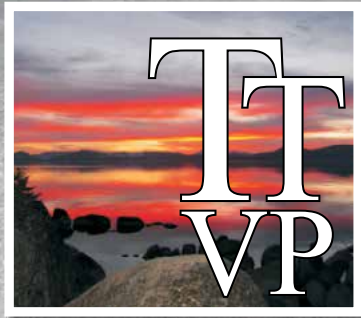
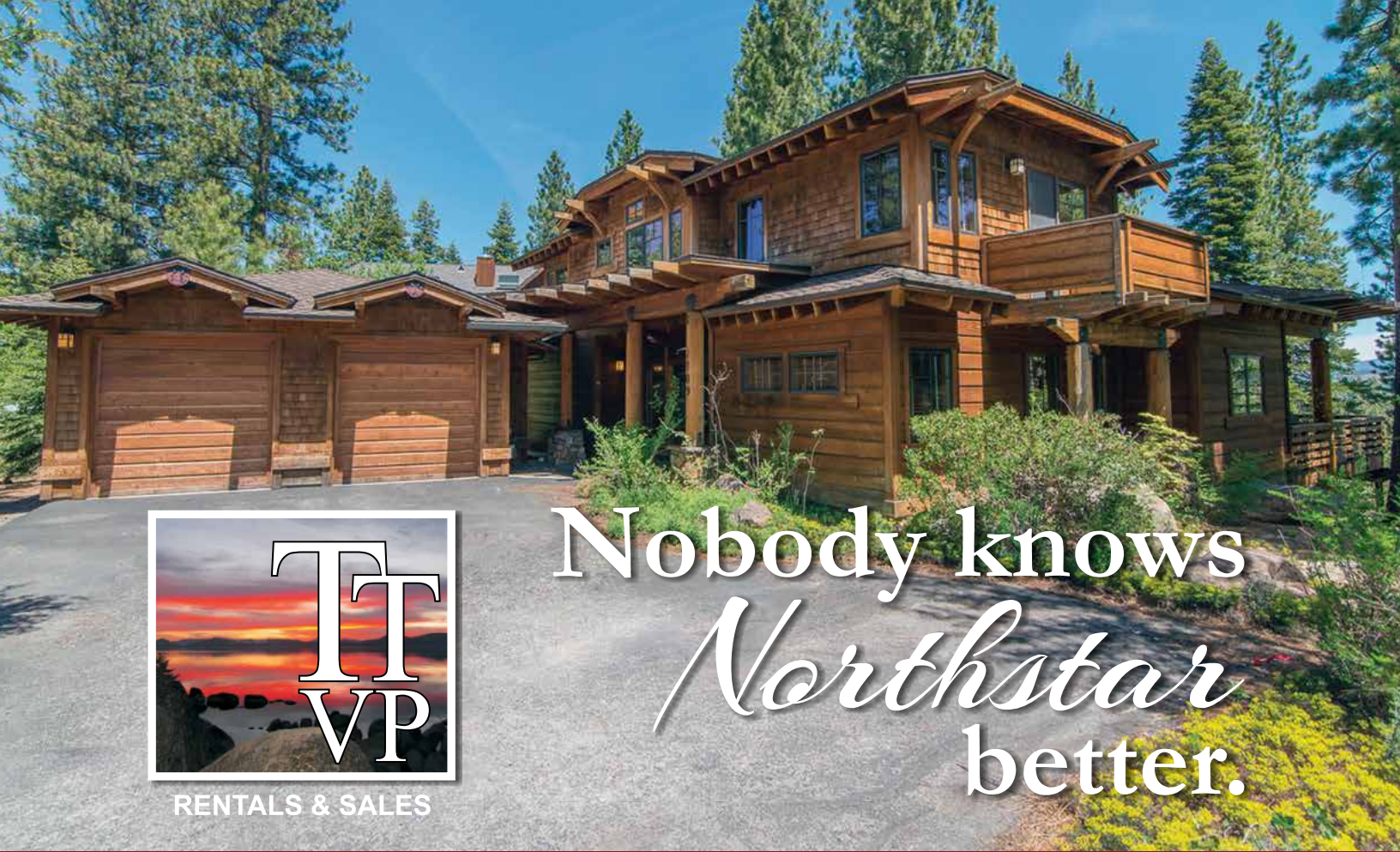


