



northstar Living

NEWS MAGAZINE OF THE NORTHSTAR
PROPERTY OWNERS ASSOCIATION

FALL 2022

Board Election Results 14
Northstar Fire Department 22
NCSD Update 24



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meetings 2022 dates

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.

October 15, 9am

NPOA Board of Directors

October 25, 9am

Design Review Committee

November 16, 8am

NPOA Board of Directors
(tentative)

November 29, 9am

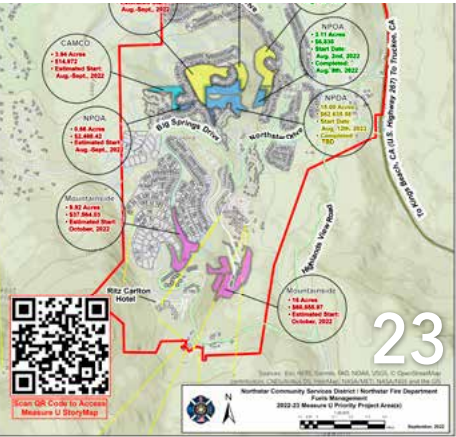
Design Review Committee

December 10, 9am

NPOA Board of Directors

December 27, 9am

Design Review Committee



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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or incorrect statements, lacking clarity or having no pertinence to the Northstar community or the Association will not be published.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.

News Magazine of the
Northstar Property Owners Association

Board Members

Michael Plishner, President
mplishner@npoa.info

Paul Schumacher, Vice President
pschumacher@npoa.info

Jackie Apple, Board Member
japple@npoa.info

Colette Findley, Board Member
cfindley@npoa.info

Steve Klei, Board Member
sklei@npoa.info

Don Schreuder, Board Member
dschreuder@npoa.info

Mark Patel, Board Member
mpatel@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 Fall/Winter Hours

(subject to change)
8am – 9pm Daily

Reservations are no longer required
to access the Recreation Center.

For up to date information please visit
the NPOA website www.npoa.info

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Cover Photo

Olof Carmel of Carmel Gallery
"Autumn Tapestry"


Since this will be my last column in Northstar Living as NPOA president, I want to spend a little time looking at things from a slightly longer perspective and recount some of what I think we have done over the last few years – and also take the opportunity to thank the many members of our community, our Board, and our staff for making these things happen. They fall into a large number of categories, many of which occur behind the scenes -- but all of which make our operations stronger and better and provide real service to the community.

Personnel: Over the last several years, we have hired a number of new management personnel, starting with our General Manager, Tim Fulton, in 2018. In 2020, we hired Sean Cutunilli into the new position of Operations Manager, and then this past Spring, we added Greg Aiken as our Design Review and Compliance Manager, a position which had been handled with temporary staff and a consultant for several prior years. Tim, Sean and Greg were added to our two long-time managers, Nancy Barna, our Administrative Manager who handles our finances, HR and other tasks, and John Forni, our Maintenance Manager. We now have – for the first time in four years – a full staff of dedicated managers able to run our operations and improve our business and member services. They have all been doing a great job, and on behalf of all of our homeowners, I want to thank them for all they do for us, day-in and day-out, to make our operations better and to make this a great place.

Technology Infrastructure: Four years ago, we were operating on a 20-year-old technology platform, with no ability to integrate functions or work efficiently. In fact, our financial operations were handled on a single PC, which required our outside accountants to come into our office to get access to our data. None of our systems worked together and most

required manual input of data, even if it existed in another system. Under Tim's guidance, and with much input from our Technology Committee Chair, Steve Klei, and our Treasurer and Budget Committee Chair, Sue Cordonnier, we investigated new cloud-based systems to integrate all of our functions and chose the Frontsteps platform. The year-long implementation of Frontsteps, and its financial component, Caliber, was done by Tim and his team– Nancy on the financial end, and Sean overseeing the total implementation program and working extensively on our new web site, member portal and member communications capabilities – along with help from Liza Smith, our consultant on the project. It was a very time-intensive project, which was handled with extraordinary skill, on time, and on budget. Many thanks to Tim, Nancy, Sean and Liza, and for all


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the input from Steve and Sue, to bring us into the 21st century technology-wise. We now have best in class financial reporting, a member portal with lots of relevant information, the ability to integrate statistics within our operations and to allow our accountants, auditors and tax professionals easy remote access to our information for reporting purposes.

Finances: Related to the technology improvements, we also totally revamped our external accounting team, with oversight from Sue Cordonnier as our Treasurer. Under Sue's guidance, we changed our outside accounting functions for monthly reporting, our auditors and our tax professionals over the last year and greatly improved efficiency, accountability and our ability to get our finances reported in a timely fashion. Thanks to Sue and to Tim and Nancy for making this transition seamless and easy. In the area of more routine financial oversight, Sue has been our principal Board contact with our accountants, auditors and tax accountants, and has led our Budget and Finance Committee, our Audit Committee and our Executive Finance Committee (EFC), which reviews our monthly financial reports. Other members of the Budget Committee are Colette Findley and myself. On the EFC, Don Schreuder and Colette, and on the Audit Committee, Don as well. Thanks to all of them.

