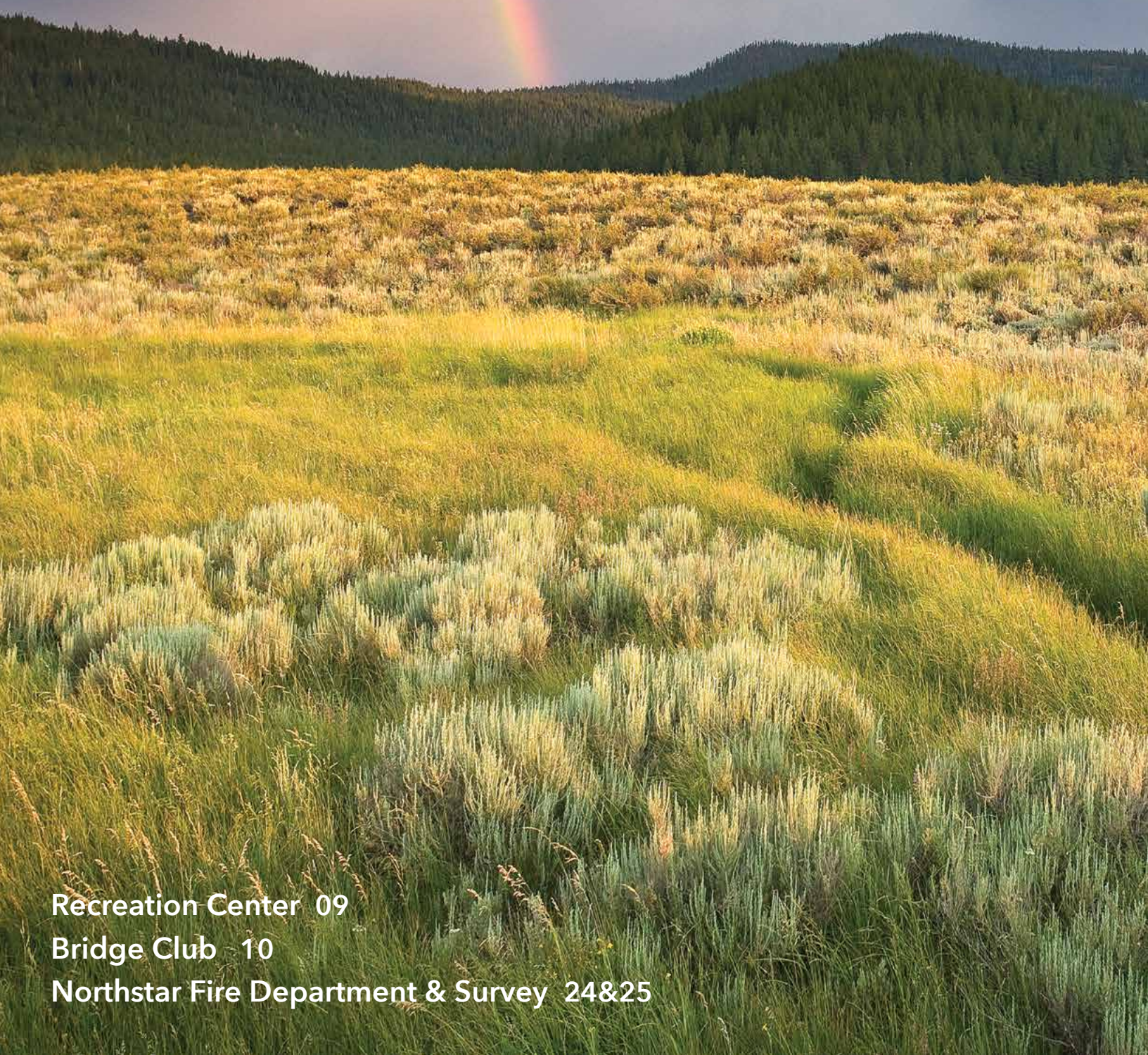


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SPRING 2023

NEWS MAGAZINE OF THE NORTHSTAR
PROPERTY OWNERS ASSOCIATION



Recreation Center 09

Bridge Club 10

Northstar Fire Department & Survey 24&25



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Board Members

Jackie Apple, President
japple@npoa.info

Paul Schumacher, Vice President
pschumacher@npoa.info

Don Schreuder, CFO/Treasurer
dschreuder@npoa.info

Colette Findley, Board Member
cfindley@npoa.info

Steve Klei, Board Member
sklei@npoa.info

Mark Patel, Board Member
mpatel@npoa.info

Mike Plishner, Board Member
mplishner@npoa.info

NPOA Staff

Tim Fulton
General Manager
tim@npoa.info

Nancy Barna
Administrative Manager
nancy@npoa.info

Sean Cutunilli
Operations Manager
sean@npoa.info

John Forni
Maintenance Manager
john@npoa.info

Greg Aiken
Design Review
& Community Standards Manager
greg@npoa.info

Contact NPOA/Northstar Living
2200 North Village Drive
Truckee, CA 96161
P| 530.562.0322 F| 530.562.0324
website www.npoa.info

Office Hours (Subject to change)
8am - 4pm, Monday - Saturday

Recreation Center Winter Hours
(subject to change)
8am - 9pm Daily
For up to date information please visit
the NPOA website www.npoa.info

Advertising Sales
CCMedia - Peggy McElfish
775.327.4200 | peggy@cc.media

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"Northstar/Martis Field Rainbow"

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meeting dates 2023

Meeting details will be sent via Eblast prior to meeting dates. If you are not signed up for electronic communications please contact the NPOA Office for a form: npoa@npoa.info or 530.562.0322.

- April 22, 9am**
NPOA Board of Directors
- April 25, 9am**
Design Review Committee
- May 17, 9am**
NPOA Board of Directors
- May 30, 9am**
Design Review Committee
- June 24, 9am**
NPOA Board of Directors
- June 27, 9am**
Design Review Committee

NPOA - Summer Employment Opportunities

The NPOA Recreation Center is now accepting applications for all summer employment positions.

If you or anyone you know are interested in any of the following positions, please visit www.npoa.info/jobs, or contact our Admin office at 530.562.0322. You may also email our Operations Manager directly at sean@npoa.info.