northstar Living

SPRING 2021

NEWS MAGAZINE OF THE NORTHSTAR
PROPERTY OWNERS ASSOCIATION

- 
- TTCF Building A Community
In A Global Crisis 24
- Energy Efficiency & Programs 26
- Reviving Bear Creek Lower Meadow 32



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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.

April 10, 9am
NPOA Board of Directors

April 27, 9am
Design Review Committee

May 25, 9am
Design Review Committee

June 12, 9am
NPOA Board of Directors

June 29, 9am
Design Review Committee

July 27, 9am
Design Review Committee

(Tentative date. Please check NPOA website www.npoa.info for updates.)

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or incorrect statements, lacking clarity or having no pertinence to the Northstar community or the Association will not be published.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

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P| 530.562.0322 F| 530.562.0324
website www.npoa.info

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

Recreation Center Hours

(subject to change)
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amenities. Book through the Appointy
Reservation System

Information on NPOA website
www.npoa.info

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Cover Photo

Olof Carmel of Carmel Gallery
"Sunrise Mount Rose/Northstar"



As our Winter season ends and we look forward to the upcoming Summer, here are a number of updates on things going on at NPOA as well as future plans:

Covid-19 Operations Update

The status of the pandemic within Placer County has certainly presented us with a continuing set of challenges since the Summer 2020 season ended. In September, we had to close down the gym when the County moved back into Tier I ("Widespread" Covid cases) of the State's four-tier Covid-19 assessment system, and then later in the Fall the "stay-at-home" order was put into effect. January brought an end to the "stay-at-home," but we returned at that point to Tier I, again with indoor gyms required to be closed. In February, we were able to reopen some outdoor facilities, namely the two smaller spas. In March, the County moved down to Tier II ("Substantial" Covid cases), allowing us to reopen the gym again, at reduced capacity; we also extended the hours the lap pool, spas and gym would be open. Throughout, we have continued to monitor the local status and made changes as conditions permitted. We hope that things will be back to a more normal situation by the time the Summer 2021 season arrives. We currently plan to reopen the tennis facilities for Memorial Day weekend, and we are hoping we will be able to reopen the Main Pool at that time as well. We expect we will continue to be subject to capacity limitations throughout the Summer season, and that reservations will again be required for use of all the amenities through the Appointy reservations system. Thanks to all for your patience and understanding as we continue to navigate in these uncharted waters. We will keep you apprised via our regular electronic bulletins, so stay tuned.

New Deli Operation

While on the subject of the upcoming Summer season, I am excited to announce that we will have a new deli operation at the Rec Center, starting with our opening of the Main Pool (hopefully, Covid permitting, on Memorial Day weekend). Jonathan Glick, the owner of Copper Lane Café & Provisions in the Village (and a Northstar resident), will be taking over our operation with staff and logistics incorporated from the Village store. The Rec Center deli will be opened as "Bear Paw Provisions." We expect to see exciting new menu options which we think you will really enjoy. We are looking forward to a great Summer poolside.

Continued on page 6

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kari.chalstrom@compass.com

Poolside Capital Improvements

The funds which we allocated for near-term capital improvements in 2020 have been spent and when we open for the Summer you will see the new "Shade Structure" which was installed just before the snows started to fall. The fabric top was removed once we tested it out and will be reinstalled shortly. This will add a huge amount of shade by the shallow end of the pool. As we said last Fall, in order to keep our annual assessments the same as a year ago, we did not allocate additional funds to further capital improvements for 2021. We think we would all benefit by making monies available for similar improvement projects (including possibly another Shade Structure at the opposite end of the pool), but this is for consideration during the 2022 budget process this Fall. We are also continuing our broader strategic planning efforts, looking at possible longer-term capital projects to present to the membership for consideration.

