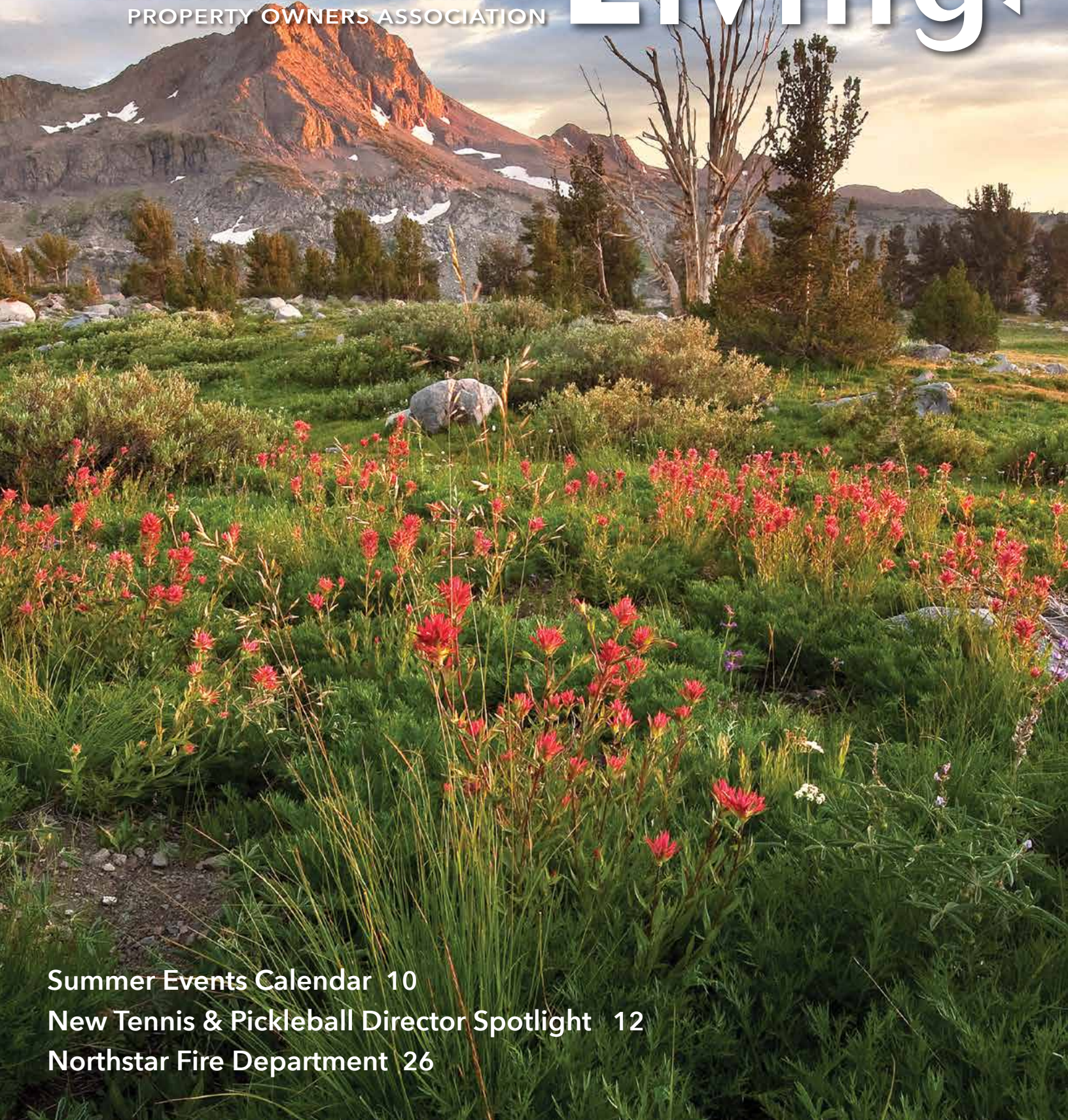


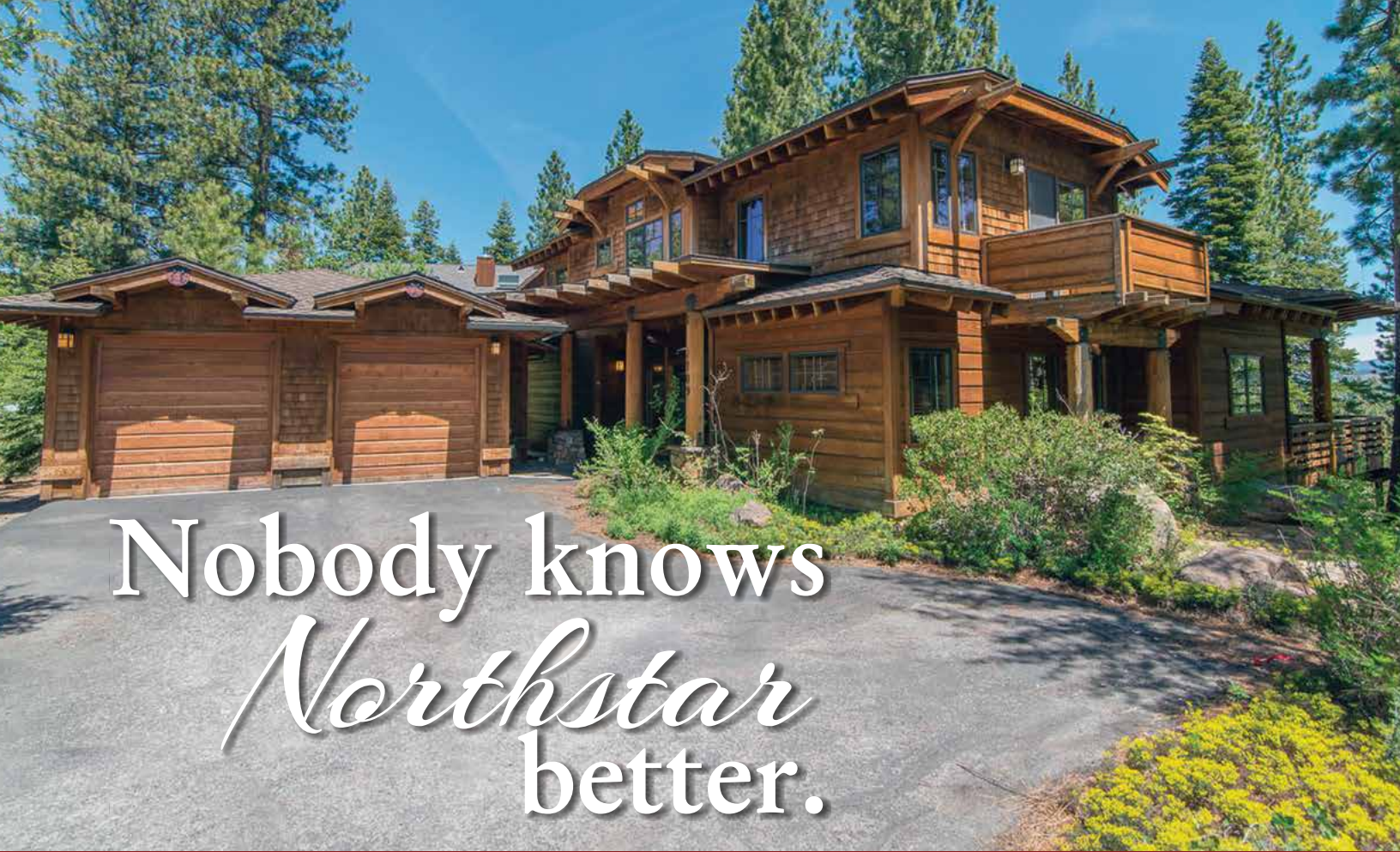
# northstar Living

SUMMER 2023

NEWS MAGAZINE OF THE NORTHSTAR  
PROPERTY OWNERS ASSOCIATION



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New Tennis & Pickleball Director Spotlight 12  
Northstar Fire Department 26



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Northstar Property Owners Association

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### Contact NPOA/Northstar Living

2200 North Village Drive  
Truckee, CA 96161  
P| 530.562.0322 F| 530.562.0324  
website [www.npoa.info](http://www.npoa.info)

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

**Recreation Center Summer Hours**  
(subject to change)

7am - 9pm Daily May 27 - Sept 4  
For up to date information please visit  
the NPOA website [www.npoa.info](http://www.npoa.info)

### Advertising Sales

CCMedia - Peggy McElfish  
775.327.4200 | [peggy@cc.media](mailto:peggy@cc.media)

### Cover Photo

Olof Carmel of Carmel Gallery  
"Summer Indian Paintbrush"

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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](mailto:npoa@npoa.info) or 530.562.0322.

