

# northstar Living

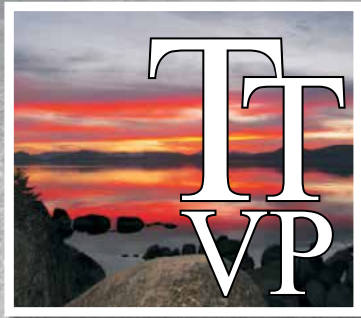
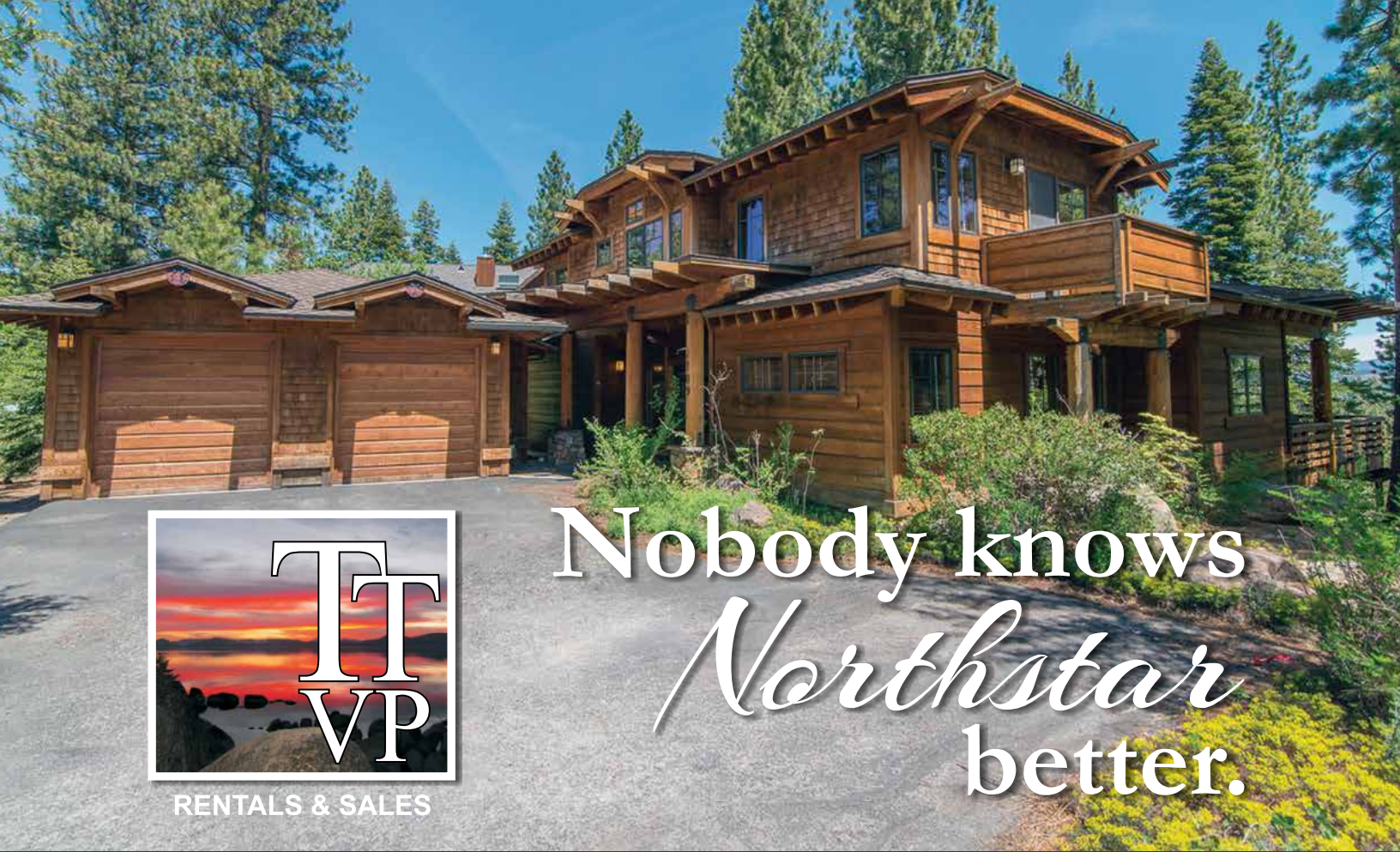
NEWS MAGAZINE OF THE NORTHSTAR  
PROPERTY OWNERS ASSOCIATION

SPRING 2022



TRWC Sardine Meadow 14  
Fitness Corner - Wearable Tech 18  
NCSD Road Care Update 26





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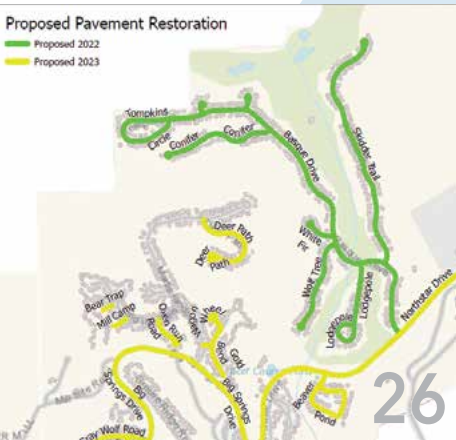




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## meetings 2022 dates

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

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

**April 9, 9am**  
NPOA Board of Directors

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

**May 18, 8am**  
NPOA Board of Directors

**May 31, 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. Comments must be written by members in "good standing;" generally articles will be limited to 250 words. Articles should be addressed to Northstar Living; signed by the author, unless sent electronically; and should include the writer's name, his or her Northstar address and the telephone number at which the writer can be reached most easily.

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or incorrect statements, lacking clarity or having no pertinence to the Northstar community or the Association will not be published.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

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





News Magazine of the  
Northstar Property Owners Association

**Board Members**

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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

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

**Recreation Center Hours**  
(subject to change)  
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Reservations are no longer required  
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For up to date information please visit  
the NPOA website www.npoa.info

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**Cover Photo**  
Olof Carmel of Carmel Gallery  
"Morning Frost Martis Valley"

As the Winter ski season draws to a close, here are some updates for this Spring and the upcoming Summer.

**Recreation Center Updates:** As Covid-19 moves toward its "endemic" phase, we continue to follow CA State DPH guidelines at the Recreation Center. Mask requirements have been lifted. We very much hope this will continue to be our operational status and that no further closures of facilities or other special procedures will be required by future Covid-related events.

This past Fall we made some changes to facilities locations, moving most of the gym equipment back into the fitness building, re-opening the game room in the rear building and moving our meeting and gathering space up front to the entry building. The reasons for moving the game room to the rear building were several: (1) **Parent Supervision & Safety:** We believe this is a better location for having parents readily able to monitor their kids' activities there. Our Rec Center rules state clearly that we do not provide supervision for the game room and that parents are responsible for this; during the day, we permit kids of any age in the game room, so long as a parent is also somewhere at the Rec Center facilities -- in the Winter, this would typically be in the gym or the hot tubs; in the Summer, this would typically be around the pool area. Locating the game room in the rear building will put the kids closer to where their parents will be using the facilities. We also believe a location away from the entrance to the Rec Center is actually a safer location for younger children.