Managing the Pandemic: It is hard to talk about the last four years without commenting on the extraordinary efforts we made to operate in the environment of Covid-19 and to do so safely. The fact is that when the pandemic hit in March 2020, we were seriously understaffed. We had planned to hire an Operations Manager, but our first hire did not work out and left just as the pandemic hit. One long-time employee, Donielle Summers had also just left us, and we were looking for a replacement. Enter March 2020, and the shut-down of most of our operations as mandated by Federal and State regulations. With this staffing situation, we needed to plan for how we would open back up for the Summer. This task fell to our Re-Opening Task Force, which consisted of Tim, Board Members Paul Schumacher and Peter Morris, and myself. We had to come up with pandemic protocols for use of the pools, gym and buildings, as well as a system to allow us to control the number of people who were in our facilities at any one time. With lots of help from Tim and Technology Chair Steve Klei, we explored various scheduling programs and implemented the "Appointy" reservations system just as the Summer began. The results were not always perfect, but by July 4th weekend 2020 we had processes in place to allow us to have a reasonably successful Summer program for the 1st

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year of the pandemic. We modified the locations of some facilities - moving half of the gym equipment into the building formerly used as the Adult Center - and made multiple changes in protocols, locations, masking requirements and the like as regulations changed at the State and County levels. It was an extraordinarily large task, carried out almost entirely behind the scenes, and of course one which no one had planned for or ever done before. By Covid Summer #2, in 2021, we were able to do away with the reservation requirements after the July 4th weekend, relax most of our Covid protocols, and have a relatively normal Summer - until the smoke of last August required us to suspend some operations temporarily. Our homeowners all owe a massive "thank you" to both the staff who managed this process with extraordinary skill and patience, often under some pretty trying circumstances, as well as to our Re-Opening Task Force members from our Board.

Member Communications: The pandemic also brought home the fact that to keep our homeowners in the loop on the changing operations and requirements, we needed to rely on very frequent updates via email. We started issuing Eblasts every few weeks as conditions changed during the Summer of 2020, and we have continued that practice as a means of

keeping all of you well informed. Hopefully we have achieved a balance of providing relevant information to you without overloading your email inboxes.

Member Activities: Throughout 2020 and 2021, the pandemic essentially shut down any real efforts to bring homeowners together or to have significant Summer activities for either adults or kids. We had to shut down the Bear Hut program and we avoided activities which would bring adults together in groups. In Summer 2022, we were able to reverse this and, with the leadership of our Member Activities Committee, chaired by Jackie Apple, and with Board member Colette Findley, a terrific Summer program was planned and successfully run. The Bear Hut was reopened with a full staff and program of activities. We had two very well-attended outdoor homeowner events, each of which attracted more than 100 people, several special tennis-oriented events, and a number of kid-oriented events and activities by the pool. We also re-instituted the post-Annual Meeting BBQ for the first time since 2019. In addition to thanks to Jackie and her Committee for planning all these events and programs, I'd like to extend special thanks to Sean Cutunilli, who really did the behind the scenes work to make this all happen.

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Our Deli Operation: Having a nice experience around the pool all Summer is helped enormously if we have great food and drink options to offer. For many years this had been hit or miss, with a number of short-lived operators running our Snack Shack. In late 2020, we started discussions with the owner of Copper Lane Café and Provisions in the Village, Jonathan Glick, and we entered into an agreement with Jonathan to open up Bear Paw Provisions at the pool in Summer 2021. Jonathan has greatly expanded the menu options available, and in 2022 was able to add a liquor license, allowing him to offer beer, wine and cocktail options as well. Many thanks to Jonathan and his staff for their terrific contributions to the poolside experience.

Making Improvements to Our Rec Center: In the Fall of 2019, we instituted a Capital Improvements Fund for the first time as part of the 2020 Budget, with the initial amount of \$100,000, in order to permit us to start to make some modest improvements to our Recreation Center facilities, something which had not been done in many, many years. The funds which we allocated for capital improvements were spent on the new "Shade Structure" which was completed just before we opened for the 2021 Summer. This added a huge amount of shade by the shallow end of the pool, and this improvement has been very well received by homeowners. During the 2022 budget process, we likewise allocated amounts for capital improvements and related consulting fees, totaling roughly \$100/homeowner, which the Board recently approved spending on some updates to the furniture (most of which is 25 years old or more), lighting and flooring in the Lounge area. While the 2023 budget is still being formulated and won't be approved until our October meeting, we are hoping to be able to include a similar amount for Capital Improvements for 2023 so we can complete these updates. The work on these improvement projects has been led by our Strategic

Planning & Vision Committee, with Steve Klei as its Chairman, and with Jackie Apple and Paul Schumacher as its very active members. This group has spent many, many hours coming up with prospective improvements which will greatly enhance our facilities at a very modest cost to each homeowner (roughly \$100/homeowner/year over 2 years) and they deserve all of our thanks.

Design Review and Compliance: Over the last three years, we have totally revamped our Design Review Guidelines to make them easier for both homeowners, designers and contractors to understand, to eliminate inconsistencies and to address various issues which had developed over the years. This effort was led by Board Member and member of the Design Review Committee, Paul Schumacher, and is now being fully implemented by our Design Review professionals and by Greg Aiken on our staff. We are working to make the whole process more efficient and less stressful for homeowners who want to do improvements. We have also increased the number of smaller projects which can be reviewed quickly by staff without the involvement of the Design Review professionals. A big thanks to Paul for the time spent on updating all the documentation here. Greg is also overseeing our compliance activities, including compliance with both the DRC rules and our other rules, such as use of the dumpster site. We have greatly increased the fines for misuse of the dumpster site and have issued a significant number of fines over the last year. As an aside, I'm sure you were aware that the gates to the dumpster site were open all Summer. Unfortunately, that was because the controller for the gates failed in May, and the new controller was held up by supply chain issues until September. We are now back to fully monitoring the site for unauthorized dumping of construction materials, old sofas and mattresses, used deck furniture and the like.