Property Management Software Update

Implementation of the new property management software system, which upgrades all of our internal operations, is now almost completed. A new cloud-based accounting system is in place, which allows all of our financial systems to be fully integrated, saving countless hours in manual entry of data from multiple sources. Hopefully, you found the new system for payment of your annual assessments easy to use. Our new public-facing web site was launched in the Fall, which is the main point of entry for both our community and for visitors; we continue to update it with new content on a regular basis. This also includes a convenient place to access things like our Appointy reservations system. Most important, we now have a "members-only" portal, which includes

documents relevant to our homeowners and allows us to post current information which is really just for all of you, not for those outside the NPOA membership. It now includes access to data relevant to each individual homeowner, such as billing and payment information and status. The final piece of the installation at this time is integrating our gate access system; this involves new software to permit entry to the Recreation Center and other facilities, such as the Dumpster Site. New gate readers and key cards are required to make this work and to allow us to integrate the data from these operations into our statistical information. We decided it would be too disruptive to launch a system with new key cards during the Winter, so we will be doing this between the end of the ski season and the start of the Summer, when things are relatively quiet. Look for information on our sending out new key cards shortly.

NPOA Staffing Update

Our NPOA team - finally - is fully staffed. Our new Operations Manager, Sean Cutunilli, started with us in September and has been a great addition to our management team. Sean is overseeing many of our ongoing projects, including those in the technology area such as the web site, member portal, and our Appointy reservations program, among other things. Later in the Fall, Bradley Baum moved from the front desk to a position we call Community Standards Manager. Brad will be doing many of the things you may recall that Donielle Summers did in overseeing our Design Review process, as well as dealing with issues involving compliance with our CC&Rs. Sean and Brad join Tim, Nancy and John as the NPOA management team. We are really excited to finally have a full team in place.

New Design Review Guidelines And Violations/Fine Schedule

Our updated NPOA Design Review Guidelines ("DRGs"), a copy of which was included with last Fall's Annual Disclosure package, are now in effect. The update included efforts to reorganize the Guidelines to make them easier to follow and more understandable, adding details to the review and approval process to provide better internal controls, as well as adding new sections covering issues which have come up over past years. Please remember that the Design Review Guidelines are **not** just for new construction and remodel projects. **Any** changes to the exterior of any of our single family residences and lots, including (among others) landscaping work, tree removal, location of bear

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boxes, driveway changes, roofing changes, stain or paint color changes and the like, are governed by the DRGs. In addition to the DRGs, we also updated the schedule of violations and fines which may be imposed on contractors and/or homeowners for not following the DRGs or for not complying with other aspects of our CC&Rs and our adopted Rules. Copies of these Rules were also included in the Annual Disclosure package and the CC&Rs are available on the NPOA web site.

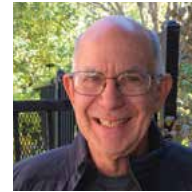
The "Stages" Project

Finally, I wanted to repeat the update on the Stages project sent out in an electronic bulletin a few weeks ago. As you know, this involves the proposed construction of a music venue at the Castle Peak parking lots, with an

amphitheater and several indoor venues. At this point, we are told the project application process is "on hold". The Covid events have caused difficulties for the Tahoe Regional Arts Foundation in their fundraising efforts. In addition, as part of the application process to Placer County, the Arts Foundation was required to engage consultants to do several traffic studies; these have shown that the addition of increased traffic on Highway 267 would necessitate a reduction in the amphitheater size by about 40% (from 2500 seats to 1500) and of the main indoor venue by about 25% (from 650 seats to 500). Whether the project would be economically viable at this size remains to be determined. At this time, the process of engaging consultants to do the environmental

reviews required by the County is, we are told, "temporarily suspended." We will keep you informed as we receive more information.

