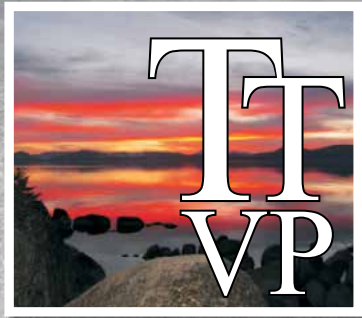
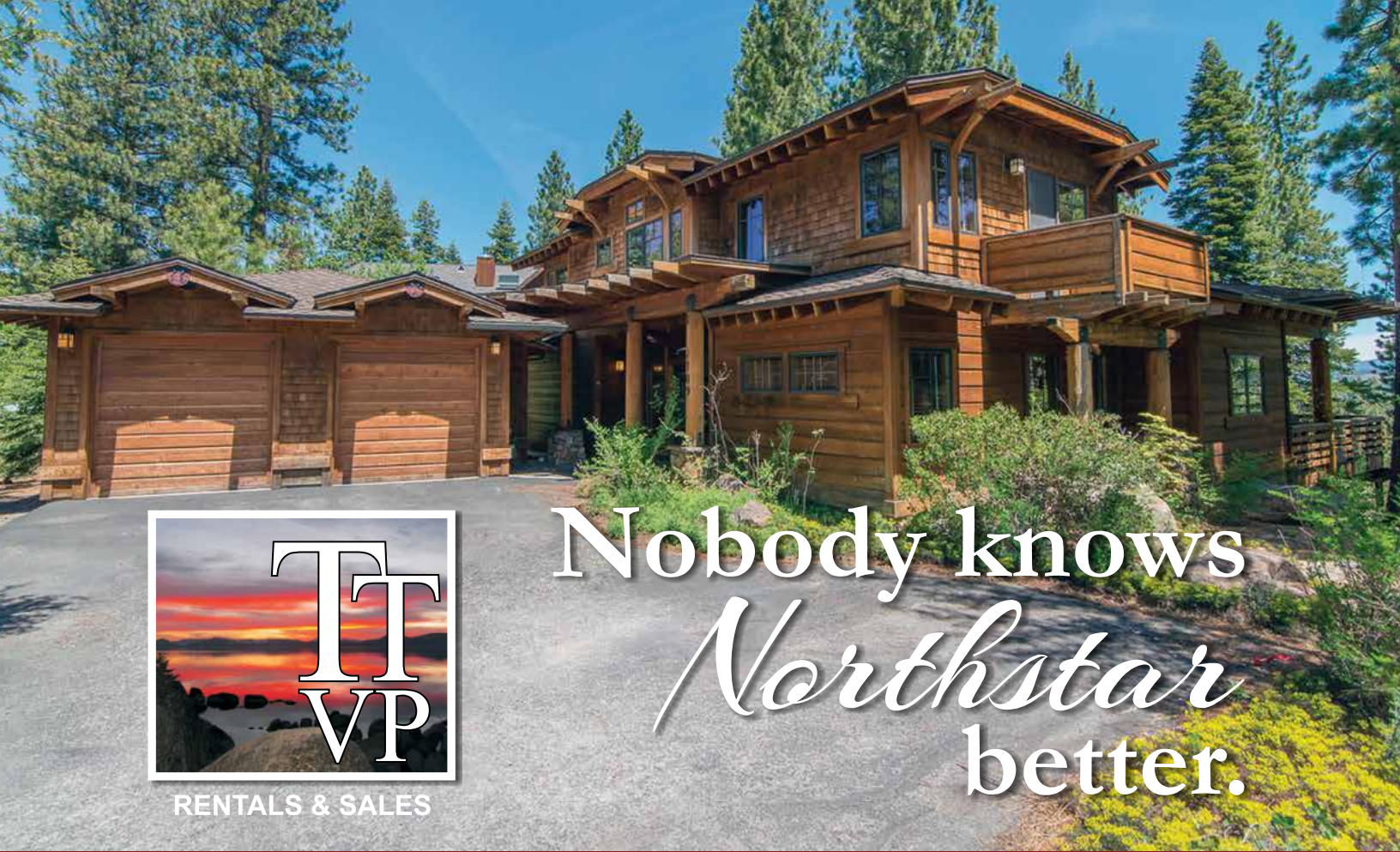


northstar Living

FALL 2021

NEWS MAGAZINE OF THE NORTHSTAR
PROPERTY OWNERS ASSOCIATION

Fix The Truckee & Keep It Wild 14
Northstar Women's Golf Club 17
Measure U Voter Information 22



RENTALS & SALES

Nobody knows
Northstar
better.

More than 20 years of market knowledge ... attention to details ... responsive professionals at the helm. That's why homeowners and tenants alike turn to Tahoe Truckee Vacation Properties when it comes to renting properties in the greater Tahoe area. Your investment property is as important to us as it is to you. Contact us today to start earning money from consecutive month ski leases or vacation rentals!

- ✓ 24/7 listing & booking management
- ✓ Low vacancy rates
- ✓ No hidden fees
- ✓ Industry-leading marketing tools
- ✓ Extensive advertising exposure
- ✓ Professional photos
- ✓ Regular inspections
- ✓ Experienced housekeeping & maintenance
- ✓ Detailed monthly statements
- ✓ Accounting & collections
- ✓ Transient accommodation tax collection & remittance
- ✓ Real estate sales team at the ready should you decide to sell

TAHOE TRUCKEE VACATION PROPERTIES

866-582-6186 TOLL-FREE

www.tahoetruckeevacations.com

email: info@tahoetruckeevacations.com





14



17



22

inside this issue

- 04 | President's Perspective
- 10 | GM Report
- 12 | NPOA Board Election Results
- 14 | Truckee River Watershed Council
- 16 | Liberty Utilities
- 17 | Northstar Women's Golf Club
- 18 | Civil Code 4041
- 19 | Northstar CA Resort 2021 Operating Plan
- 21 | Placer Co. STR Update
- 20 | Fitness Corner
- 22 | Measure U: Northstar Fire Department
- 28 | Condominium Updates

meetings 2021 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 23, 9am
NPOA Board of Directors

October 26, 9am
Design Review Committee

community comments policy

Northstar Living welcomes your comments that are pertinent to the Northstar community and will publish those comments on a space-available basis. 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; 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

Michael Plishner, President
mplishner@npoa.info

Sue Cordonnier, Secretary-Treasurer
scordonnier@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

Paul Schumacher, Board Member
pschumacher@npoa.info

Staff at NPOA

Tim Fulton
NPOA General Manager
tim@npoa.info

Nancy Barna
NPOA Administrative Manager
nancy@npoa.info

Sean Cutunilli
NPOA Operations Manager
sean@npoa.info

John Forni
NPOA Maintenance Manager
john@npoa.info

Bradley Baum
NPOA Community Standards Manager
brad@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 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

Advertising Sales
CCMedia - Every Impression Matters
P| 775.327.4200

Cover Photo
Olof Carmel of Carmel Gallery
"Truckee River Rapids"

For those of you unable to attend the Annual Meeting over Labor Day weekend, here are some of the highlights of information passed on there, plus some other late-breaking updates:

Congratulations to our New and Continuing Board Members

As announced at the Annual Meeting, you elected two new NPOA Board members, Jackie Apple and Colette Findley. You also re-elected Board members Don Schreuder and myself. Added to our existing Board members in the second year of their terms, Sue Cordonnier, Steve Klei and Paul Schumacher, these seven homeowners will constitute the NPOA Board for the coming year. Congratulations to our newest members and a big thank you to our continuing members for being willing to serve. The time commitments on this Board are significant and often go unrecognized.