- Lifeguard/Head Lifeguard
- Swim Instructor
- Bear Hut Activity Leader

These positions provide for a lot of fun in the sun and help us give our Members and their Guests a lasting summer experience!

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. 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 sean@npoa.info.

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.



It is my pleasure to provide you with an update on the latest developments in our community. As we move into the spring season, we have several important updates to share with you.

New Homeowner Lounge Space: On the topic of renovations, we are happy to report that the remodeling efforts for the homeowner lounge are underway. The new carpet and lighting have been installed and some minor modifications have been completed. We are receiving furniture items every few weeks and once we have most of the items, we will begin to place them in the space. We are confident that these updates will make the lounge a more comfortable and enjoyable space for all homeowners to use. We anticipate the lounge to be completed sometime in late June. To celebrate its completion, we will

be hosting a homeowner opening event sometime this summer.

Pickleball Resurfacing: The pickleball courts will be resurfaced in May. The courts will remain in the same location which is close to the main pool. This past summer we saw an incredible amount of family activity on these courts and have decided to increase the number of courts from 4 to 6 to accommodate this increased demand. Get your paddles ready for some fun!

Board Meeting Updates: Regarding our finances, we are on plan. While utility prices and employee costs remain elevated, we have managed to stay on budget. We are committed to managing our finances carefully and making decisions that are in the best interest of our community. Our 2022 audit will begin this

month and should be completed by end of April.

We have a newly established Communications Committee spearheaded by Paul Schumacher, NPOA Board Vice President. This committee will look for new ways to effectively communicate with our homeowners. Recently, we initiated a new email communication called the NPOA Board Meeting Report. Homeowners who have signed up to receive emails from NPOA will receive this report 1 week after each board meeting. It will provide a quick overview of items discussed at the board meeting. It will not replace the official minutes which usually get posted on our NPOA resident portal once approved by the board. The Board Meeting Report will also be available on our portal.

Continued on page 6

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Colette Findley is our new chair of the Activities Committee. As a local resident she is very excited to expand the number of events for the summer months, but also year-round. With our new lounge in place

soon, we hope to offer more homeowner events this summer and into the fall and winter months. Her committee is working hard to develop a summer calendar which will include a homeowner barbeque with music, music by the pool, and wine and cheese gatherings. We will also be bringing back yoga classes which were so well received last summer. We don't want to give too much away just yet, but we can tell you that we are working hard to create fun and engaging experiences for everyone in our community. Stay tuned for more information on these activities which we will be updating you via emails as we approach summertime.

Elections: We want to remind all homeowners that our board member elections are coming up this summer. We encourage all of you to consider running for a position on the board and possibly making a wonderful contribution to your community. If you are interested and have any questions, please speak with me or Tim Fulton, our General Manager. We are happy to answer any questions you might have. We will be accepting candidate submissions from late May to late June. A notice was mailed out in late March announcing the election, important dates, and timeline.

Our NPOA Staff: I wanted to take this opportunity to thank the NPOA administrative staff and maintenance team for their hard work this winter. As you know, we have been fortunate this winter witnessing and enjoying record setting snow levels. However, these storms require a great deal of attention from our staff. Our maintenance team has worked very diligently removing snow and keeping our walkways at the Rec Center safe. Our administrative staff have fought through the traffic to get to and from Northstar. Their dedication has allowed us to keep our Rec Center open for our homeowners to enjoy. We are very fortunate to have such a dedicated team keeping our Rec Center clean, safe and well-maintained. We hope you find this update informative and helpful. As always, if you have any questions or concerns, please do not hesitate to reach out to us. I hope you all had the opportunity to enjoy this epic winter. See you all this Spring!



Jackie Apple,
Board President

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general manager's report



What a winter this year! As discussed at the end of the President's Perspective, the abundance of snow and storms this year has produced many challenges for our staff on seemingly a daily basis. I'd like to thank them for their tremendous dedication to keep the Recreation Center open and operating, as well as to every member & guest that was able to make the trek to the Rec Center this winter. As we move through winter and spring, here are a few additional updates and community reminders:

2023 NPOA Annual Assessments

By the time this spring issue has been published, hopefully all homeowners have now paid the 2023 Annual Assessment. As of the first week of March, over 98% of members have paid the 2023 assessments in full. As the assessments are the primary source of income for NPOA, thank you very much to the large majority of our membership that have paid the assessment on time.

Spring Maintenance Week

We have tentatively scheduled this year's spring maintenance week for the week of May 1st. As in years past, when we close the Recreation Center for one week in the spring and one week in the fall, our staff is able to deep clean the facilities and complete any reserve projects that may otherwise affect daily operations. In years prior, we have been able to replace

flooring, projects on spas that require them to be shut for several days, roofing projects, etc. These time periods are very helpful to allow time to prepare for the summer and winter seasons, so thank you to all of our members and their guests in advance for your continued understanding and cooperation.

NPOA Parking Lot Reminder

We would like to remind all our members of the NPOA Parking Lot Policy. Specifically, the NPOA parking lot is available for use for those actively using the NPOA Recreation Center. We understand its awesome proximity to the mountain creates the temptation to park in this lot to go skiing. However, there are only 40 parking spots and it was never the intent of this parking lot to accommodate skier parking for 1,480 residences. Thus, parking for skiing is not permitted.

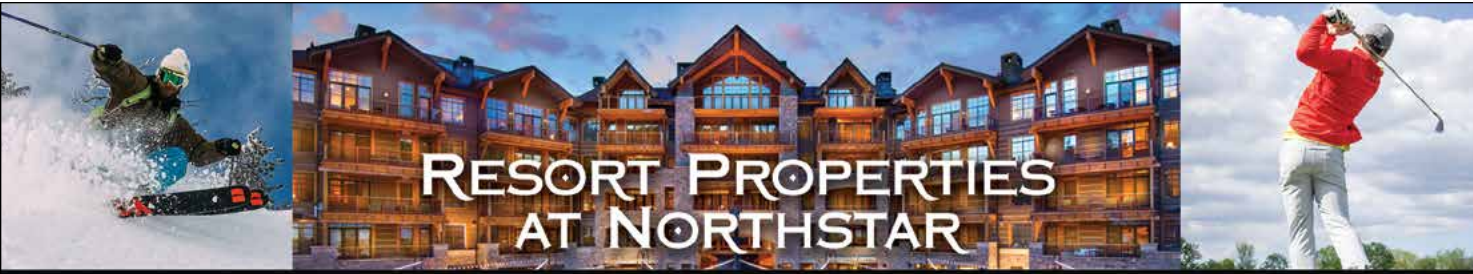
The parking lot is monitored 24/7. Courtesy notices regarding the parking policy are being posted on vehicles. Any abuse will escalate to violations being logged and addressed, including but not limited to, notices to a hearing to discuss potential monetary fines and access cards being deactivated for repeat offenders. Please help us maintain the intended use of the parking lot for members & guests who wish to enjoy the Recreation Center.