Continued on page 10



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Defensible Space Work and Measure U: We all understand how important it is to keep our community fire-safe. Of course, that requires a great deal of work on the lands surrounding the Rec Center and the other open-space property which NPOA owns around various parts of the development. We are currently spending \$40-50,000 a year on this work, which we expect to continue indefinitely. In addition to this, last year we successfully engaged with NCS D and the Northstar Fire Department (NFD) while they were planning to address longer term defensible space work through Measure U on the Fall 2021 ballot. Through multiple meetings, we were able to modify the proposal significantly, to focus first on lands within 300 feet of the property lines of our homes and condo complexes, and to have a program of matching grants so that our expenditures on these properties would be doubled through Measure U funds, allowing us and the other owner-participants to complete work sooner than would otherwise have been possible without the matching funds. The Measure U program we helped draft also provided for NCS D to re-institute a program for curbside green waste pickups and providing individual green waste dumpsters at both homes and condo complexes. The many meetings with NCS D and the Fire Department on Measure U were undertaken by Board members John Bowe, Don Schreuder and myself, so thanks to them and our partners at NCS D and NFD for getting this proposal passed and now implemented. Under the implementation plan, a community advisory board for oversight was also begun, and Board member Colette Findley is one of its members; thanks to Colette for taking on this important role.

Legal and Risk Management Issues: Four years ago, we formed a Legal and Risk Management Committee, led by Paul Schumacher, to focus on a variety of legal, contract, insurance and other risk management issues which a business of our kind must routinely face. Working with our staff, Paul has led our efforts to:

- Update virtually all of our vendor contracts, or put some in place where we had none;
- Update our bylaws with changes required both by new laws and other issues suggested by our outside counsel;
- Update various of our policies and procedures which had been neglected for many years;
- During 2020-21, while we were modifying our practices and facilities to comply with Covid-19 regulations, Paul undertook to follow the constantly-changing rules to insure we remained in compliance;
- Work with our outside employment and ERISA counsel to update our employee procedures, hiring practices, training, manuals and forms, and our retirement plans and practices;

- Work with our outside counsel and insurers on workers comp claims and other employee issues;
- Work with our employment counsel and our staff to update a number of our employment roles consistent with California's laws on independent contractors; for example, previously, our tennis staff had been hired as independent contractors, but this became no longer possible, and we needed to transition them to status as employees;
- Work with our insurance brokers to revamp our insurance program to better protect our business and also to deal with the challenges of obtaining property coverage in an area viewed by the insurance industry as seriously exposed to wildfire risks;
- Work with Tim and other staff members on the many day-to-day issues which come up in our operations. Our great thanks to Paul for all this work, which is extremely important but generally goes on unnoticed.

Also on the legal front, members of our Board have been responsible for following, reporting on, and, as needed, getting directly involved with the proponents of various projects and/or open litigation matters to make sure our members' interests were known and to let the community know of the status of these matters. These have included:

- The ten-year litigation between the Retreat residents and Martis Camp over the EVA linking the end of Mill Site Road with Martis Camp -- which was finally settled last year on favorable terms which limit usage of the EVA essentially to emergency vehicles and some shuttle buses;
- Oversight of the development plans for a regional arts venue above the Castle Peak parking lots, which after many years, was finally abandoned late last year;
- Following development plans for new or expanded runways at the Tahoe-Truckee Airport, which seem to change regularly.

The last two of these have been overseen by Board Member Don Schreuder, reporting regularly to the Board and periodically by Eblast to our members.

In short, we have accomplished a lot for our NPOA community over the last few years, and your volunteer directors have spent literally thousands of hours working on your behalf to make this a better place for all of us. We owe all of them a great big THANK YOU!



Mike Plishner,
Board President



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general manager's report

Our NPOA team worked very hard this summer to provide all of our Members & Guests a memorable and eventful summer experience. I would like to take this opportunity to give special thanks and provide some operational updates as we head into our Fall/Winter season at Northstar Property Owners Association.

Summer Seasonal Staffing

As our Summer season launched in May, we were fortunate enough to find great staff members to work in many different areas throughout the Recreation Center. Many thanks to all of our NPOA seasonal lifeguards, Bear Hut activity staff, and Tennis Pros & Hosts for helping make up what was such a wonderful team throughout the Summer. With a couple of exemptions, we anticipate and hope to be able to get most of this staff back next Summer. We wish them well for the rest of the year in their schooling and other endeavors!

Summer Events

Multiple new member events were organized and promoted for this past summer. As a whole, these events saw attendance and participation that were larger than expected. Overall, throughout

the summer, we heard a lot of great positive feedback regarding these activities and events. Many thanks to our Communications/ Activities Committee and particularly to our Operations Manager Sean who drafted the many flyers and communications for those events. We look forward to holding more fun events in the future.

Annual Membership Meeting & Barbeque

I would also like to take the time to thank all of those who attended our Annual Membership Meeting as well as the Homeowner's Barbeque during Labor Day weekend. And special thanks to Jonathan, Alejandra, and all of the staff from our poolside F&B vendor, Bear Paw Provisions, for providing the amazing food at this year's barbeque.

Fall Recreation Center Operations

For those who do not know, Labor Day weekend also marked the beginning of our Fall & Winter season at the NPOA Recreation Center. As in years past, the hours of operation at the Rec Center have adjusted to 8am - 9pm daily. The Main Pool, Kiddie Pool, Splash Pad, and Tennis Pro Shop have closed for the winter season. Our Tennis & Pickleball courts, Bocce Ball Courts,



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and playground will remain open this fall as weather permits. Amenities such as the Fitness Center, Lap Pool, Hot Tubs, and Game Room will continue to be open daily throughout the Fall and Winter. You can also visit the NPOA Website or call our Entry Desk at 530.562.0322 to get updated with the latest hours of operation and see what amenities are available at the Rec Center.