Covid-19 Summer and Fall Operations

As we had hoped, on Memorial Day weekend, we were able to reopen the Main Pool, restart the tennis program, and increase capacity at the Spas and the Gym. In mid-June, consistent with CDC and State DPH guidance, we eliminated all mask requirements for fully vaccinated individuals and left it to our members and guests to adhere to that standard based on the "honor system." Effective July 8th, we stopped requiring reservations. At that point, almost all our facilities were fully reopened. The major exception to being "fully open" involved the arcade and game room. We decided this had to remain closed while our kids under age 12 were all unvaccinated and the "Delta variant" continued as a major concern for unvaccinated individuals. Allowing the use of this indoor facility by groups of unrelated, unvaccinated children in close quarters was inconsistent with the guidance we received from public health



experts and the last thing we wanted to see was a "Superspreader event" among our Northstar kids caused by their "fun" activities indoors in close proximity with strangers. For similar reasons, we decided not to run the "Bear Hut" program this Summer, which typically has been used by children in the under-ten age-range, and instead we set up a variety of outdoor games which kids (and non-kids) could use as they wished. We will continue to monitor the situation during the Fall and make decisions accordingly, based on what the experts tell us. Best case scenario is that we'll be able to reopen the game room before the ski season, and to have the Bear Hut up and running with full activities again next Summer. Time and events will tell whether this is possible. In accordance with the advice we have gotten, we've also continued to

Continued on page 6

CARMEL GALLERY

FINE PHOTOGRAPHY & ART

- * Fine Art Prints in custom sizes up to 10 Feet
- * Custom Print Sizing & Professional Framing Services
- * Prints on Fine Art Paper or Canvas
- * Diverse selection of Images from The Wine Country, Lake Tahoe, Yosemite, Pacific Coast, Europe, Mexico, ...
- * Beautiful Selection of Jewelry, Home Decor & Gifts



Tahoe Store: 9940 Donner Pass Road, Truckee, CA
Napa Valley Store: 1329 Lincoln Ave, Calistoga, CA
For Info, Directions, & Online Ordering Visit
www.TheCarmelGallery.com

Truckee Tahoe Airport works diligently to be a good neighbor and partner with our growing community.



Photo: Tom Lippert; Pilot: Laurel Lippert

Help us protect our serene outdoor environment – it's why people visit, it's why people live here, it's why people fly here. The Airport Board of Directors and staff are engaging with our community on new programs such as:

- Implementing Green House Gas reduction programs in our skies and on the ground.
- Developing new flight procedures to mitigate aircraft noise and annoyance.
- Partnering with local agencies to tackle regional issues like workforce housing, transportation, wildfire prevention and tourism.
- Exploring ways to enhance our Airport's connection with the community and airport users.

Learn how visitors, community members, pilots and passengers are working together to keep the Truckee/North Tahoe area an amazing place!

www.TruckeeTahoeAirport.com

“spread out” the gym equipment between the fitness building and the adult building, with most of the cardio equipment in the adult building. We’ll reconsider this during the Fall and may be able to move the cardio equipment back to the fitness building before the Winter season.

With our becoming essentially fully reopened right after the 4th of July, we had a pretty busy July. We had just about 14,000 Rec Center visits in July, which was roughly 20% more than last year during the first pandemic Summer, but still well under 2019, the last pre-pandemic year (when we had almost 19,000 visits in July). Visits for August were, unfortunately, way down, due to the condition of our Tahoe skies. With smoke first from the Dixie Fire, and then the Caldor Fire, being a hazard on multiple days, attendance was definitely down on many days in August compared with past seasons. August was roughly 5,900 visits, which was some 30% below even last year’s pandemic totals. The story was really told by the last half of the month - where we had roughly 1,400 visits vs. the first half where we had about 4,500 visits. Had the 2nd half of the month been the same as the first half, we would actually have exceeded 2020’s August visits. The other challenge we faced in August was staffing, particularly

lifeguards. The combination of a very difficult hiring market, our younger employees returning to school in August, and some just leaving early due to the smoke-filled days – all made it very hard to keep these employees working. It seems like this is going to be a continuing challenge.

This Summer, we also inaugurated deli service at the Rec Center by Bear Paw Provisions. Jonathan Glick, the owner of Copper Lane Café & Provisions in the Village (and a Northstar resident), ran the new operation with staff and logistics incorporated from the Village store. Jonathan added some great new menu options which we hope you were able to enjoy. If you have comments or suggestions for next season, please pass them on to us.

Proposed Parcel Tax for Defensible Space Mitigation Work - Placer County Measure U

As most of you know, this past Spring, NCSD and the Northstar Fire Department came out with an initial proposal for a parcel tax of \$219/property to fund future defensible space work. When we first saw their proposal, the NPOA Board had a number of concerns about its scope and coverage. We raised these with NCSD and the Fire Department and through a series of meetings, worked through a revised proposal which we think much better addresses the fire safety needs of the community, both in terms of scope and timing. We were also able to expand a proposal for green waste collection through our discussions. The final proposal, which will be on the November ballot, focuses mainly on treating those areas within 300 feet of our homes and condominium complexes. A portion of the parcel tax funds will be used for a “matching grant” program on about 400 acres of properties within that 300 foot zone, so that these funds will cover half of the defensible space mitigation work needed over the next few years. While the parcel tax will also cover those lands beyond 300 feet which the Fire Department has said require work to further shield properties within the 0-300 foot zone, work will be prioritized using the “matching” program to focus on the properties closest to our homes and condo complexes first. The NPOA Board supports the revised parcel tax proposal; we think it will result in more defensible space work being done on areas closest to our homes and condos sooner than would have been the case either without the parcel tax or under the original NCSD proposal. It will also have the added plus of reducing the costs to NPOA (borne through our annual assessment) 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.

New Green Waste Program under Measure U

Beyond this, in our discussions, we also asked NCSD to bring



ManageHome
SIMPLE.LOCAL.RELIABLE.READY



Is your Short Term Rental (STR) Compliant?
ManageHome is the only locally owned firm that offers comprehensive solutions for STR compliance for DIY homeowners.

FREE QUOTE



Avoid STR fines for non-compliance!



12177 Business Park Dr. Ste. 2-125
Truckee, CA 96161

back important elements of the "green waste program" which had before this year been included in their weekly seasonal curbside pickups. The new green waste program would also be funded through the parcel tax. As a result, if approved, it will also fund the following: (1) Five curbside pickup dates during the late Spring-early Summer period; this will be done approximately every two weeks from late May through the end of July, which is the period when most of the annual maintenance work on properties tends to be done; (2) For other work (either during or after the dates for these curbside pickups), NCSD will continue the program begun this year to reimburse single family homeowners for having a 6-yard dumpster placed by their property for their green waste disposal; and (3) For the condominium associations, the program will pay to haul away the equivalent of two large dump truck-sized containers of any green waste each association generates in doing defensible space work around their respective complexes.

We think these two programs, funded through the proposed parcel tax, will provide significant benefits to the community of NPOA's members. We urge those who are Placer County voters to vote in favor of Measure U in November.

NPOA's 2022 Budget Work

The Board's Budget and Finance Committee has been at work on the 2022 budget since the Summer. We continue to review the results for 2021 and their impact on how we budget for 2022 as we see the total income and expenses through September. The final budget will be presented at the October Board meeting. In looking at the budget for next year, several things are already apparent: First, we will see some significant areas of increased operating costs, among them: (1) employee costs to remain competitive and treat our excellent staff well in the current environment; (2) increased costs for our retirement plans, both to fully comply with IRS and State employment requirements and to cover new internal staff (for example, our tennis program is now staffed by NPOA employees rather than "independent contractors" to comply with State law and these individuals now qualify for our retirement plans under IRS regulations); (3) significant increases in insurance costs both for our property policies, increases our brokers expect for other HOA-related policies, and for workers comp insurance. Second, as we have noted in our communications for the last two years, in 2022-24 we will have very significant reserve expenditures, on the order

Continued on page 8

ADVANCED & *Compassionate* CANCER CARE

Leading the Way in Rural Cancer Treatment

Our goal is to provide the best rural cancer treatment in the country, and to do it in the most honest, supportive and compassionate way we know how.

- Highly-Skilled Care
- Advanced Technology and Treatments
- Extensive Support Programs

Offering Varian TrueBeam® Radiation Therapy



GENE UPSHAW
MEMORIAL
TAHOE FOREST
CANCER CENTER

10121 Pine Avenue
Truckee, CA
(530) 582-6450
tahoecancercenter.com



of \$1.5 million over those three years; while our reserves have been well funded up until now, to continue having them be well funded, we need to return to allocating a minimum of \$250,000/year from current assessments to reserves, something we refrained from doing in 2020 and 2021 (in 2020, we contributed nothing to reserves from the annual assessment and in 2021 we contributed \$75,000 from the assessment). Finally, we hope to be able to contribute a small amount from the annual assessment to fund some smaller capital improvements, similar to the shade structure by the shallow end of the pool which was funded from the 2020 assessment; we are looking at a couple of possibilities, including a shade structure over the kiddie pool and some improved play areas for older kids. The net result of all these elements is that

we expect the 2022 budget will include an increase in the annual assessment and an increase in the guest fee amount in order to produce a balanced budget. The exact amounts will be decided when the budget is finalized in late October.