(2) **Noise in our Office Area:** A consistent message from our staff over the years has been that the significant noise level generated from having the game room in the entry building makes work in the adjacent offices difficult and holding

meetings there (particularly during Summer afternoons) almost impossible. Relocating the game room to the rear building eliminates this concern. It also eliminates the congestion at the entry to the Rec Center occasioned by having kids frequently coming and going through this area, where we are also trying to have guests register and enter the facilities.


(3) **Facilities Utilization:** The rear building - when utilized as an "adult center" - was minimally used and in fact underutilized. Our goal in opening up the entry building for regular guest use is to reverse this, and in fact to create a warm and inviting space which will be used by members as: (a) a meeting space for homeowner groups, board and committee meetings, as well as casual gatherings; (b) work areas for

*Continued on page 6*

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**COMPASS**

those who want a quiet space to hang out and work inside; and (c) an event space to be used for some increased homeowner activities throughout the year, such as wine/cheese gatherings, some small musical events and the like, also possibly using the adjacent grassy area out front for some of these in the summertime.

We are currently working with an interior designer on some modest improvements to make the space more attractive and inviting - to include painting, some better lighting, flooring and some new furnishings (what we have now is roughly 25 years old) which will be attractive and flexible. Even in its current form, we have already seen that people are utilizing this space for quiet work this Winter season, so we are encouraged about how we might make it far better utilized in the future. Our current plan is to see how these changes work out in practice and to evaluate again how we will use the spaces further after the Summer season.

**Summer 2022 Plans:** We plan to open for Summer operations over Memorial Day weekend. At this time, there is no plan to require advance reservations to use the Rec Center facilities.

Look for further updates by Eblast for details on dates/times for pool, spa, gym, tennis and other initial opening hours in May. We will be fully open seven days a week from mid-June through Labor Day. We are excited that our deli operator, Jonathan Glick, who runs Copper Lane in the Village will be with us again, with even more menu options this Summer, including beer and wine offerings. Weekend operations for the deli - known as Bear Paw Provisions - will begin over Memorial Day, with full-scale daily operations starting in June.

This Summer we are hoping to have the Bear Hut open again, after two years of pandemic hibernation. We are working on many activities for younger kids there, as well as some ideas for the pre-teen audience. We are also working on plans for some adult gatherings this Summer, starting with a Barbeque for our homeowners at the end of June, and perhaps some small music events during the late afternoon hours on occasion. Our tennis pros will also be announcing some special events for the tennis and pickleball enthusiasts. Board member Jackie Apple, who chairs our Member Activities and Communications Committee, is working actively on a number of these member events. Look for announcements on this as we get closer to the Summer.

**Short-Term Rental Ordinance:** As many of you know, over the last few months, the Placer County Board of Supervisors (BOS) decided to take another look at the County's Short-Term Rental (STR) Ordinance and passed a revised ordinance in February which: (a) included some improvements to the life-safety and noise requirements under the old ordinance, as well as increased fines for violations of these regulations; but (b) also, for the first time, contained a numerical limit of 3900 on the number of STR permits to be issued in eastern Placer County. At the request of many of our homeowners who rent their properties, NPOA sent a letter to the BOS urging them not to limit the number of STR permits here at Northstar (a position which is consistent with our Governing Documents which do not contain any restrictions on a homeowner's ability to rent their home or condo), while at the same time supporting the increased enforcement and improvements to the permit requirements. Unfortunately, the BOS decided to include all Tahoe-area properties within the permit number limitations in passing the new ordinance. Homeowners who rent are urged to carefully review the County requirements and make sure they apply for an STR permit promptly this Spring if they wish to continue using their property as a rental.

**Placer County Measure U - Parcel Tax for Defensible Space Mitigation Work:** As previously reported, Measure U, the proposal by NCSA and the Northstar Fire Department (NFD)



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for a parcel tax of \$219/property to fund future defensible space work passed last November, with over 85% voting “Yes”. The NPOA Board worked with NCSD and NFD last year to come up with a final proposal for Measure U which we believed supported the fire safety needs of the community, both in terms of scope and timing, and which focused first on treating those open-space areas within 300 feet of our homes and condominium complexes. It also had the added plus of reducing the costs to NPOA (borne through our annual assessments) of the defensible space work we must do on about 100 acres we own which are remote from the Rec Center and which were deeded to us as open space around homes and condo complexes by the developers long ago. This Spring and Summer, NPOA will be expending about \$40,000 on defensible space work, and a matching amount will be provided by Measure U funding. We are currently working with NFD on the areas to be prioritized this year.

**New Green Waste Program:** Measure U also included a new Green Waste program, which brings back many important elements of the curbside pickup program NCSD previously

offered, including five curbside pickup dates, funds for individual homeowners to have a dumpster placed by their property for disposal of green waste, and a similar program for placement of larger green waste dumpsters at the various condo complexes. Please see the information from NCSD on pg 20 within this issue of Northstar Living for some of the details and the dates for this year’s curbside pickups.

**New NCSD Defensible Space Ordinance:** Also be aware that NCSD and NFD recently enacted an updated defensible space ordinance, which more specifically defines the work required on individual properties, and contains State-mandated requirements for disclosures on the status of individual property defensible space work when a home is put on the market for sale. Details on the new ordinance are available on the NCSD website.

**Violations and Fines Warning:** Finally, we want to remind you again that we are rigorously enforcing our rules for use of the Dumpster Site off Northstar Drive, as well as the requirements of our Design Review Guidelines (DRGs). These rules and the

*Continued on page 8*

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DRGs have been sent to homeowners multiple times, including each year in our annual disclosure package, are readily available on our member portal, and the Dumpster Site rules are also posted at the site. The Dumpster Site is equipped with multiple cameras and the member or guest card for each entry is recorded by the gate reader. Over the last two years since we began rigorous enforcement, the NPOA Board has issued more than twenty fines; depending on the circumstances these have ranged from written warnings to fines of over \$1,000. The rules are very simple: Nothing is to be dumped at the site other than household trash and recycleables – no construction debris; no sofas, mattresses or appliances; no old skis. Most common excuses we hear are, "I'm a new owner and I didn't know this wasn't allowed," or "I thought someone might want my old sofa/chair/lamp/table/ski boots," or "I didn't do it; my contractor/housecleaner/maintenance person did." None of these are acceptable excuses, so please understand that you will be fined for unauthorized dumping by you or by anyone else who has access to your card. Repeat offenders will have the fines doubled or tripled and unpaid fines can lead to suspension of your membership privileges.

