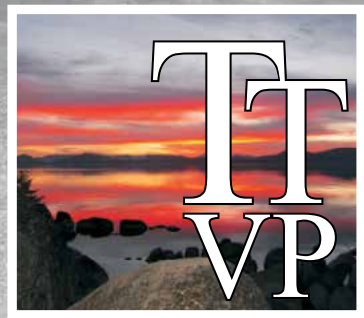
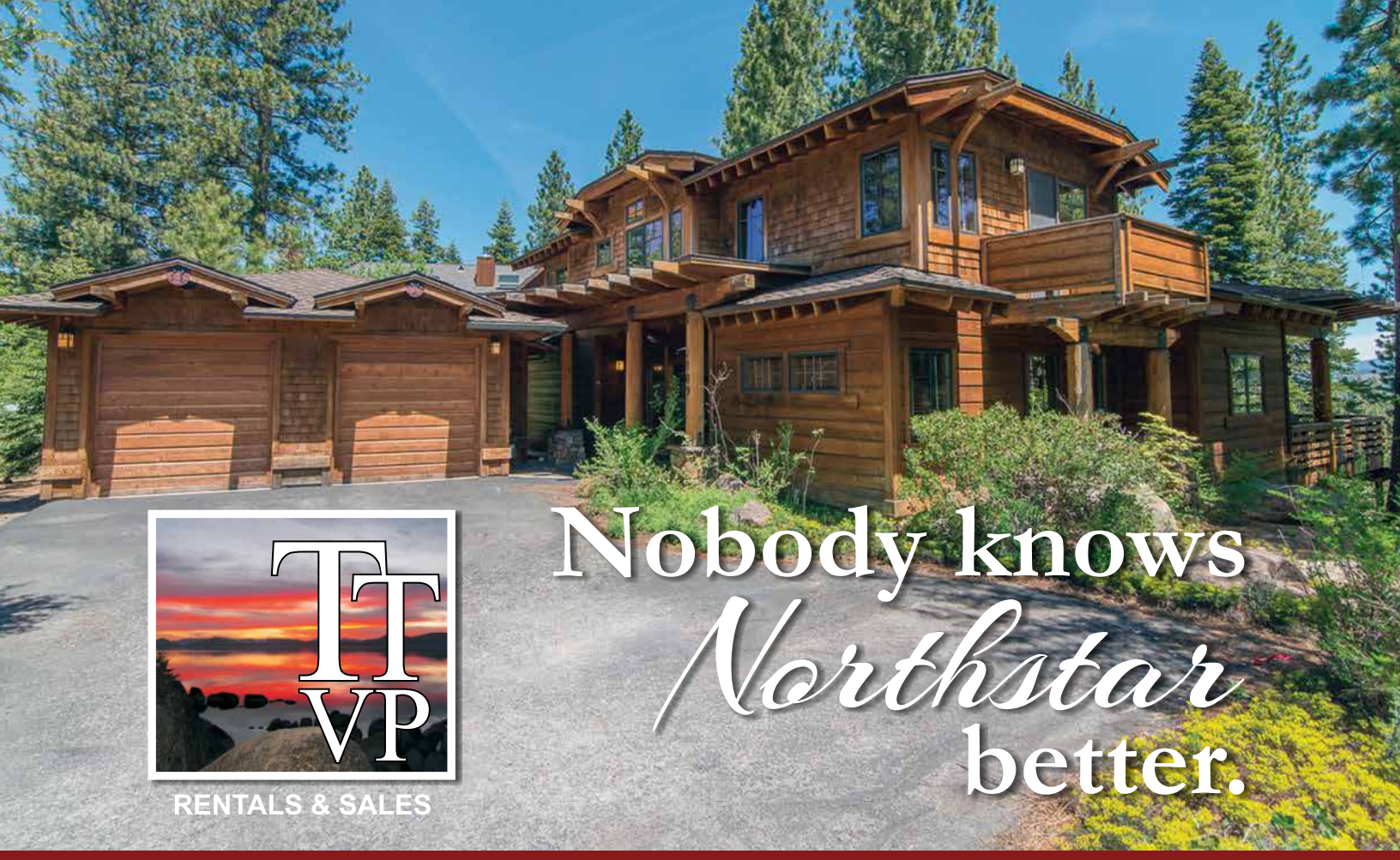


northstar Living

SUMMER 2020

NEWS MAGAZINE OF THE NORTHSTAR
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meetings 2020 dates

July 28, 9am
Design Review Committee
Location TBD

Aug 25, 9am
Design Review Committee
Location TBD

September 4, 9am
NPOA Board of Directors
Location TBD

September 5, 3pm
Annual Membership Meeting
Location TBD

September 29, 9am
Design Review Committee
Location TBD

Meeting dates are subject to change.
Please check www.npoa.info for
updated information.

community comments policy

Northstar Living welcomes your comments that are pertinent to the Northstar community and will publish those comments on a space-available basis. Comments must be written by members in "good standing;" generally articles will be limited to 250 words. Articles should be addressed to Northstar Living; signed by the author, unless sent electronically; and should include the writer's name, his or her Northstar address and the telephone number at which the writer can be reached most easily.

Comments not meeting these requirements or containing solicitations, inaccuracies, libelous or incorrect statements, lacking clarity or having no pertinence to the Northstar community or the Association will not be published. Comments must be received by February 1, for spring issue; May 1 for summer, August 1 for fall or November 1 for winter. Comments are accepted in person at the NPOA office, by mail to NPOA, Attn: Community Comments, 2200 North Village Drive, Truckee, CA 96161; by email to nancy@npoa.info; or by fax to 530.562.0324.

Disclaimer : Readers are advised that the opinions expressed are those of the individual, not of all the association. The original content of these comments has not been edited.

Board Members

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mplishner@npoa.info

John Bowe, Vice President
jbowe@npoa.info

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scordonnier@npoa.info

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Contact NPOA

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Truckee, CA 96161
P| 530.562.0322
F| 530.562.0324
website www.npoa.info

Office Hours

8am - 4pm, Monday - Friday

**Recreation Center Hours
Summer 2020**

7am - 7pm, Daily
Hours of Operation Subject to Change

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Cover Photo

Olof Carmel of Carmel Gallery
"Sunset On The Palisades"

What a difference a few months make. We are living in interesting times and NPOA's Board and staff have spent the last few months adapting to our new reality in the world of Covid-19.

As you know, we suspended operations at NPOA in mid-March when the State and Placer County adopted their stay-at-home orders. Fortunately, our management staff was able to work remotely while the office and Recreation Center were closed and we continued many of our projects and office operations, including the full range of Design Review activities. In late May we reopened our tennis and pickleball facilities and on June 20th we were able to reopen the Main Pool, Lap Pool and Gym. We are excited these are now open and look forward to welcoming you to the Recreation Center for the rest of the Summer.

How did we get to where we did? It took a lot of work.

Between March and June, your Board and our General Manager worked to come up with reopening plans to permit us to resume operations as soon as our governmental authorities permitted. We set up a Reopening Task Force, with Paul Schumacher, Peter Morris, our GM Tim Fulton and myself weekly reviewing the information we were getting from the County and State and preparing a detailed set of protocols for both our homeowners and staff, in order to define the "new normal" of NPOA operations in the Covid-19 world. This involved determining capacity limitations for our various amenities, which in turn necessitated moving to a "reservation system" for the use of the pool, gym and tennis facilities. To allow for appropriate

social distancing, we came up with plans to "spread out" our amenities, including moving portions of the gym equipment into the Adult Center, and moving our meeting space to the Entry Building. We evaluated and revised our tennis operations in coordination with our tennis pro, and we came up with new plans for food service at the Snack Shack working with the vendors there. Ultimately, on June 13th we issued a 7-page set of detailed facts and policies to describe our new mode of operations and a few days later launched our online reservation system, "Appointy."

We do not know how long this will all last - but we certainly expect it will continue through at least this Summer and likely through the Winter Season.

Obviously, these changes require all of us to adapt to the "new normal," and we anticipate there will be further modifications as we work out the practicalities of this temporary way of doing business. Please bear with us, share any constructive comments you have and understand that we will continue to make changes to bring things as close to normal as we can under the circumstances.