**June 24, 9am**  
NPOA Board of Directors

**June 27, 9am**  
Design Review Committee

**July 25, 9am**  
Design Review Committee

**July 26, 8am (if necessary)**  
NPOA Board of Directors

**August 19, 9am**  
NPOA Board of Directors

**August 29, 9am**  
Design Review Committee

**September 1, 9am (if necessary)**  
Special Board Meeting  
To Count Ballots

**September 2, 3pm**  
Annual Member Meeting

**September 26, 9am**  
Design Review Committee

## 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](mailto: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.*



Dear Homeowners,  
 Welcome to summer! After a winter filled with tons of snow, I know we are all happy to see the snow melt and enjoy the warmer weather of summer. We have some exciting updates to share with you for the summer months.

**Financial Update**


First, let me assure you that we are tracking well on our budget. The only area that we were hit hard this winter was on our utilities billing. As you may know, there was a surge in natural gas prices all over California due to limited natural gas production as well as limited storage. Therefore, we are a bit over budget in this area, but we are carefully monitoring our expenses to minimize overall overtures. In April, we completed our 2022 Audit. Our audit was performed by McClintock Accountancy. They deemed that our financial statements for 2022 were presented in a fair manner and conform with accounting principles generally accepted. The final audit results can be found on our homeowner portal for your perusal.

**Rec Center Updates**

Now, let's talk about renovations at the Rec Center. We are thrilled to announce that the homeowners' lounge received a well-deserved makeover. Thanks to our capital improvement fund and our reserve funding, we installed new carpeting, couches, chairs, TVs and lighting. We are still putting on the final touches, but to celebrate this exciting transformation, we plan to host a small reception on August 5th. Join us for an early evening of wine and cheese as we inaugurate our new space. Details forthcoming via email.

In other renovation news, we are happy to report that the Main Pool, Kiddie Pool and Twirl Spa replastering project has been completed on schedule and under budget. There were no major structural changes made, except for the rebuilding of the steps in the Main Pool. Also, new handrails were installed. We look forward to providing you with a refreshed and inviting swimming area for the summer season. Also, a new much-needed pool cover has been installed on the Main Pool.

*Continued on page 6*




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### What is the Retreat?

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### What is the current market like for Northstar properties?

The excessive market exuberance 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.

### What are the benefits of living in the Retreat?

Property in The Retreat affords the opportunity to build a dream home featuring epic mountain views while maintaining the sense of space and tranquility that drew you to the mountains. Each homesite enjoys the full benefits of Northstar's premier amenities. Shuttle service transports families from their front door to the mountain with ease and security, while all-season recreation inspires screens to be left behind when getting lost in the adventure

### 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.



**DYLAN GRIFFIN**



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Finally, at the end of May our pickleball courts were reconfigured and repainted. We chose to increase the number of courts to 6 from 4 to meet the surge in demand that we witnessed last summer. New to this summer we will be offering pickleball clinics and private lessons. Our new Tennis Director Tony Ramsdell (more down below) will be bringing on homeowner Fred Safipour as the Head Pickleball Pro to spearhead this program. Fred is very involved in our local pickleball community, serving as the President of the Truckee Tahoe Pickleball Club. So, please come out and join us for some pickleball fun on our newly refurbished courts.

### Summer Events and Activities

We have fantastic lineup of events and activities planned for you and your families. On July 4th, we will be hosting an Ice Cream Giveaway for kids. Then, mark your calendars for the Homeowners BBQ on July 15th and Music by the Pool on August 12th. Additionally, the NPOA Annual Meeting and Homeowner BBQ will take place on September 2nd. For all the yoga enthusiasts, Saturday Yoga with Tahoe Yoga and Wellness is back, starting on June 17th through September 2nd. The class will almost always be on Saturday mornings at 9:30am

with a couple of Sunday mornings. This year, you have the option to either pay a \$15 drop-in fee or purchase a class card for four lessons for \$60 and receive the fifth class free. Can't wait to see you all of you there. Don't forget to bring your mats!

Our Activities Committee, led by Colette Findley, has worked tirelessly to develop some new and exciting activities for this summer. Get ready for Tuesday Trivia Night and Thursday BYO Wine and Cheese Mixers at the pool, which will rotate throughout the summer. Additionally, the committee is organizing group outings to attend Truckee Thursdays. Keep an eye out for our email blasts this summer, as they will contain all the details and updates on these fun and exciting events. A list of all event dates for this summer can be found later on pg 10.

### New Tennis and Pickleball Director

We are delighted to welcome Anthony (Tony) Ramsdell as our new Director of Tennis and Pickleball. Tony is a certified tennis and pickleball instructor who has been teaching in Southern and Northern California for over 20 years. During his career he has developed junior programs as well as pickleball programs. He is passionate about both sports and loves working with people of all ages and skill levels. He will be offering lessons, clinics, tournaments, and socials for both tennis and pickleball throughout the summer. More personal information on Tony can be found on his spotlight on pg 12.

Tony will be running the program as an independent business operator, similar to how our summer deli is operated through Bear Paw Provisions. The name of his operation is Ramsdell Tennis Academy. Tony can be contacted in the Pro Shop at 530.562.0321 and via email at northstartennisandpickle@gmail.com. More information can be found at his website [www.northstartennisandpickle.com](http://www.northstartennisandpickle.com). Please join us in welcoming Tony to our community.

As always, if you have any questions or need further information, do not hesitate to reach out to us. We hope you have a fantastic summer filled with enjoyable activities and cherished moments with your loved ones.

Warmest regards,



Jackie Apple,  
Board President

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<https://www.northstarcalifornia.com/plan-your-trip/stay/property-management.aspx>

# general manager's report

There are many great updates included in this edition of Northstar Living. In addition, I have a few additional updates along with some courtesy reminders for the summer season.

## Summer Operations

The NPOA team had a shorter window of time this spring to prepare the NPOA Recreation Center for another fun filled summer season. The many duties completed and on-going include: Clearing lawns, landscaping beds, patio areas, and tennis/pickleball courts of pine needles and pine cones; starting up and completing repairs as needed to the irrigation systems; pulling patio furniture from storage areas and setting up on the many patio areas for the summer season; setting up lifeguard equipment; spring cleaning the Bear Hut and purchasing inventory for summer activities; spring cleaning the Tennis

Pro Shop and setting up nets, dividers, windscreens, benches, etc. for tennis and pickleball courts; and setting up the deli area for summer operations. Adjacent to the Recreation Center is the Nature Trail or West Martis Creek Trail which crosses parcels owned by multiple different entities including NPOA. Our staff walked the trail and removed fallen debris as well as contacted property owners regarding several fallen trees on the trail. Thank you to our entire team pitching in to complete these many tasks!