Pool Plastering Project

As mentioned in numerous communications, the re-plastering project for the Main Pool, Kiddie Pool, & Twirl Spa started immediately following Labor Day Weekend. The project is well under way and is expected to last through the end of September / early October. As you may have already experienced, during the course of this project all pedestrian traffic is being directly away from the Main Pool up the paver walkway, below the tennis courts, then down to the Fitness Center/Lap Pool/Spas. We truly appreciate all your continued cooperation and support during the course of this project.

Fall Clean Week

The Fall Clean Week is scheduled during a traditionally slow traffic period in order to deep clean all the facilities, particularly those areas occupied every day. Fall clean week this year will be Monday, October 31 - Thursday, November 3. An email notification will also be distributed to our membership and will be noted on the NPOA Website and Resident Portal.

In closing, we are hoping for a healthy dose of snow this winter and are looking forward to the opening date at Northstar-California on November 18th (weather permitting of course). We hope to see you at the Recreation Center this winter!



Tim Fulton,
General Manager

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Design Review Committee Your NPOA CC&R's and Design Review Guidelines require NPOA ownership to fill out a Project Review Application for all exterior projects. This application must be submitted to the Design Review Committee for approval prior to the commencement of any work. These projects include, but are not limited to:

- Roof repair/replace
- Exterior paint/stain (all surfaces)
- Garage doors repair/replace
- Windows and doors repair/replace
- Deck work or landscaping
- Generator or HVAC installations
- Bear box installation
- Driveways and parking (on property)

The Project Review Application can be found on the NPOA website or can be picked up at the NPOA Admin office. Also, please note that NPOA's requirements are separate and independent from the requirements of Placer County as far as issuing a county building permit. The Design Review guidelines can be found in their entirety on the NPOA website. It's important to remember to contact the NPOA offices when your project is complete for final sign off. This last step will trigger the return of any contractor deposits.

These steps are vital for NPOA community continuity and also helps maintain/increase property values. Nobody wants their project "red tagged" and fines levied. Let's do the right thing and fill out an application!

2022 NPOA Annual Board Of Directors Results

The 2022 NPOA Board of Directors Election was conducted during the NPOA Board Meeting on September 2nd. The results for Board Directors and Standing Special Resolution are as follows:

Directors:

Steve Klei - 409

Mark Patel - 426

Paul Schumacher - 427

NPOA Standing Special Resolution:

Yes - 359

No - 4

We would like to congratulate Steve Klei, Mark Patel, and Paul Schumacher on their election to the NPOA Board for a two-year term.

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Who's Who And What We Do For You	Northstar Property Owners Association (NPOA)	Condominium Associations Management (CAMCO)	Northstar Club Member's Association DBA: Northstar Club	Eastwest Hospitality Formerly Tahoe Mtn. Resorts Lodging
Description	Master HOA for 1,480 properties including Single Family Homes; Aspen Grove, Gold Bend, Indian Hills, Ski Trails, Timbercreek Condos; and Northstar Club residences. Automatic Membership includes access to NPOA Recreation Center. Governed by a Board of Directors.	Management company for associations: Aspen Grove, Gold Bend, Indian Hills, Ski Trails, Timbercreek, Each governed by a separate Board of Directors	Private Residence club consisting of 18 three and four bedroom condominiums. Governed by a Separate Board of Directors	Management Company for associations: Northstar Mtn., Northstar Village, Iron Horse Condos, Great Bear Lodge, Catamount Condo, Big Horn Owners, One Village Place, Home Run Townhouses, Trailside Townhomes, Mountainside, Village Walk Townhomes, Martis 25, Stellar Residences & Townhomes, The Boulders, Old Greenwood, Gray's Crossing,
Manager	Tim Fulton	Eric Wicks	John Chapman	Nicoleta Nagy
Location	NPOA Recreation Center	CAMCO office in the Airport Business Park, Truckee	2100 N. Village Dr. Directly behind Rec Center parking lot	4001 Northstar Dr. Iron Horse S. building adjacent to the auto drop
Mailing Address	2200 N. Village Dr. Truckee, CA 96161	40165 Truckee Airport Rd, Suite 304 Truckee, CA 96161	PO Box 2612 Truckee, CA 96160	PO Box 838 Truckee, CA 96160
Phone	530.562.0322	530.587.3355 or 800.916.2262	530.562.2100	855.663.6523
Responsibilities and/or Services	Operates Northstar Rec Center; Spas, swimming pools, splash pad, tennis, pickleball, basketball, & bocce ball courts and the playground. Issues Member & Guest Access cards. Liaison with county government, local management companies, & Vail Resorts on behalf of members. Approval of all new SFH building and remodeling plans through Design Review Committee. Enforcement of NPOA CC&Rs, By-laws, Design Review Guidelines, and NPOA Board policies.	Management of the common areas within individual condo association such as maintenance of building exteriors, parking lots, pathways, exterior lights and landscaping. Insurance of condo common areas. Garbage removal from condo areas. Issues parking stickers for condo owners and guest parking passes. Contracts for security for common areas. Enforcement of individual condo association declarations, by-laws and board policies. Key Service for access to condo or homes.	Fractional Ownership, 1/7th shares. Not open to the public, and not available for rent. Re-sales available. On-site Real Estate team, Padden Properties has an office in the lobby.	Management of common areas of listed associations. Includes housekeeping & maintenance of interior common areas, fitness facilities, 6 spas, 1 pool and Kiddie pool. Provide access to the Village Swim and Fitness center for listed properties outside of NPOA Several amenities such as skating rink (also involve Northstar California management & staff) Manage Village Garage parking. Enforcement of each Associations' Declarations, Bylaws & Board Policies.