We look forward to seeing you all at the Rec Center during the upcoming Summer.



Mike Plishner,
Board President

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- Physical Therapy and Rehabilitation Services
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By the time of this publication, we will be wrapping up another winter season at Northstar. For many reasons this has obviously not been a normal winter season. But, we hope you were able to enjoy your residences at Northstar and the many wonderful outdoor activities available in the Sierra's.

Looking forward, we continue to comply with California's Blueprint for a Safer Economy and adjust the availability of our amenities accordingly. We appreciate the continued patience and understanding of our Members and Guests as these directives, and as a result the availability of amenities, at the Recreation Center continues to evolve.

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

2021 Annual Assessments

By the time this publication, hopefully all homeowners will have paid the 2021 annual assessments. As of the end of February, over 97% of homeowners have paid the 2021 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 and leave inside one of the many trash containers available at this site. Trash bags may not be left curbside outside of one of 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.

Green Waste Summer 2021

Northstar Community Services District (NCSD) informed us this winter that two things had to change regarding the disposal of green waste in 2021. First, the large green waste recycling site in the Castle Peak lot would not be returning this summer. Second, the removal of piles of green waste and bags of green waste left curbside at residences would no longer continue. After several discussions regarding the handling of green waste moving forward, NCSD made arrangements with Tahoe Truckee Sierra Disposal (TTSD) to implement a program with some similarities to the green waste program in Truckee. First, 6-yard dumpsters for green waste may be rented through TTSD for delivery to individual residences for defensible space green waste, with a rebate or reimbursement of this cost once per year per residence from NCSD. Second, NCSD/TTSD will provide large 30-yard dumpsters at the Dumpster Site on Northstar Drive for Green Waste only during summer holiday periods. Please be sure to read the NCSD article "Important Changes to NCSD's Green Waste Programs" on page 17 for more information.

Summer Seasonal Staffing

Summer time is prime time at the NPOA Recreation Center. As noted, we continue to comply with California's Blueprint for a Safer Economy. These evolving directives will be integrated into the operational plans for summer 2021. While we don't know quite yet exactly which amenities we will have open this summer, there will certainly be multiple opportunities for

summer seasonal employment available from Memorial Day weekend through Labor Day weekend. We currently have positions available for 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 be sure to mention these opportunities available at the Recreation Center! Interested candidates may call the NPOA office at 530.562.0322 for an application or visit our website at www.npoa.info!