## Project Updates

The Main Pool, Kiddie Pool, and Twirl Spa plastering projects were completed fall 2022 on time and under the approved budget amount. These amenities look great and are ready to go for the 2023 summer season! The Main Pool cover was replaced and a new Lap Pool cover should arrive soon. Behind the scenes, many components including heaters and chemical control systems have been replaced to ensure a comfortable and safe experience in the pools and spas this summer. Just a few weeks after we shoveled the snow off the pickleball courts, the courts were resurfaced with a refreshed layout resulting in a total of 6 courts. This past winter was extremely challenging keeping the parking lot and dumpster Site gates and controllers operational so numerous repairs were completed this spring.

## Summer Staffing

As you have all experienced, many local businesses in our mountain community continue to have challenges with staffing resulting in reduced hours of operation. We started recruiting summer staff during the winter season. This summer we will have an entirely new team of lifeguards. Several are Northstar residents and moving from the Bear Hut to Lifeguards this summer. We also have a combination of returning and new staff at the Bear Hut. As previously communicated and mentioned in the President Perspective, we welcomed Anthony (Tony) Ramsdell as the new Director of Tennis and Pickleball this spring. And we are excited to have Jonathan and Bear Paw Provisions back this summer to run the deli operations. Our team looks forward to providing many positive, memorable experiences for the 2023 summer season. Our entry desk team is fully staffed. As of this writing, we are still advertising and interviewing for seasonal or full-time staff to perform grounds and minor maintenance duties. Finally, I would like to say many thanks to our Operations Manager Sean Cutunilli, who was actively involved with all aspects of summer programming and hiring lifeguards and activity staff for the summer season.



Tim Fulton,  
General Manager

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## Questions and Answers

### RV & Boat Storage

As we all know, Tahoe is a top destination for an amazing boating and camping experience. As a reminder, the NPOA CC&R's Section 8.09 Parking and Vehicle Restrictions addresses restrictions on the size and type of vehicles allowed and prohibited which include trailers, campers and recreation vehicles, commercial vehicles and inoperable vehicles. Campers and recreation vehicles may be kept upon a lot or parked along the street only for brief periods for the purposes of loading and unloading. 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. If you or your guests are in need of storage for RVs, boats, etc. either overnight or for a longer period of time 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.

### Trash Disposal

Please remember to completely close and latch dumpsters after every use at the dumpster Site on Northstar Drive and

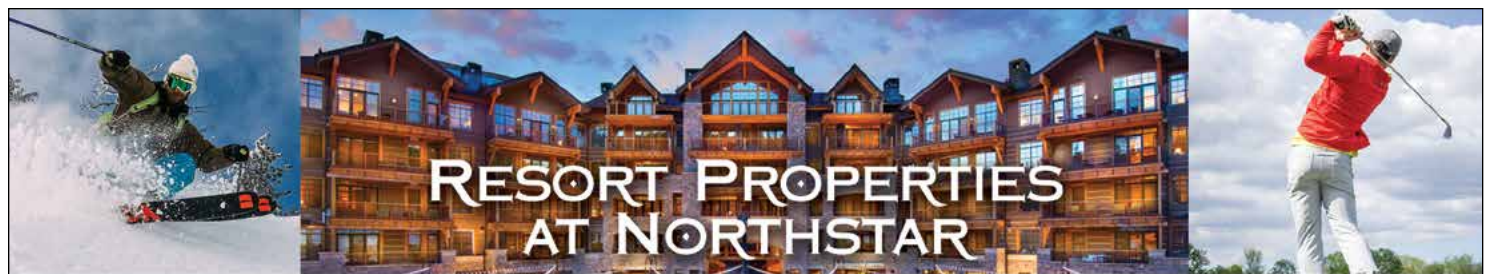
at all the Condominium complexes. It is extremely important to secure and close lids as tightly as possible, as bears will reach through even small openings and pull trash from the top of the dumpster. For more information specific to bears, hopefully you read the recent member communication "Crucial Facts About Living in Bear Country"! And a reminder for single-family residences that trash cans installed inside Bear Boxes, Bear Sheds, or placed curbside the day of trash service (currently every Monday) may be no larger than 32 gallons or 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 a Bear Box or Bear Shed is located more than 25' from the edge of the roadway, there are three service options available: 1) homeowner must bring trash cans to the curbside by 6:00 am day of service 2) sign a waiver with TTSD to allow them to drive on your driveway closer to your shed or bear box or 3) set up an account with TTSD and pay a monthly trip charge for collection personnel to walk to your bear box or shed. If the bear box or shed 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, please contact TTSD at 530.583.7800.

Recreation Center access - For our members and their immediate family members on their access list, please remember bring in your member card when visiting the Rec Center. We also ask that you convey to your rental guests to bring in one of the guest access cards and inform them that each guest 5 and older will pay an \$10 per person guest fee to use the facility. We continue to have many short-term rental guests who show up at the Recreation Center with no guest card and no rental confirmation information to identify where they are staying. So again, please be sure to provide information for your guests if you would like for them to have access to the Recreation Center. Thank you for your understanding and cooperation.


### Single-Family Residence Exterior Projects

A Project Review Application and accompanying fees must be submitted for project approval and when appropriate issuance of a Permit prior to any maintenance or improvement work being completed on the exterior of single-family residences. Please see the Design Review Committee section in this edition of Northstar Living for more information.



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**Summer Events Calendar**

Get ready to soak up the sun and make unforgettable memories at the NPOA Rec Center! We're thrilled to announce our exciting lineup of summer activities that will turn your summer into an epic adventure. Whether you're seeking fun, relaxation, or a chance to connect

**Bear Hut Arts & Crafts**

Opening June 17; weekly schedules will be posted at the Rec Center and the NPOA website

**Morning Yoga Class - 9:30 - 10:30am**

Front desk RSVP at 530.562.0322 or at the rec center. \$15 drop in for single class or \$60 for 4 classes/5th class free. Bring mats. Max capacity is 30, first come first serve. 9:30 - 10:30am

**Tuesday Night Trivia - 5:30 - 7pm**

All welcome, held in the NPOA Lounge, light snacks and refreshments provided and winners will receive prizes. RSVP not needed.

**Thursday Evening BYO Wine & Cheese Mixer - 5:30 - 7pm**

Please no glass in the rec center. Plastic carafes & cups available on loan at the front desk. RSVP not needed.

**Sunday Afternoon BYO BBQ - 1 - 4pm**

Complimentary use of our BBQ sites at the Rec Center, everyone welcome, light snacks and beverages provided. RSVP not needed.

**JUNE 2023**

Sat. June 17	9:30am	Morning Yoga Class
Tues. June 20	5:30pm	Tuesday Night Trivia
Thurs. June 22	5:30pm	Thursday Evening BYO Wine & Cheese Mixer
Sun. June 25	9:30am	Morning Yoga Class
Sun. June 25	1:00pm	Afternoon BYO BBQ

**JULY 2023**

Sat. July 1	9:30am	Morning Yoga Class
Thurs. July 6	5:30pm	Thursday Evening BYO Wine & Cheese Mixer
Sat. July 8	9:30am	Morning Yoga Class

with neighbors, friends and family, our diverse range of activities has something for everyone. Join us for a fantastic summer experience. Keep an eye out for additional details throughout the summer. Subject to change.