That said, let me give some other updates and a few other thoughts:

Member Communications: One thing which has become very obvious during the recent months is that relying on vehicles like "Northstar Living" to provide up to date information to homeowners is wholly inadequate. With lead-times for printed publications like this of 4 to 6 weeks, the "news" in them is often outdated by the time it arrives. We are therefore relying almost exclusively now on electronic communications to you to bring timely information. This Spring we issued more than a half-dozen updates on the Covid-19 shutdown and reopening to bring you up to date. We plan to continue to update you by electronic communications in the future. We can only do this effectively if we have email addresses for all of our members. We do have them for approximately 85% of you. For the remaining 15%, we urge you to share your email address with the NPOA office and opt into electronic communications. Those who do not will be receiving only that information which State law requires to be delivered by snail mail, which is basically three large communications per year (annual disclosures and budget; annual audit;

and ballot for Board elections). If you want to know what is going on at NPOA, you need to let us communicate with you by email.

2020 Annual Meeting: That brings me to the Annual Meeting for this year, which is scheduled for the Saturday of Labor Day weekend, September 5th. With Covid-19 still with us, it is clear this year that we cannot hold a "mass gathering" on the pickleball courts and the catered dinner which have been the hallmark of this event in past years. Our Membership Communications Committee, led by Peter Morris, is looking at a variety of alternate formats for this year, including possibly a completely "virtual" annual meeting. We will let you know in August what the plan will be. We are also considering changes to the meeting content and presentations to make them more useful and informative, given the current events. Note that we also have a Board election as we do each year, with voting completed at the time of the Annual Meeting, and ballots for this will be sent to you by mail in early August.

Ongoing Activities: Here is a status report on some other ongoing activities:

Continued on page 8




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general manager's report

While the recreation center and offices may have been closed starting mid-March per State and County directives, it is hard to convey the many hours of hard work put in myself, Nancy Barna, and your volunteer Board of Directors. We had a large number of goals for this spring. While many projects were still completed, some of our projects had to be delayed to address more the immediate need to track State and County directives then creating and implementing plans to safely reopen the recreation center and office amid a pandemic!

Per these various directives, we were able to open the recreation center to tennis and pickleball in late May and the Main Pool, Lap Pool, and Gym on June 20th. As has been communicated via email on the NPOA website, an on-line reservation system was established and a reservation is required for entry to Recreation Center. We hired an additional front desk person for this summer season in order to more efficiently administer the additional steps involved in our new arrival process and to more quickly respond to the large volume of emails and phone calls.

Hiring summer seasonal staffing was a challenge this spring, as we were in

contact with returning and potentially new team members but did not know exactly when we would be able to open and bring them on board. Fortunately, we were able to return a number of exceptional staff members and hire some great new team members as well. We are fully staffed for our entry desk, maintenance, and very pleased to report we are fully staffed with certified lifeguards for the first time in years. Due to changes in California laws, the tennis operations were brought in house starting summer 2020. Our tennis pros and pro shop hosts are also fully staffed for this summer. With our summer seasonal staff now in place, we are able to refocus our attention on our open management positions.

I also wanted to mention a few of the projects completed this spring: hired and worked closely with a consultant to select new accounting and property management system the implementation of which is postponed until later this year; developed a Point of Sale and Report system for the Front Desk; installed new hardware and built out new software as well as new accounting processes for the tennis operation; implemented a new time clock system to more efficiently track and

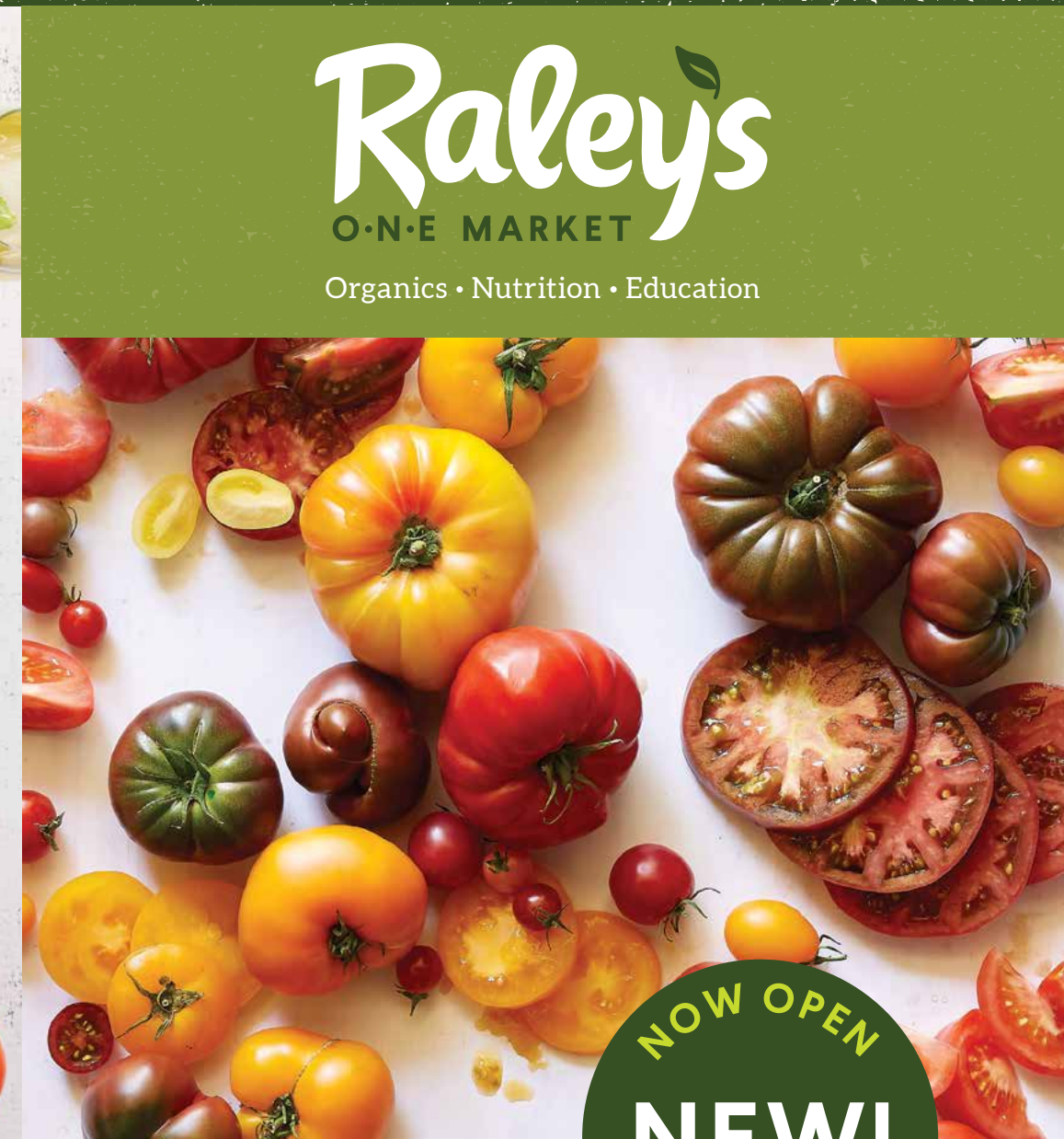
create payroll reports; and hired a DRC Consultant to administer DRC requests. We also completed the last phase (tennis pro shop) of the new wifi system and completed the normal spring maintenance projects.

Additionally, we continued to have all committee level meetings this spring. These were largely facilitated via conference call. In the case of our Design Review Committee meetings, we quickly transitioned from the traditional meeting in person with paper copies of documents in February to a Zoom meeting with digital copies for all submittals by the end of March.

Finally, I wanted to give a big thank you to our members and guests. We appreciate your understanding, patience, cooperation, and positive support as we continue to navigate together the ever changing realities related to the COVID-19 pandemic.



Tim Fulton,
General Manager



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ANNE DAIN
Broker/Owner

- **Facilities Upgrades:** As noted in past communications, with last year's budget we approved spending approximately \$100,000 for near-term capital improvements. After getting considerable member input through the surveys we conducted last Fall and the workshops over the Winter holidays, the Board approved the design for a permanent shade structure by the end of the main pool by the tennis courts, using a significant part of the allotted monies. After researching various options, we decided on one, only to have our plans pushed back by the vendors due to the Covid-19 interruptions. We have just completed the engineering by the vendor and the plans now go to Placer County. While we had hoped this project might be done by late Summer, given the current backlog for permitting at the County, it looks like installation will take place in the Fall and the structure will be ready for your use in Summer 2021 instead.
- **Property Management System Installation:** This upgrade has been needed for several years. Our accounting systems are antiquated and require manual entry for almost everything and we have no ability to do electronic transactions with our employees, vendors, banks, etc. Working with a consultant,

and after getting considerable input from both our staff, our Technology Committee, led by Steve Klei, and the Budget and Finance Committee, led by Sue Cordonnier, we have now chosen new property management and accounting system software. We had hoped for this to be a Spring upgrade, but Covid-19 interrupted everything. We are now planning for implementation in the Fall.