The same is true of violations of the DRGs, most commonly in performing work on the exterior of any home without first obtaining NPOA approval. This includes any exterior work, including construction work, roofing, driveways, landscaping, cutting of trees, installation of hot tubs, etc. Many of these items can be approved quickly by NPOA staff; others require approval by the Design Review Committee, which includes design and construction professionals. Fines which have been issued in this area include a number in the thousands of dollars. So, please, make sure you understand the DRGs and follow them. If you have any questions about them, talk to our NPOA staff before you do anything which might result in a violation notice and a fine.



Mike Plishner,  
Board President

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**Spring is here!**

By the time of this publication, we will be wrapping up another winter season at Northstar that included a dry beginning, abundant snow in December, a record lack of precipitation in January, and scattered minor storms since. Interesting season with an abundant snow in December followed a record lack of precipitation in January.

In addition to the information included in the President's Perspective beginning on page 4, below are a few additional updates and reminders:

**2022 Annual Assessments:** By the time of this publication, hopefully all homeowners have now paid the 2022 assessments. As of the end of February, about 98% of members have paid the 2022 assessments in full! The annual assessments are the primary source of income for NPOA, so thank you very much to the large majority of our membership who paid the annual assessment on time.

**Trash:** As we head into the spring and summer season, our local wildlife becomes much more active. Please be sure to leave household trash securely in your bear box, bear shed, in covered trash cans curbside the day of service only (Monday), or take to the dumpster Site on Northstar Drive. Trash bags may not be left curbside outside of one of the container options listed above.

Unsecured trash bags often end up scattered throughout the community by our local wildlife creating a very unsightly and unsafe environment. We appreciate everyone doing their part. Thank you!

**Spring Maintenance Week:** We have tentatively scheduled spring maintenance for the week of April 18. Most years the Recreation Center is closed for one week in the spring and one week in the fall in order to complete a deep clean of the facilities and occasionally to complete very impactful projects such as flooring replacement.

**Spring Reserve Projects:** The pickleball courts are scheduled to be resurfaced the week of May 23. We are also replacing several spa heaters, likely during the spring maintenance week time period.

**Summer Seasonal Staffing:** Summer time is prime time at the NPOA Recreation Center. As we have now moved beyond California's Blueprint for a Safer Economy, we are working on plans to bring back more structured activities this summer. We currently have positions available for activities staff, certified lifeguards, swim instructors, and tennis hosts. If you have family members or friends looking for some fun summer employment at Northstar this summer, please remember these opportunities available at the Recreation Center! Interested candidates may call the NPOA office for an application at 530.562.0322 or visit our website at [www.npoa.info](http://www.npoa.info).



Tim Fulton,  
General Manager



**SUMMER REC CENTER JOBS**

Northstar Property Owners Association is looking to hire for multiple positions this Summer! These seasonal employment opportunities include positions such as certified lifeguards, bear hut activity leaders, and pro-shop tennis hosts, and will be available from Memorial Day weekend through Labor Day weekend. If you have any family members or friends looking for a fun summer employment opportunity at Northstar this summer, please be sure to mention the NPOA Recreation Center! Any interested candidates can call the NPOA office at 530.562.0322 for an application or visit our employment page of our website at [www.npoa.info](http://www.npoa.info)!





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### NCSd Initiates Planning & Permitting For Potential Biomass District Heating System

In order to reduce the threat of wildfire impacts to the community, the District and its constituents extract significant volumes of forest biomass material from forest fuels reduction projects and defensible space activities within the community. Regional outlets for disposal of biomass have been diminishing and those that remain have become more expensive. As a result, fuel reduction projects and defensible space management have also become costlier.

At the regular January Northstar Community Services District Board meeting, the Board of Directors approved a resolution authorizing staff to commence planning and development of a biomass conversion facility. The potential project resulted from analysis conducted in a Biomass Utilization Scoping Study and subsequent Biomass Energy System Feasibility Study with the mission of:

*NCSd seeks to improve the economic viability, environmental impact, and overall effectiveness of removing and repurposing forest biomass in order to reduce wildfire risk and restore watershed health.*

The proposed project entails deconstruction of the District's old administration facility, construction of a building and site improvements to house two 1MW biomass fed boilers and associated systems, piping and appurtenances connecting to various existing boilers within the Northstar Village including the NPOA Recreation Center. Thermal energy from the system would offset natural gas usage at these facilities by means of a renewable energy source with competitive and stable rates.

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 NCSd Board approval to purchase capital equipment. The District will be conducting outreach to the various community stakeholders through these planning processes.



For specific questions/concerns related to this project, please contact NCSd at 530.562.0747 or customerservice@northstarcsd.

Mike Staudenmayer,  
NCSd General Manager

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To restore Sardine Meadow, we filled parts of the channel to allow the water to spread out and meander across the surface. Photo: Beth Christman

### Sardine Meadow, In Its Undisturbed State, Was A Lush Wetland

However, many years of logging and grazing reduced the stream flow here into a deep and widened channel. The meadow was not functioning and holding moisture and was converting to sagebrush that thrives in dry habitat. It was only going to get drier and degrade further.

We had a vision to tie Sardine Meadow (350acres)—the largest meadow in the Davies Creek watershed— into a larger restoration effort. With our partner, the Trust for Public Land, in 2021, we completed our vision to restore and connect this important link in a chain of meadow habitat—a critical migration corridor across the Sierra Nevada. Restoration in the Davies Creek and Merrill Creek watershed (north of Stampede Reservoir) began almost two decades ago. Starting in 2005, we restored thirteen sites in partnership with the U.S. Forest Service located upstream and downstream of Sardine Meadow.

To restore Sardine Meadow, we filled parts of the altered channel, bringing the streamflow up and out of the stream channel to allow the water to spread out and meander across the meadow surface (floodplain) to be slowly absorbed into the soil and restore the natural wet features of a thriving meadow. We planted sod and riparian plant species. We've brought back the hydrology, creating the right environment, so vegetation will come back robustly over the next few years. In turn, creating habitat for wildlife.

The higher water table, year-round wet soils, and lush grasses in a wet, healthy meadow can recover faster from wildfire. Ensuring healthy meadow systems everywhere is vital as our watershed continues to experience threats of wildfire, drought, and floods.

It takes a dedicated team to do what we do. Thank you to our partner, the Trust for Public Land.

**"I have the 'build it and they will come' approach. If we make bird furniture and bird buffets by creating the right habitat structure and food supply, they will come. And they will bring friends."**

Thank you to the funders who are making this work possible: the donors of the Truckee River Watershed Council, Bella Vista Foundation, California Wildlife Conservation Board, National Fish and Wildlife Foundation, Truckee Donner Land Trust, US Forest Service.

In 2022, TRWC will restore 100 acres of meadow and stream in Lacey Meadow; 21 acres of meadow and stream and 4.5 acres of aspen in Sunrise Meadow; and 430 acres of forest in Independence Creek Basin.