Sun. July 9	1:00pm	Afternoon BYO BBQ
Sat. July 15	9:30am	Morning Yoga Class
Sat. July 15	12-3pm	Poolside BBQ
Tues. July 18	5:30pm	Tuesday Night Trivia
Thurs. July 20	5:30pm	BYO Wine & Cheese Mixer
Sat. July 22	9:30am	Morning Yoga Class
Sun. July 23	1:00pm	Afternoon BYO BBQ
Sat. July 29	9:30am	Morning Yoga Class

**AUGUST 2023**

Tues. August 1	5:30pm	Tuesday Night Trivia
Thurs. August 3	5:30pm	Thursday Evening BYO Wine & Cheese Mixer
Sat. August 5	9:30am	Morning Yoga Class
Sat. August 5	4-7pm	Homeowner Reception in the New Lounge
Sun. August 6	1:00pm	Afternoon BYO BBQ
Sat. August 12	9:30am	Morning Yoga Class
Sat. August 12	2-4pm	Live Music Event
Tues. August 15	5:30pm	Tuesday Night Trivia
Thurs. August 1	5:30pm	Thursday Evening BYO Wine & Cheese Mixer
Sun. August 20	9:30am	Morning Yoga Class
Sun. August 20	1:00pm	Afternoon BYO BBQ
Sat. August 26	9:30am	Morning Yoga Class
Tues. August 29	5:30pm	Tuesday Night Trivia
Thurs. August 31	5:30pm	Thursday Evening BYO Wine & Cheese Mixer


**SEPTEMBER 2023**

Sat. September 2	9:30am	Morning Yoga Class
Sat. September 2		Annual Meeting & BBQ
Sun. September 3	1:00pm	Afternoon BYO BBQ



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**New! Tennis & Pickleball Director**

Meet our new Director of Tennis and Pickleball, Tony Ramsdell. As a PTR and PPR certified pro, Tony has an extensive history teaching and has built and grown tennis and pickleball programs at clubs across California. Most recently, Tony served as Assistant Director of Tennis and Pickleball at The Riviera Country Club in Pacific Palisades. Prior to The Riviera, Tony has spent time at Tiburon Peninsula Club, Burlingame Country Club, and the Palisades Tennis Center.

Tony has more than twenty years of experience in tennis and has developed a successful approach to developing each player individually. His focus on balance on the court drives his coaching philosophy when it comes to stroke production, strategy, and mental toughness. Tony has coached all levels

from high performance juniors—many of whom have received scholarships and gone on to play at Division 1 schools—to players just starting out; his 2.5 Women's USTA Team made it to sectionals their first year.

With the rising popularity of pickleball, Tony discovered a new and challenging passion which he plays competitively. Like many, he was introduced to the game by a close friend and became addicted, playing multiple times a week with local pickleball leagues. He later built and grew the pickleball program at The Riviera, bringing on top-30 nationally ranked professional pickleball players, Kyle Lewis and Elliot Markowitz, who he also coaches. In addition to playing and coaching competitively, he loves teaching others and bringing new players to the sport.

In his free time Tony enjoys staying active while playing golf, hiking, ice hockey, snowboarding and mountain biking. As a native of Massachusetts, Tony is also an avid fan of Boston sports teams. He lives in Tahoe Vista with his wife Jordan and their two dogs, Kopi and Tuukka. He is excited to bring his expertise and energy to the role and he looks forward to meeting the members at Northstar.

Tony is now accepting bookings for lessons and clinics. Please visit his website at [www.northstartennisandpickle.com](http://www.northstartennisandpickle.com) or email him directly at [northstartennisandpickle@gmail.com](mailto:northstartennisandpickle@gmail.com) for more information.

Please join us in welcoming Tony to the Northstar family!



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# condominium updates

## Aspen Grove

Welcome Summer! Its such a relief to see the ground! Ski season was amazing and Martis Creek is overflowing with water! Our community is eager and looking forward to continuing to upgrade and improve our property. All buildings have been painted and are now on a rotating maintenance schedule. Buildings that need additional staining or touched up in areas of high use, will be addressed this summer and fall. We are very fortunate to have contracted with a local paint company who takes a great deal of pride in their work. Painting maintenance will remain a top priority for Aspen Grove. All foundations have been painted for the first time ever and it gives all the buildings a fresh and more finished look.

The Landscape & Aesthetic Committee continues to investigate landscape possibilities and seek expert advice from several local vendors. We are fortunate to have design plans that have provided several different outdoor space and planting options. It is important to remain fiscally responsible while considering all options that will soften, beautify and help maintain the natural look of our surroundings.

We continue to remind all homeowners and their guests that trash needs to be placed inside one of the many dumpster containers



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located throughout Silver Strike and Aspen Grove. It is vital to be "Bear Aware" and know that the property has a very unwelcoming and unsafe appearance when trash is laying around dumpster containers and in parking lots. We should all be advocates for preserving and maintaining a clean area around our dumpsters. It is also important to note that 98% of our homeowners have come into compliance with our new CC&R's. It is amazing how clean decks, properly covered firewood, responsibly stored maintenance and personal items can positively affect the overall look and feel of our community.

Sometime this summer, Silver Strike and Aspen Grove entrances will have functioning gated entries. This new addition to our property will provide greater security within our private community. It is hopeful that this new addition will also eliminate usage of our dumpsters and parking spots by non- residents.

All Aspen Grove homeowners are encouraged to access the Aspen Grove Website. This website provides a plethora of information. Board and committee rosters and emails, upcoming events, agenda and minutes, special projects, safety concerns and policies can all be found at [aspengrovecondos.com](http://aspengrovecondos.com).

For information on how to access the website, please reach out to Cornel DeLorean at [cornel.delorean@gmail.com](mailto:cornel.delorean@gmail.com).

In July, the Landscape Committee is sponsoring its 5th Annual Volunteer Work Day. We had over 30 homeowners participate last year and we hope to host more eager homeowners this year. It is a great opportunity for homeowners to gather and meet new neighbors, help beautify common areas throughout the property and enjoy a deli lunch from Raley's. Homeowners along with their family and friends spend time raking pine cones and needles away from buildings helping to mitigate our defensible space efforts as well as collect and dispose of construction debris and trash.

Here's to a busy and pleasantly warm summer in Aspen Grove.

## Gold Bend

We hope this newsletter finds you well and enjoying the beautiful summer weather. As we transition from the colder months, we wanted to provide you with an update on a few important matters affecting our community.

**Winter Damage:** This past winter brought some significant challenges to our community. The extreme weather conditions caused damage to several common areas, including directional signage, exterior siding on some units, and lighting. The Board has been working diligently to assess the extent of the damage and prioritize repairs. We have engaged professional contractors to address these issues and restore the affected areas to their original condition. We appreciate your patience as we work through this process and ensure the safety and beauty of our community.

**Insurance Challenges:** Unfortunately, we recently encountered difficulties in obtaining adequate coverage for our buildings. The Board recognizes the frustration this has caused residents, and we want to assure you that we are actively working with our insurance broker and local leadership to find solutions. While the process has been challenging, we want to emphasize that we are doing everything within our power to secure the necessary coverage. We appreciate your patience and support as we navigate this situation, and we will provide updates as soon as we have more information.

**Removal of Community Dumpsters:** In an effort to enhance the appearance of our community and improve waste management practices, the Gold Bend Board voted unanimously to remove the community dumpsters. Effective June 16th, 2023, residents will need to

utilize the Dumpster Site on Northstar Drive for disposal of trash and recycling. This change is intended to reduce litter, eliminate overflowing dumpsters, and create a more organized and efficient waste disposal system. We understand that this may require an adjustment for some residents, and we appreciate your cooperation in making this transition successful.

**Community Engagement Opportunities:** As we move forward, we encourage all residents to engage actively with the HOA and participate in meetings. We value your input and involvement in making our neighborhood a great place to live. If you have any ideas, suggestions, or concerns, please do not hesitate to reach out to the Board. Together, we can continue to build a vibrant community that we can all be proud of. Thank you for your continued support and cooperation. We wish you a joyful and prosperous summer season!