- **Strategic Planning and Visioning Work on Possible Longer Term Projects:** Again, given our need to concentrate on the more immediate issues of our operations in the Covid world, we put these longer term plans on hold. We hope to get back to them in the Fall and will report further then.

Thanks to all of you for your patience and understanding as together we negotiate our way safely through the new world of NPOA under Covid-19.



Mike Plishner,
Board President

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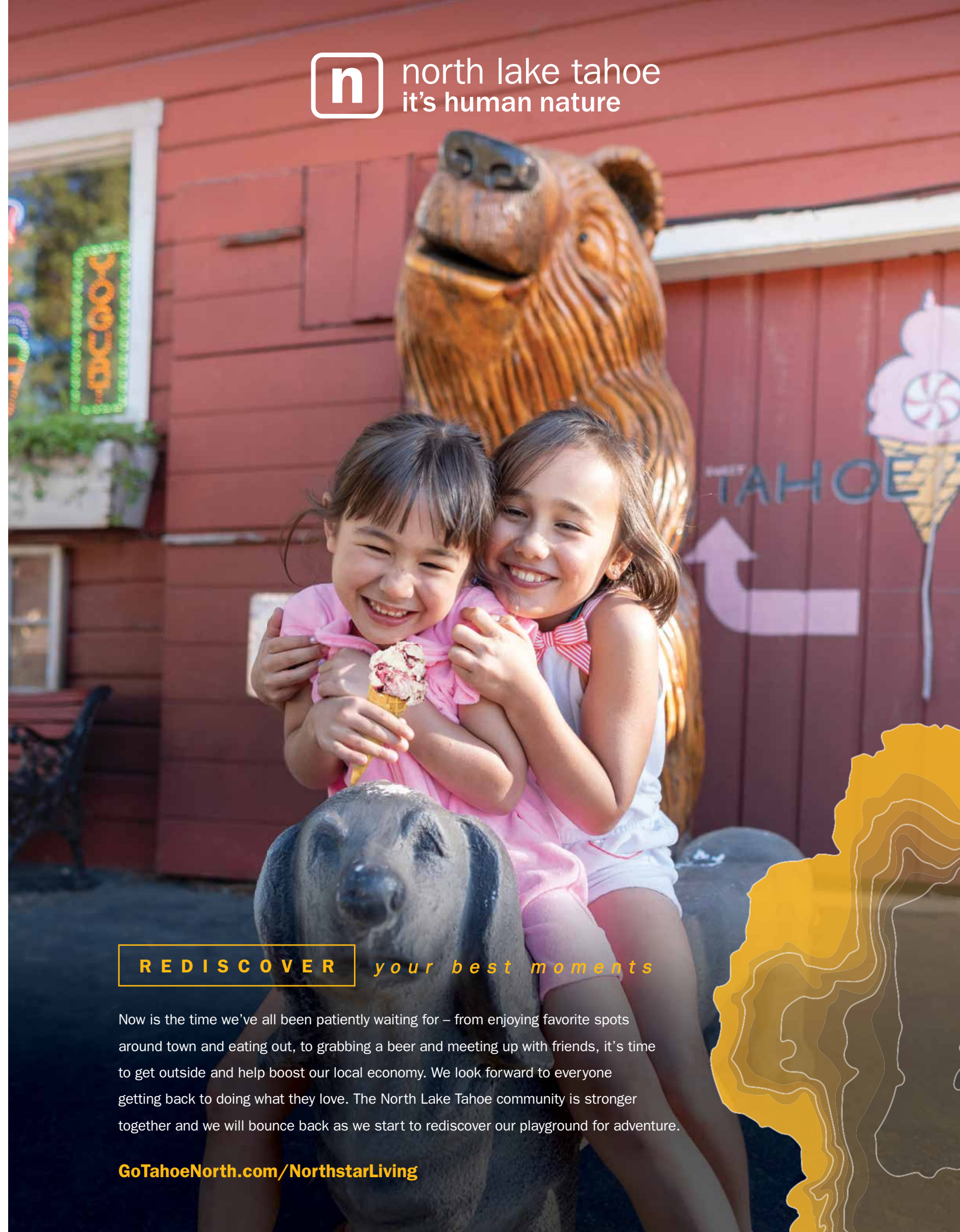
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Frequently Asked Questions:

Design Review Requests - Please forward all design reserve requests to email address drc@npoa.info. Donielle Summers, who handled many DRC requests over the past 10 years, departed NPOA this spring. We have hired Herc Heinle as our new DRC Consultant to administer DRC requests. During the COVID closures and continuing into the summer, we have received a very large number of DRC requests and appreciate your patience as incorporate new people and processes.

RV & Boats - We have received numerous complaints again this summer from homeowners about neighboring homeowners parking RV's and Boats in driveways or the street for multiple dates. The NPOA CC&R's Section 8.09 Parking and Vehicle Restrictions addresses restrictions on the size and type of vehicles allowed and prohibited, trailers, campers and recreation vehicles, commercial vehicles and inoperable vehicles. Campers and recreation vehicles may kept upon a lot or parked along the street only for only brief periods for the purposes of loading and unloading (roadside parking is prohibited for all vehicles between Nov 1 - May 1). Trailers of any kind including boat trailers are allowed to be stored within an entirely enclosed garage. Otherwise, boat trailers are only allowed in the driveway of the lot (not the street) for brief periods again for the purposes of loading and unloading.

RV & Boat Storage - If you need to store RVs, boats, etc. overnight or for a longer term during the non-winter seasons, please contact Northstar Public Safety at 530.562.2259 to make arrangements for overnight or long-term storage at the Castle Peak Parking Lot sections 11 & 13. Please do NOT call the NPOA office requesting favors or special permission for overnight storage in your driveway or along the street.

Green Waste - Northstar Community Services District (NCS) manages the Green Waste Recycling Center each summer. The Green Waste Recycling Center is located in the Castle Peak parking lot sections 14 & 16. This facility is open 7 days a week from 8am - 4pm, although several times per summer the facility to closed to grind up and haul all the material. Acceptable green waste material includes leaves, needles, cones, tree limbs and rounds. Grass is okay but no sod. Tree stumps, earthen rock material, and metal are NOT allowed. There are two options for getting your green waste to this site. First, you may leave your green waste completely bagged at the curb of your property for pick-up by NCS staff. Second, call either 530.386.6864 or 530.386.6656 to coordinate meeting a NCS defensible space inspector at the Green Waste facility.

Trash Disposal for single-family residences - Placer County requires mandatory trash service and NCS negotiates this service on behalf of the Northstar community with Tahoe Truckee Sierra Disposal (TTSD). For new construction and remodels adding more 500 sq. ft. square feet, Placer County requires the installation of a

bear bin/bear box/bear resistant garbage can enclosure or "Bear Box". The County also allows for bear closets which are integrated into the design of a house. Trash cans installed inside the Bear Box may be no larger than 32 gallons nor 60 pounds in weight. TTSD will service trash cans left the morning of service curbside or from the Bear Box within 25' from the edge of the roadway. If the Bear Box or closet is located more than 25' from the edge of the roadway, there are three options: 1) homeowner must bring trash cans to the curbside by 6am 2) sign a waiver with TTSD to allow them to drive on your driveway closer to your shed or bear box 3) pay TTSD a trip charge for collection personnel to walk to your shed or bear box. If the shed or bear box is more than 25' and one of these three options are not selected, TTSD personnel will not service your residence. If you would like to have TTSD personnel inspect your lot and possibly sign a waiver or set up an account for a trip charge, please contact TTSD at 530.583.7800.

Noise Complaints - homeowners have several options to convey noise complaints. They may call Northstar Public Safety (who tracks complaints noise, bears, etc.) at 530.562.2259 or the Placer County Sherriff's office at 530.581.6301. Complaints about a short-term rental may further be submitted to the Placer County Short-Term Rental hotline at 530.448.8003.