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Trimont Land Co. DBA Northstar, California	Northstar Public Safety	Northstar Community Services District (NCSD) & Northstar Fire Dept. (NFD)	Tahoe Truckee Sierra Disposal (TTSD)	Who's Who And What We Do For You
Corporation that developed Northstar. Owned by Vail Resorts	Security & Public Safety services operated by Vail Resorts and Northstar California.	NCSD is the local Northstar government entity governed by a separate Board of Directors made up of registered voters.	Local, independent operator maintaining a neighborly approach for the safe, responsible, and efficient collection and processing of solid waste.	Description
Amy Ohran	Bob Dearwester	Mike Staudenmayer - NCSD Sean Bailey - NFD Fire Chief Jason Gibeaut - Upcoming Fire Chief	Ryan Collins	Manager
Northstar Administration Offices and CSA Building	5001 Northstar Dr, Truckee, CA 96160	Northstar Drive, with NCSD located behind the Northstar Fire Station	645 W. Lake Blvd, #5 Tahoe City, CA 96145	Location
PO Box 129 Truckee, CA 96160	PO Box 129 Truckee, CA 96160	900 Northstar Drive	PO Box 6479 Tahoe City, CA 96145	
530.562.1010	530.562.2259	530.562.0747 - NCSD 530.562.1212 - Emergency NFD	530.583.7800	Phone
<p>Owns and manages the ski mountain, golf course, stables as a concession, some retail shops and food & beverage, and other public facilities.</p> <p>Operates the Northstar Rental program for absentee owners.</p> <p>Operates transportation service within Northstar through use of Northstar Village Transit App.</p> <p>Operates Northstar Public Safety which offers home contracts for security service and provides security services to Condo Associations.</p>	<p>Operates 24/7</p> <p>Point of Contact for Bear sightings and assistance in Northstar Area</p> <p>Provides security services for NPOA Recreation Center, contracted Single Family Homes, and contracted Condominium Associations</p>	<p>Water, Sewer, Solid Waste, Community Dumpsters & Recycling Services.</p> <p>County road snow removal and road maintenance.</p> <p>Fire protection, Paramedic and Forest Fuels Management.</p> <p>Tomkins Memorial Trail.</p> <p>Issues with Northstar Local Stickers</p>	<p>Maintains the Cabin Creek Landfill (Located at 900 Cabin Creek Road, Truckee, CA 96161) - closest place in area to dump non-household waste or recycling material (i.e. furniture, appliances, ewaste, green waste, etc.)</p> <p>Offers Green Waste dumpster Rebate Program in coordination with NCSD</p> <p>Provides trash collection services throughout the Northstar Area including for Bear Box enclosures.</p>	Responsibilities and/or Services



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CONNECTIONS





It's been a spectacular golf season and our Northstar ladies are beginning to either prepare to leave for a warmer climate, where they can keep playing golf, or waxing up their skis.

For first time in two years, the NWGC was able to hold its Championship Tournament. In 2020 we wondered if the course was even going to open and in 2021, Northstar closed due to smoke from the Caldor Fire. Although there were only 5 participants, it was a friendly, spirited competition. Astrid Cousins took the Club Championship with low gross, Marian Hansen had low net, Sandy Campion had closest to the pin on hole #6 and Astrid Cousins and Cindy Denhem tied for longest drive on hole #18. This year we added "Buy a Mulligan" with the funds going towards lunch. Every bad shot was followed by "Would you like to buy a mulligan?" Sometimes it paid off, other times it did not make a difference. The plan is to hold the 2023 Championship on August 22 & 23, 2023. Hope to see more players next year.

The two new members who were able to play with the group (Jill Staface & Ruta Rudisill) have commented that we are an exuberant group, who are always willing to offer advice (sometimes if you want it or not), celebrate those good hits, and help you find those lost balls. While you will not find many members with low



Ruta Rudisill, Marian Hansen, Sandy Campion, Astrid Cousins, and Cindy Denham prepare for the club championship.

handicaps, you will find players who enjoy playing one of the more challenging courses at Tahoe that offers some great deals for golf season pass holders.

To everyone who joined us this year, thank you for your support and we look forward to playing with you next year. To the gals that tried out the group on a Tuesday, or two, we hope that you will formally join NWGC next year. We sure enjoyed meeting you.

If you would like information on joining the group for the year, or just for a day, contact Marian at sidebcorp@aol.com or Carol at pawlakcarol@gmail.com. We play every Tuesday with tee times starting around 9:00 am. Membership in the Northstar Women's Golf Club (NWGC) automatically enrolls you in the Golf Handicap Information Network (GHIN), a service offered by the USGA to golf associations worldwide, which tracks scores and ranks handicaps.

Enjoy the winter, either in fresh powder or sunny weather, your choice.