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- Joseph Family Center for Women and Newborn Care
- Tahoe Forest Women's Center
- Physical Therapy and Rehabilitation Services
- Tahoe Forest Center for Health
- Health, Wellness, Fitness, and Prevention Programs
- Diagnostic Imaging, Laboratory, and Pharmacy
- Ambulatory Surgery Center
- Home Health, Hospice, and Palliative Care
- Tahoe WoRx Occupational Health and Wellness
- Long Term Skilled Nursing Care
- Cardiac, Pulmonary, and Respiratory Rehabilitation
- Financial Customer Service Program - (530) 582-3598



Our awesome Bridge Club members Carolie, Krista, Anne, Bob, Susan, Ed, Ken, and Astrid!

### Join The Bridge Club!

"Bridge is the equivalent of a narcotic high", a quote by Leonard Melander who, at the age of 82, became the oldest player to win a US National Championship in 2007. The game also offers intellectual and social stimulation and the challenge of problem-solving satisfaction.

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](mailto:astridwc@aol.com) or by calling 530.913.4020 if you have any questions.



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**Tennis Tip:** When getting into match play try to keep thoughts about your swing to a minimum and try to focus more on your match-play strategy. Whether you're playing singles or doubles, it can be so easy to overthink what we are doing on the court. When you focus too much on every aspect of your swing, from the set-up, back swing, contact point, and follow through, you lose your concentration on the match. This tends to cause a lot of players to overreact and over-correct their swing every time they miss a shot, which isn't necessary in most cases. Even Novak Djokovic, one of the best tennis players in the world, has a career percentage of 55% of points won. We are going to miss shots and make mistakes, but the faster we can get over our mistakes, learn from them, and move on, the better mentally prepared and focused we become on the next point.

**Pickleball Tip:** At most levels, pickleball is a game of consistency and not making errors. Instead, let your opponent make the error that sets you up and gives you the advantage. Going for too much too soon will leave you in trouble more often than not. If you watch professional pickleball, you'll find that their rallies go on for 40-50 shots range fairly often. Learnings from the pro players can be applied to our own pickleball matches as well. A good general rule in doubles is to get into cross-court dinking battles when all four players are at the net. This will give you more space to extend the kitchen line, allowing you and your partner to hit with more net clearance. The opposite is true when you need to play more aggressively. If your opponent floats the ball up high, that is when you should attack the opponent straight ahead of you, because that player will have less time to react. Keeping this simple strategy in mind is a great way to improve your game!



Tony Ramsdell,  
Director of Tennis and Pickleball

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# HSH INTERIORS

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As the snow continues to melt from our record-breaking winter, we understand homeowners may start seeing damages that they were previously unaware of.

We would like to remind homeowners that any work completed on the exterior of residences does requires NPOA approval. Applications and any related fees must be submitted to NPOA and written approval issued prior to commencing any work.

**New Construction and Additions** - these projects must be reviewed and approved by the Design Review Committee (DRC). The DRC meets monthly, typically on the last Tuesday of each month. Any submittals must be received by the 15th of each month.

**Maintenance** - any projects that are "like for like" is considered a maintenance project. Examples include staining your house same color, replacing existing windows with same size and type of windows, replacing decking with new asphalt sealing, replacing a roof with the same material, etc. Any material changes i.e. replacing a roof with a different type of material, replacing a deck with different

material or changes to the configuration, etc. needs to be detailed and included with the Project Review Application. In most circumstances, these projects can be reviewed and approved at staff level.

**Landscaping** - tree removal and landscaping improvements also require the submittal of an application and approval. In addition, the Northstar Fire Department needs to approve tree removal and landscaping improvements on individual lots.

**Repairs from Snow Damage** - Any repair work required from this past winter does require advance approval. We will make best efforts to help expediate the review and approval of these requests at staff level. Some projects may also require approval from Placer County. Following is a recent announcement from Placer County Public Information Assistant Steven Wilson posting 03/27/23: "The Placer County Building Services Division will expedite building permits for property that has been damaged in the recent storms by snow, mudslides, fire, floods, tree damage or other catastrophic events. Building permits are required to repair a roof collapse, wall displacement,

damaged overhead electrical service and any damage to electrical, gas, mechanical or plumbing systems connected to a wall. Permits can be obtained by applying in person at the Community Development Resource Center locations: - 3091 County Center Drive, Auburn - 775 North Lake Tahoe Blvd., Tahoe - Online at <https://placer.ca.gov/apply-for-a-permit> Repair and rebuilding permits will be prioritized, and many simple permits can be issued the same day. More complicated permits may take up to three days for issuance. For further assistance, contact the county's helpline at 530.745.3584 or visit the Building Services Division website by scanning this QR code.



Greg Aiken,  
NPOA Design Review  
& Compliance Manager

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Martis Valley just north of Northstar. An altered channel was causing safety hazards from flooding on Rt.267 just north of Northstar. Now, the stream channel is restored to its original alignment, and replenishes the natural historic floodplain for a greener, wetter, wilder landscape. Photo: Balance Hydrologics, May 2023

## A Resilient Landscape For A Changing Climate

Our work creates resilient forests, protects water quality, and restores critical habitat -

- In the past few years we restored over 1,200 acres across the Truckee River watershed. Those restored places now buffer wildfires, filter out pollution, and slow flood waters.
- We worked to increase water releases out of Prosser, Stampede, and Boca dams to improve flows for miles of stream - making better habitat for fish and birds.
- Last year alone hundreds of volunteers came out, in-person, to work at a dozen restoration sites - they put their hands in the dirt, their boots in the water, and restored Dry Creek Forest, Martis Wildlife Area, Bear Creek, and Sardine Meadow.

What is the Watershed Council's role in addressing climate change? Can you imagine if we *didn't* do this work? Our waters wouldn't be as clean, fish and birds would continue their steep declines, we'd have further degradation of habitat, and excessive fuel loads in our forests. What we've learned from the recent nearby wildfires and recent snowpack, is that we've got limited time to build more resilient natural "infrastructure" that can help protect our homes, businesses, and our ecosystems to withstand more intense weather. We need to protect our meadows that are working overtime to absorb the flows from this year's record-breaking snowpack. We need to restore historically damaged streams to their best health, so they have the capacity to give back. We need to treat forests in a way that balances public safety, recreation, and biodiversity.



Dry Creek, Russell Valley restoration



Independence Basin fuels management



As a community, we can set the direction for future resilience of our towns, our homes, and our cherished wildland places. Progress is possible with all of us working together.

Working with our partners - including the US Army Corps of Engineers, Northstar Community Services District, and Northstar California Resort - we successfully completed Martis Wildlife Area restoration work in 2019. Thank you to our partners and the TRWC donors, including Northstar EpicPromise Grant Program, who so generously support our work in the Martis Wildlife Area and across the watershed.



View of Northstar California along Martis Wildlife Trail, Martis Valley, May 2023  
Photo: Sue Drake

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### Northstar California Golf Course Summer 2023

We are very excited about the upcoming 2023 golf season here at Northstar. After a long and heavy winter, the team is working hard to get the golf course conditions where we want them. Opening day is scheduled for June 16. Perfect weekend to spend a day on the golf course and celebrate father's day.

Season pass sales are live on the website [www.northstarcalifornia.com/golf](http://www.northstarcalifornia.com/golf) and daily rates are also posted online. Tee times can be reserved up to 60 days in advance. NPOA homeowner's receive a discount on season passes and daily rates with proof of ownership.

Guest rates do not apply. A monthly newsletter will go out monthly throughout the summer with course updates and events. The ladies club continues to grow each year and play every Tuesday morning. For more information on that please call the golf shop or send me an email. In addition, we also have a ladies club that plays nine holes on Monday evenings for \$30. It's a great way to meet new people and enjoy some evening golf. The men's club formed last season and please call for more information on that.