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NCS And COVID-19

On March 16th, during the initial wave of the corona virus outbreak in the US, the NCS implemented various measures to help ensure uninterrupted essential services to our constituency while protecting the health of our employees and limiting the potential spread of the disease within our region. These measures included full lockdowns of the District's two fire stations, closure of all District offices to the general public, staggered shifts and remote work for all essential personnel. Masks are required of all personnel while inside buildings or outside when physical distancing is not feasible along with the standard hygiene protocols of frequent hand washing and disinfection of surfaces. Symptomatic employees are required to get tested prior to reporting to duty. District Board meetings are being held virtually via the Zoom platform and remain open to the public in this forum.

These modified operations will continue until further guidance from State/County/Federal health officials and District management have concluded they are no longer necessary.

In the meantime, the District remains committed and well-positioned to continue to deliver all essential services in a safe and efficient manner. District customer service is continuing to be provided via phone, email and other virtual channels. The community water supply remains safe to drink and our firefighters and paramedics are fully staffed and ready to respond to all emergencies as called.

Although this is not business as usual for our organization, as an essential service provider, the NCS is well positioned to continue to deliver services at a high level for as long as necessary during this crisis.



Mike Staudenmayer, NCS General Manager

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Playing Tennis Safely: Player Tips & Recommendations

The USTA (United States Tennis Association) has done extensive research regarding what should be done and should be avoided if your state/county allowed tennis courts to be open. Below are some of the guidelines they highly recommend.

Preparing To Play

Protect against infections:

- Wash your hands with soap and water (for 20 seconds or longer), or use a hand sanitizer if soap and water are not readily available, before going to the court.
- Clean and wipe down your equipment, including racquets and water bottles. Do not share racquets or any other equipment such as wristbands, grips, hats and towels.
- Bring a full water bottle to avoid touching a tap or water fountain handle.
- Use new balls and a new grip, if possible.
- Consider taking extra precautions such as wearing gloves.
- If you need to sneeze or cough, do so into a tissue or upper sleeve.
- Arrive as close as possible to when you need to be there.
- Avoid touching court gates, fences, benches, etc. if you can.

When Playing

- Try to stay at least six feet apart from other players. Do not make physical contact with them (such as shaking hands or a high five).
- When playing doubles, coordinate with your partner to maintain physical distancing.
- Avoid touching your face after handling a ball, racquet or other equipment. Wash your hands promptly if you have touched your eyes, nose or mouth.
- Avoid sharing food, drinks or towels.
- Use your racquet/foot to pick up balls and hit them to your opponent. Avoid using your hands to pick up the balls.
- Maintain physical distancing if changing ends of the court.
- Remain apart from other players when taking a break.
- If a ball from another court comes to you, send it back with a kick or with your racquet.

After Playing

- Leave the court as soon as reasonably possible.
- Wash your hands thoroughly or use a hand sanitizer after coming off the court.
- Do not use the locker room or changing area. Shower at home.
- No extra-curricular or social activity should take place. No congregation after playing.

- All players should leave the facility immediately after play.

Use Four Or Six Balls

Although unlikely, it's possible that a tennis ball can transmit the COVID-19 virus, as virtually any hard surface can transmit the disease. So here is an extra precaution you can take to keep safe when playing tennis:

- Open two cans of tennis balls that do not share the same number on the ball.
- Take one set of numbered balls, and have your playing partner take a set of balls from the other can.
- Proceed with play, making sure to pick up your set of numbered balls only. Should a ball with the other number wind up on your side of the court, do not touch the ball with your hands. Use your racquet head or feet to advance the ball to the other side of the court.



Guillaume Tonelli, Tennis Director
tennisnorthstar@gmail.com

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Photo by Anders Clark, Disciples of Flight



Green Initiatives

Over the past five years, we've developed a number of initiatives that reduce our dependence on fossil fuels and keep our community clean and blue.

- New flight tracking program (ADS-B) allows for more efficient flying
- Open-space land acquisitions for public use
- Energy-efficient hangar lighting
- Electric vehicles & E-bikes used on field
- Land management plan for forest health and wildfire prevention
- Implementation of Greenhouse Gas Inventory & GHG Emission Reduction Plan





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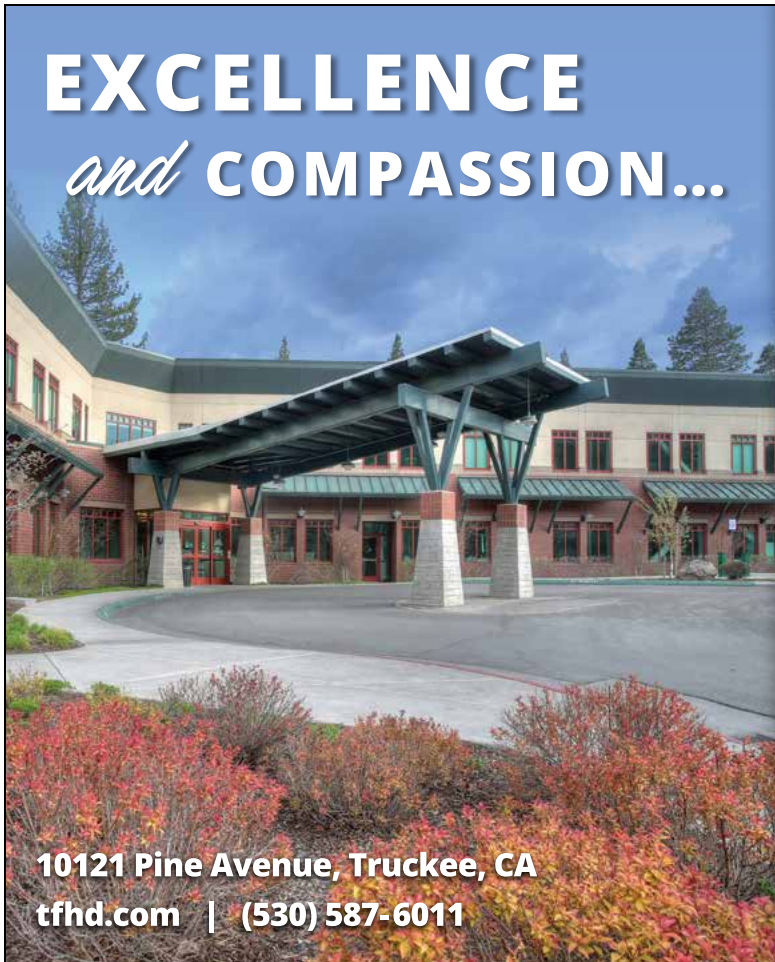
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Background

The Northstar Community Serviced District (NCS D) developed the community mailbox site in 2010 in coordination with the Truckee Post Office. The facility allows residents of Northstar to receive mail addressed directly to their home addresses. The mailboxes are covered with a roof structure to provide protection from weather. There is also a sorting station and drive through outbound mail drop box at the facility. The facility was designed to accommodate existing demand for mailboxes in 2010 as well as anticipated future demands. In total there are 21 cluster box units housing 336 individual mailboxes at the facility.

How To Secure Your Northstar Mailbox

Mailbox assignments for the Northstar mailboxes are controlled by the Truckee Post Office. To apply for a mailbox assignment, visit the Truckee Post Office at 10050 Bridge St, Truckee, CA 96161. In most cases the Post Office will charge a re-keying fee to reserve a mailbox. The Truckee Post Office makes all reasonable efforts to accommodate mailbox reservation requests; however, because the mailboxes must be grouped by street, there may be instances when mailbox assignments cannot be accommodated. This occurs when there are no vacant boxes available in the cluster of boxes assigned for a given street. The NCS D has no jurisdiction over this process as its sole responsibility is to maintain the site.



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Quality Is Better Than Quantity

Most of us have lost our routines with a lot of different things changing in our lives during the coronavirus. Getting in shape might have gone last on the list, and we aren't finding the energy to get back to it. It has been proven that quality is better than quantity, and consistency is key. Committing to a ten-minute work out every day will restore your overall wellness, make you feel stronger and more dynamic.

A lot of us will simply say "it's better than nothing", but it really isn't that at all. According to Lindsay Schlegel: "There truly is power in positive thinking. Knowing at the end of the day that you did something good for yourself is more likely to motivate you to try again tomorrow than feeling bummed or guilty for letting your health fall to the wayside—again."

When you choose a short work out, you will still see and feel the results. A short yoga clip might make you feel better and more flexible at your desk at work, or you may sleep better after engaging in a high-intensity interval training.