STR Hotline Number

The Placer County Short-Term Vacation Rental Program requires all residential units with rentals 30 days or less to obtain a Short-Term Rental (STR) permit. Anyone operating or advertising an STR without an issued permit will be subject to penalties from Placer County. The Placer County STR Compliance Division maintains a 24/7 hotline number for community members to report violations related to noise, trash, etc. at a short-term rental. For the quickest response, call 530.448.8003 to report an STR violation. Additionally, complaints can be filed via email to strcompliance@placer.ca.gov. When reporting an issue, make sure to include your name, phone number, address of the property you are reporting, and a description of the issue. Keep in mind that Placer County maintains confidentiality in all complaints, and their staff will not address a complaint that is made anonymously. Detailed information regarding STR permits is available on the Placer County website. For any issues not involving short-term renters, continue contacting Placer County Sheriffs office either through the non-emergency contact, 530.886.5375, or of course 911 in emergency situations.




Tim Fulton,
General Manager



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NPOA Rec Center Lounge Updates

Out with the old, in with the new! The improvements to the NPOA Lounge Space have been largely completed. To this date, new carpet, TVs, a chandelier, and more energy efficient can lighting

have been installed and have brought a much different feel into the Lounge. The next big transition is new furniture and artwork! New furniture items have been ordered and will be transitioned into

the space going through the month of June as they are delivered, so make sure to keep your eyes peeled for the new additions that are added into the Lounge the next time you visit!

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In Northstar, we have a group of players who meet every Wednesday from 1:30pm - 5pm at the NPOA Recreation Center. We are a friendly and social group playing Chicago style Bridge. The entry fee is \$2, and we offer light snacks, and cash prizes are paid out to the winners.

If interested, sign-ups are due by Monday of each week. You may RSVP by email to Astrid Cousins at astridwc@aol.com or by calling 530.913.4020 if you have any questions.



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Womens' Golf Club Updates

As Emily Dickinson wrote, "A Light exists in Spring; Not present on the Year; At any other period- When March is scarcely here." After a winter that blanketed the Northstar Golf Course in beautiful, deep snow, our golfers are ready for spring's light to turn our fairways green and lush again. When the snow melts, the Northstar Women's Golf Club (NWGC) will reunite, celebrating our friendship and love of the game. In the last two years, we have welcomed several new members who have brought even more fun, laughter and shouts of "birdie, birdie, birdie" to our Tuesdays.

The club meets every Tuesday during the season with tee times starting around 8:30 am, and in August we hold our annual tournament. Most of our members use some variation of the Northstar season pass, with a discount for residents. On

Tuesday Play Days, the Northstar late morning passes will be honored for the club's earlier tee times. Whether you have a long-standing handicap or are working to establish a handicap, all levels of players are encouraged to join this relaxed and friendly club. The Northstar Golf Course pros are planning to reintroduce short game and driving clinics for our ladies, a convenient way to improve your skills.

If you are interested in joining the Northstar Women's Golf Club, please contact Marian Hansen at sidebcorp@aol.com. Our annual dues are \$75 and include membership in the Northern Nevada Golf Association (NNGA) which provides GHIN handicap services and reduced green fees at Northstar on NWGC Play Days. Guests are always welcome to join us on Tuesdays, just contact Marian by Saturday before the Tuesday game.



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Links At Northstar

What an epic winter it has been so far! From green grass to being buried in a matter of months. We sincerely hope everyone is having a great winter and staying safe. As tough as it is to think about golf right now, it's only months away. At this point it would be very optimistic to open the golf course before June 1. Clearing the snow and preparing the course for opening will take some time.

With that being said, we look forward to the 2023 golf season and welcome our NPOA homeowner's. We will again be offering discounts on daily rates and on season passes. Daily rates and season pass information can be found on our website

(northstarcalifornia.com/golf). We do ask that homeowner's, whether you book online or over the phone, to show proof of ownership at check in. Guest rates are not available.

We are hoping to bring back some exciting events on the calendar throughout the season. This would include ladies and men's golf clinics, nine-hole events and other fun ideas. Driving range and playing lessons are available upon request. Jarrett Bower, Director of Golf, enters his first full season at Northstar golf. "I want to make this a home course for everyone in the community and a fun place to be." You will see a piece about how to join the ladies group and we are also revamping our men's club.

Lastly, as winter comes to an end and spring approaches, it's very important we remind everyone to stay on cart paths if you want to utilize the golf course. Impact on the grass during this time can be detrimental to growth and the preparation of the golf course. Maintenance staff will be on the course sometime in March, on and off until opening day, so please be cautious of that.

Look forward to seeing all of you on the links!

Jarrett Bower,
Director of Golf
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Aspen Grove

What a winter we have had here in our NORTHSTAR mountain community.

Now that some of our major projects have been completed, Aspen Grove is looking forward to initiating a couple new projects in order to enhance and beautify Aspen Grove common areas and to better secure and protect the integrity of our private property as a whole.

All buildings are now on a paint maintenance schedule. Each summer four or five buildings are re-stained and/or touched up based on weather damage and normal wear and tear. We are fortunate to have a company who does quality work and takes pride in their finished product. Our priority is to maintain and expect high standards so that all homeowners continue to appreciate and enjoy their home in the mountains.