A friendly reminder that once we open and are in full operation, only paid golfers are allowed on the golf course. No matter the time of day, guests and maintenance staff will be on the course, so for the safety of everyone, pedestrians are not allowed on the golf course or cart paths at any time. As you know many beautiful trails surround the golf course.

In conclusion, whether you want to utilize the driving range and work on your game, enjoy the beautiful championship golf course or simply relax on the deck with a cold beverage, Northstar golf course offers it all. We hope to see you on the links this season and have a great summer!

Jarrett Bower,  
PGA, Director of Golf  
[Jarrett.k.bower@vailresorts.com](mailto:Jarrett.k.bower@vailresorts.com) | 530.562.3887

### Northstar Women's Golf Club



Women's Golf Club members Sandy Campion, Mary Hendrix, Astrid Cousins, Carol Pawlak, and Marian Hansen

### Womens' Golf Club Updates

A long ski season equals a short golf season. Unlike last year when the course was ready to open in May, this year looks like a mid-June opening. By the time this is published the Northstar Women's Golf Club ladies should be in full swing and hope to play through mid-October.

Come out and join us, we play every Tuesday morning starting around 8:30 am. The course allows value passholders to play

early on Tuesday morning with the Women's Club. We are a small, fun and supportive group that welcomes players of all levels. Membership in the Northstar Women's Golf Club automatically enrolls you in the Golf Handicap Information Network (GHIN). So, if you don't have an established handicap, this is a great way to get that created.

We are planning our Women's Club Championship Tournament for August 22 and 23. Women's Club members can participate and earn prizes as long as they have played at least two Tuesdays during the year. We are bringing back "buy a mulligan" to help pay for lunch on August 23.

The Northstar pros will offer golf clinics this season, keep an eye on the golf page on the Northstar California website for more details, or call the pro shop at 530.562.3290. If you are planning on buying a golf pass this year, be sure to mention that you are a Northstar Homeowner for the homeowner's discount.

If you would like to join us for the year, or jump in on a Tuesday to get a feel for the club, contact Marian at [sidebcorp@aol.com](mailto:sidebcorp@aol.com) or Carol at [pawlakcarol@gmail.com](mailto:pawlakcarol@gmail.com). Send an email by Saturday and we will get you playing with the group on Tuesday. Hope to see you out there to enjoy our beautiful and challenging course.



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Dear Northstar Property Owners, Northstar Fire Department has worked with property owners since 1995 to manage the fuel both on your property and in common areas. Last year 236 single family homes gained defensible space compliance and Measure U treated 56.5 acres. This is on top of the 189.5 acres maintained in 2022 by the Northstar community. With over 8,000 acres burned last year alone in California, it is crucial we protect our property and our community to the best of our ability.

### Homes can catch fire from three different ways:

1. Direct flame contact
2. From the heat of low-lying vegetation (landscaping)
3. From flying embers

There are many ways to protect your home from wildfire such as defensible space. Although home hardening is not mandated through codes, I highly encourage those who wish to protect their property to practice home hardening. Home hardening features have been proven to help defend against wildfires. In addition to protecting your home, insurance companies inspect home hardening features when evaluating your property's risk.

### Roof

Your roof should be made of materials that are fire-resistant. These include composition, metal, clay, or tile. Wood or shingle roofs are far more likely to catch fire, so if you have one of these, it is best to get it replaced.

Block up any spaces between the roof decking and covering. Lastly, you should keep your roof clean of debris that could catch fire, such as dry leaves, moss, and trash.

### Vents

Vents are like highways into your home for embers. To stop embers from getting inside, install coverings on your vents made of 1/16 to 1/8-inch metal mesh.

### Eaves and Soffit

Protect your eaves by boxing them in, such as with the soffit-eave design. Use materials that are fire-resistant and won't easily catch fire.

### Windows

Your windows are extremely vulnerable to cracking from the heat of a wildfire. To minimize the chance of breakage, install dual-paned windows and make sure one of them is made of tempered glass, which will resist heat more effectively.

In addition, install metal screens on

the inside. That way, if the windows do break, the embers from the fire will still be stopped before they can enter your home.

### Walls and Siding

If the walls and siding of your house are made of regular wood, then they are not fire-resistant. Replace them with siding materials made of fiber cement, stucco, or wood that is pre-treated to be fire resistant. Make sure the siding connects from the very bottom of the foundation all the way up to the roof to prevent flames and embers from slipping through.

### Decks

Your deck should be made of noncombustible materials. Furthermore, it should be kept clear of flammable objects both above and underneath. If the underside of the deck is exposed, consider installing metal mesh around all the open sides to prevent embers from reaching underneath.

### Patios and Porches

Your patio or porch cover should be made of the same fire-resistant material as your roof.

### Outdoor Furniture

Purchase outdoor furniture that is made of materials that will resist catching fire.



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### Rain Gutters

With rain gutters, the best thing you can do is periodically clear them of debris that could catch fire. You can also purchase a non-combustible gutter cover to help prevent the buildup of debris while making it easier to maintain.

### Chimney

If you have a stovepipe or chimney, cover the opening with metal mesh with holes that are at least 3/8-inch wide, but not any wider than 1/2-inch. This will protect your home from embers entering from the outside, while also keeping embers from a fire in your fireplace on the inside of the chimney.

### Garage

Buy some weather stripping and install it all around your garage doors to harden it against flames and embers. Store all your flammable liquids and objects away from

the door to reduce the chance they will catch fire, should an ember slip through. If you have windows or vents leading out, cover them with metal mesh.

### Fences

If you have a fence, separate it from your house or make sure it's made of fire-resistant materials.

### Driveway

Your driveway should be wide enough to allow emergency vehicles, such as fire engines, to pass through unobstructed. Keep all trees and bushes trimmed back so they do not catch on large vehicles that may pass through. If you have a gate, make sure it opens inward to allow for easier access.

I invite any of you with questions or concerns regarding fire prevention to reach out to the Community Risk Reduction Office at 530.562.1212, Ext. 1.

### Scan QR Codes For Resources:



◀ CalFire Home Hardening Information



◀ CalFire Home Low Cost Retro Fit List



◀ CalFire Smart Landscaping Information

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## TAHOE FOREST PRIMARY CARE CLINIC

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(In the Medical Office Building, across from Tahoe Forest Hospital)