"A new study published in Neuropsychologia found that just ten minutes of moderate to vigorous exercise (they used gym bicycles) significantly improves brain function. Your mind and body won't change overnight, but when you choose to rejoice in these small successes, you set yourself up to do better the next day."

The number one struggle to get started with your work out is usually more about your mind than your body. There are so many things to juggle with during a day that working out can always come later. The key is to get going the first few days and be convinced that it will help you physically and mentally. The benefits of exercising ten minutes a day have been documented: "Your mind is sharper, your self-esteem higher, your sleep deeper, your mood happier, and your skin rosier. Redirect the time you spend not feeling so great into feeling your best. For just ten minutes, it's worth a shot!"

The best thing about consistency is that it takes at least twenty one days to form a habit (the results will be different depending on the individual), and starting with a ten minute workout is a great way to get a routine and develop a healthy habit.

Lindsay Schlegel puts in perfectly: "Success hinges on setting the right expectations for you. When the goal is to make a lasting lifestyle change, jumping to an extreme can be counter-productive. If you make exercise resolutions that don't stick, start with smaller, smarter goals."



Guillaume Tonelli,
Tennis Director
tennisnorthstar@gmail.com



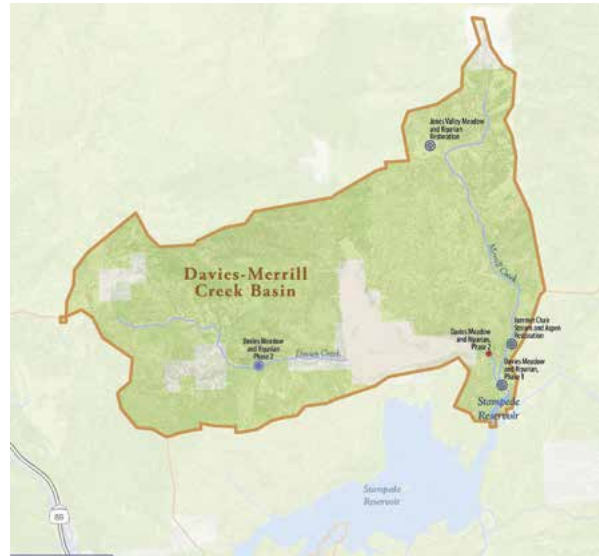
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Sardine Meadow in its current state.

Restoring Sardine Meadow In The heart Of The Davies Creek Watershed

We, the Truckee River Watershed Council, are excited to tell you about a restoration project happening just north of Truckee. Sardine Meadow is the largest meadow in the Davies Creek watershed, north of Stampede Reservoir.

Unfortunately, the meadow has been degraded through past logging, road- and railroad-grade construction, and historic grazing practices. What was once a lush wetland is now primarily a sagebrush plain. Davies Creek has been confined to a single, straightened channel - eroding into the meadow and providing little aquatic habitat.

In cooperation with the U.S. Forest Service, we have restored meadows along Davies Creek both upstream and downstream of Sardine Meadow. Now we are further improving the resilience of this watershed by bringing back Sardine Meadow. Implementation of our work includes:

- Restoring 350 acres of mountain meadow and three miles of stream
- Restoring Davies Creek to natural channels on the meadow surface will

reconnect the floodplain, elevate the shallow groundwater table, and allow wet meadow habitat to return.

- Bringing back wetland plant species - like sedges and rushes - restores the meadow's ability to sustain life.

Primary benefits of this work include:

- Connecting habitats - Sardine Meadow is an important link in a chain of meadow habitat in the northern Sierra - a critical migration corridor.
- A healthy meadow holds onto water longer, releases it over time, providing a steadier stream - preventing flooding and mitigating drought. This wetter meadow also hinders fast moving wildfires.

Current conditions vs an example of desired future conditions

The stream channel eroded, eliminating the connection between the stream and the meadow floodplain, causing the meadow to dry out (left). After restoration, stream channels will be re-engaged,



Example of a restored meadow.

spreading over the meadow surface, and reconnecting surface water with groundwater. The sagebrush habitat will be reduced after a year or two and convert to more lush, meadow vegetation like sedges and various wetland plants (right).

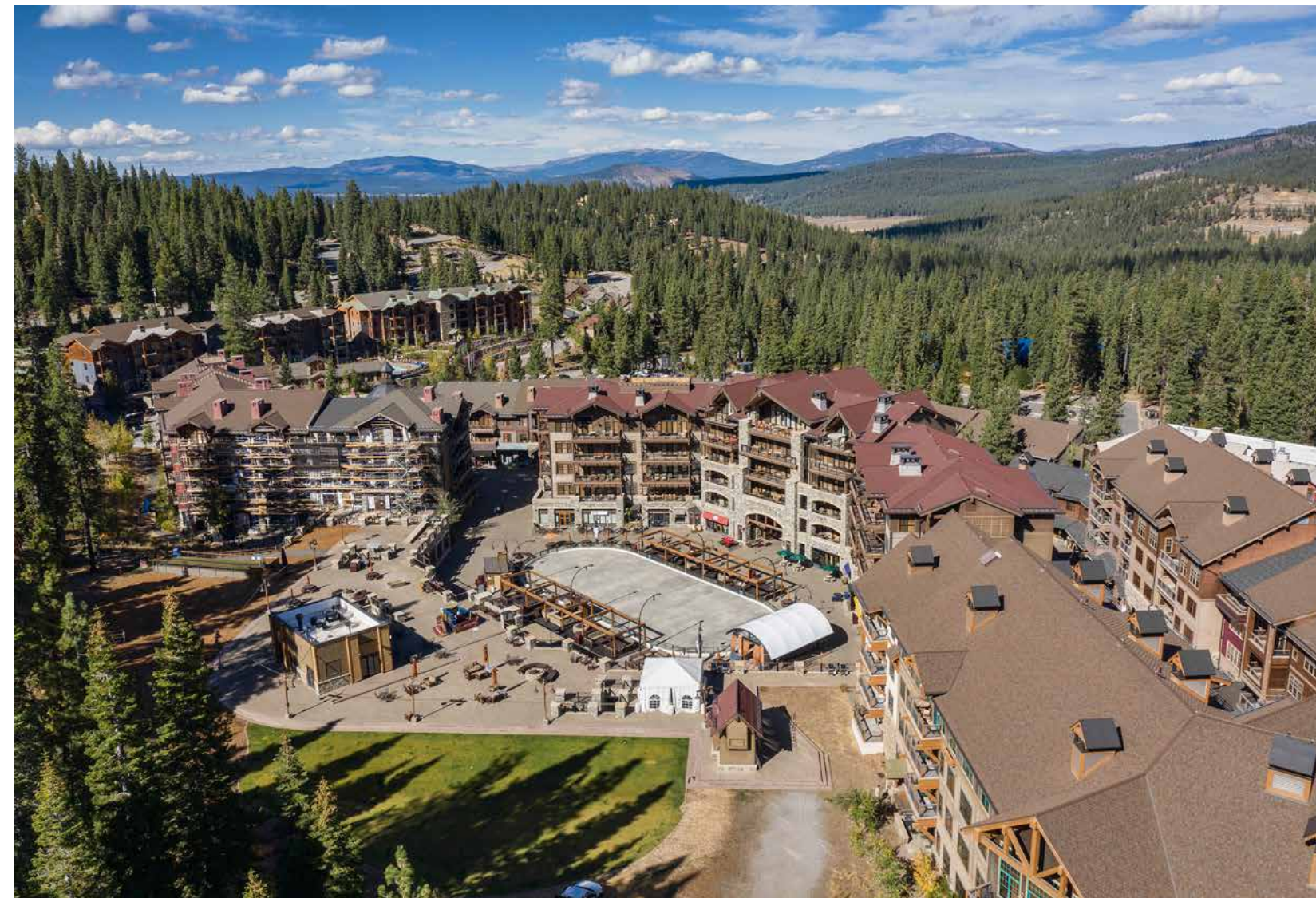
Thank you to the funders who are making this work possible-- the donors of the Truckee River Watershed Council, The Trust for Public Land, State of California Wildlife Conservation Board -via Prop 68, Bella Vista Foundation, US Forest Service, and Truckee Donner Land Trust.

Northstar Real Estate

Embracing our homes and families and looking forward to rebuilding our community with clients, friends and neighbors.

Whether you spend a day, a week, a month or all year here, we look forward to personally being together again soon. All of us at Dickson Realty are available to help you at any time with all of your real estate needs, virtually or in real time. We're so looking forward to "Welcome back Northstar"!