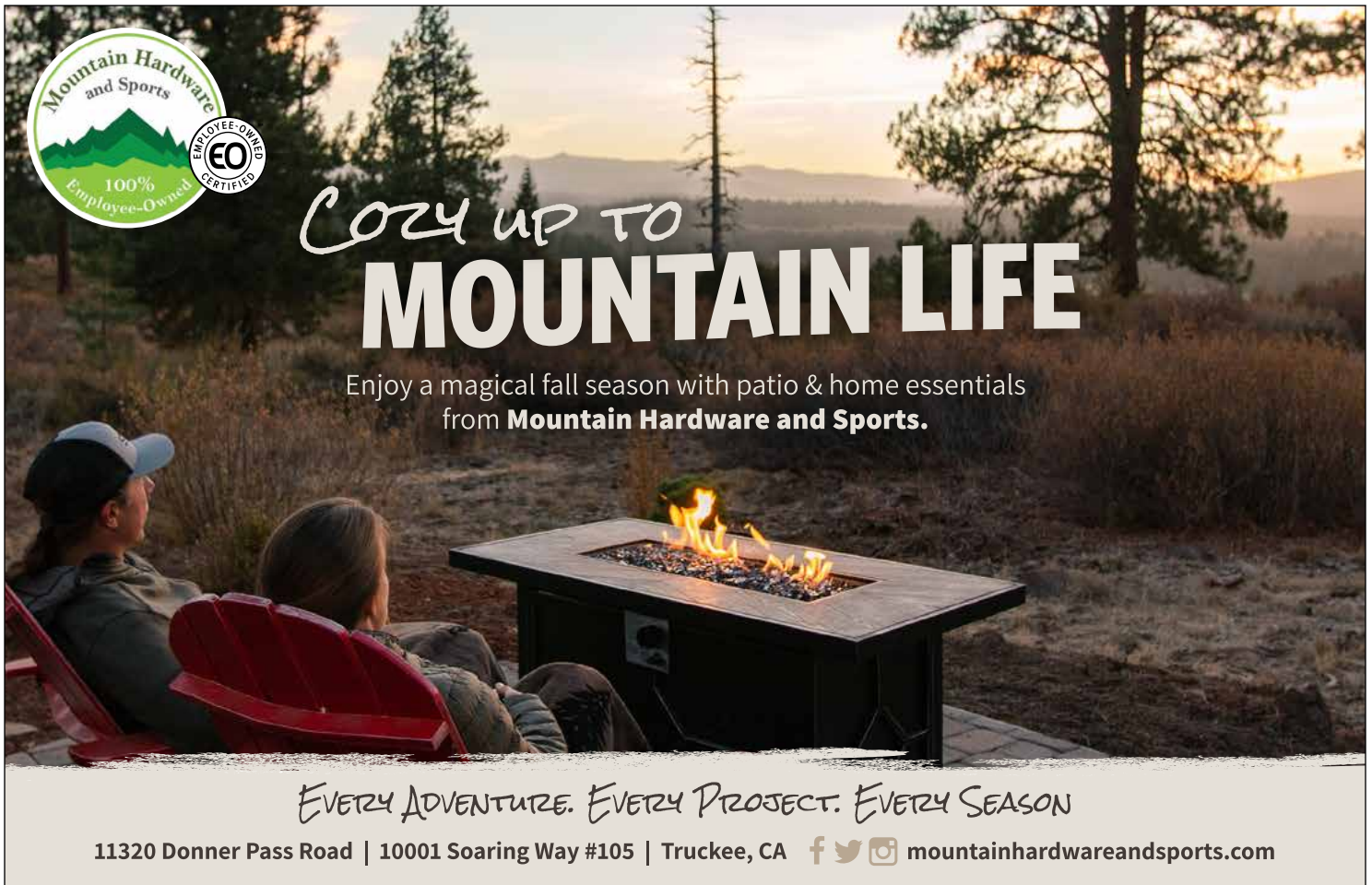
TRAF Ceases Development of the "Stages at Northstar"


We have been reporting to you for some years on the status of proposals by the Tahoe Regional Arts Foundation (TRAF) to build a multi-venue performing arts center adjacent to the Castle Peak parking lots here at Northstar. A few months ago, we reported that the proposal was likely to be reconsidered in light of Placer County's requirement that the venue sizes be reduced substantially because of traffic concerns on Highway 267 and we noted that these changes might cause the developers to rethink the financial viability

of the project. We recently learned that the proponents had, in fact, withdrawn their applications to the County starting the formal EIR process. Then a few weeks ago, the Arts Foundation announced that difficulties in obtaining the necessary funding and other obstacles had caused them to abandon the proposal and that they will dissolve the Arts Foundation before the end of this year. While it is always possible this proposal or a similar one may come back to life, it looks like the end of this effort for the foreseeable future.



Mike Plishner,
Board President








COZY UP TO MOUNTAIN LIFE

Enjoy a magical fall season with patio & home essentials from **Mountain Hardware and Sports**.

EVERY ADVENTURE. EVERY PROJECT. EVERY SEASON

11320 Donner Pass Road | 10001 Soaring Way #105 | Truckee, CA    mountainhardwareandsports.com



Forbes
TRAVEL GUIDE

SPA *Attantis*



Book a treatment at atlantiscasino.com/spa

3800 S. Virginia Street | Reno NV 89502 | 775.825.4700

general manager's report

For those who may have missed the recent annual membership meeting, a livestream of the annual meeting was offered again this year. Additionally, we had about 60 homeowners in attendance. There was a lot of great information shared by the NPOA Board members and our guest speakers. Please refer to the President's Perspective and NCSD/NFD articles for more information. Also, the 46th Annual Meeting & Election Results were distributed to members soon after the election but the results are included again in this edition of Northstar Living.

During the GM update at the Membership meeting, I recognized all of our wonderful staff members, provided an update summarizing the operating and reserve projects completed over the past year, and made a few brief announcements regarding fall operations. For those of you were unable to attend, below is a summary of some of the projects completed over the past year.

Operations

- There were three major technology projects completed over the past year. We selected and implemented a web-based and integrated Accounting System, Customer Relations Management or more specifically an Association Management platform, and Access Control System. The company selected,

Frontsteps, provided all of these services via their suite of integrated platforms. If you have been through a software transition, then you know that no system is perfect and there are always challenges that are not anticipated. But overall, we were able to complete the transition to these new systems very successfully and within a very timely manner. Many thanks for hours of hard work by our staff, consultant, implementation teams for each of platforms selected, and contributions of several NPOA board members.

- Accounting System - our existing accounting program was 20-years old, locally stored on a desktop computer at the rec center, and no longer supported by the manufacturer of the software. Last fall, this software was replaced with a cloud-based system, Caliber, specifically designed to support association management companies and large master homeowner associations like NPOA. Many hours were spent preparing recent historical and current year financial information, historical and current budget information, owner data, vendor data, etc. prior to importing all of this data into Caliber. It was a major effort to complete this process but the result was well worth the effort. Many paper-intensive and manual processes have now largely been digitized, new cloud based document storage, and AP/AR processes that are now much more automated.
- Association Management - the new website, membership portal, and membership communication are now all handled via one platform, Frontsteps. Similar to implementing the new accounting system, many hours were spent creating data to download into the new website, which was also implemented fall 2020 and continues to be revised with new information.
- Access Control System - new access cards were issued this spring in advance of installing and activating the new readers and controllers added to the parking lot gate, dumpster Site gate, and recreation center front desk. This system dwellingLIVE, like Caliber, are all part of the Frontsteps platform.
- Critical to maximizing the capabilities of Caliber, we needed a banking partner that would allow integrated, two-way communication between Caliber and the bank for AP/AR functions. So, we also transitioned from multiple local banks to Alliance Association Bank (AAB). AAB is a financial institution that focuses solely on Common Interest Developments, (homeowner associations) like NPOA. This change was completed fall 2020 in coordination with the transition to Caliber. This integration allows for checks mailed to the AAB lockbox or made via one of the multiple online payment options to be processed and upload daily into the new accounting system, dramatically increasing the speed and efficiency of the collection process.