The Aspen Grove Landscape & Aesthetic Committee has been working very hard for the past couple years to seek landscape advice. Now, with design plans to work with, the committee is beginning to consider different outdoor space options that will pave the way for a cleaner, softer and more natural look to



our property while at the same time being fiscally responsible. The committee meets on a regular basis and hopes to begin a small upgrade this spring/summer.

The 5th Annual Volunteer Work Party is planned for Saturday July 22, 2023. Aspen Grove has seen an increase each year of homeowners along with their family and friends who are willing to volunteer their time and hard work to help mitigate our defensible space efforts and clean up common areas throughout the property. All volunteers are treated to a catered lunch from Raley's Deli.

In April, Silver Strike and Aspen Grove entrances will have functioning gated entries. Homeowners are looking forward to this new addition to our Aspen Grove Community as it will provide greater security within our private community and hopefully eliminate use of our dumpsters and parking spots from nonresidents.

It is exciting to report that a very large number of our homeowners have reached compliance with our current CC&R's. Firewood on decks are fully covered with a fire retardant tarp, common areas have been cleaned up and cleared of construction debris and personal home

items. Homeowners have also come into compliance with those items that are allowed on individual decks. This apparent and appreciated effort by Aspen Grove homeowners has allowed the community as a whole to truly relax and enjoy the beauty of our surroundings and to know with proper maintenance and effort, we are able to preserve the value and look of our property. Thank you, AG HOA!

Gold Bend

Hello from the Gold Bend Community! The winter storms this year have continued to dump copious amounts of snow on the Tahoe region. Heavy snowfall boosts the local economy by attracting more tourists to the area for winter sports and activities. And snow provides a natural source of water for our region, which is crucial for wildlife and human consumption. Snowpack accumulation can also help prevent wildfires in the summer by keeping the soil moist and reducing the risk of ignition, which has been a growing concern for our region.

This is particularly important to our community, as last year we were heartbreakingly denied condominium insurance by all major insurance companies for the first time. Given the increased wildfires during the drought they claim to no longer have the "appetite" to insure our community. They won't justify the risk. With no option to negotiate the Gold Bend Board had no choice but to go with secondary-market insurance companies that charge high premiums for insufficient coverage. This devastating news is affecting many communities in California, and it seems that the only recourse will have to come from new state-level legislation. But with no news from the Governor's office the Board is continuing to seek legal advice towards an alternative solution and hope that fair coverage becomes available soon.

Our condo-wide railing upgrades and dumpster relocation project are on hold



while we focus on tackling the insurance issue. Our staining project is almost complete with just two buildings left for competition this summer.

We just launched our new website at goldbend.com which we encourage you to check out. The Board welcomes feedback, and we are committed to keeping the website updated regularly.

The heavy winter snowfall brings both benefits and challenges. It has caused the usual transportation disruptions such as road closures and traffic accidents. Our community pays for snow removal on the pathways and parking lots, which is time-consuming and expensive to keep up amid continued sets of flurries. Still, the quiet majesty of the snow-covered landscapes, including our view of the powered slopes of Mt. Pluto reminds us of why we appreciate this world-class gem of a region.

Indian Hills

What a great start to ski season with wonderful consistent storms building a great snowpack. Snow removal efforts may thankfully exceed the allotted budget for the first time in many years! This winter we saw some really deep snow banks and pillow of snow on the roof!



The work world continues to evolve and we have seen an increase in the number of condos occupied and numerous owners staying for extended periods of time or making Indian Hills their primary residence. We have also seen the prices of our condos level off after rapid appreciation. The issue of overflowing dumpsters is being responded to with additional pickups and encouraging homeowners not to use the dumpsters designated for condo use only. This continues to be an issue and we encourage all of us to be courteous as we



remind people about the proper use of the dumpsters.

A reminder that the technology to make our days on the slopes more comfortable like heated gloves, heated boots, heated socks, heated vests, Bluetooth helmet speakers, battery packs for extra phone life, there can be a lot of lithium polymer batteries charging. There is a chance they can overheat or explode causing fire and extensive damage. There have been stories on the news about batteries on

Continued on page 18

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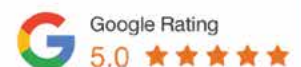
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Springtime brings longer days, blue skies and more opportunities to enjoy Indian Hills and Northstar! The spring snow runoff promises to fill Lake Tahoe and provide great rafting and kayaking activities on a healthy Truckee River through the spring and well into the summer.

Ski Trails

Now this is what we call a winter! Many of us who own places in the Ski Trails condominiums did so with something like this in mind. We had dreams of arriving at a ski-in/ski-out vacation home with easy access to lifts, a fully-open mountain ski resort, and a thriving, energetic village – all to be enjoyed without having to move a car. And they've been met! After 3 years of covid-related oddities and adequate-but-patchy snowfall, our Northstar resort has been lucky enough a winter that felt like the old days...with over 28 feet of snow before we even head into March!

If you have been able to spend a weekend or two here, you have probably noticed the successful implementation of the new parking program here. For many years, 'poachers' of parking spots would appear in our lots instead of parking in the Village or in one of the outer lots and riding the shuttle. This limited homeowners' and guests' ability to obtain spaces in our lots. But our contract with Interstate Parking went into effect this winter, and members of their team have been on site daily to check for valid parking permits, print citations, and collect fines from people making unauthorized use of our spaces.

It's worked quite well! As the season has rolled on, compliance has gone up, the number of violations have gone down, there have been fewer complaint calls, and our owners and guests have had more parking available to them. Of course, any new system has snags, and there have been some errors with old passes still being used and confusion among some of the property managers. But overall, this is a positive achievement that should work even more smoothly in future years. Big thanks to HOA Board member John Levine, who took this on as his issue and spearheaded it through the entire process. Kudos, John!

The Ski Trails HOA Board has also begun work on an update to our Ski

Trails website, available at <http://www.skitrailscondoassociation.com>. This effort – led by HOA Board member Mike Kim and CAMCO (our association management partner) – will be expanding the capabilities and content of the website to make it more useful and provide more current documents more easily. We touched on this a little in a prior issue of this publication, but it continues to develop and evolve. We'll be adding meeting materials, agendas, minutes, important news items, updated association policies, and more. HOA members will have their own login accounts and passwords.