We expect to see more families coming to our area now that so many are finding the advantages of "working remotely". If you are considering a life change, we're here to be your advocate and advisor.



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NWGC members and their husbands enjoy a golf get-a-way in Carmel. L-R: Alena Giannini, Fred Safipour, Russ Wilbert, Richard and Jean Park, Heidi Wilbert and Dan Giannini.



Alena Giannini, the newest member of the Northstar Women's Golf Club.

Northstar Women's Golf Club's First 2020 Play Day Set For Mid-July

The Northstar Women's Golf Club (NWGC) is happy to welcome returning NWGC members and new member, Alena Giannini, for the 2020 golf season. Due to coronavirus concerns, the Northstar Golf Course will not open until mid-July. More

specific plans are forthcoming. Our weekly Play Days are held on Tuesdays, and our first tee time is generally about 8:30-9 am. Anyone who would like to join Northstar Women's Golf Club (NWGC) is welcome to do so throughout the year by contacting

Anne Middleton, NWGC President, at 858.229.2140 or anne.middleton@me.com. Guests are welcome to play with us on Tuesdays, so call Anne ahead of time so she can place you in one of the Tuesday pairings.

Our ladies' group is friendly yet plays by USGA rules -- while enjoying a beautiful

golf course. While Northstar is a public course, NWGC members enjoy amenities more common at private clubs - a convenient golf bag drop off, talented golf professionals who offer individual and group lessons, a restaurant/bar, and a well-equipped pro shop.

NWGC members range from those with long-established handicaps -- to those who did not have a handicap before joining the NWGC. So, if you're thinking about establishing a handicap for the first time, come do it with us at Northstar. NWGC annual

dues of \$70 include: membership in the Northern Nevada Golf Association (NNGA), GHIN handicap services and reduced green fees at Northstar on NWGC Play Days.

To play on NWGC Tuesday Play Days, you can use a Northstar Full Pass, Value Pass, or pay the NWGC discounted rate for the day. More specific information about the pricing of daily green fees and season's passes will be forthcoming when the course opens in mid-July.

Men's Golf Club Here's To Hoping You Remain Well Through These Novel Times!

There have been plenty of unknowns and rumors circling about as to what Vail Corp had planned for Northstar Golf this season. I am very pleased to report that the official word has been given and the course is going to open "sometime in early July," hopefully we'll be underway by the time this issue is in your hands!

Expect some adjustments to comply with the Covid requirements, but as the warm days of summer settle upon us and the sunlight lasts well into the evening hours there will be plenty of time to enjoy some golf.

The Northstar Golf Club will continue with the 12:30pm Lunch Nine on Monday and weekly Club Challenge at 10:30am on Thursdays with different format matches and games throughout the season. For those that prefer later in the day, check to see if the Wednesday afternoon Noodles Nine is back in the mix.

The final dates for the various Club Tournaments and Club Championship were still being determined at the time of this article, but they will be posted at the Clubhouse as soon as they are confirmed.

Do know, that although the Northstar Golf Club includes some very good low handicap players (low single digits), there are plenty of members with their Index in the 20's and more than a few players happy to post a score close to 100.

One not be concerned, it is still a game that we all enjoy and the Northstar Golf Club welcomes all level of players.

The annual membership fees remain unchanged from last year at a reasonable \$75, this includes your annual NCGA membership and GHIN handicap scoring system. If you happened to be registered at a home course there is a discounted rate of \$50 to join as an affiliate member, which will allow you to play in the weekly challenges and tournaments and possibly represent the Northstar Golf Club in various NCGA events during the season.

Please feel free to call our president, Peter Morris at 530.330.4300 or email him at Peter@PLMRealEstate.com with any questions.

May we all enjoy some fun golf through this summer of Covid! And, may your tee shots find the short grass and your putts behave as you planned!

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Wildfire Mitigation

All Liberty Utilities service areas have been designated either "High" or "Very High" Fire Hazard Severity Zones by CAL FIRE, meaning that the possibility of a wildfire is at an elevated risk due to our region's environment and likelihood to burn. This fire hazard designation, in combinations with the abnormally dry winter, puts our

communities at risk for an accelerated and prolonged fire season.

It is imperative now more than ever to implement safety measures to protect our vulnerable communities. That is why Liberty Utilities is taking action to protect you and your family from the risk of

wildfires related to electric infrastructure, including vegetation management, infrastructure upgrades and Public Safety Power Shutoffs.

Here's What You Need to Know: Vegetation Management

Liberty Utilities crews are deployed year-round throughout the region to inspect trees and vegetation in the vicinity of power lines. In compliance with state law and safety best practices, crews are instructed to prune branches and vegetation back to a minimum of 12 feet from the power lines to ensure adequate clearance is maintained over the three-year maintenance cycle period. We also partner with arborists to identify dead and/or dying trees that pose a risk of falling into power lines or other utility infrastructure.

Our vegetation management efforts are the first line of defense in mitigating

electric wildfire risk associated with power infrastructure. Liberty Utilities invests approximately \$5 million per year to diligently reduce vegetation-related risk around power lines.

Tree trimming and removal services performed by Liberty Utilities are done at no cost to the property owner. Limbs, slash, and brush will be chipped and hauled or broadcasted on-site. The remaining wood will be left with the property owner. If you have any questions about Liberty Utilities' vegetation management program or would like to report a tree or vegetation you feel may be a hazard, please call 530.546.1787, or email CATree@libertyutilities.com.

System Hardening

System hardening is the term that applies to all ongoing infrastructure improvement and replacement programs aimed designed to lower the potential of fires sparked by electric infrastructure. The following projects are already in progress:

1. Replacing bare conductors (wires) with covered conductors. Covered conductors are wires that are encased in layers of insulation to protect them when energized. Although bare wires have traditionally been used in California as a reliable cost-effective solution, it
2. Pole load testing and replacement, as needed. Failing poles pose safety, reliability, and fire risks. In 2020, Liberty Utilities will accelerate the testing and replacement of poles throughout our service territory by more than 600%, from 322 poles inspected last year to more than 2,000 inspections scheduled this year.
3. Fuse replacements. Conventional fuses can expel hot particles and gases, which can start fires. In contrast, current limiting fuses expel no materials, limit the available fault current and, in many cases, can reduce the duration of faults. The use of both conventional and current limiting fuses provides for a high level of reliability. Liberty Utilities has already replaced 250 conventional fuses with current limiting fuses and will continue to replace expulsion fuses until all are transitioned out of the system.
4. Replacement of the Brockway Substation in Kings Beach. The Brockway Substation is a 60-year-old facility that was constructed with wooden

is prudent to replace bare conductors with covered conductors in high fire risk areas. Installation of covered conductors is taking place on the West Shore and the Coleville/Walker area.

poles and cross arms and obsolete oil-circuit breakers. This facility has been deemed a fire hazard and will be decommissioned and replaced this year. Work on this project is expected to begin in June 2020.

Public Safety Power Shutoff

Public Safety Power Shutoff, or PSPS, is a safety procedure utilized by electric utilities to proactively turn off power when and where weather conditions create a high wildfire risk. The practice of de-energization, which is becoming more and more frequent, is supported by the California Public Utility Commission (CPUC) as a safety best practice.

Liberty Utilities utilizes weather stations throughout the local service area and collaborates with a fire and weather scientific consultant, the National Weather Service in Reno, Nevada, and local fire officials to monitor the local weather conditions and evaluate when a PSPS is required to limit wildfire risk.

While no one factor determines the need for a PSPS, Liberty has identified key regional triggers that would warrant issuing a PSPS should all thresholds be met. The key factors that are considered are:

Continued on page 22

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- The Energy Release Component (ERC) which is a measurement of moisture in both live and dead fuels
- Wind speeds (typically 40 mph or higher)
- Fosberg Fire Weather Index which evaluates the potential influence of weather on wildfire and considers factors such as wind, humidity and temperature

In partnership with fire weather experts, Liberty Utilities monitors real-time weather data and forecasts and regularly tests fuel moisture during the fire season. If it is determined that the forecasted wind speed, fuel moisture level and evaluated factors within the Fosberg Fire Weather Index meet or exceed safety thresholds, Liberty Utilities will initiate a PSPS.

How Will Customers Be Notified Of A PSPS?

