our annual court inspection walk through in mid-September to assess court condition. In spring we will be undertaking minor court resurfacing to address some of the cracks that have opened on several of the courts. We also noticed that tree roots have started to be undermine the court surface on Court #2 and #3 at the upper courts. After the snow has melted in spring, we will be addressing that issue with an arborist to see what our options might be to eradicate this problem. Other than court condition, we will be addressing administration of court use in 2020, including court sign-ups and rules of use. Over the years we may have become a little lax and we want to make sure we are able to accommodate as many tennis/pickleball players on our courts as possible. Let us know if you have any questions or suggestions.

## **Member Directory Update**

We are in the process of updating our Membership Directory. The last Membership Directory was published in 2016 so we are due for an update. We are reaching out to each member to confirm all of the contact information we have on file. If you haven't already, you will be receiving an email in the coming weeks requesting you to review the information we have on file. If any information has changed or if we are missing anything, we ask that you please respond to the email with any changes. We will be publishing the new Directory in the Spring of 2020.

## **Website**

The URL is <http://www.dollarpoint.org>. The website contains all the pertinent information about the Association. The Association documents are password protected so please contact the Association office if you need your password reset.

## **Dollar Creek Crossing Project Update**

Placer County is continuing to pursue the development of the Nahas Property now known as Dollar Creek Crossing. This is a housing project that will go in across the highway from Dollar Point. The County has purchased the property and is using its own architect and an outside developer to further the proposed plans. They plan to have additional public meetings to encourage public participation and comment. On November 21<sup>st</sup> they held an Advisory Committee of the County where they displayed revised concepts. The previous plans, that were rejected by the community at large, had 192 units with 1.4 parking places per unit. The new concept plan includes three story apartments to reduce the footprint and has 174 units with nearly two parking places per unit. There was a public meeting held on January 8<sup>th</sup> where the County presented the revised concepts. The County has stated there will be additional public meetings in the future. To view the most recent news, meeting dates, or to be added to the project email distribution list, the following link contains additional resources: <https://www.placer.ca.gov/5955/Dollar-Creek-Crossing>.

## **Nominating Committee**

Members interested in being nominated to serve on the Board of Directors are invited to reach out to the 2020 Nominating Committee Chair, John Casaudoumecq, at [john.casaudoumecq@gmail.com](mailto:john.casaudoumecq@gmail.com) or 646-258-9832.

## **Buoy & Equipment Storage Fee Increase**

In 2020, the buoy fees will be increasing to \$1,000 per session, and paddleboard & kayak equipment space fees will be increasing to \$200 per space with a limit of two spaces per lot. The last increase for buoys was in 2012, and the current increase will help cover new TRPA buoy permitting fees, pending BMP certificate work required to permit the buoy field, and increasing payroll costs.

## **2020 Dues Payments**

The 2020 annual dues remain at \$980.00 this year. Invoices were mailed at the beginning of January. Please do not send your payment until you receive the invoice with the return mailing envelope to Plumas Bank. If you have not received your 2020 Invoice and/or have changed your mailing address, please inform the Association office at [info@dollarpoint.org](mailto: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.

## **2020 Treasurer's Report**

*By: Scott Rodda*

It has been a pleasure to serve as the Dollar Point Treasurer beginning this year. As there is a lot to absorb, I have been fortunate to learn from the past Treasurer Pat Cala. She did an excellent job during her tenure and left me with an organized set of files that has made my job that much easier. From an overall point of view, the dollar point financial situation continues to be stable with enough reserves to handle the anticipated improvements in the near- and long-term future.

As John Casaudoumecq mentioned in the facilities update, we expect to have a savings due to the move of the Dollar Point office to the pool facility. We also have a new revenue source from renter fees for at least one more year. Legal fees have been slightly higher than expected, however, the issues affecting this should subside over the next year. As shown in the budget spread sheets below, both the capital and replacement reserves have healthy numbers to fund the anticipated and unanticipated projects in the coming years.

I enjoy working with the Board of Directors and Sara Barnes, our Association Manager, to oversee the financial stability of Dollar Point Association in order to maintain our beautiful recreational facilities.

## **Fire Committee**

The Association Board is fully supporting the Dollar Point Fire Committee to help our community obtain the Firewise designation. If everyone diligently follows the Firewise recommendations, we will live in a much safer environment. When you receive fire committee recommendations, please follow them. If we obtain the Firewise designation, it should help you purchase and keep your homeowner's insurance. The committee will also give you valuable information about other safety measures, including evacuation preparedness. Please stay tuned and involved.