Tim Fulton,
General Manager



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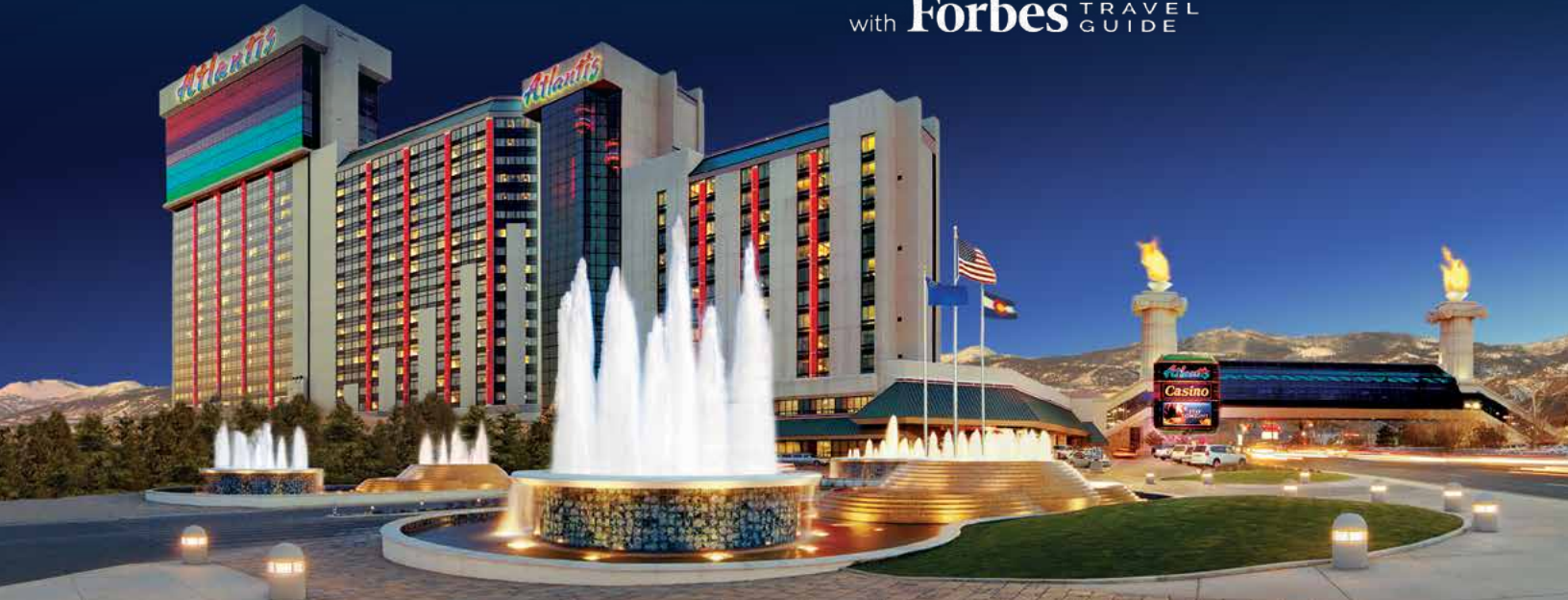




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Welcome New & Returning Northstar Tennis Members

On behalf of Northstar Tennis, I would like to welcome back our returning members, and to the new members, welcome to the best tennis facility in the Tahoe area.

The facility will be opening its doors Memorial Day weekend, where we cannot wait to see you all for a great summer.

We will have a welcome back get together Saturday May 29th, at 12pm at the tennis shop, and will pair you up with other players for some tennis/pickleball fun.

Here is an overview of what will be offered this summer.

If you have any questions, please contact Guillaume Tonelli at tennisnorthstar@gmail.com. Our website includes all of the details and pricing www.northstartahoetennis.com

Adult Tennis Camps - All Levels

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

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

Adult Tennis Clinics

Monday through 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

Friday and Saturday: 12 pm - Margarita social mixer - round robin

Cardio Tennis

Friday and Saturday

Juniors

Junior camps all week and weekends

Private Lessons

Individual, or group privates: 30 minutes, 1 hour, 2 hour

Pickleball

Private and group lessons: 30 minutes, 1 hour, 2 hour

We look forward to another exciting season at Northstar tennis. See you on the courts!



Guillaume Tonelli,
Tennis Director
tennisnorthstar@gmail.com




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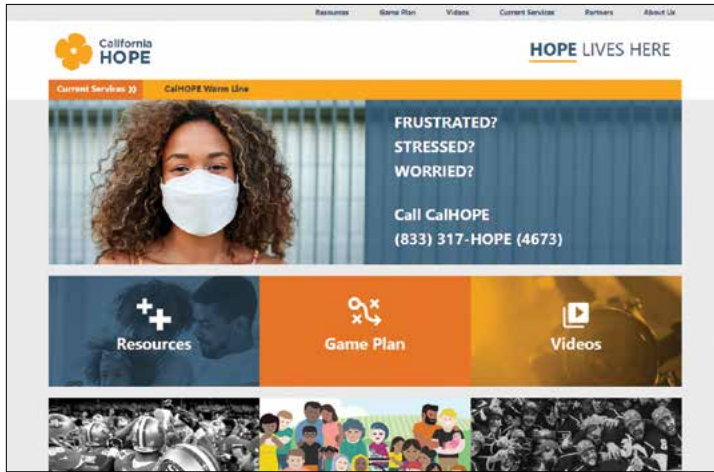


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Mental Wellness

The COVID-19 public health emergency has affected all aspects of our daily lives, and many of us are feeling stressed about the uncertainty of the virus, our job or school, and the health and safety of our families and friends. It is normal to have these feelings during this time, but there are things you can do to feel better.