To learn more about the Truckee River Watershed Council's restoration projects, and sign up for our weekly e-newsletter go to:

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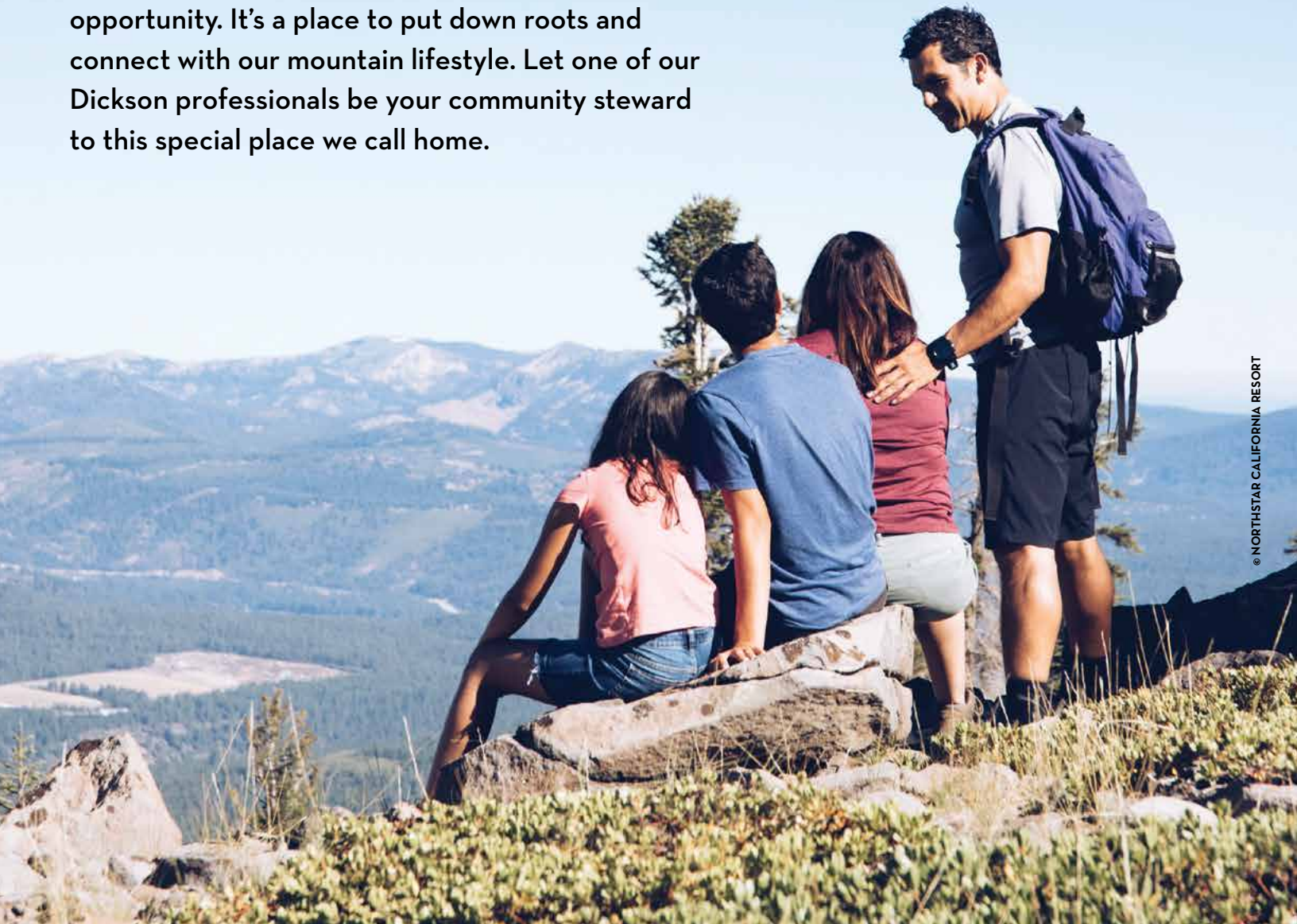




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## Liberty Is Making Renewable Energy Goals And An Ongoing Commitment To Sustainability A Reality

As the importance and benefits of renewable energy grow, many of our communities and commercial customers set increasingly ambitious renewable energy goals. Liberty continues to work with members of our community in pursuit of those enterprising goals as well as a commitment to be carbon neutral by 2050 enterprise-wide.

### Did you know that, at many times during the day, you are already using 100% solar energy?

During the spring, summer, and fall, there are many days when the majority, if not 100%, of the energy used in Liberty's service area is derived from our solar projects. When the sun is shining, Liberty's solar farms, Luning and Turquoise, produce an equal and sometimes greater amount of power than what customers consume during the day.

### Where does Liberty's remaining electricity come from?

Liberty is a unique utility in the sense that we are physically located in California but electrically connected to Nevada. Liberty customers consume energy served by transmission lines coming from northern Nevada via the NV Energy infrastructure. The electrical grid in the west connects 11 states, as well as a portion of Canada and Mexico. Liberty constructs its solar projects in the Nevada desert close to the NV Energy transmission lines, so the solar-generated energy feeds easily into NV Energy's system for transmission up to Liberty's service area.

Liberty's smaller Turquoise facility is located just off Interstate 80, a few miles east of Sparks, NV. Liberty's larger Luning facility is located in Luning, NV just outside of Hawthorn, NV. The facilities produce 30% of Liberty's total load and nearly 100% of Liberty's daytime load.

### What are Liberty's plans to achieve 100% renewables?

Liberty's first solar generation facility, the 50-megawatt Luning solar site was commissioned in February 2017. In November 2019, Liberty's second solar facility, the 10-megawatt Turquoise Solar Facility, was added to the fleet. Together, these two facilities reduced the amount of power that needed to be purchased from other sources and are responsible for Liberty's ability to serve 100% solar power at many times throughout the year.

In addition to the renewable mix purchased from NV Energy, the power generated by Liberty's two solar farms has put Liberty at almost 40% renewable energy, ahead of California's Renewables Portfolio Standard goal.

In April 2021, Liberty filed an application with the California Public Utilities Commission to double the size of the Luning facility by adding another 60-megawatts of solar power generation and 240MWh of battery storage to deploy solar power at night. If this application is approved, Liberty expects to begin construction in 2023 and hopes to increase Liberty's renewable energy to 50% of total customer demand upon completion.

### What else is Liberty doing to be sustainable?

Beyond renewable energy projects, Liberty continues to pursue other projects that will improve resiliency and sustainability. Liberty recently completed its first microgrid project at the Sagehen Creek Field Station. This 20-kilowatt system combines solar and battery storage for local use but can also tie back to the full system, offering more renewable generation and grid balancing.

In 2021, Liberty began offering an electric vehicle (EV) charger incentive, providing qualified residential customers up to \$1,500 and small business customers up to \$2,500 to install EV chargers at their home or business.