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condominium updates

Aspen Grove

On Saturday, July 15, 2022 over 30 homeowners from Aspen Grove gathered together in helping to keep our community safe from wildfires as well as being able to contribute to beautifying our property. This 3rd annual volunteer work party was a smashing success with the largest group of homeowners in attendance. Homeowners, along with extended family and friends came together in the heat of the day to support our community efforts and continue to help fulfill our defensible space mandates from the Northstar Fire Department. Volunteers spent many hours raking pine needles and pine cones away from buildings throughout the Aspen Grove property while others gathered and disposed of trash and construction debris found around individual condominium units. All those in attendance were treated to an amazing catered lunch from Raley's Deli, Truckee.

Personal and overwhelming thanks go to the following participants: Dave Campos, John & Julie Benzing, Dave Dzierski, Scott Angel and Sheree Chan, Alex and Christine Sherer, MaryKate Del Campo, AJ Del Campo and Dillion Del Campo, Kerrie Utsumi and Rob Wheeler, Susan Quintana, Bob and Kim Storm, Marcia Neff, Rick and Linda Duste, Barbara Oseroff, Peter

Roberts, Dan, Margaret and Giuseppe Edwards, Lisa DeLorean. Board Members: Andrew Sackheim and Pete Vall-Spinosa. Landscape Committee Members: Lindsey Sackheim, Cornel DeLorean and Chris Vall-Spinosa.

Finally, a special thank you to Camco, Eric Wicks and staff who supported our efforts and sent out numerous announcements to homeowners about this event and to Tim Sawyer for supplying the trailer, garbage bins, rakes, and tools and for his efforts along with his staff who cleaned up all the mounds of green waste and debris left by our volunteers in a very timely manner.

Gold Bend

Greetings to our Gold Bend Community! I'm Wayne Grubbs and I'm the Secretary of the Gold Bend Board. It's been an "almost normal" (fingers crossed, as I'm writing this in September) 'Tahoe Blue' summer this year with little smoke. After the past two years, it's been so nice to be able to enjoy the beauty of Northstar all summer long, but our hearts go out to others in California who have been affected by fires this year. I hope you saw the mother bear who could be seen all around Northstar with her 3 very cute cubs in early summer—a fun symbol that we are truly "a family resort."

We hope your summer season will transition to all that Northstar offers during the Fall. It's a beautiful time in the mountains with colorful foliage and crisp, cool days and nights.

Throughout 2022, the board has continued to focus on safety and enhancement projects at Gold Bend:

- The building staining project that began in 2019 continues and is targeted for completion by next summer.
- Plans are coming together for improvements to the pathways and to railings for our decks and stairs. The pathways plan includes replacing the aging asphalt with pavers over concrete while ensuring both the grade and handrails are up to code. The pathways project will likely take 2 to 3 years to complete. The railings project will replace existing spindles and wood—also to meet code requirements. We still need to finalize the plans for both projects, but that work is well underway.
- The 5-year defensible space work has been completed by the Association. It required that approximately 8 trees be removed to enhance Gold Bend safety. There will be ongoing annual removal of needles and loose debris and possibly additional work done outside of our property boundary by the fire department. While the Association has completed the required work, there are some homeowners who still need to cover firewood with a fire-retardant tarp, which is required for the fire department to sign off on the work. It's important to note that Placer County requires proof of Defensible Space requirements prior to issuing any STR permits.

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We encourage you to attend our Annual Homeowners meeting on October 22nd. An agenda and meeting invitation will be sent out approximately 2 weeks before the meeting.

Ski Trails

Seasons pass. The summer crowds taper off. The days get a little shorter. The evenings have a touch of chill in the air. And Ski Trails keep getting better!

The biggest news is that we have reached an agreement with Interstate Parking (IP), the same group that patrols the Northstar ski lots all winter, to expand their patrols to include Ski Trails. IP will patrol our lots, print citations, and collect (and share) fines. They will also print our parking passes and coordinate distribution with owners and rental agencies. To support this program, new windshield stickers will be issued to our owners for prior to the start of the ski season.

The new system should look very much like the old paper pass system - but better!!!

In other news, the board has asked CAMCO to construct a simple enclosure around one of the garbage dumpsters on Coyote

Fork. Adding an aesthetically pleasing structure around the dumpsters will make the roadways and parking areas much more attractive while also ensuring that our collection service always has unimpeded access to the dumpsters. Check it out and send us your comments.

Importantly, the Board has recently advanced a policy on propane gas grills that mirrors the Placer County Short Term Rental (STR) ordinance prohibiting these kinds of barbecue grills. Before it is adopted for all Ski Trails units regardless of rental status, this policy will be sent out to the full membership of the HOA for a 28-day review and comment. The County adopted this ordinance as a way of addressing the large and growing concerns about fire risk. This is an important concern for us all, and we request the careful consideration of this policy by our owners.

As a final note, we'd like to send our appreciation to Glenn Steiner, who reluctantly sold his unit at Ski Trails and resigned from the board. Glenn was first elected to the Board in 2007 and has served as board president since September 2012. He has been a terrific leader and will be sorely missed. Many thanks and kudos to you, Glenn, for a job well done on our shared behalf!

Test Your Tennis and Pickleball Knowledge:

PICKLEBALL

1. Are you allowed to step in the kitchen? YES OR NO
2. Has it become the most popular sport in the US? YES OR NO
3. Are you allowed to bounce the ball before serving? YES OR NO

TENNIS

4. What equipment was used, before tennis racquets, to hit the ball?
A frying pan, Palm of Your Hand, A Rock, Fly Swatter
5. What color were the tennis balls before being yellow?
Green, White, Red, or Orange

6. Were Venus and Serena Williams the first set of sisters to win Olympic Gold medals in tennis?
YES OR NO

7. Who of current players hold the record for the most grand slam titles?

Rafael Nadal, Roger Federer, Serena Williams, Novak Djokovic

8. How many miles does an average player run during a tennis match?
1, 2, 3 or 4 miles

Answers: 1. Yes, only if the ball bounces in the kitchen first 2. YES 3. YES 4. The palm of your hand 5. White 6. YES 7. Serena Williams with 23 titles (Djokovic 21, Federer 20, Nadal 22) 8. 3 miles



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2022 Northstar Fire Department Measure U Project Season

Summer is nearing an end and your tax dollars for Measure U are at work helping to mitigate the impacts of wildfire to the Community of Northstar.