Tahoe EXCLUSIVE
VACATION RENTALS

Northstar's Premier Vacation Rental Company
Spend more time making memories and less time worrying about your second home.

#memorymade

TahoeExclusiveVacationRentals.com

CARR LONG
proud affiliate of REAL ESTATE



- A variety of other smaller technology related projects included: additional cameras at the recreation center, additional cameras viewing the dumpsters at the dumpster Site on Northstar Drive, upgraded DVR for the camera system, and further developing the Point of Sale set up in our payment processing system Square. Combined with the long list of technology related projects completed the prior year, there has been a tremendous amount of technology related changes over the past two years.
- Multiple non-technology related projects were also completed over the past year: the new owner of our pool and spa service provider completed repairs for leaking water lines for both the large spa and whirl spa, replaced several motors, sensors, and chlorine feed pumps; we replaced the old faded cones with missing letters with all new customized signage; and completed defensible space work on the Recreation Center parcels, with nearly 100 piles to be burned this winter remaining after the majority of this green waste material was removed off site.

Replacement Reserves /Capital Improvements

- Multiple reserve projects were completed spring 2021: Fitness Center Men and Women locker room flooring; Tennis Pro Shop

flooring; Tennis Pro Shop appliances; Fitness Center flat roof replacement; Pickleball court and tennis court surface repairs; Splash pad surface replaced; and replaced the deli floor epoxy coating.

- Main Pool shade structure was installed fall 2020 with the fabric cover installed May 2021.

In closing, I wanted to provide a sincere thank you to all of our members and your guests who have visited the Recreation Center over the past year. Our hard-working team at the Recreation Center very much appreciates your patience, understanding, flexibility and grace as we have all navigated together complying with the evolving COVID-related directives and restrictions over the past 18 months.



Tim Fulton, General Manager



BASSETT FLOORING

is family owned and operated and has served the Truckee-Lake Tahoe area since 1979.

We carry high-quality hardwood flooring and carpet ideal for your mountain home. Visit us and explore our amazing selection at the Pioneer Commerce Center in Truckee.

Bassett Flooring's
Abbey Carpet
of Truckee-Lake Tahoe

10800 Pioneer Trail, Unit 3, Truckee

530 582.7428

bassettflooring.com

TheOfficeBOSS MAIL CENTER

Enjoy Northstar and Let *The BOSS* Take Care of Business!

MAILBOX RENTALS ELECTRONICS
SHIPPING PRO PACKING GIFTS & CARDS

FedEx ups UNITED STATES POSTAL SERVICE® DHL

HOLIDAY GIFTS & SHIPPING
Art Supplies Office Supplies
Kids Crafts Convenient Notary

FULL SERVICE PRINTING
One stop shop for all your events!
Holidays Weddings Birthdays

Two Locations in Truckee:

Truckee Mail Center
Next door to Safeway
11260 Donner Pass Rd. #C1
Truckee, CA 96161

Truckee Office BOSS
Around the corner from Raley's
12177 Business Park Dr. #2
Truckee, CA 96161

TheOfficeBOSS.com 530.587.1620





2021 Annual Board Of Directors Results

The official results of the recent NPOA Board of Directors election are as follows:

Jacqueline Apple	347
Ash Archibald	220
Colette Findley	422
Michael Plishner	372
Al Roth	337
Don Schreuder	357

Once again, congratulations to Jacqueline Apple, Colette Findley, Mike Plishner, and Don Schreuder on your election for a two-year term on the NPOA Board. Thank you very much to Ash Archibald and Al Roth for offering to serve on the Board.

The results of the NPOA Standing Special Resolution are as follows:

For	431
Against	6

Election Ballot Summary are as follows:

Total Ballots Received	589
Disqualified Ballots	4
Total Valid Ballots	585

Specialized Care Where *you* Need it.

- Concussion Management
- Elbow
- Foot & Ankle
- Hand & Wrist
- Hip
- Joint Replacement & Revision
- Knee - Iovora® Pain Treatment Available
- Orthopedic Trauma
- Pediatric Orthopedics
- Shoulder
- Sports Medicine



EXCEPTIONAL CARE
BEGINS *here.*

(530) 213-0225
www.tahoeorthopedicsandsports.com



TAHOE FOREST
ORTHOPEDICS &
SPORTS MEDICINE





TAHOE MOUNTAIN REALTY
.....
J BROWN PARTNERS

Founding Member of

Forbes
GLOBAL PROPERTIES

COMING SOON

A LUXURY REAL ESTATE EXPERIENCE UNLIKE ANY OTHER

This Winter season we will open our doors to our new innovative space, the Icon, in the Village at Northstar.

Explore the premier mountain experience with free public workspace, well crafted coffee drinks, and an inviting atmosphere.

TahoeMountainRealty.com

530.550.2000 | 3001 Northstar Drive, Truckee, CA 96161 | BRE01995145



Photo by Sue Drake



Truckee River, from the Legacy Trail, June 2021

Better Together— Strength of Community

Fix the Truckee and Keep it Wild

Imagine the Truckee River 50 years from now - winding through rugged canyons and pine forests. A glittering, clear cold river alive with wildlife - trout, beaver, bear and bobcat. The Truckee River inspires the imagination. We identify with its wild nature. We know we cannot restore and protect the watershed alone—it takes all of us, together to keep the Truckee River wild. And we want to **believe this one river will be wild forever.**

A closer look reveals riverbanks falling in. Sediment is choking aquatic creatures and a food web that has collapsed. Many wild animals that once thrived here are gone. The Truckee River is managed by a complex system of dams and reservoirs. The impacts of more than a century of mining, timber harvesting, grazing, and road and rail expansion along with the dams have left the Truckee River vulnerable. So much so, **the U.S. Environmental Protection Agency and the State of California list the Truckee River as Impaired (polluted) for sediment.**

A river system is always seeking equilibrium. In its natural state, flood and

drought cycles are an asset, not a liability. The fishery is in balance. Wildlife finds food and refuge.

The Truckee River faces a challenge not seen before. It is at a tipping point when small changes in precipitation, ambient temperature, or managed stream flows could result in a cascade of degradation.

The Truckee River - if we do not act - will lose its ability to regain balance. It will change in ways hard to imagine.

Working with all the public land agencies on the Truckee River, we conducted an assessment of the urban reach in 2018 and identified 13 potential restoration sites, that would reduce sediment loads to the Truckee River. We've started the design work on 5 sites to improve water quality, enhance habitat, and protect the wild nature of the river. All this, while supporting economic development and access along the Truckee River.

We are focused on the 12 miles of the main stem of the Truckee River from the Donner Creek confluence at Highway 89S and West River Street, Truckee, to the east end of the Town of Truckee. And we will be focused there for the next few years, working on a dozen sites to restore stream

banks, floodplain, water quality, and wildlife habitat - and helping to provide recreation access.

If you want to write yourself into its story. If you - like us - see the opportunity for this legendary river to survive and thrive into the future. Then, join us in restoring its resiliency.

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

Join us for a River Talk, offered every other Tuesday, 4:30pm-5pm.