Liberty will be filing a Resiliency Program application with the California Public Utilities Commission in 2022. This program, if approved, will initially provide a backup battery solution to medical baseline customers and critical facilities, such as grocery stores, gas stations, and public facilities to aid in power outage resiliency and community safety. This program will also be offered to Liberty's large commercial customers. The backup battery solution will be made available via a modest monthly fee, rather than a large, one-time customer investment to purchase and install these systems.



*Kurt Althof is the Program Manager of Communications and Media Relations for Liberty Utilities. He has 22 years of marketing and communication experience including 14 years in the resort and tourism industry including 4 years with Northstar.*







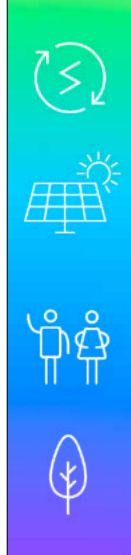
Golf is only 4 feet away (4 feet of snow). From left to right: Carol Pawlak, Sandy Campion, Marian Hansen, Astrid Cousins, and Anne Middleton. Photo by Janet Gee

## Golf Season Is Around The Corner, Join The Women's Golf Club

By the time this newsletter is published, we will either be still deep in snow or ready to start golfing. It has been a feast or famine year so far, there was very little snow before Christmas, (opening day for the resort was delayed until December 12) and then we end December with 17 record breaking feet.

As I write this on February 7, we had no snow in January and things are looking dry for at least two more weeks. So, why not start thinking about joining the Northstar Women's Golf Club (NWGC). We are a fun group of ladies (as you can tell for the picture) who play by USGA rules on Tuesday mornings with the first tee time around 8:30am. Members range from those with long-established handicaps - to those who did not have a handicap before joining NWGC. Plus, we are planning a Two-Day Club Championship in August. On Tuesday Play Days, you can use a Northstar "Unlimited" or "Late Morning" pass.

If you are interested in joining the Northstar Women's Golf Club, please contact Marian Hansen at [sidebcorp@aol.com](mailto:sidebcorp@aol.com) and she will send you an application. Our annual dues are \$75 and include membership in the Northern Nevada Golf Association (NNGA), GHIN handicap services and reduced green fees at Northstar on NWGC Play Days. Guests are always welcome to join with us on Tuesdays, just contact Marian by the Saturday evening prior to Tuesday play. Test drive the group before you commit. Hope to hear from you.



**Liberty is making renewable energy goals a reality.**

At many times throughout the year, you are already using 100% solar energy.





### Wearable Technology Is The Top Fitness Trend In 2022

A lot of people with potential health issues have reactive decisions. When they start feeling sick, in pain, or anything out of the ordinary, they react by going to see a doctor or seeking help. Wearable technology is a solution to stay ahead of it. You will be able to be proactive regarding your health. This approach can catch problems at a very early stage before they develop into larger issues that could be dangerous.

People with known health problems will definitely benefit from detecting irregularities early. Wearables can monitor your health and recognize emergencies as soon as they occur. They can also notify family members, or healthcare

professionals to ensure the right response is appropriately taken.

One of the main benefits is that it keeps the individuals engaged with their health when they use wearables. Accessing real time data about yourself is a huge step forward regarding your health conditions. Individuals feel in control and can monitor their own goals instead of relying on doctors' tests.

Most fitness trackers monitor heart rate, sleep quality, and activity levels, and the device gathers data over time to help the individual detect any irregularities. Wearables are very good motivators for people to improve their metrics by engaging in health behaviors such as getting more sleep or exercise. Many trackers include features that track weight, calories, etc, to promote a healthy diet.

Being able to track your health measurements adds a new dimension to health and fitness.

Wearable technology provides a huge benefit to healthcare providers. By tracking and monitoring patients for a long period of time, providers are able to understand the issues that are affecting the individuals and give accurate diagnostics.

"Using wearable tech can also save money in the healthcare system. It's estimated that 20% of all healthcare costs result from lack of consistent exercise, lack of adequate sleep, and addictions to alcohol, drugs, and tobacco. By encouraging exercise and better sleep patterns, wearable tech can help patients become healthier and reduce strain on the healthcare system.

In addition, some insurance companies suggest reducing premiums for people who use wearables to encourage wider usage. Employers also benefit when their employees use wearables - one three-year study of employees who used wearables showed a 44% decrease in sick days."

Wearable technology is a fairly new industry with amazing potential for innovation in the future. The industry is growing very fast, and the devices are becoming very popular in the medical industry.



Guillaume Tonelli,  
Tennis Director

## Tune in! and join the conversation.

### A TV show about local health and healthcare.

Join us for discussions about the state of healthcare in our region and the role of Tahoe Forest Health System in our community.

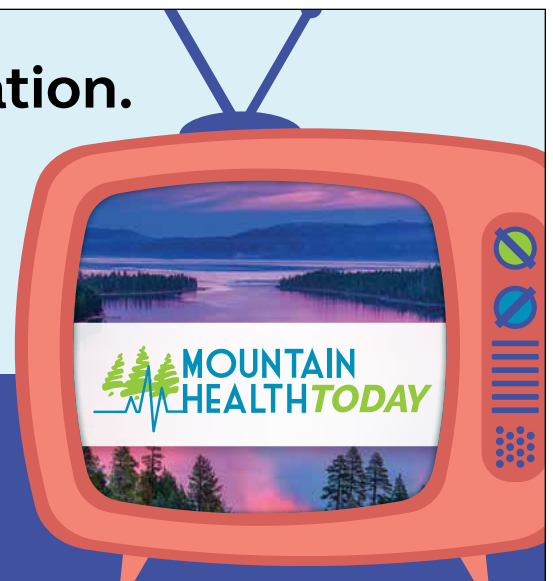
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**Greenwaste/Curbside Pick-up Dates:  
June 1, June 13, July 5, July 18 & August 1**

In 2022, with the help of Measure U funding, the Northstar community Services District (NCSD) will offer curbside pick-up for property owners' green waste material. Curbside pick-up is ONLY FOR PROPERTY OWNERS. Contractors who are hired by a property owner to perform defensible space work MUST dispose of the material themselves. Material left by contractors at the curbside will not be picked up. Additionally, property owners may not leave any green waste material at the curbside for pick-up after the last scheduled pick-up date, August 1, 2022. Any material left at the curbside for pick-up after August 1, 2022 will violate NCSD's local ordinance and be subject to fines.

**What Can Be Placed At Your Curbside One Time On Each Date?**

- A total of 1.5 cubic yards of pine needles (This is equivalent to ten 30-gallon trash bags) **NOTE: Bags are not allowed.** Material needs to be piled neatly at the curbside.

- One slash pile with the dimensions of 4' x 4' x 4'
- The material may consist of tree limbs/branches, brush, bark, in lengths of 4' or less.

**What Is NOT Accepted For Curbside Collection?**

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

**Is NCSD Still Offering The Green Waste Dumpster Rebate Program?**

- Yes, in conjunction with offering curbside pick-up, NCSD is still offering the Dumpster Rebate program for the District. For further information regarding the Dumpster Rebate program, please go to: [www.northstarcsd.org/Yard-Debris-and-Defensible-Space-Regate](http://www.northstarcsd.org/Yard-Debris-and-Defensible-Space-Regate) programs.