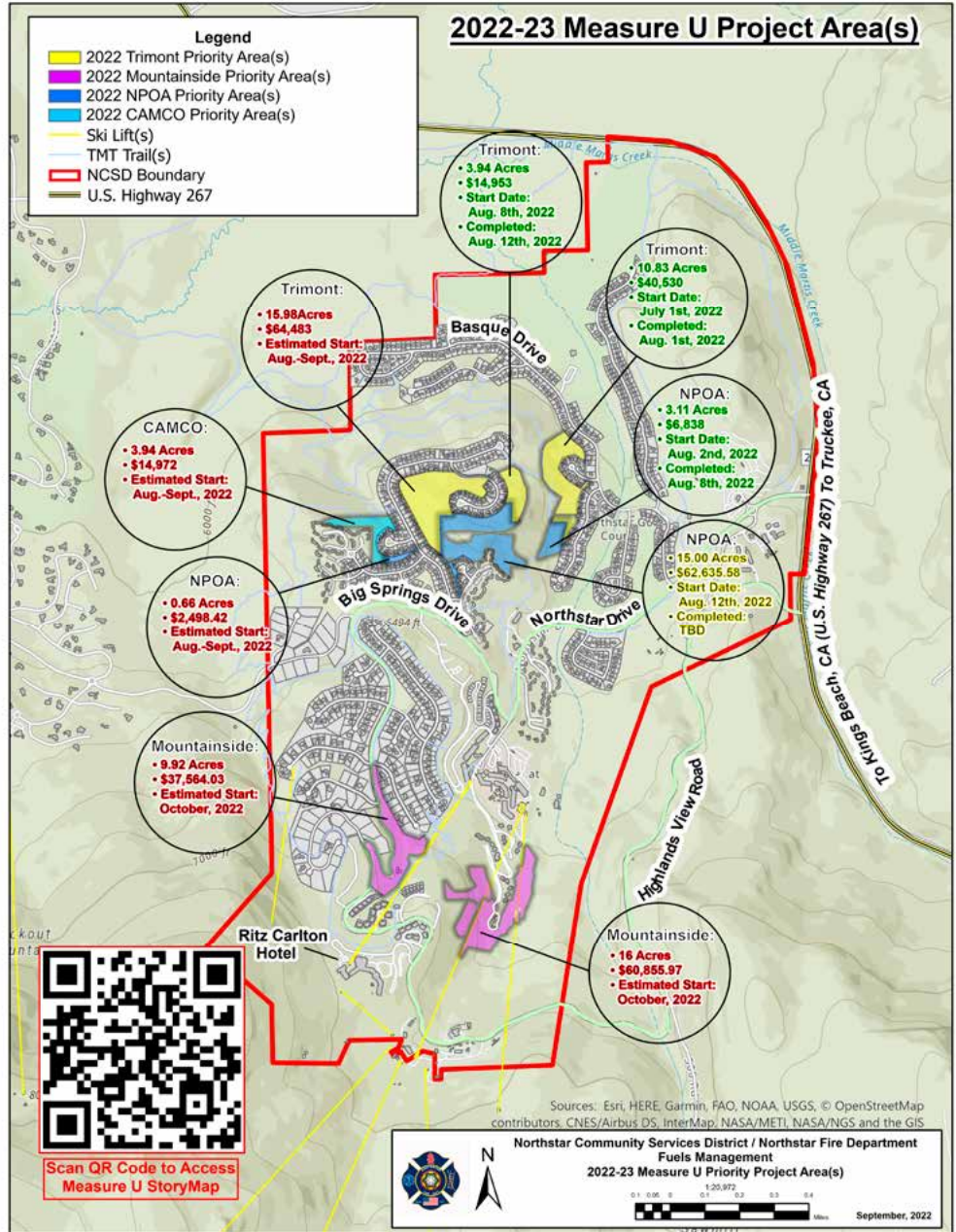
As a refresher with Measure U, the background of the Wildfire Prevention Parcel Tax, is as follows:

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

To date, this project season, the following has been completed:

- Five curbside pick-up sessions for the residential properties were completed. Two different contractors were used to



compare different collection methods, efficiency and cost to the program. Partial funding was provided with the "Forest Futures/Tahoe Truckee Community Foundation". The Northstar Fire Department appreciates \$25,000 in funding to help supplement the program.

- 517 raw cubic yards of residential green waste was collected and taken to the local landfill for biomass utilization.

- Forest fuels reduction work is halfway completed, and designated year one treatment areas can be referenced with the map and QR code in this article. It is expected to have all the forest fuels reduction work for the year one project work completed before June 30th, 2023.

- Project work for the 2023 project season would begin in July 2023 and the areas chosen for work are still in the planning stages.