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

Michael Hagen, MD

Jonathan Hedrick, MD

Reini Jensen, MD

Claire Loomis, PA-C

Joshua Pfent, MD

M. Soraya Pourtabib, MD

Melissa Rider, PA-C

Sam Smith, PA-C

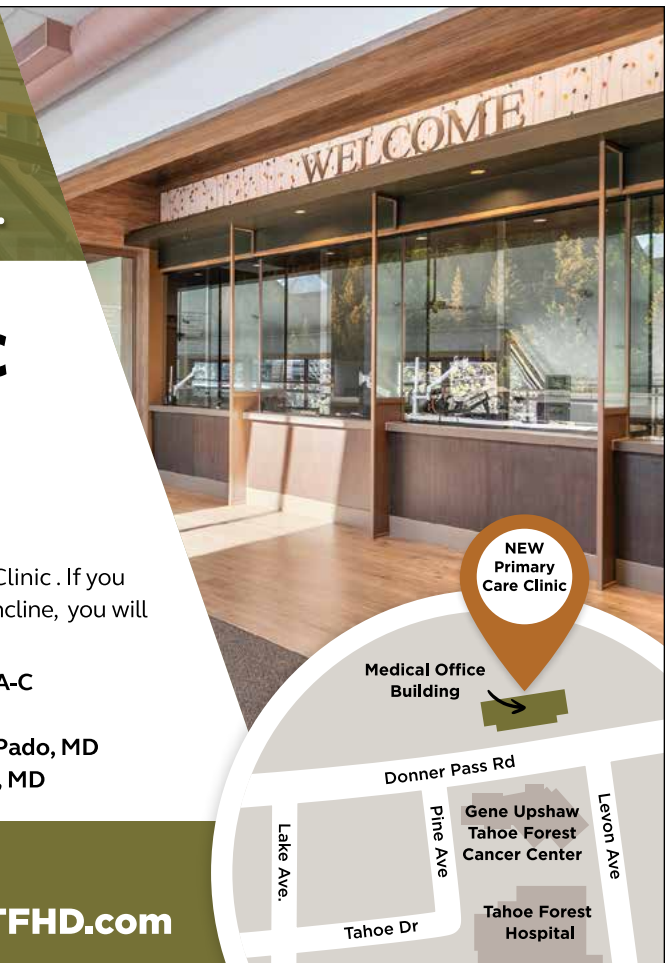
Dan Stoll, MD

Celia Sutton-Pado, MD

Aaron Ulland, MD



TFHD.com





## 2023 Northstar Fire Department Measure U Project Season Update

After a long and enduring winter, wildfire season is approaching, and forest fuels management work is back in operation. Each year the Fuels Management department will focus on reducing the chances of a wildfire impacting our district.

### As a refresher with Measure U, the background of the Wildfire Prevention Parcel Tax, is as follows:

On June 28, 2021, the Northstar Community Services District Board of Directors placed Measure U, a wildfire prevention parcel tax measure, on the November 2, 2021, ballot. The ballot was to ensure that the Northstar Fire Department can fully implement the Community Wildfire Prevention Plan (CWPP). The measure will cost up to \$219 per parcel, per year for 10 years, to supply a stable, dedicated source of local funding for wildfire prevention efforts, including:

- Removing dry brush, dead trees, and fire hazards, to reduce wildfire risk and promote forest and watershed health.
- Supplying vegetation management around neighborhoods and critical infrastructure
- Improving evacuation routes.
- Maintaining and adding firebreaks where needed to prevent the spread of wildfire.
- Providing homeowners with easy and inexpensive disposal options for pine needles and green waste, including

Green Waste Dumpster rental rebates and five annual curbside pickup events for SFR and two pickup events for condominium complexes.

- Supplying matching funds to large parcel owners for fire prevention compliance work.

Below is a summary of what is expected to finish the 2022-2023 Measure U project season and what is expected for 2023-2024.

### Remaining 2022-2023 Project Season Work

- There will be continued grant work from the Tahoe Mountain Resorts Foundation on the east side of the community along Highlands View Road. This project is to enhance an evacuation route in case of an emergency/wildfire.
- Project work on Mountainside Builders properties is in operation. Fuels reduction work is to be completed before June 30, 2023.
- Detailed work on NPOA, CAMCO and Vail Resorts lands which will be applied to project areas that need work after the harsh winter season.

### 2023-2024 Project Season Work

Please refer to the map which shows the areas of interest for work.

- Starting July 1st, forest fuels reduction work will occur on major evacuation routes that exist on:
  - » Northstar Drive
  - » Big Springs Drive
  - » Ridgeline Road

- Forest fuels buffer work protecting residential structures will occur in the areas of:
  - » Basque Drive
  - » Martis Landing
  - » Gold Bend Condominium Association
  - » Indian Hills
  - » Oxen Run
  - » Gold Bend
  - » Beaver Pond
  - » Cross Cut Court
- Curbside pick-up will happen again for the residential community with 5-pick up sessions (June 5 & 19, July 10 & 24, August 7) for the residential homes and 2-pick up sessions for the condominium associations (July 19 & August 7).

For other information on the Fuels Management program, Measure U and the Curbside Pick Up program, please contact Forester Joe Barron at 530.562.1212 x2 jbaron@northstarcsd.org

### Scan QR Codes For:



◀ Fuels Management 2022 Completed Projects Map



◀ Measure U Information

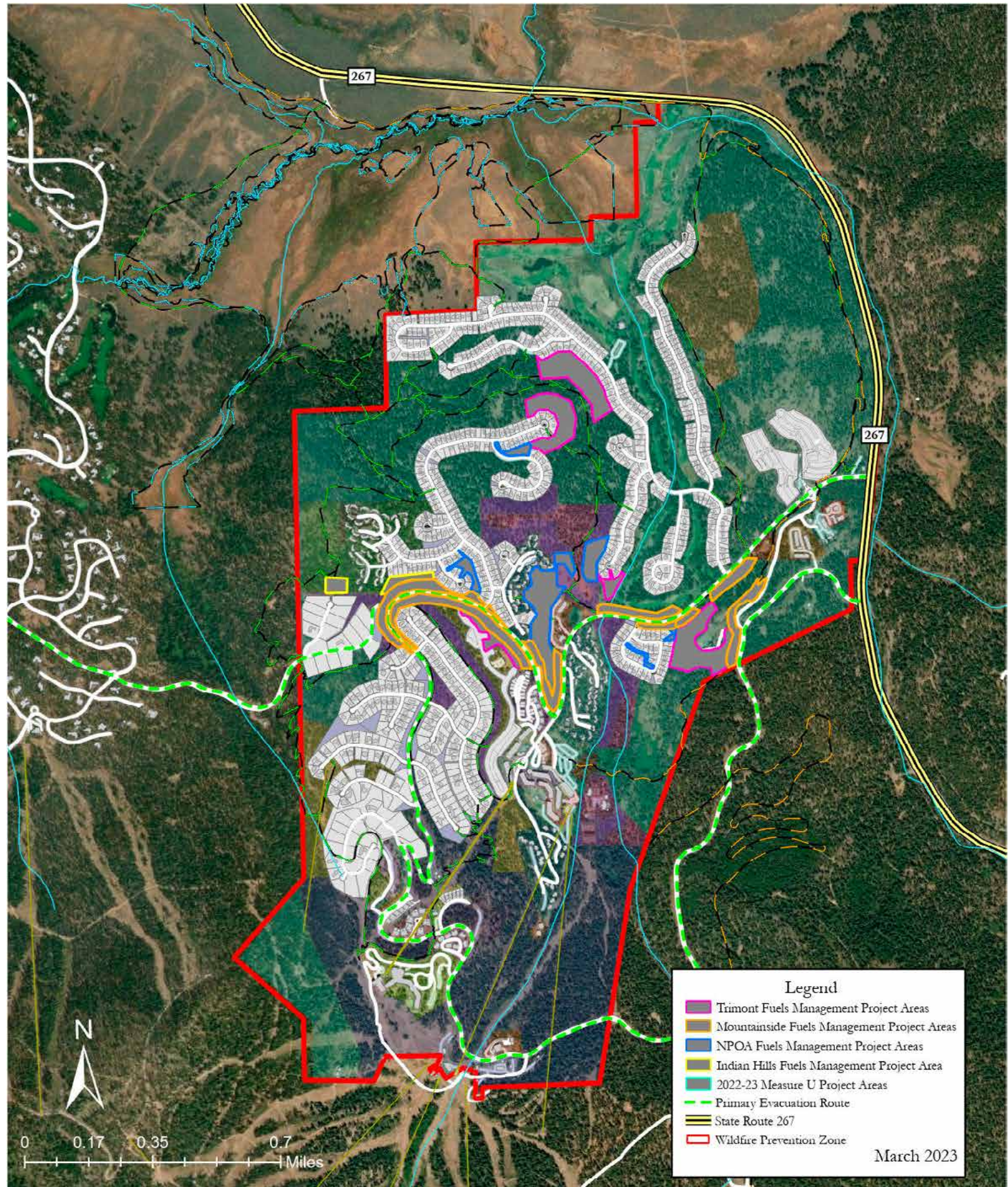


## Greenwaste/Curbside Pick-up

2023 Single Family Home Pick-up Dates: July 10 & 24, August 7  
2023 Condo Association Pick-up Dates: July 19 & August 7

More information such as material restrictions and quantity allowance can be found by scanning this QR code. ▶