To reach us please email:
info@truckeeriverwc.org

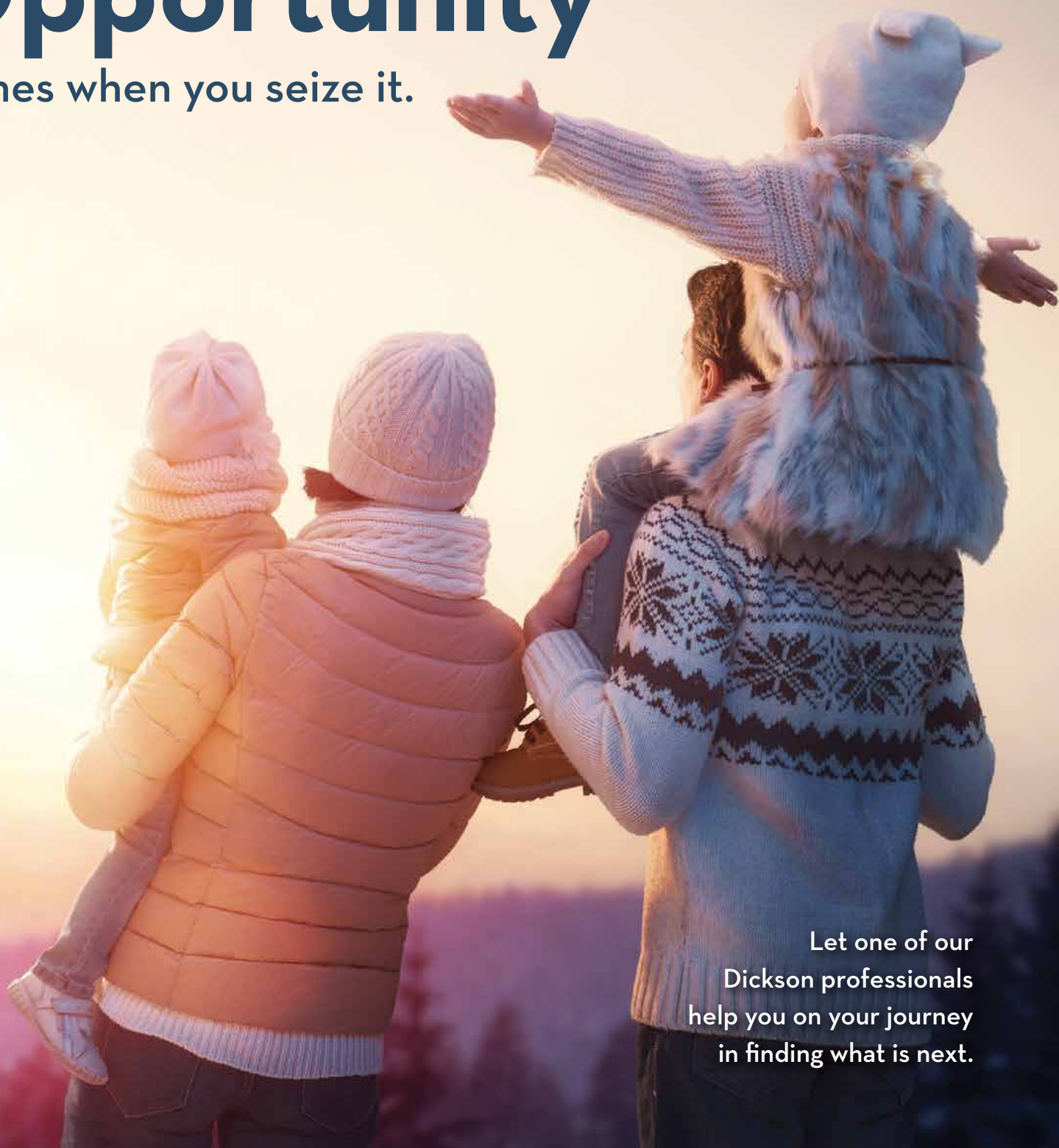
To learn more please visit:
<https://www.truckeeriverwc.org/>



SHERIDAN BROKERS—DICKSON REALTY
Northstar Real Estate

Opportunity

Comes when you seize it.



Let one of our
Dickson professionals
help you on your journey
in finding what is next.



REALTOR®

Leading

REAL ESTATE
COMPANIES
OF THE WORLD®



LUXURY
PORTFOLIO
INTERNATIONAL



LUXURY
PORTFOLIO
INTERNATIONAL®

11836 Donner Pass Road, Truckee
100 Northstar Drive, Truckee
289 Commercial Street, Portola

DICKSON
REALTY

530.587.7444 | DicksonRealty.com



Knowledge Is Power— Your Power Company Wants You To Be Informed

It is important to be prepared for a power outage event in order to stay safe and comfortable should one occur. Some factors that may affect how you prepare include the reason for the outage, the expected duration of the outage, or whether the outage is a Public Safety Power Shutoff (PSPS) event.

Liberty will attempt to communicate with impacted customers when there is a disruption to their electric service. Liberty also has additional communication safeguards in place for most vulnerable or Access and Functional Needs (AFN) customers.

Customers who may be considered AFN are individuals who have developmental or intellectual disabilities, physical disabilities, chronic conditions, injuries, or limited English proficiency; older adults, children, people living in institutionalized settings; or those who are low-income, homeless, or transportation-disadvantaged, including, but not limited to, those who are dependent on public transit or those who are pregnant. If you are such an individual, we strongly encourage you to self-identify at libertyutilities.com. When

you self-identify as an AFN customer, Liberty will attempt to notify you more frequently about PSPS events, low-income programs, funding, and more.

Liberty strives to provide effective customer service while delivering safe and reliable power to you and your family. It is important that we support those in need when possible. If you, a member of your household, or neighbor might qualify as an AFN customer, please visit libertyutilities.com to self-register, or call 1.800.782.2506 for more information.



Kate Marrone,
Customer Service Manager

**Prepare as if it's going to happen.
Be ready when it does.**

Liberty takes emergency preparedness seriously, and you can rest assured knowing that our staff will be there when our community needs us most. There are ways you can prepare to limit how your family may be impacted during an emergency.

Being prepared means having a supply of food, water and other necessities to last for several days. An emergency kit is a collection of basic items your household may need in the event of a natural disaster or Public Safety Power Shutoff (PSPS) event.

A basic emergency kit should include the following items:

<ul style="list-style-type: none"> Cell phone with chargers and a backup battery Extra batteries First aid kit Flashlight Local maps Wrench or pliers 	<ul style="list-style-type: none"> Food (at least a three-day supply of non-perishable food) Manual can opener (for food) Whistle (to signal for help) Moist towelettes, garbage bags and plastic ties Water (one gallon per person per day for several days)
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Liberty

Trusted Construction In Northstar For Over A Decade

- ◆ Full range of remodeling and home additions
- ◆ More than 25 years experience in Northstar
- ◆ Customer referrals available



DD EVANS CONSTRUCTION, INC.
CA Lic.#1016529 | NV Lic.#0080609
Bonded

evanscons@sbcglobal.net | 775.843.0629 | DIRECT





Join Northstar Women's Golf Club

What's more fun than finding a new Titleist Pro V1 by the creek on the second hole? Playing with the Northstar Women's Golf Club (NWGC)! The focus of our club is fun and friendship while enjoying Northstar's beautiful 18-hole resort course. We are always ready to welcome new members and play every Tuesday with tee times starting around 8:30 am. To play use your Northstar Unlimited Pass, Value Pass (honored with club play Tuesday morning) or pay the NWGC discounted day rate. While most of us have been playing several years, the club is made up of women who are "pretty good" to "why haven't I improved after all these years of swing these sticks around." Membership in the club is \$70 a year and enrolls you in the Golf Handicap Information Network (GHIN) to easily track your scores and rank an existing (or establish a new) handicap. We play when the course opens through October, and each August we hold an inclusive club championship tournament and luncheon.

Ready to dip your toe in the golf pond but not ready to jump in? Join us on a Tuesday and see what all the fun is about. No need to live at Northstar or Tahoe, we have members who play when in town, or come from surrounding areas. Many of us also play together throughout the week.

If you are interested in playing, contact Co-President Marian Hansen at sidebcorp@aol.com before Noon Sunday to play with the club the following Tuesday. Co-President Carol Pawlak is also available to answer any questions at pawlakcarol@gmail.com.

The team is looking forward to meeting you!

"Golf is a game of coordination, rhythm and grace; women have these to a high degree." -Babe Didrikson Zaharias, US Olympian and winner of 10 LPGA major championships



Peak Landscape Inc.



**A QUALITY DRIVEN
FULL SERVICE
LANDSCAPE
& TREE CONTRACTOR**

530-587-4269

- Tree Removal & Care -
- Patios, Walkways -
- Landscape, Irrigation -
- Maintenance & More -

peaklandscapeinc.com



civil code 4041

Request for Annual Notice of Address, Representative and Occupancy Status (Civil Code Section 4041)

Civil Code, §4041 requires each homeowner to provide the Northstar Property Owners Association (NPOA) with the following information on an annual basis. This request for information is also required to be sent by associations to their members at least 30 days prior to making the Association’s own Annual Budget Report disclosures under Civil Code §5300.