**YOUR HEALTH is our number one priority**



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- Orthopedics, Sports Medicine, and Total Joint Program
- 24-Hour Emergency Care
- Urgent Care
- Primary and Specialty Care Clinics
- Behavioral Health Services
- Endocrinology
- 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
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**TAHOE FOREST  
HEALTH SYSTEM**







### 2022 Tennis & Pickleball Program Schedule

After a great start of a skiing season in Tahoe, we cannot wait to have an exciting summer at Northstar.

Northstar tennis and pickleball will be offering many high-quality programs for adults and children at all levels. Our lessons and camps are very detailed oriented, very customized, as well as a lot of fun.

Here is the schedule of tennis programs being offered this summer, which includes many excellent choices for players of all levels. Our pros cannot wait to see you on the tennis court, help you with your game and most importantly, have a ton of fun.

For more detailed information, please visit the new Northstar Tennis website: [www.northstartahoetennis.com](http://www.northstartahoetennis.com). You will have access to all the information about our tennis and pickleball programs for this upcoming summer.

### ADULT TENNIS

#### Camps - all levels

**5-Day Adult camps:** Monday - Friday, 9am - 12pm

**2-Day Adult camps:** Saturday & Sunday, 9am - 12pm

#### Clinics

Monday - Saturday, 1pm - 2pm

**Monday:** skill development - level 1.0 - 2.5

**Tuesday:** level 2.5 to 3.5

**Wednesday:** level 3.5 and above

**Thursday:** improve your doubles tennis game

**Friday:** altitude acclimation

**Saturday:** social mixer's clinic

#### Cardio Tennis

Friday and Saturday, 8am - 9am

### JUNIORS TENNIS

#### Camps

**5-Day Junior camps:** Monday - Friday

Advanced (age 12-18): 2 - 5pm

Intermediate (age 8-13): 1 - 3:30pm

Beginner (age 6-11): 3:30 - 5pm

**2-Day Junior camps:** Saturday & Sunday

Advanced (age 12-18): 1 - 3pm

Intermediate (age 8-13): 1 - 3pm

Beginner (age 6-11): 1 - 3pm

**Quickstart 3-Day Junior camps:** Monday, Tuesday, & Wednesday

Ages 3-6, 5 - 6pm

**Private lessons:** 30 min, 1 hour, or 2 hour privates.

**Socials:** On a weekly basis

### PICKLEBALL

Group/individual lessons by appointment.

Pickleball Socials available upon request.



Guillaume Tonelli, Tennis Director  
[tennisnorthstar@gmail.com](mailto:tennisnorthstar@gmail.com)



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### Aspen Grove

As we enter the Spring season at Northstar, the Aspen Grove condominium Association is pleased to report that most of our major ongoing improvements projects have either been completed or are nearing completion. We still have one short section of our new paver pathways to complete but are anticipating completion by early summer.

We are now looking to improve the landscaping in our common areas. Initial landscape architectural plans are currently being reviewed by our Landscape and Aesthetics Committee. The other major improvement that is finally moving forward is the installation of gates at the entrances to both Aspen Grove and Silver Strike. Unauthorized parking and excess trash have been an ongoing problem for many years and we have made the difficult decision to install gates to better control both problems.

With the completion of these last two projects (ie., the landscaping and the gates) we anticipate a period with no major disruptions here we can just enjoy the beauty of the area and the recreational opportunities that are available at Northstar.

### Gold Bend

As COVID-19 conditions continue to influence operations at Northstar, it's been nice that conditions improved enough to relax some of the restrictions that were in place last season. It was great to get our New Year's celebration back! After a non-existent snow start, the big dump at Christmas was a skier's relief to those of us that had the good fortune to already be up here. If you were trying to get here during the storm, you have my sympathies.

Continuing at Gold Bend for 2022, staining maintenance to protect our exterior siding and painting our foundations will start back up. As we get closer, CAMCO will provide owners with a schedule of when work is expected to begin, and on what units. Owners who rent affected units may want to arrange their rental reservations around the work schedule, so their renters aren't inconvenienced. Please understand that, for logistical reasons, the schedules are difficult to change once set.

The Board continues to plan for new railings for the exterior stairways and decks on each unit. This is intended to bring the railings up to current safety codes and be in-line with what our insurer is requiring us to do. By the time you

have read this, you might have had the chance to view the two competing styles of railings. The closer-together spindle look, or the one-inch mesh look. Other long-term projects being considered are either repaving exterior pathways or replacing the asphalt with pavers that are similar to what other condo communities in Northstar are doing. Also in progress concerns the electric heaters in the space under our units. These heaters are necessary to prevent pipes from freezing and affecting your unit, or your neighbors. In the past, CAMCO has entered your unit twice a year to turn the circuit breaker supplying the heater on and off. CAMCO is in process of installing a switch by the heater itself to eliminate entering your unit to accomplish this task. You must give CAMCO permission for this work to be completed - if you have not done so, please contact them so the work can be completed.

Just a reminder, if you are planning to do any remodeling, please be sure to complete and submit an Architectural Review Committee Submittal Form for any planned upgrades, even if you don't think County permits are required. Information on the Architectural Review process can be found on the Gold Bend website.

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SPAS ARE  
BACK IN STOCK!

As we continue to work towards our defensible space goals as outlined by the Northstar Fire Department, we remind all owners to encase any firewood stored on rear decks in a fire-retardant tarp. Please help us attain this much needed requirement and get the tarp! Acceptable fire-retardant tarps are available at Mountain Hardware in Truckee.

Lastly, we continue to have issues with dumpster abuse and have installed cameras. Please use the NPOA dumpsters for recycling of cardboard and bottles. Never leave trash outside of the dumpster and always close and lock it. If the dumpster nearest you is full, drive to the next Gold Bend dumpster or the NPOA dumpsters. If you see someone leaving trash outside of the dumpster, please be a good neighbor and inform them. Informing your family, friends and guests will also greatly help us get a handle on this problem. Each unit's allowance per week is one and a half 13-gallon trash bags. Please join this community effort to help tackle the trash problem

As always, encourage you to participate in our quarterly board meetings with your thoughts and ideas.

## Indian Hills

What a great start to ski season in December, then a very dry January and February! Snow farming is not for the weak of heart!

It has been two years that we have all been dealing with different levels of stay-at-home orders, mask requirements, restaurant and business restrictions designed to protect the community from surges in infection, hospitalization and deaths from COVID-19 and variants. There is cautious optimism that we will move beyond the pandemic and the precautions we have taken to protect ourselves and those we care about.