In the event that a PSPS is a possibility, Liberty Utilities will alert customers, local government and safety agencies of the potential need to shutoff power and will keep the community apprised as conditions evolve. Liberty Utilities will attempt to provide a minimum of 48 hours' notice to customers prior to turning off the power; however, the factors that influence a power shutoff are difficult to forecast and customers should know that they may not

receive a 48 hour warning prior to a PSPS event.

Liberty Utilities will attempt to contact customers through calls, texts and emails using the contact information on file. It is critically important that customers keep the contact information for their account up to date. We encourage you to call a customer service agent at 1.800.782.2506 to check or update your account's contact information to be sure you receive these important notifications. In addition to direct customer notifications, updates on the PSPS will be posted to our website (LibertyUtilities.com) and on our social media channels.

We're In This Together

Liberty Utilities' top priority is the safety of customers and our communities, and we will take every action to keep our beautiful region safe from the risk of wildfire. To learn more about our wildfire mitigation programs, customers are encouraged to call 800.782.2506, visit LibertyUtilities.com and follow Liberty Utilities on Twitter via @LibertyUtil_CA or Facebook via @LibertyUtilitiesLT

We appreciate the community's understanding and cooperation, as we take action to keep the area safe from wildfires.



Eliot Jones is a certified utility arborist, the Sr. Manger of Wildfire Prevention for Liberty Utilities and led the Vegetation Management department for 3 years.



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Aspen Grove

COVID-19 has affected the Aspen Grove community as it has everyone else. However, our improvement projects have been able to move forward and we have made considerable progress.

The last phase of our repainting project should be completed by the time this article is published. We are now considering painting our foundations to match our trim color. This has not yet been approved by our Board of Directors, but has been recommended by our Landscape and Aesthetics Committee and hopefully can begin before the end of this summer season.

We are actively repairing and putting in additional drainage for several building foundations that had been previously damaged by increased ground-water levels. This has been a long project, but the end is now in sight and we have a great crew completing this work.

Our paver pathway project is also under construction. We previously replaced all stairways with heated pavers and then completed the first phase of our pathway replacement last summer. We are hoping to complete all of the remaining pathways prior to next winter. Water drainage is being addressed with this project to avoid pooling and to direct water away from our buildings.

New signage has been completed throughout our Association, except for the new monument signs at the entrance of Aspen Grove and Silver Strike. These are still on schedule to be completed this summer.

Finally, with Northstar charging parking fees at their parking lots, we are looking into putting gates at the entrance of both Aspen Grove and Silver Strike. The decision to do so has not yet been made, but we are currently studying the feasibility and desirability of doing so to limit unauthorized parking. Aspen Grove is located within walking distance of the Northstar Village and the NPOA Recreation Center and parking has been difficult to enforce.

We are proud of what we have been able to do to improve our community over the past few years, and plan even more improvements in the coming years.

Gold Bend

There's an upcoming election for Gold Bend Board Members in the Fall of 2020, and we are looking for you to join the Board of Directors. Of the five current Board Members, two of them have been on the Board for over 15 years and are retiring from Board duties.

Whether your condo is used as a rental or for personal use, it's time to step up if you

want to protect your investment. Presently, your Board consists of five members of which the majority don't rent their condominiums.

Why join? Board members make a difference and their leadership helps determine long-range and short-range planning. We draw on our Board Member's broad experiences for sound judgment and guidance on operational oversight and strategic planning, as well as dedication to keeping the community strong.

Board members work collaboratively with other members, our management company (CAMCO), and NPOA. They are expected to contribute in ways that match their interests, abilities, talents and connections. We value a broad range of personal and professional experience.

What can you expect? The time commitment is approximately 2 - 3 hours per month. Members should expect to spend their time on the following:

- Preparing for and attending quarterly board meetings (two of the meetings are held in the Bay Area and two are held in Northstar)
- Discussing next year's budget and providing input on financial decisions
- Communicating with Board Members on specific topics

- Completing specific tasks and special projects as needed
- Ideal candidates will have the following qualifications:
- Professional experience with executive leadership
 - Savvy diplomatic skills and a natural affinity for cultivating relationships and building consensus among diverse individuals
 - Personal qualities of integrity, credibility, responsibility and conscientiousness
 - A love of Northstar and the Lake Tahoe community

Please contact your Board President, Andrea Gleason (asgleason55@gmail.com), to discuss the leadership opportunity. We also invite all owners to attend the next Board Meeting where we will be discussing the openings on the Board (currently scheduled on July 11th in Gold Bend).

All interested parties must submit their name for nomination by July 26th. Ballots are mailed in early September, and votes are counted at the October Board Meeting. Please note that service on the Board of Directors is without remuneration. Thank you!

Indian Hills

Since March we have all been dealing with different levels of stay at home orders, designed to protect the community from surges in infection, hospitalization and deaths from COVID-19. Placer County strongly encouraged property owners to stay at home at their primary residence, not their second/vacation home. The hospital infrastructure in Truckee is not equipped to handle a surge of COVID-19 patients.

Indian Hills took advantage of the low occupancy in our area to take care of some maintenance issues, like treating our

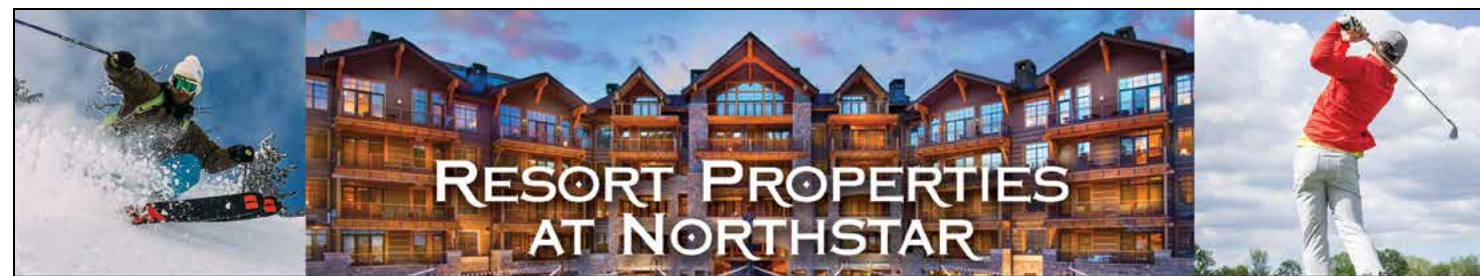
roofs to extend their life. By the time this article is published we hope to see Truckee opened back up and all of us once again enjoying our properties and Northstar, though likely under different conditions to protect our health.

The COVID-19 public health emergency has affected all aspects of our daily lives, and many of us are feeling stressed about the uncertainty of the virus, our job or school, and the health and safety of our families and friends. It is normal to have these feelings during this time, but there are things you can do to feel better.

A few things you can do:


- Talk to your friends and family about how you are feeling
- Take a break from watching the news
- Get outside and get some exercise if you can
- Watch what you are eating and drinking
- Keep washing your hands

Continued on page 26



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Condominium Updates Continued from page 25

- Wear your mask in public
- Maintain social distancing

If you, or someone you know needs a little more help, the state has created CalHOPE. CalHOPE also offers vital mental health resources and information to help people through the difficulties brought on by the COVID-19 emergency. The campaign message is, "Hope will persevere."

CalHOPE resources include the CalHOPE Warm Line 833.317.HOPE (4673), staffed by people with understanding and training, Monday through Friday from 7am to 1pm. This number is for non-emergency mental health support. Anyone can call for free and as many times as you like. CALHOPE hopes that people will feel comfortable calling in for support they need right now.

In addition, there is the CalHOPE website (calhope.dhcs.ca.gov). There you will find a lot of information about ways to support your mental health at this challenging time. There are links for support for specific concerns folks are having right now such as addiction issues, abuse, anxiety, depression and many other challenges.

It is important to remember that we do not have a vaccine or cure to treat people who become infected. One of the most vulnerable populations are people over 60 years old. It is likely that we will see an increase in the number of cases and deaths from COVID-19 across California because people are becoming impatient and complacent. When this situation overwhelms and concerns you, please consider using these resources to help you feel better.

Our Indian Hills and Northstar community are very special and while we may have times when we are physically separated, we can stay socially connected!

Ski Trails

It's impossible to begin this update without first acknowledging the devastating effect COVID-19 has had on our community.

While the closing of the Northstar resort was painful in many ways to all of us, its effects paled in comparison to the pain and sacrifice many people were forced to endure. We can't thank our healthcare workers and the employees of other essential services enough for their bravery and service during this trying time.