Please complete this form and return it to the Association within 30 days.

NOTE: If an owner fails to provide the information set forth in items 1 and 2 above the last address provided in writing by the owner or, if none, the property address shall be deemed to be the address to which notices are to be delivered.

Please return this information to the association at the following address or email:

Northstar Property Owners Association
2200 North Village Drive
Truckee, CA 96161
npoa@npoa.info

1. The mailing address to which notices from the Association are to be delivered:

2. An alternate or secondary address to which notices from the Association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney, or other designated person to be contacted in the event of your extended absence:

4. Is the separate interest that you own (check one):

_____ Owner-Occupied _____ Rented Out
_____ Vacant _____ Undeveloped

Property Address

Member Name

Date

INMOTION MECHANICAL

THE HYDRONICS AND HVAC EXPERTS.

Heating and cooling systems in the High Sierra are anything but run-of-the-mill. So why risk hiring a run-of-the-mill company to service them? Specializing in Hydronics and HVAC, we provide the exact expertise these systems need. So you don't have to risk it with the "standard" service team and have peace-of-mind knowing it was handled by the specialists.

INSTALLATION | REPAIRS | MAINTENANCE
530.210.2275 InmotionHeating.com





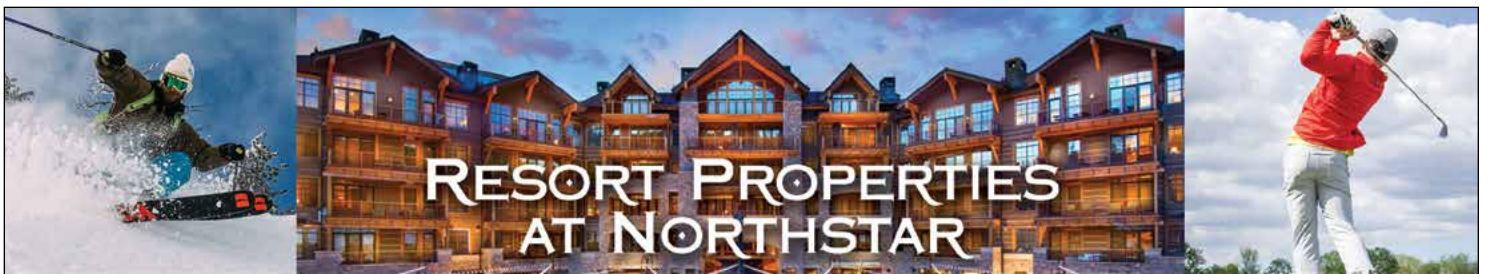
- Dining - Vaccinations: Guests will be required to show proof of COVID-19 vaccinations to dine indoor, on-mountain quick service style restaurants. Proof of vaccination will be required for guests ages 12 and over at those cafeteria style locations. This requirement includes those guests 12 and over in ski and ride school programs that include lunch. More details on the verification process will be released ahead of the season on the Northstar California Resort website. Guests, however, can use restrooms, warm up and grab packaged food to-go without showing proof of vaccination.

Northstar CA Resort 2021 Operating Plan

On September 20, 2021, Vail Resorts announced its Winter Operating Plan for the 2021-22 ski and ride season for all of their resorts, including locally here at Northstar California Resort. Vail maintains that all safety protocols within the plan are subject to change based on the evolving status of the pandemic as well as potential updates to federal, state or local public health guidelines. Vail Resorts Winter Operating Plan for the 2021 season focuses on protocols within indoor spaces. Key aspects include:

- Mountain Access: Vail will not implement a mountain reservation system this season. Load lifts and gondolas will be operated at normal capacity, optimizing guest movement around the mountain.
- Face Coverings: Face coverings will be required in indoor settings, including within restaurants, lodging properties, restrooms, retail and rental locations, and on buses. Face coverings will not be required outdoors, in lift lines, or on chairlifts/gondolas, unless required by Placer County Local health guidelines.
- Employee Safety: All Vail Resorts employees will be required to have COVID-19 vaccinations for their safety and protection as well as the safety and protection of guests and resort communities, and in compliance with the recent rules announced under the U.S. Department of Labor's Occupational Safety and Health Administration.

The Operating Plan itself as well as other future updates to the Operations of the 2021 Ski Season can be found at www.NorthstarCalifornia.com.



RESORTPROPERTIESATNORTHSTAR.COM | 530.412.3174



BOB WILLIAMSON

Broker-Owner/REALTOR
CA BRE Lic. #00456097
cbob4re@earthlink.net
Cell: 530-412-3174
FULL-TIME NORTHSTAR RESIDENT

**A TRADITION
OF EXCELLENCE**





Test Your Fitness Knowledge

- 1) Which of the following foods is the best source of calcium:
Yogurt
Banana
Chicken
Bread
- 2) In addition to making you more healthy and energetic, which of these does physical activity stimulate?
Appetite
Singing voice
Mind
Blood sugar
- 3) Stretching after a workout helps you:
Increase your heart rate
Cramp your muscles
Stimulate your mind
Relax strained muscles
- 4) Aerobic exercise increases what?
Appetite
Eyesite
Creativity
Heart rate
- 5) What does calcium do:
improves vision
makes bones strong
slows metabolism
east away fat
- 6) Which muscles will benefit from doing push ups?
Hamstring and quadriceps
Pectoralis, triceps, and deltoids
Tibialis
Gluteus maximus
- 7) The heart plays a pivotal role in which organ system:
Reproductive
Nervous
Circulatory
Endocrine
- 8) What does HIIT stand for?
- 9) Which is NOT a component of health-related physical fitness?
Cardiorespiratory fitness
Body composition
Balance
Flexibility
- 10) Today, wellness can only be achieved by the balance of:
Spiritual, physical, & intellectual health
Emotional, social, & spiritual health
Physical, intellectual, & social health
All of the above

Guillaume Tonelli,
Tennis Director
tennisnorthstar@gmail.com



Answers: 1) Yogurt 2) Mind 3) Relax Strained Muscles 4) Heart Rate 5) Make bones strong 6) Pectoralis, triceps, and deltoids 7) Circulatory 8) High Intensity Interval Training 9) Balance 10) All of the above

MARTIS VALLEY ASSOCIATES

REAL ESTATE SALES



ANNE DAIN
Broker/Owner

*Hands On!
Hands Down!*

Specializing in Northstar® Since 1981

HOMES • CONDOS • SHARED OWNERSHIPS • HOMESITES

530.386.3860 | 10880 Brockway Road, Truckee, CA 96161
annedain@martisvalley.com | BRE#00829840



Short Term Rental Permits

The Placer County Board of Supervisors extended the Urgency Ordinance that was established on July 27, 2021, which originally created a 45-day Moratorium on the Issuance of New Short-Term Rental Permits. Immediately upon approval, the ordinance is now extended to last until March 31st, 2022 without further hearings.

New STR permit applications will not be accepted until the temporary moratorium

has been lifted, either by action of the Placer County Board of Supervisors, or after the established new sunset date of the extension of the measure.

During the moratorium, county officials also plan to review the county's current Short-Term Rental ordinance that went into effect in January 2020.



Bear Paw Provisions By The Numbers

- 159 Grilled Cheese
 - 152 Impossible Burgers
 - 500 Nathan's Footlong Hot Dogs
 - 642 Sierra Meats Burgers
 - 635 Chicken tenders
 - 1029 Slices of Pizza
 - 431 Paninis
 - 215 Pulled Pork Nachos
 - 915 Ice Cream bars and sandwiches
 - 379 Popsicles
- = over 3,763 Happy Bellies!

Thanks to all the NPOA families for making us feel so welcome this summer. We enjoyed serving you, even though our season was cut short by the fires. We can't wait to see you poolside next summer!



MOUNTAIN HOME CENTER

WELCOME HOME
Keeping Homes Warm
Since 1989.

Talk to our team today.