With the ability to work remotely, we saw a dramatic increase in the number of condos occupied and numerous owners staying for extended periods of time or making Indian Hills their primary residence. We have also seen dramatic appreciation in the value of our properties. With the increased occupancy, we saw the issue of overflowing dumpsters and have responded with additional pickups and encouraging homeowners not to use the dumpsters designated for condo use only. This continues to be an issue and we encourage all of us to be courteous as we remind people about the proper use of the dumpsters.

This winter we had a fire in one of our condos. The cause is thought to be something many of us do.



With all the technology to make our days on the slopes more comfortable like heated gloves, heated boots, heated socks, heated vests, Bluetooth helmet speakers, battery packs for extra phone life, there can be a lot of lithium polymer batteries charging. There is a chance they can overheat or explode causing fire and extensive damage. We can all do a few things to minimize this risk and it is not expensive. Amazon sells heat resistant bags that you can store and charge your batteries in. Just search for Lipo battery bag on amazon and find one right for you. We encourage all residents of Northstar to check them out and add them to their home!

Throughout this public health emergency, both Indian Hills and the Northstar Ski Resort have remained active and demonstrated resiliency. We hope that the worst is behind us as we spring into 2022 with optimism for end-of-season powder and blue skies!



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## community reminders

### Trash Disposal

Placer County requires mandatory trash service, and Northstar Community Services District (NCSDD) negotiates the terms of the service agreement with Tahoe Truckee Sierra Disposal (TTSD) on behalf of the Northstar community. This covers the dumpster Site on Northstar Drive as well as curbside pickup for single-family homes and equitable services for Condominium Associations. The cost of these services is billed on individual homeowner property taxes (not part of the NPOA annual assessment). New construction and remodels adding more 500 sq. ft. square feet to Single Family Residences (SFR), Placer County requires the installation of a bear bin/bear box/bear resistant garbage can enclosure most commonly referred to as a "Bear Box". Placer County also allows for bear closets which are integrated into the design of a house. Existing Single-Family Residences who do not currently have a Bear Box, but wish to install one, should visit the TTSD website [www.waste101.com](http://www.waste101.com) for information on the purchase and installation of a Bear Box as well as recommendations for on-going maintenance. Further, check out the Placer County website [www.placer.ca.gov](http://www.placer.ca.gov) for a list of Approved Bear Resistant Garbage Can Enclosure vendors. As a reminder, a Bear Box also requires a NPOA Design Review Application to be submitted and approved by NPOA prior to installation and requires bear boxes to be covered on the sides and back to be architecturally compatible with materials and colors of the residential structure and integration within the lot. Please note trash cans installed inside the Bear Box or left curbside may be no larger than 32 gallons nor 60 pounds in weight. TTSD will service trash cans left the morning of service curbside or from the Bear Box within 25' from the edge of the roadway. If the Bear Box or closet is located more than 25' from

the edge of the roadway, there are there are three options: 1) homeowner must bring trash cans to the curbside each Monday by 6am 2) sign a waiver with TTSD to allow them to drive on your driveway closer to your shed or bear box 3) pay TTSD a trip charge for collection personnel to walk to your shed or bear box. If the shed or bear box is more than 25' and one of these three options are not selected, TTSD personnel will not service your residence. If you would like to have TTSD personnel inspect your lot and possibly sign a waiver or set up an account for a trip charge, please contact TTSD at 530.583.7800. As a reminder, if service is not coordinated at your home, the closest option for properly disposing of household garbage and recycling is the Dumpster Site on Northstar Drive. As a courtesy reminder, single family residences may not take their household garbage and recycling to dumpsters at the condominium associations (Aspen Groves, Gold Bend, Indian Hills, Ski Trails). Those dumpsters are for the exclusive use of the homeowners and guests at those respective condominium associations. Lastly, please be mindful of the NPOA Dumpster Site Rules when disposing of trash at the Site off of Northstar Drive. The Site is equipped with multiple cameras and instances of trash abuse has resulted in numerous fines being issued that range from warnings to over \$1,000, depending on the circumstances.

### NPOA Access Cards

Per the NPOA Access Policy, all properties within Northstar Property Owners Association are issued 2 member and 2 guest cards for accessing the NPOA Recreation Center, parking lot, and Dumpster Site. If for any reason, you do not have all 4 cards within you or your property manager's possession, contact the



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NPOA office immediately at 530.562.0322 to have missing cards deactivated. Cards can be replaced at the NPOA Recreation Center for \$25/card. Property owners are responsible for any misuse of active assigned member or guest cards.

### Pet Waste

This one is pretty simple. Please be a responsible pet owner and pick up after your pet(s). We are receiving many complaints from homeowners about other individuals in their immediate neighborhood being irresponsible pet owners and not picking up after their pets. If you are a pet owner, please do your part and pick up after your pets to keep our neighborhoods safe, clean, and beautiful. And for owners that rent out their property, please make sure to pass this information out to any outside renters and guests.

### What is not included in NPOA Assessments?

**Northstar Shuttle Services** - There is a common misperception that a portion of the NPOA annual assessment covers the Northstar Shuttle Services. The shuttle service is provided by the resort operator Northstar-California at no direct expense to

the NPOA membership. No portion of the NPOA assessment goes directly to funding this service. If you have questions or concerns regarding the shuttle service, please contact the Northstar Transportation Department at 530.562.3559. Information regarding the new Northstar Village Transit App implemented for winter 2021-22 is available on the Northstar California website. To help with communication of this service there is information on the shuttle service and a link from the NPOA website to this information on the Northstar California website.

### Design Review Improvements

Any alterations or improvements of any kind to the outside of your home shall not begin until after receiving written approval from NPOA and the Design Review Committee. NPOA members must first submit a Project Review Application and receive prior written approval and a project permit prior to beginning any work. The Design Review guidelines can be found in their entirety on the NPOA website. Also, please note that NPOA's requirements are separate and independent from the building permit requirements of Placer County.

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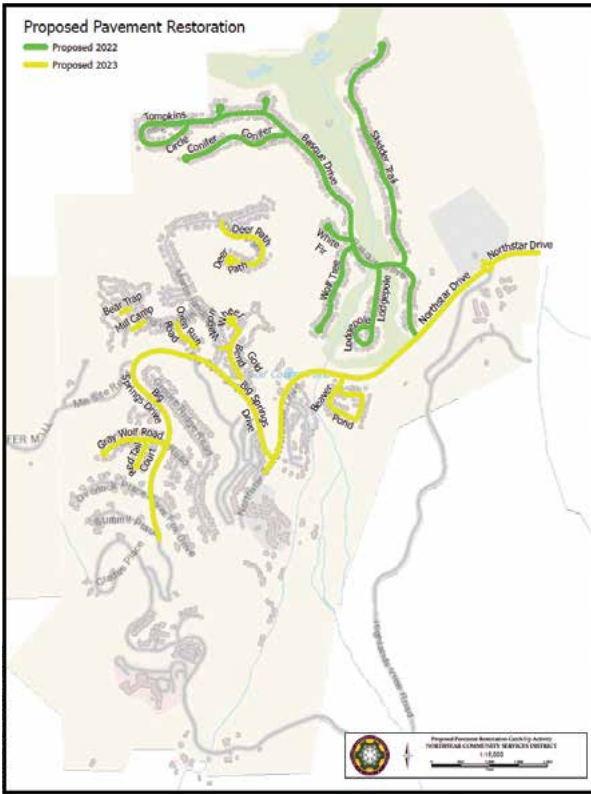
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Measure E, a special parcel assessment established in 1998, is the primary funding source for the District's Road Care Program. In 2008, a portion of Measure E was reallocated to fund the District's Fuels Management Program which has been instrumental in reducing the threat of critical wildfire in the community. Measure E funding has been further leveraged to secure an additional \$3MM in grant revenue for the Fuels Management Program, and to date approximately 1,500 forested acres have been treated. Unfortunately, with reduced funding available for road care, longer intervals between road repaving cycles have been experienced.

roads in better overall condition. A two year catch-up period is planned for roads that have already exceeded their useful life-cycles.