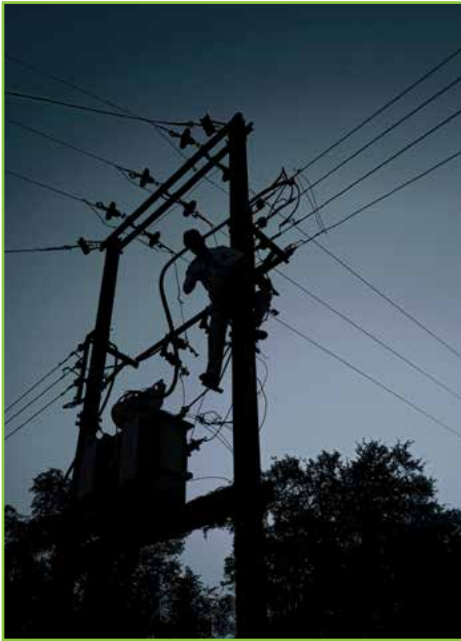
**Legend**

- Trimont Fuels Management Project Areas
- Mountainside Fuels Management Project Areas
- NPOA Fuels Management Project Areas
- Indian Hills Fuels Management Project Area
- 2022-23 Measure U Project Areas
- Primary Evacuation Route
- State Route 267
- Wildfire Prevention Zone

March 2023

# 2023-24 Measure U

Trimont: 31.6 Acres  
 Mountainside: 28.9 Acres  
 NPOA: 19.1 Acres  
 CAMCO: 3.5 Acres



### Knowledge Is Power, And Liberty Wants You To Be Informed

It is important to be prepared for potential power outages. Staying up to date is an important part of being prepared so, when an outage occurs, Liberty will attempt to communicate with impacted customers.

Liberty's outage notification system utilizes the contact information associated with the customer account. If a customer's account has incorrect or missing contact information, the customer may not receive outage information directly.

Liberty encourages customers to confirm and update their contact information by calling customer service at 800.782.2506 or by submitting updated contact information via the "Update Information" button at [www.libertyenergyandwater.com](http://www.libertyenergyandwater.com).

Liberty also has additional communication safeguards in place for customers who may be more vulnerable, including Access and Functional Needs (AFN) customers and Medical Baseline (MBL) customers. AFN customers include individuals who are or have physical, developmental or intellectual disabilities; chronic conditions or injuries; limited English proficiency; older adults; children; people living in institutionalized settings; low-income, homeless, or transportation-disadvantaged including, but not limited to, those who are dependent on public transit; or pregnant. If a customer or someone in their household falls into any of these categories, they are encouraged to self-identify online at [www.libertyenergyandwater.com](http://www.libertyenergyandwater.com). When customers self-identify as AFN, Liberty will attempt to provide early and more frequent notifications about potential Public Safety Power Shutoffs (PSPS) events as well as provide information about assistance programs.

MBL customers include those who have special energy needs due to qualifying medical conditions. Certified MBL customers receive an increased baseline allowance that is charged at the lowest possible rate. In addition, MBL customers may receive early and more frequent notifications about potential PSPS events and prolonged outages. Customers must certify or recertify as MBL to receive or continue receiving these benefits. For more information on the application and certification processes, please visit us at [www.libertyenergyandwater.com](http://www.libertyenergyandwater.com).

Liberty encourages its customers to update their contact information to receive important outage information. Liberty works hard to support its customers and encourages those who may qualify as a MBL or an AFN customer to call 800.782.2506 for more information or please visit [libertyenergyandwater.com](http://libertyenergyandwater.com) to learn more and register.



Kate Marrone,  
Manager II,  
Business & Community Development

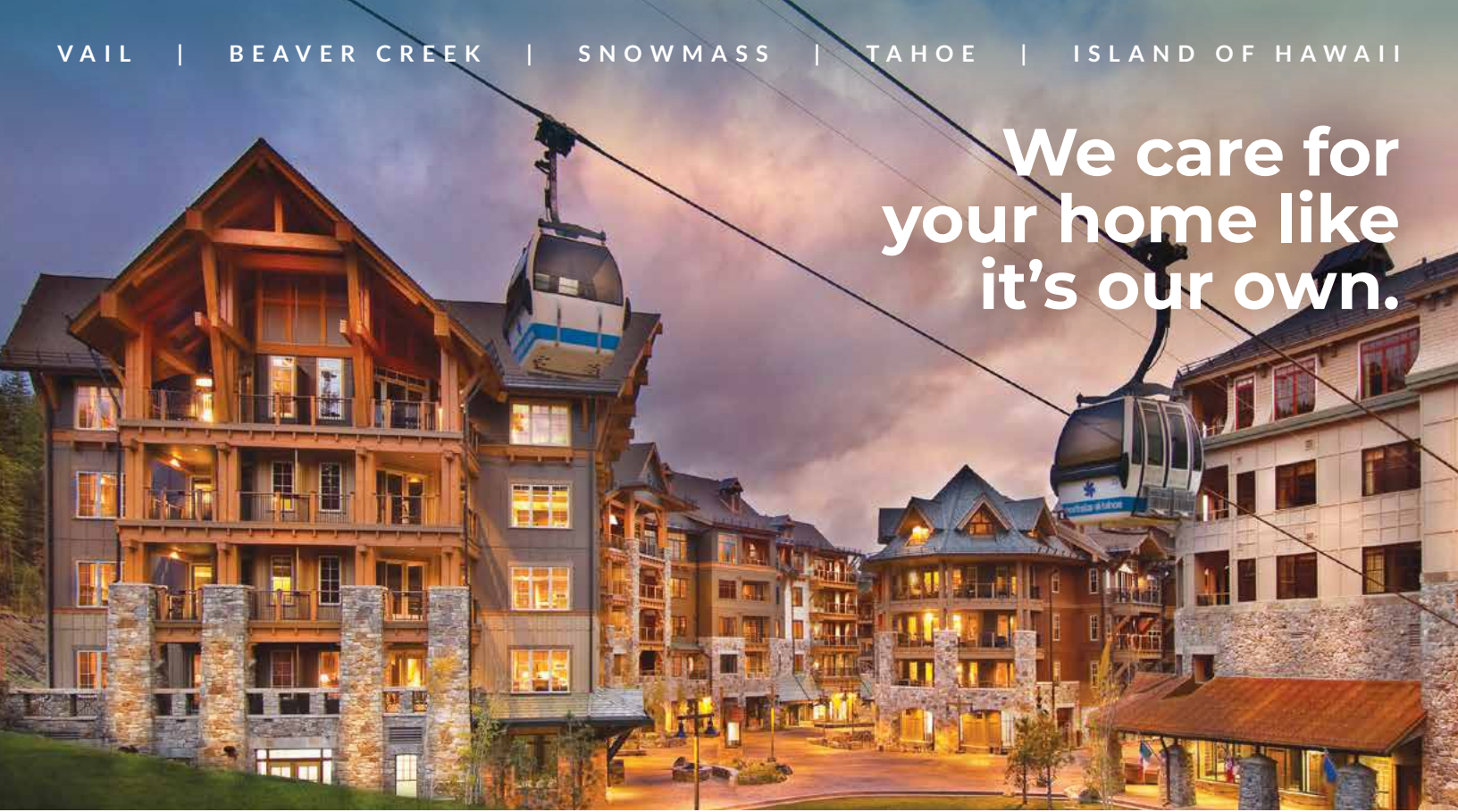


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- > International and domestic sales efforts

**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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