DaVinci CUSTOM FIREPLACES™

Main Showroom
11403 Brockway Road, Truckee, CA
530.587.6681 | MountainHomeCenter.com



Measure U: Wildfire Prevention Measure

Voter Information

Northstar's Wildfire Prevention Needs

A buildup of dry brush and dead trees in local forests, worsening drought conditions and accelerated climate change have all contributed to the Northstar community's increased risk of devastating wildfires. Northstar needs to continue proactively protecting against wildfire emergencies, including maintaining fire-safe evacuation routes removing fire hazards in an environmentally responsible way and improving emergency warning systems.

Local Funding to Reduce The Risk of Wildfire

Northstar Fire Department's Community Wildfire Protection Plan (CWPP) is a scientifically-based wildfire planning tool used to reduce or eliminate the loss of life, property and resources caused by a wildfire.

Since the CWPP's inception, the Northstar Fire Department has treated 1,288 acres of land to significantly decrease the threat from wildfire in and around the Northstar community, but there is still more work that needs to be done.

That's why on June 28, the Northstar Community Services District Board placed Measure U, a wildfire prevention parcel tax measure, on the November 2 ballot to provide a stable source of local funding for wildfire prevention efforts and ensure that the Northstar Fire Department can fully implement the CWPP.

About Measure U

If approved by two-thirds of local voters, Measure U will cost

property owners up to \$219 per parcel, per year for 10 years, to provide 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
- Providing 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 annual curbside pickups
- Providing matching funds to landowners within the 300-foot fuel break for forest fuels reduction work

Fiscal Accountability Required

- All money raised by the measure would be spent to help lower the risk of wildfire within the Northstar community
- No funds could be taken away by the State
- An independent citizens' oversight committee would ensure funds are spent as promised
- An exemption from the cost of the measure is available for low-income property owners
- No funds could be used to treat new developments

For More Info About Measure U

To learn more about Measure U, please contact Northstar Fire Chief Sean Bailey at 530.562.1212 Ext. 3 or email Sbailey@northstarcsd.org. You can also visit www.northstarcsd.org/wildfirepreventionmeasure to learn more.

YOUR LUTRON AND SAVANT HOME AUTOMATION EXPERT



VERDI ENERGY

CA LICENSE #1014888 | NV LICENSE #0081880

www.verdienergyinc.com | 775.391.3111





Service that's as
elevated as your
lifestyle.

Nothing compares.

SIERRASOTHEBYSREALTY.COM

Aspen Grove

The work on several of our building foundations that were damaged by water is finally nearing completion. The cement foundations that had to be repaired have all been completed but one and this last foundation should be completed shortly. Our buildings have been painted and we are now entering an ongoing painting schedule to properly maintain our buildings on a rotating basis. The painting of our building foundations should begin shortly. New paver pathways are currently under construction and this work should be completed this summer as well.

With Lindsey Sackheim's leadership, we have replaced all of the old signage and are currently installing new monument signs at the entrance to both Aspen Grove and Silver Strike. Chris Vall-Spinosa and her Landscape and Aesthetics

Committee also need to be recognized for their work on our behalf. They have all done a remarkable job in improving the functionality and aesthetics of our Aspen Grove common areas.

We had an owner's annual cleanup day on June 26, 2021, on which we cleaned up pinecones and expanded the defensible space around our buildings. Future activities will include planting new vegetation throughout the Aspen Grove community.

Our Bylaws and CC&Rs are currently being rewritten and should go to the general membership for approval before the end of the year. We have hired a law firm who specializes in these matters and we have received word from this firm that the first draft should be completed shortly.

Our Aspen Grove Condominium Association is fortunate to be located quietly in the trees, but also within walking distance of the Northstar Village and the NPOA Recreational Center. The improvements currently being made in our Aspen Grove community will further enhance the beauty and serenity of the area we all enjoy.

Indian Hills

Indian Hills Looking Past the Smoke

Summer 2021 was different than any in the past. With the COVID delta variant pushing us backwards and wildfires in the Tahoe Basin it was an uneasy summer. While some residents and guests had the chance to hike, bike, enjoy the Rec Center, get out on the Lake, and more, many chose to stay away. The fall time can be some of the nicest times at Indian Hills, no crowds in

Your Health is Our Number One Priority



- Gene Upshaw Memorial Tahoe Forest Cancer Center
- 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
- Cardiac, Pulmonary, and Respiratory Rehabilitation
- **New!** Financial Customer Service Program - (530) 582-3598

10121 Pine Avenue, Truckee, CA

tfhd.com | (530) 587-6011



town or on the trails, still great weather and we hope no more fires and falling COVID rates!

Summer wrapped up on Labor Day weekend with the Indian Hills Board of Directors and Homeowner Annual Meeting on Zoom. We aggressively implemented our wildfire defensible space plan in partnership with Jason Gibault of Northstar Fire Department, and completed our five year plan in two years! Elections of Board Members were held for three positions. We are pleased to welcome Gail Riggins, Dr. Jim Kooler and Steve Anderson to the Board and appreciate Kathleen Carroll for running and for her willingness to serve our community. We are also excited that the NPOA Board will have two condo owners serving, Colette Findley of Aspen Grove and Jackie Apple from Indian Hills!

The rear deck project is going very nicely and will continue until the weather turns to winter. Our roof preventive maintenance along with our repairs of siding are preparing us winter weather.

Some of the best times of the year at Indian Hills are during the fall! Come enjoy and start doing your snow dances so we can have the winter we all dream of!

Gold Bend

Greetings to our Gold Bend Community! With fire season starting early again this year, it limited time in the mountains for many of us. We hope the fires will soon be under control and that Tahoe returns to the 'Tahoe Blue' that we know and love! Our hearts go out to those who have suffered losses, and we thank our dedicated fire crew for their ongoing hard work on defensible space plans throughout Gold Bend and Northstar.

Many of us are hoping for a better autumn season ahead. Fall is a beautiful time in the

mountains with beautiful foliage and crisp cool days and nights.

The demand for Gold Bend condos continues to be high and we continue to focus on safety and enhancement projects:

- The building staining project is ongoing and is targeted for completion in 2022.
- Plans are coming together for improvements to the community pathways and railings for decks and entry stairs in each unit. The pathways plan includes replacing the aging asphalt with pavers over concrete and ensuring both the grade and handrails are up to code. This project will likely take 2 to 3 years to complete. The railings project will replace existing spindles and wood – again, to meet code requirements. We still need to

Continued on page 26



PETER MORRIS
BROKER ASSOCIATE
530-330-4300
peter@carrlong.com
PLMRealEstate.com



REAL ESTATE

*Full time Northstar resident and
real estate professional for over 25 years*

VILLAGE AT NORTHSTAR
THE RITZ-CARLTON, LAKE TAHOE
OLD GREENWOOD

BR#F01263573



Tahoe Adventure Company

Inspiring High Sierra Adventures

- Kayak & SUP Tours
- Mountain Bike Tours
- Guided Hikes
- Multisport Adventures
- Team Building
- Group & Corp Outings
- Kayak & SUP Rentals
7010 N. Lake Blvd. Tahoe Vista
TahoeAdventureCompany.com

530.913.9212



finalize the plans for both projects but anticipate that work will commence on pathways and railings in 2022.

- The 5-year defensible space plan is on schedule. Approximately 8 trees will need to be removed to enhance Gold Bend safety and the Board has approved the contract to do so.
- A deck inspection is required by SB-326 and the Board has approved a vendor to complete this—timing remains TBD.

We encourage you to attend our Annual Homeowners meeting on November 6th. An agenda and meeting invitation will be sent out approximately 2 weeks before the meeting.