We are also contemplating setting up a Google Groups option for homeowners to connect more easily and directly with each other and to the Board. This would be a way for people who share interests and ideas for how to make Ski Trails even better, plan events, ask questions, share recommendations on contractors or designers, and so on. This would be fully opt-in, so no one would be spammed, but it would be an opportunity to increase engagement and strengthen our community.

Homeowners at Ski Trails should watch their email inboxes for news on all of that as it is developed in the rest of 2023.



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New Liberty Leadership

Liberty recently promoted Lindsay Maruncic to Senior Director of Operations. In her previous role as Director of Renewable Energy, Maruncic managed the development and implementation of Liberty's 100% renewables, net zero initiative. Maruncic holds a Bachelor of Science degree in Biological Science, a Master of Business Administration degree in International Gas and Oil Management, a Master of Law in International Energy Policy and is currently working on a Master of Science degree in Finance.

"I am excited for the opportunity to lead Liberty's operations moving forward and to continue our commitment in providing safe, reliable and sustainable electric service to our customers and communities," said Maruncic.

In 2023, Liberty will continue its focus on wildfire mitigation infrastructure improvements, such as the installation of more covered conductor (wire), fuse replacements, and fast trip sensors. Liberty's vegetation management program will also continue its critical work of keeping lines and infrastructure clear of potential vegetation hazards to maintain safety and help reduce outages. In addition to safety and reliability projects, Liberty will continue its efforts to reduce dependence on purchased power while further increasing its renewable energy generation portfolio. "Although the renewable energy projects are exciting and in high demand by a lot of our customers, we recognize

the frustration some have had with recent outages, and we are working very hard to evaluate and implement projects that further improve reliability," said Maruncic. "Living in the mountains comes with serious weather events such as 100 mph winds, snowstorms that result in multiple feet of snow at once, and wildfires, all of which may result in power outages. Liberty continues to prepare for these situations with the goal of reducing the frequency and duration of outages. However, we can't prevent all outages and there may occasionally be extended outages, so we encourage all of our customers to be prepared for these situations."

Liberty's customers and communities remain its top priorities. Under Maruncic's new leadership, Liberty will continue to support customers' growing needs and expectations in the face of environmental challenges, new technologies, and increased safety regulations.

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Appointments: (530) 582-6205

Where is my provider?

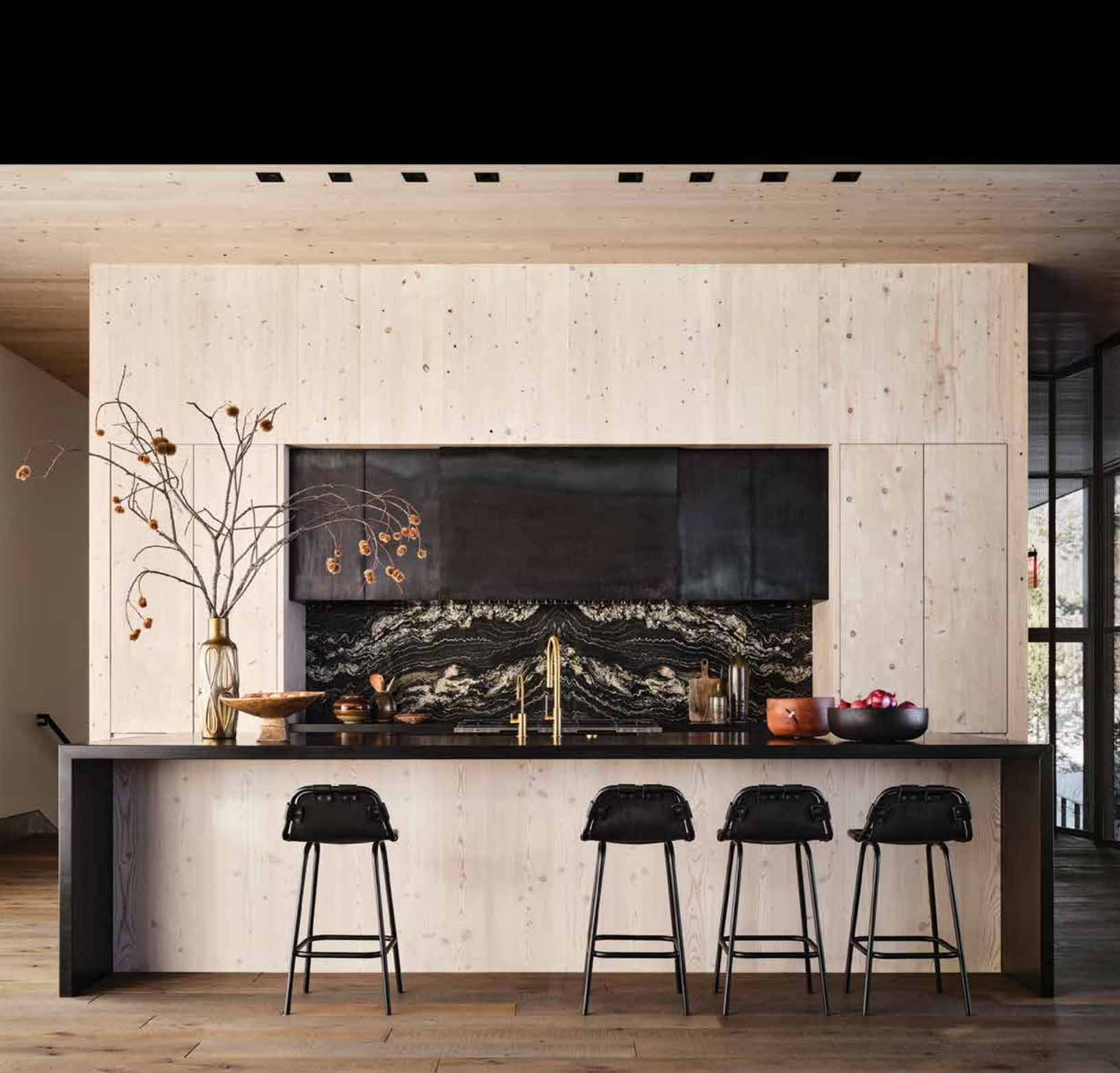
The following providers will now be located in the new Primary Care Clinic. If you are currently established with a Primary Care provider in Tahoe City or Incline, you will continue care in that location.