Per the exhibit below, planning is underway to begin road reconstruction work this summer (2022) in the Basque/Skiddler areas. Repaving of Northstar Drive, Beaver Pond, and areas of Martis Landing and Big Springs is being considered for the summer of 2023.

As always, the District will manage upcoming road care projects to minimize disruption as much as possible; however, minor inconveniences to residents within the project areas will likely occur. We ask that you please be patient and take caution within construction cone zones to help make these projects a success. In a short time, the public roadways throughout Northstar will be revamped back to a premier level for the community.

For specific questions/concerns related to the upcoming road care activities, please contact NCSd at 530.562.0747 or [customerservice@northstarcscd.org](mailto:customerservice@northstarcscd.org)

### NCSd Road Care Update

Northstar Community Services District (District) provides road maintenance on approximately 11.45 miles of Placer County roads in the community. The District assumed this responsibility in 1999 to provide an overall higher-level of road care than the County was historically able to provide.

With the recent passing of Measure U, a special parcel assessment which fully funds the District's Fuels Management Program, the entirety of Measure E funding can be reallocated back to the Road Care Program to allow more frequent paving frequencies to keep

### New Short-Term Rental Ordinance

On January 25, 2022, the Placer County Board of Supervisors introduced an ordinance to repeal and replace the existing short-term rental ordinance, Chapter 9, Article 9.42 of the Placer County Code. The ordinance was adopted on February 8, 2022, and will take effect on March 11, 2022.

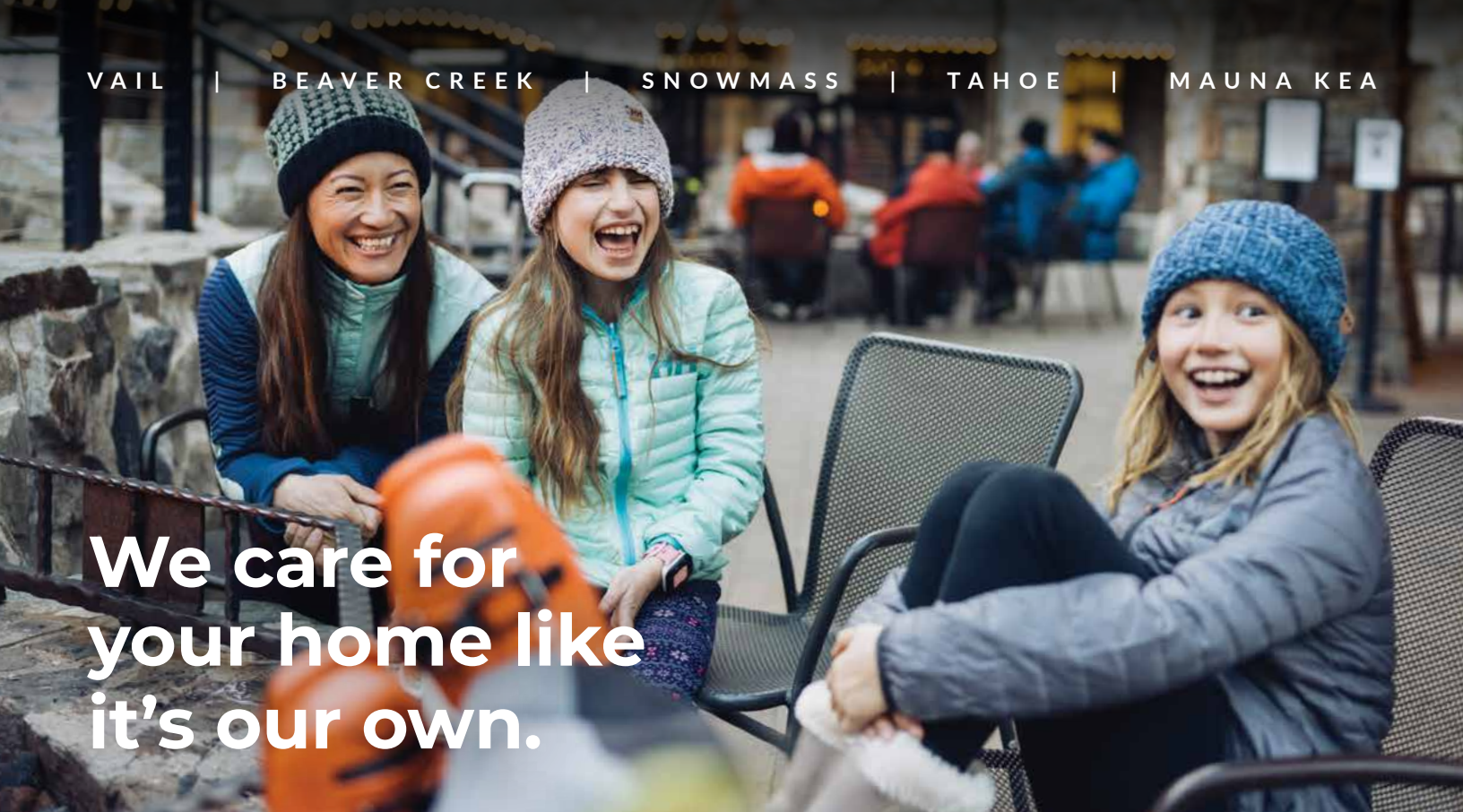
The new ordinance is intended to preserve residential neighborhood character and address community concerns regarding nuisances caused by STR operations. It includes updates to noise, trash, parking, and occupancy requirements, increased penalties and fines, and additional requirements to ensure each STR is operating in compliance

with building and fire codes. The ordinance also contains new cap provisions to limit the number of STR operations in East Placer.

The STR permit renewal process will begin on April 1, 2022. Placer County's STR application website is in the process of being updated to address issues and provide a user-friendly experience. During this transition, no STR permit applications will be processed between March 18 and March 31, 2022. More information on the new ordinance can be found on the [placer county website at www.placer.ca.gov](http://www.placer.ca.gov).







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