## **2020 Member Events**

Monday, May 25, 2020 – Yard Waste Dumpster Day 8:00am – 4:00pm

Friday, June 26, 2020 – Burgers & Brews 5:30pm

Monday, June 29, 2020 – Yard Waste Dumpster Day 8:00am – 4:00pm

Friday, July 17, 2020 – Burgers & Brews 5:30pm

Saturday, July 25, 2020 – Annual Homeowner's Meeting 4:00pm

Friday, August 7, 2020 – Yard Waste Dumpster Day 8:00am – 2:00pm

Friday, August 14, 2020 – Burgers & Brews 5:30pm

## 2020 Operating Budget and Other Information

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

- The **2020 Operating Budget**, identifying the estimated revenue and expenses for 2020.
- 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 service
- 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 2019. 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, 170 Observation Dr., Tahoe City, CA. 96145.

### 2020 OPERATING BUDGET

<b>DUES OF</b>	<b>\$980</b>
<b>MEMBERSHIP OF</b>	<b>533</b>
<b>REVENUE</b>	
Renter Use Income	<b>\$50,000</b>
Dues	<b>\$522,340</b>
Initiation/Transfer Fees	<b>\$40,000</b>
Buoy/Rack Income less refunds	<b>\$160,000</b>
Other Income	<b>\$2,800</b>
XFR to Capital Reserve	<b>(\$12,500)</b>
XFR to Replacement reserve	<b>(\$133,402)</b>
<b>TOTAL REVENUE (less Allocations to Reserves)</b>	<b>\$629,238</b>

<b>EXPENSES</b>	
<b>Staff</b>	
Office & Maintenance	<b>\$83,000</b>
Pool, Beach, Pier	<b>\$200,000</b>
Tennis Pro Contract	<b>\$8,000</b>
<b>Maintenance/Operations</b>	
Landscaping	<b>\$61,871</b>
Recreation Area Repairs	<b>\$1,500</b>
Tennis Repairs & Supplies	<b>\$700</b>
Pier/Beach/Buoy/Boat	<b>\$16,800</b>
Gov. Fees (TRPA,SLC,DMV)	<b>\$8,500</b>
Pool	<b>\$29,000</b>
HO Activities/Annual Mtg.	<b>\$15,000</b>
Insurance	<b>\$28,000</b>
Legal Fees	<b>\$50,000</b>
Office Expenses	<b>\$20,900</b>
Newsletter/Mailings	<b>\$9,000</b>
Rent	<b>\$0</b>
Accounting	<b>\$6,000</b>
Taxes, Fees, Licenses	<b>\$5,000</b>
Professional Fees	<b>\$250</b>
Maintenance Supplies	<b>\$9,000</b>
Webmaster	<b>\$200</b>
Security Contract	<b>\$3,000</b>
Miscellaneous	<b>\$1,000</b>
<b>Utilities</b>	
Electricity	<b>\$7,000</b>
Telephone	<b>\$6,000</b>
Natural Gas	<b>\$8,000</b>
Water & Sewer	<b>\$25,000</b>
Waste Disposal	<b>\$15,000</b>
<b>Contingency Amount</b>	<b>\$10,000</b>
<b>TOTAL EXPENSES</b>	<b>\$627,721</b>
<b>NET REVENUE/EXPENSES</b>	<b>\$1,517</b>

### CAPITAL RESERVE

<b>Projected Balance as of 12/31/19</b>	<b>\$291,645</b>
<b>2020 Additions (and interest)</b>	<b>\$12,600</b>
<b>Total</b>	<b>\$304,245</b>
<b>Less forecast 2020 charges:</b>	<b>\$0</b>
<b>Forecast Balance 12/31/20</b>	<b>\$304,223</b>

### REPLACEMENT RESERVE

<b>Projected Balance as of 12/31/19</b>	<b>\$871,895</b>
<b>2020 Additions (and interest)</b>	<b>\$133,450</b>
<b>Total</b>	<b>\$1,005,345</b>
<b>Less forecast 2020 charges: Tennis Courts, Landscaping, Play Equipment and Miscellaneous</b>	<b>(\$136,520)</b>
<b>Forecast Balance 12/31/20</b>	<b>\$868,825</b>

### Summary of the 2020 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	0-18	\$103,217
Roofs	14-19	\$21,599
Fencing	1-13	\$206,864
Amenities	0-26	\$764,917
Buildings int./ext.	0-19	\$89,912
Equipment & misc.	0-17	\$162,959
<b>Totals:</b>	<b>Total of 102 Items</b>	<b>\$1,349,468</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, which include the amounts set aside for the reserves. 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 are \$980.00 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 \$50 document fee) upon the sale or transfer of a lot or home by a DPA member. Each membership belongs to the owner of a home or lot; thus a transfer fee will be charged if a member wishes to transfer the membership associated with a home or lot to a new owner of the home or lot. 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.