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NCS D Biomass District Heating Project

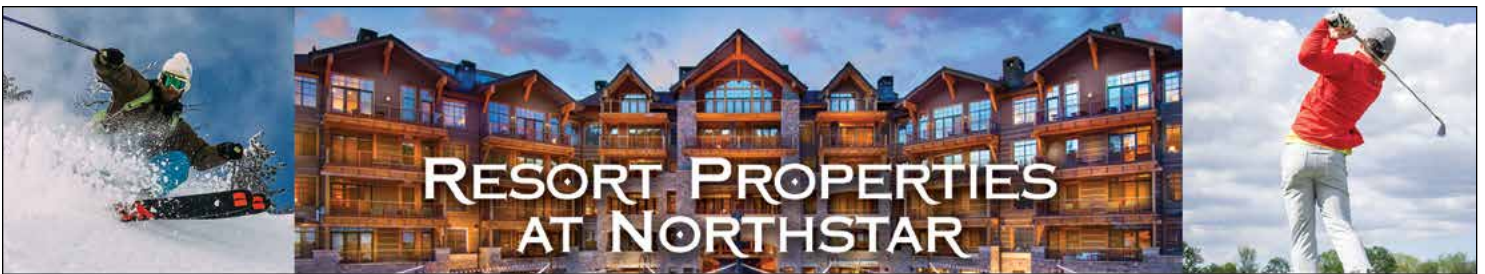
Northstar Community Services District (NCS D) is actively engaged in an effort to implement best practices for reducing hazardous fuels in the surrounding watershed and for recovering and using non-merchantable woody biomass that otherwise would be pile burned, left to decay on the forest floor or transported to distant disposal facilities at cost. Building on the results of a feasibility study, NCS D continues planning for a biomass district heating system that would connect to the Northstar Village and NPOA Recreation Center and offset natural gas demands associated with heating the various facilities. The project is planned to be constructed on the site of the former NCS D administration building located behind the fire station on

Northstar Drive. Wood chips derived from regional fuel treatment projects would be delivered to the facility where they would be burned in a highly controlled system including state-of-the-art emission control technology. Water heated in a closed loop system would be pumped through buried insulated pipes to the Village and NPOA rec center where it would provide thermal energy through heat exchangers on various existing boilers, significantly reducing natural gas consumption.

The stated goal of the project is to: Improve the economic viability, environmental impact, and overall effectiveness of removing and repurposing forest biomass in order to reduce wildfire risk and restore forest and watershed health. This project has the potential to meet these objectives by offsetting fossil fuel consumption, reducing operating costs, improving air quality by lowering emissions of criteria pollutants, reducing greenhouse gas (GHG) emissions, and eliminating the need for costly offsite disposal of residual biomass.

The project is contingent upon CEQA compliance, Placer County land use permitting including a Conditional Use Permit (CUP), Placer County Air Pollution Control District permit, infrastructure easement dedication, various HOA connected entity agreements and final NCS D Board approval to purchase capital equipment. The District will be conducting outreach to the various community stakeholders through these planning processes.

For questions/concerns related to this project, please contact NCS D at 530.562.0747 or customerservice@northstarcsd.org



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Visible Impact - Martis Wildlife Area

Our community shares the wide, open, and welcoming Martis Wildlife Area - one of the most popular spots in the Truckee/Tahoe basin. The easy access and opportunity for native plant and wildlife viewing brings both locals and visitors to this environmentally significant part of the Truckee River watershed.

Our Work

After identification and careful assessment of the Martis Wildlife Area in 2010, our design work in 2016 led to the implementation of our 2019 restoration work.

Before (2015)

When Martis Dam was built, the creek was straightened and disconnected from its meadow floodplain. Water was trapped inside the channel and could not flow across the meadow surface. The streambank was eroding, and streamflow was drying up early in the season. Water temperatures increased. A dry meadow cannot support native riparian vegetation, and instead, sagebrush encroaches.

During Construction (SEPT 2019)

During construction in 2019, we used earth-moving equipment reconfiguring the creek to re-establish a more natural meandering curve. The new flow design increases the length of the channel, slows the water velocity, reduces sediment in the water, and will hold water longer into the dry season.

On-going (2022)

The last photo (2022) highlights the new creek flow design is firmly in place, helping water to percolate out across the meadow - note the broader footprint of green riparian vegetation extending out from the creek. It allowed native plants back into the meadow and prevents invasive species from taking over.

Our work in the Martis Wildlife Area restored 70 acres of meadow and two miles of the stream, making the water cleaner, and keeping the meadow wetter and greener later into the year. Restoring the wet meadow allows birds to nest, bugs to flourish, fish and frogs to thrive, and supports the food chain for all wildlife to return.

While construction has concluded, our restoration will continue to take its full effect over the next several years, as we continue to monitor changes in groundwater hydrology and vegetation.

Martis Wildlife Area highlights the original straightened creek channel (BEFORE), the construction of the new 'meandering channel (2019), and the resulting restored and improved channel (2022). Photos by Michele Prestowitz

Mitigating Natural Disasters

The renewed functioning wet meadow has broader environmental benefits, too. It buffers the effects of negative natural phenomena like drought, thwarts fast-traveling wildfires, and abates downstream flooding.

Budget

Working with our partners - including the US Army Corps of Engineers, Northstar Community Services District, and Northstar California Resort - we successfully raised 100% of the \$3.2 million budget required to complete the Martis Wildlife Area restoration work. Big thanks to our partners and the TRWC donors who so generously support our work in the Martis Wildfire Area and across the watershed.

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



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- > Dynamic revenue management and distribution team
- > Marketing team with experts in websites, email, design, and digital marketing
- > International and domestic sales efforts

HOW WE COMPARE

	East West	Others
Years of Experience	> 35 years	< 15 years
Local Employees	> 65	< 10
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Broad Sales & Marketing Reach	yes	no



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