- | | | |
|----------------------|-------------------------|-----------------------|
| Gina Barta, MD | Claire Loomis, PA-C | Sam Smith, PA-C |
| Michael Hagen, MD | Joshua Pfent, MD | Dan Stoll, MD |
| Jonathan Hedrick, MD | M. Soraya Pourtabib, MD | Celia Sutton-Pado, MD |
| Reini Jensen, MD | Melissa Rider, PA-C | Aaron Ulland, MD |



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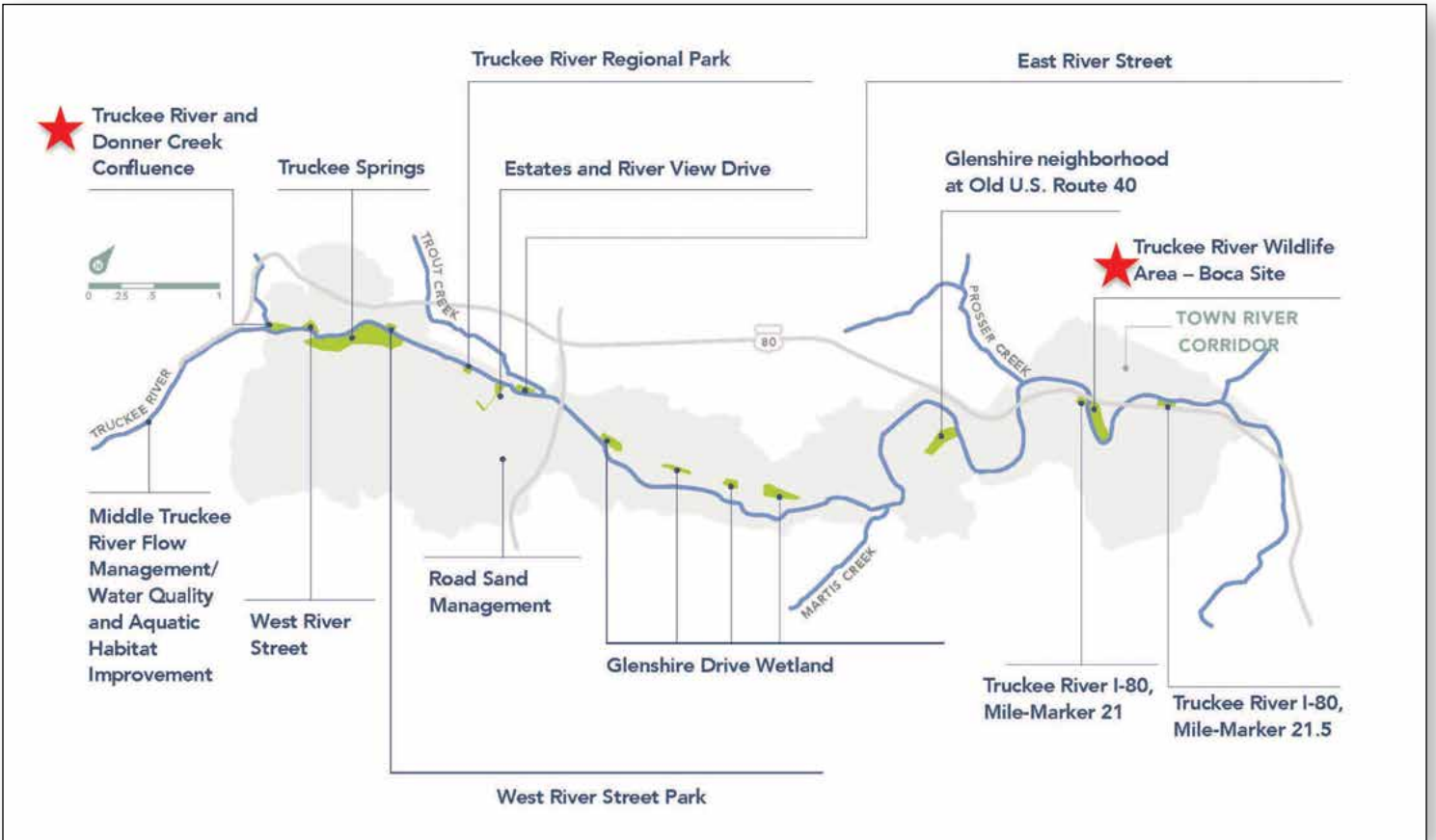




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Fix The Truckee River Keep It Wild Restoration Project Sites

When we collectively partner and invest in nature-based solutions to protect and restore our vibrant mountain home, it creates a more resilient future for all of us— where humans and nature can thrive together for generations. “Fix the Truckee-Keep it Wild” is one critical restoration initiative we are focused on, in addition to dozens of other projects we are working on across the watershed our in streams, meadows and forests.

Working with all the public agencies on the Truckee River, we completed an assessment of the Truckee River and

identified 15 sites needing restoration along the main stem through the Town of Truckee. Restoration of these sites will enhance habitat for fish and wildlife, protect the wild nature of the river, reduce erosion, improve water quality, and help to provide sustainable recreation access.

Truckee River and Donner Creek, and Truckee River Wildlife Area-Boca designs are completed (red stars), and we have secured \$1.25 Million in grant funding to start on-the-ground implementation this year. Our goal is to move an additional five sites along the Truckee River through the design phase to be implemented in the next 5 years.

It takes a dedicated team to do what we do. Thank you to all the of the public agencies with land along the river for your partnership. Thank you to the funders who are making this work possible: the donors of the Truckee River Watershed Council, California Wildlife Conservation Board and the Truckee River Legacy Foundation.

To learn more or get involved:
www.truckeeriverwc.org
 530.550.8760 x5





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MEET YOUR NORTHSTAR EXPERT

What is the current market like for Northstar properties?

The frothy conditions of the last two years have cooled a bit however a bountiful winter has reinvigorated interest in homeownership at Northstar. Expressions of interest in finding the perfect home have been on the rise steadily since the beginning of the year. Currently there is extremely little listing inventory available which is generally encouraging for home values.