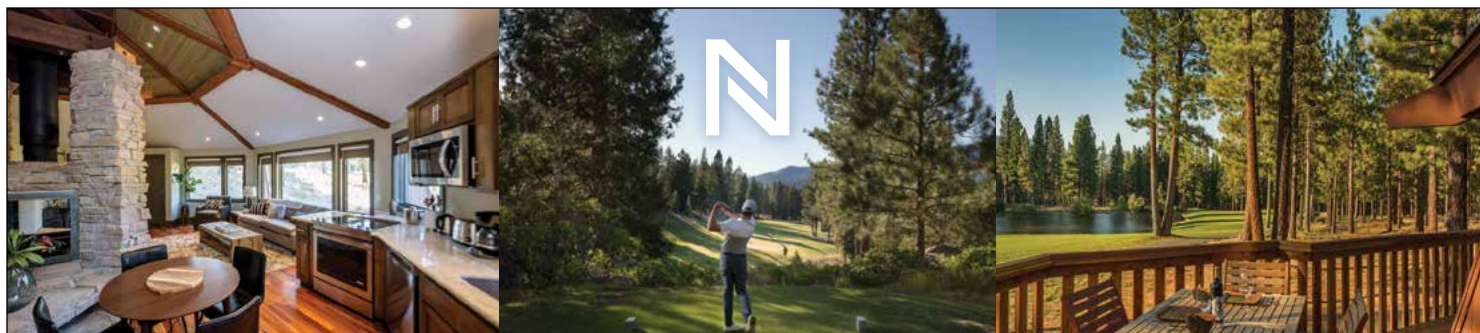
Northstar Club

The Northstar Club - a private, fractional-ownership, condominium association - has been an anchor just below the Big Springs gondola in the "Old Village" since 2000. Originally it was "ski in / ski out", but that changed with the start of construction of the "New Village" in 2004. While our owners lost that convenient perk, they

gained the whole upper plaza Village area, ice skating rink, and a host of restaurants, shops and other amenities.

To be sure, over the years many a memory has been made by parents sipping hot chocolate around a fire pit watching their kids ice skate on a crisp, winter night. Now going into our third decade of existence, when you compare the purchase price and annual assessment dues with other properties in Northstar, the value of owning a 1/7th fraction of one of our luxurious 3 or 4 bedroom condominiums is as appealing as ever.

In addition to major upgrades, like a new roof with solar panels this year, the Northstar Club has also welcomed John Chapman and Sharon Yuhas as its new General Manager and Operations Manager. John and Sharon come from working with East West Hospitality and Vail Corporation, respectively, in the Village. Finally, if you're interested in purchasing, our dedicated real estate agents Sam Drury and Trina Padden would love to walk you through everything that the Club offers.



NO CROWDS. NO CHAOS. NAKOMA!

Miss that serene feeling your Tahoe getaway used to bring?

Discover the Residence Club at Nakoma. Where getting away got away to.

Frank Lloyd Wright-inspired villas in the heart of Nakoma, the Lost Sierra's most vibrant community.

JUST 45 MINUTES NORTH OF TRUCKEE, WITHOUT THE TRUCKEE-TAHOE PRICES

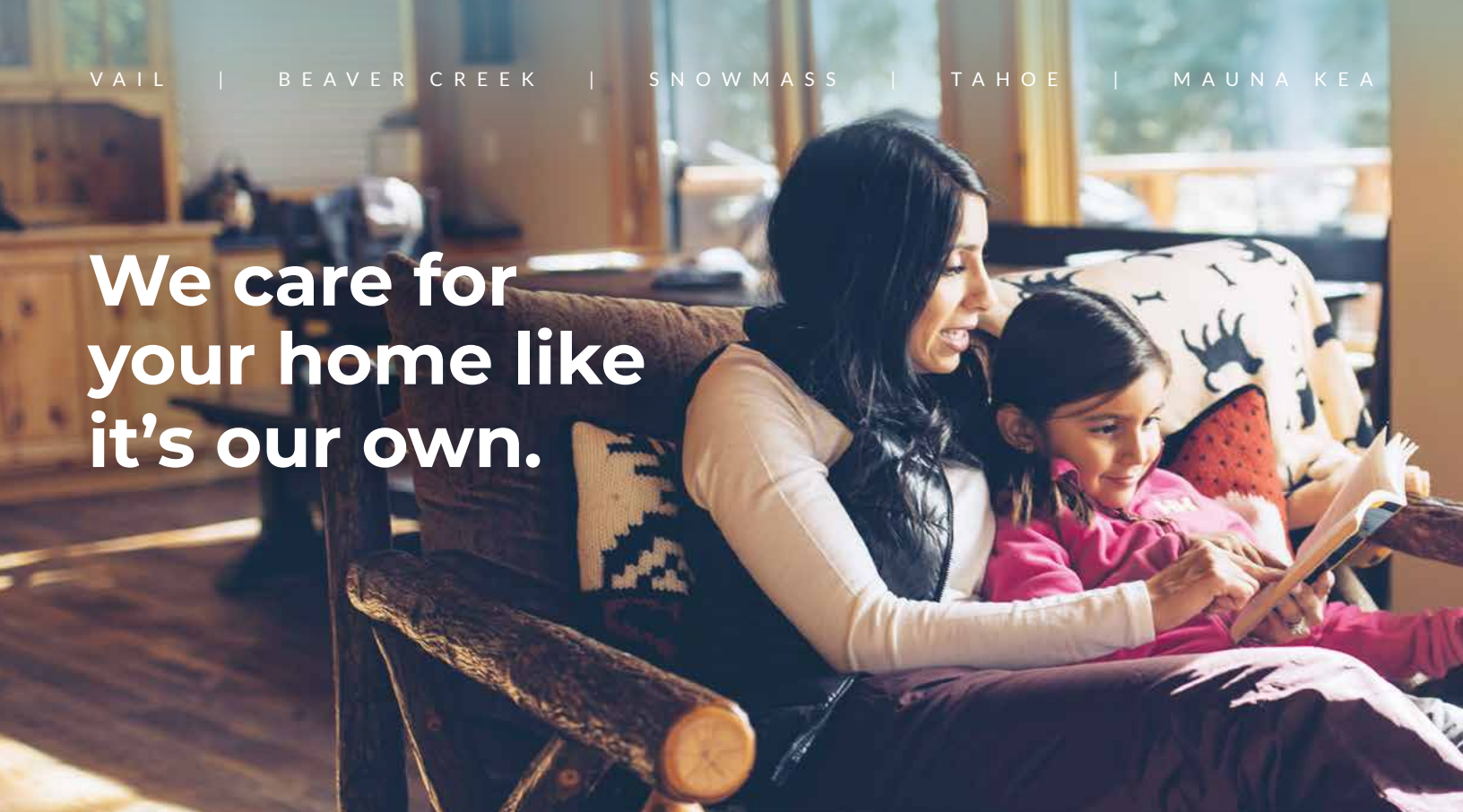


20% DISCOVERY SPECIAL

NakomaLife.com | 530.322.3320



We care for your home like it's our own.



OVER 35 YEARS EXPERIENCE IN PROPERTY MANAGEMENT & HOME CARE

Over the years, we have earned our reputation as experts in hospitality. Combine this with our local team in the heart of North Lake Tahoe and you can rest assured you and your residence will receive the highest level of personal guest service, housekeeping and maintenance.

When you partner with East West Hospitality your property is represented by a 20 person Sales & Marketing team including:

- > Full-time reservations department
- > 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
On-Site Presence	24/7	no
HOA Manager	yes	no
Broad Sales & Marketing Reach	yes	no



Contact Brynn to receive a custom evaluation of your residence's revenue potential.

BRYNN SCHUCHARDT

855.620.5809 | BSchuchardt@eastwest.com | eastwest.com



LOCAL PRESENCE. GLOBAL REACH.



northstar Living

News Magazine
Of the Northstar Property
Owners Association

2200 North Village Drive
Truckee, CA 96161



1946 GRAY WOLF
IN BIG SPRINGS AT NORTHSTAR
5 Bedrooms | 6 1/2 Bathrooms | 5,500 SF | \$5,400,000



378 SKIDDER TRAIL
IN NORTHSTAR
5 Bedrooms | 4 Bathrooms | 3,298 SF | \$1,850,000



355 SKIDDER TRAIL
IN NORTHSTAR
5 BEDROOMS | 5 1/2 BATHROOMS | 4,799 SF | \$2,450,000



THE RITZ-CARLTON, LAKE TAHOE #604
IN MOUNTAINSIDE AT NORTHSTAR
4 Bedrooms | 4 Bathrooms | 2,363 SF | \$3,500,000



REAL ESTATE

DEDICATED TO EXCELLENCE | 530.562.1100 | CARRLONG.COM

VISIT OUR OFFICES IN THE VILLAGE AT NORTHSTAR, THE RITZ-CARLTON, LAKE TAHOE AND OLD GREENWOOD

BRE #01336974 / 01372393