Even as Northstar was closed, the village was eerily quiet, and our Ski Trails parking lots were empty, you'll be happy to know that the association continued its maintenance activities to keep our mountain homes in tip-top shape.

If you get the opportunity to visit Ski Trails this summer, the first thing you'll notice is the extensive clearing of trees and low-lying limbs and brush that's created robust defensible space around our entire property. As we've seen, wildfires are now a part of life here in the Sierras. While they are unavoidable, the threat they pose to our Ski Trails homes can be greatly reduced by this proactive and aggressive clearing of fuels. You can rest assured that Ski Trails and the entire Northstar community around us are working hard to protect our mountain homes.

Other things perhaps less noticeable are repairs to stairs and pathways, the cleaning of our lots, and even the replacement of batteries in the locks to our laundry rooms. In those same laundry rooms, you'll now find wall-mounted dispensers containing hand sanitizer to help keep our owners, guests and workers safe.

Soon, we'll be adding decorative stone to the lightwells in all our buildings. With this and the new pebble epoxy coating on the floors of our building entryways, we're sure you'll agree that the first impression of anyone entering our homes will be a positive one. Washing of our window exteriors is scheduled for the end of summer. Design work is underway on the monument sign that will welcome people to the entrance of our property.

We hope to share the design at our annual homeowners meeting on Labor Day weekend.

Speaking of our annual homeowners meeting, the board has decided that given the challenge of COVID-19, it's best to conduct the meeting virtually rather than holding it in-person in the NPOA rec center as we typically do. We'll provide both web links and phone dial-in options as we get closer to the date to make it easy for everyone to attend safely. As always, we encourage you to attend all of our board meetings (always available by phone) to stay informed about the issues facing us and to lend your voice to the conversation.

Enjoy your summer. Fingers crossed we'll see you on the mountain this winter.

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WHAT IS ALLOWED

- Outdoor gas appliances
- Gas portable fire pits
- Gas BBQs
- Pellet burning devices
- Wood pellet fuel-based BBQs and smokers

WHAT IS BANNED

- Residential campfires/bonfires that burn anything other than gas
- BBQs that burn charcoal, wood, or lump charcoal
- Ceramic charcoal grills (i.e., Big Green Egg)
- Briquette fuel-based smokers
- Wood shavings added for flavor

WHAT IS EXEMPT

- Outdoor special event commercial cooking with a valid permit



mountain area to get the message out. The fire department also posted a “banner” on our website notifying people. Finally, a Nixle message was sent out alerting people of the ban.

Important... Placer County has permanently banned all outdoor solid fuel burning year-round (365 days) **for all Short-Term Rentals (STR)**. At no time (regardless of the day, month or time of the year) is an STR allowed to burn solid fuels. For more information regarding this STR requirement, you can go here: <https://www.placer.ca.gov/6109/Short-Term-Rental-Program>.

For more information regarding our District’s unique burn restrictions, please follow this link: <https://www.northstarcsd.org/BurnRestrictions>.

Defensible Space Inspections and Mitigation Work Are In Full Swing!

Currently, the Northstar Fire Department is inspecting owners’ properties located within this year’s chosen focus area (approx. 350 properties). A third of the District is selected each year as a focus area. Our inspectors are hard at work. Likewise, the property owners are doing their due diligence in completing their required mitigation work. The fire department greatly appreciates the efforts made on behalf of the homeowners to bring their properties under compliance.

We know that this needed work can be extensive and costly. We also know that such work can change the “look and feel” of your properties that you have come to know, love, and appreciate—several things to keep in mind as you pursue this required mitigation work. First, you are helping to reduce the fire hazards to your property as well as to your surrounding neighbor’s. Second, you are increasing

your odds of retaining your property insurance. Third, you are bringing your properties under compliance demanded by the State of California (PRC #4291), Placer County (Placer County #9.32), and the Northstar Community Services District (NCSD #35-19). Fourth, your Association (in partnership with the Fire Department and other contractors/management companies) is steadfastly working to perform fuels management to that vegetation that poses the most significant FIRE HAZARDS in the common spaces in and around your properties.

Finally, although owners of property within the focus area are given a full year to mitigate their properties (usually, 30 days), owners are encouraged to do the work this year (Summer 2020). If you wait until next summer to complete the work, you may find that you have additional

and more costly mitigation work due to the beetle infestation problem we have within Northstar and throughout the Tahoe Truckee Basin. If you’d like to find out more information regarding defensible space, please visit our website at <https://www.northstarcsd.org/defensible-space>.

To Plant Or Not To Plant: Therein Lies The Question

Fires used to frequent this area every 8 to 12 years, helping to keep the brush small and sparse while turning the weak and dying trees into ash that fertilized the forest, helping to keep the soil nutrients in balance. These routine fires allowed trees, mostly pine, to grow to enormous sizes with large canopies comprised of healthy branches. Joe Barron, our Registered Professional Forester, states that our forest was at its healthiest when there was enough separation among the large



Continued on page 30

Have You Received a Non-Renewal or Termination Notice from your Property Insurance Provider?

1. You’re not alone. There are many other Northstar residents who have or are currently facing the same such insurance complications.
2. The Northstar Fire Department may be able to help you. As you work towards trying to retain or find new insurance, the fire department can provide supportive documentation that may help you mitigate the situation. Please consider giving us a call. Ask to speak to the department’s Forester, Joe Barron at 530.562.1212 x2

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Northstar Fire Department continued

contingent of pine trees that a stagecoach could easily navigate through the forest.

With the purposeful elimination of these past frequent forest fires along with the previous over-logging, changes in watering practices/fertilization, overplanting or planting of invasive plants, we find our surrounding forest (and the homes built within it) unhealthy with dangerously high fire hazards.

Specifically, we are confronted with defensible space issues consisting of the overcrowding of trees and the proliferation of native and nonnative flammable vegetation.



Are You Prepared To Receive Announcements Should There Be An Evacuation Of Northstar?

One of the major ways the Fire Department and Law Enforcement will alert you of emergencies/evacuation will be through text messages. To receive announcements that alert you of an emergencies/evacuation and provide you with the specific details of "what to do" and "where to go", you must sign-up for:

1. **Nixle.** In order to receive instant text messages from the [Northstar Fire Department](#) simply text "Northstar" to 888777. (You will be sent back 2 confirmation messages advising that you are registered.)
2. **Placer Alert.** In order to receive instant text messages from [Law Enforcement](#) simply sign-up online at: <https://www.placer.ca.gov/2426/Placer-Alert>. You will be asked to provide your name, address, telephone number, and email information.

One of the ways the fire department aims to mitigate the threat of wildfires spreading uncontrollably through the Northstar community is to increase tree separation. To address this issue, owners are required to maintain 10 to 20 feet of horizontal distance (depending on the property's steepness/slope) between the branches or canopy of one tree to the next. As owners are seeking to meet such compliance, it is essential to remember that the prescribed separation of the trees will change over time due to growth. An owner needs to be preemptive now since trees will continue to grow. This will reduce future tree spacing. (For reference, an average vacant 1/2 acre lot has enough space to sustain approximately 18 mature trees.) Another defensible space issue facing homeowners is the overabundance of highly combustible vegetation. Such vegetation accumulates over time due to a lack of fires or a lack of defensible space work. Some highly flammable vegetation was planted by well-intentioned, but uneducated owners/landscapers. For more information on invasive or highly flammable vegetation, the fire department recommends such guides as: "Choosing the Right Plants in Lake Tahoe" (published by the University of Nevada Cooperative Extension), "Backyard Native Plants" (by Lesley V. Higgins published by Tahoe Conservation Services) and "Don't Plant a Pest." These resources present a very clear depiction of those plants that should be considered or avoided depending on their combustibility, noxiousness or indigency.

As we continue to strive collectively to help mitigate the fire hazards within our community, it is helpful for us to understand and know why we are faced with such high fire hazards within our community. More importantly, it is beneficial to understand what we can do to curtail the high fire threats.

To learn more, please consider reviewing the resources mentioned above at:

<https://www.northstarcsd.org/fire>

https://www.livingwithfire.com/wp-content/uploads/2018/10/Tahoe-Plant-Guide.final_.pdf

http://naes.agnt.unr.edu/PMS/Pubs/1510_2009_87.pdf

<https://www.cal-ipc.org/wp-content/uploads/2018/12/DPP-Lake-Tahoe-Basin.pdf>

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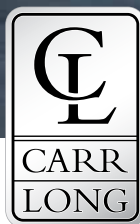
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