Explain the difference between a second home and vacation home?

Because of the immediate connection to the Bay Area, Tahoe has always functioned as a second home market where frequent short visits are the norm. A vacation home may be more of a destination like Vail or Aspen where one visits only a couple times per year but for longer stays. A trip to Tahoe is just the best part of our consumers' week.

Who is the target market for purchasing Northstar properties?

Northstar has always been a prime destination for families given the quality of resort operations, ease of transportation through the community and year round activities. While work-from-home means different things, few are in a conventional 9-5 Monday through Friday office environment any longer which opens up the option for more time at Northstar.

When is the best time to list a Northstar property?

There are definite seasonal rhythms to the local market. We often sell double the number of homes in summer/fall compared to spring winter. However, the competition in the marketplace overrides these conditions such that any moment with fewer listings creates an advantage for the seller. Right now happens to be one of those moments.



Katie Tyler



Defensible Space Inspections Starting Up Soon!

The Northstar Fire Department is proud to work for a community whose constituents are invested in and willing to do their part to reduce the overall risk of a wildfire.

Since 2008, the amount of work that Northstar has completed in defensible space and forest fuels reduction has allowed us to gain recognition on a federal level as a Firewise community.

Our defensible space requirements go above and beyond other communities in California which help our homeowners obtain/retain insurance and make our community safer in the event of a wildfire.

If weather conditions allow, defensible space inspections are scheduled to begin in early May 2023. Every year the Fire Department identifies a focus area based on fuel loading, and when an area was last inspected. Defensible space inspections are compulsory - governed by Northstar Ordinance 38-22, Section 4, California Public Resources Code, Section 4291, California Code of Regulations, Title 14, Section 1299 and Placer County, Chapter 9, Article 9.32, Part IV.

This year's focus area includes the streets of:

- Glades Place & Court
- Silver Fox Court
- North Summit Place
- Overlook Place
- Big Springs Drive
- Woods Point Way
- Gray Wolf
- Red Tail Court
- Eagle Feather Court
- Grouse Ridge

Last year, defensible space inspections were completed in the lower portion of the District. Consequently, all zones (lower, middle, upper) within our community have now been brought into first-time compliance.

From this point forward, the Northstar Fire Department will focus inspecting for and making sure owners maintain a certain level of compliance with their properties. The level of compliance will involve annual maintenance including, but is not limited to:

- Raking of pine needles
- Removal/thinning of brush
- Removal of dead and dying fuels (including trees)

If you own a home on one of the listed streets above, your property will be inspected for defensible space this year. Property owners will receive an email or mailer (by late March) requesting a Right of Entry Permit (ROE). This document is to be signed and returned to the Northstar Fire Department either electronically, by mail or dropped off. A signed and returned ROE will allow the fire department to physically inspect the property. Even though we can still record violations from the street and common space, by allowing the fire department to come onto your property to perform the inspection, you will significantly help reduce uncertainty and inaccuracies you or the contractor may have when completing defensible space mitigation work.

As a requisite of Measure U, the Northstar Fire Department will continue the green waste curb side pickup program to help subsidize the cost of annual maintenance. This program is available to the residential community with five assigned pick-up sessions and two for the condominium associations. The curbside pickup is not available to contractors.

If there are any questions regarding the defensible space program or curbside pick-up, please feel free to contact me at: Bolk@northstarcsd.org

Greenwaste/Curbside Pick-up

2023 Community Greenwaste

Pick-up Dates:

June 5, June 19, July 10, July 24, August 7

With the help of Measure U funding, the Northstar Community Services District (NCS D) is offering the second curbside pick-up for property owners' green waste material. Curbside pick-up is ONLY FOR PROPERTY OWNERS. Contractors who are hired by a property owner to perform defensible space work MUST dispose of the material themselves. Material left by contractors at the curbside will not be picked up. Additionally, property owners may not leave any green waste material at the curbside for pick-up after the last scheduled pick-up date (August 7, 2023). Any material left at the curbside for pick-up after the final pick up date will violate NCS D's local ordinance and be subject to fines.

What Can Be Placed At Your Curbside

One Time On Each Date:

- A total of 1.5 cubic yards of pine needles (This is equivalent to ten 30-gallon trash bags) NOTE: Bags are not allowed. Material needs to be piled neatly at the curbside.
- One slash pile with the dimensions of 4' x 4' x 4'.
- The material may consist of tree limbs/branches, brush, bark, in lengths of 4' or less.

What Is NOT Accepted For Curbside Collection:

- Material within bags (plastic, paper, or other)
- Tree rounds and tree stumps
- Rocks
- Soil
- Grass clippings
- Garbage or construction wood/material
- Any pile incorrectly stacked will not be collected





Is NCSD Still Offering The Greenwaste Dumpster Rebate Program?

Yes, in conjunction with offering curbside pick-up, NCSD is still offering the Dumpster Rebate program for the District. For further information regarding the Dumpster Rebate program, please go to: <https://www.northstarcsd.org/Yard-Debris-and-Defensible-Space-Rebate-Programs>

2023 Condominium Association Greenwaste Pick-up Dates;

July 19 & August 7, 2023

In 2023, with the help of Measure U funding, the Northstar Community Services District (NCSD) will offer green waste pick up for the following condominium associations: Aspen Grove, Gold Bend, Indian Hills & Ski

Trails. This condominium association pick up is for community members, condominium association cleanup day(s) and CAMCO employees who are performing defensible space work. Material left by contractors or construction related activities will not be picked up. Additionally, green waste material left out after the pick-up after the last scheduled pick-up date (August 7, 2023) will not be picked up and subject to violation of CAMCO and NCSD's local ordinance and be subject to fines.

What Can Be Placed At Your Condominium Association On Each Date:

- A total of 14 cubic yards of the following material will be collected:
- Pine needles NOTE: Bags are not allowed.
- The material may consist of tree limbs/branches, brush, bark, in lengths of 4' or less.

What Is NOT Accepted For Condominium Collection:

- Material within bags (plastic, paper, or other)
- Tree rounds and tree stumps
- Rocks
- Soil
- Grass clippings
- Garbage or construction wood/material

The Northstar Fire Department Needs Your Help to Make Your Fire Department Better

The Northstar Fire Department is seeking your feedback regarding services provided. To be a successful organization, the Northstar Fire Department realizes that community involvement is paramount to the development and implementation of a strategic plan. We are asking you to take a few moments - no more than 5 minutes - to provide your feedback regarding the current and future well-being of our department. The survey will be open to the public starting Friday, April 7, 2023, 8am until Friday, June 30, 2023, 4pm.

In an effort to remain a community-driven department, input from members of our community will be utilized to create the Northstar Fire Department 2024-2029 Strategic Plan. The plan will be consulted on a regular basis and assist department leadership in measuring success, performance, and outcomes that are expected by the community in which it serves.

Strategic planning can serve as an opportunity to unify the community, management, employees, and stakeholders through a common understanding of where the organization is going while ensuring transparency and communication throughout. This survey process helps certify the needs of the community are met on all levels and will help keep the Strategic Plan document relevant and current during its five-year cycle of implementation.

Northstar Fire Department Survey Information

Should you like to help the Northstar Fire Department by taking this short survey, please go to the following webpage:

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

Thank you for considering such matters.





which consists of the accumulated waste of more than one individual or family living in separate quarters or residences.

Household Garbage

Kitchen/bath/general waste

Industrial/solid/green waste

Construction debris, hazardous material, yard waste, appliances, furniture, bicycles, mattresses, TV's, electronics etc.

Absolutely no contractor usage at the NPOA dumpster site!

Violations for use of this site are subject to fines and loss of HOA privileges.

Cost for the removal of non-compliant trash at the NPOA Dumpster Site may increase assessments for trash disposal on future tax bills.



Greg Aiken,
NPOA Design Review
& Compliance Manager

NPOA Dumpster Site– Did You Know?

Your NPOA dumpster site on Northstar Drive is for the disposal of household garbage only.

Household Garbage means any garbage or trash generated by the domestic or household activities of one or more

individuals living in a single residence or in single, separate quarters, and excluding specifically any industrial wastes, solid waste generated by commercial property or construction and any waste collected on the site of a multifamily development

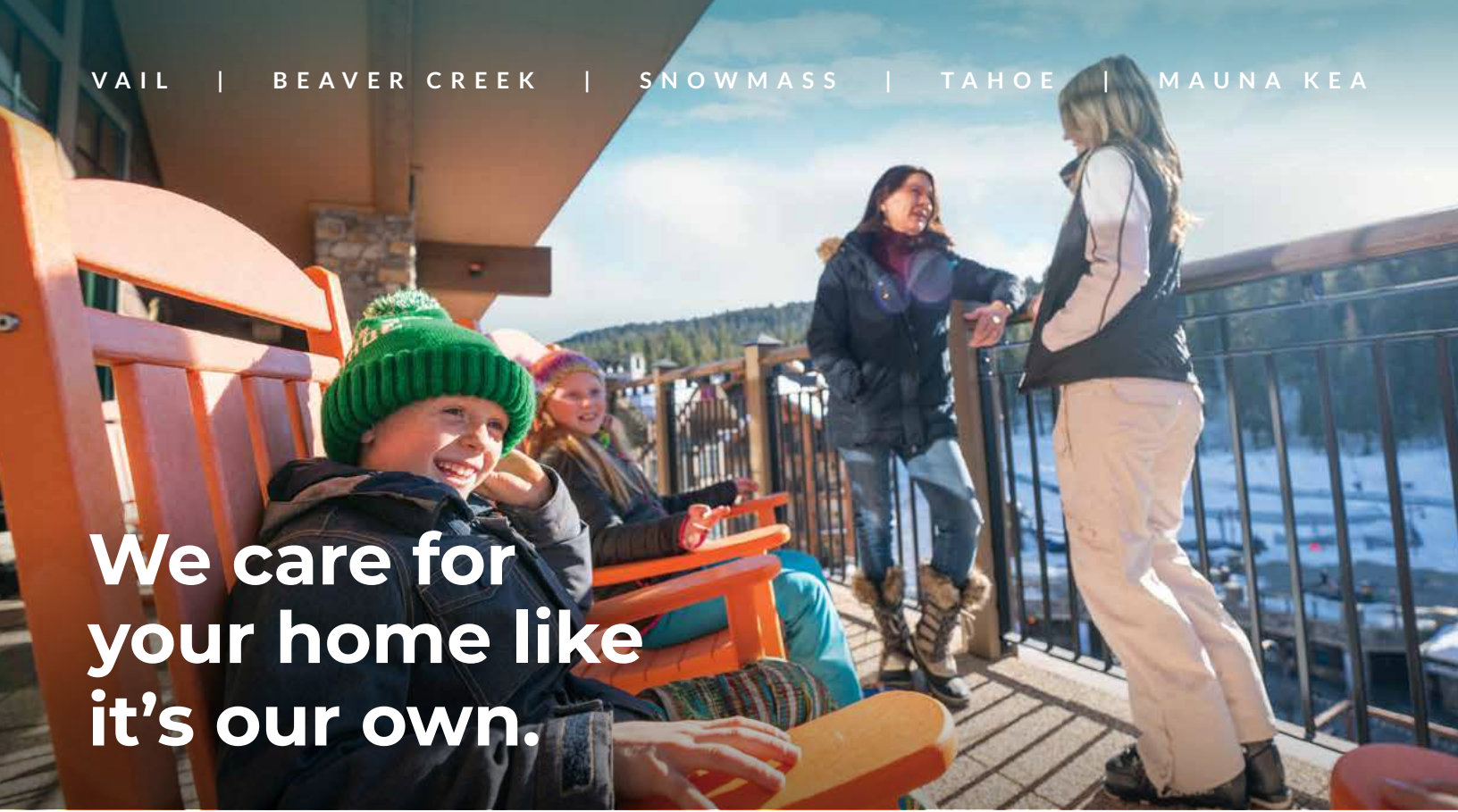


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HOW WE COMPARE

	East West	Others
Years of Experience	> 35 years	< 15 years
Local Employees	> 65	< 10
On-Site Presence	24/7	no
HOA Manager	yes	no
Broad Sales & Marketing Reach	yes	no



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