A few things you can do:

- Talk to your friends and family about how you are feeling
- Take a break from watching the news
- Get outside and do some exercise if you can
- Watch what you are eating and drinking
- Keep washing your hands

- Wear your mask in public
- Maintain physical distancing
- Get vaccinated when you become eligible

If you, or someone you know needs a little more help, the state has created CalHOPE. CalHOPE also offers vital mental health resources and information to help people through the difficulties brought on by the COVID-19 emergency. The campaign message is, "Hope Lives Here!" That is certainly true of our Northstar community.

CalHOPE resources include the CalHOPE Warm Line (833.317.HOPE (4673)), staffed by people with understanding and training, Monday through Friday from 7am to 11pm. This number is for non-

emergency mental health support. Anyone can call for free and as many times as you like. CALHOPE hopes that people will feel comfortable calling in for support they need right now.

In addition, there is the CalHOPE website (www.calhope.org). There you will find a lot of information about ways to support your mental health at this challenging time. There are links for support for specific concerns folks are having right now such as addiction issues, abuse, anxiety, depression and many other challenges.

Our Northstar community is very special and while we may have times when we are physically separated, we can stay socially connected!

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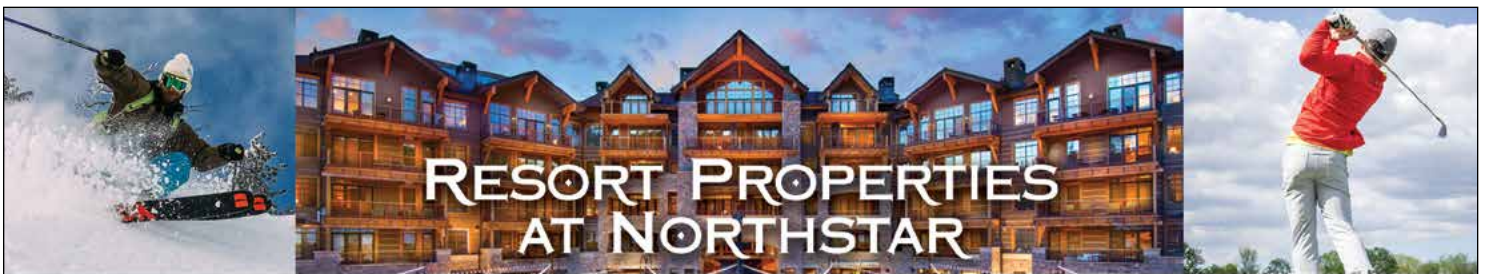
7. In what year did Lake Tahoe receive the most snow on record with 852" in a single winter?
 - A. 1986
 - B. 2019
 - C. 2011
 - D. 1997
8. Which Austrian skier designed and laid out the trails at Northstar-at-Tahoe in 1972?
 - A. Lars Haugen
 - B. Luggi Foeger
 - C. Wayne Poulsen
 - D. Hans Standteiner
9. When was the last time Mount Pluto erupted?
 - A. 3 million years ago
 - B. 500,000 years ago
 - C. 2 million years ago
 - D. 1 million years ago
10. In what year did Northstar-at-Tahoe Association officially become Northstar Property Owners Association?
 - A. 1978
 - B. 1983
 - C. 1975
 - D. 1980

Test Your Northstar Knowledge

1. What year was NPOA established?
 - A. 1978
 - B. 1967
 - C. 1972
 - D. 1975
2. What was the original name for the piece of land Northstar California was built on in 1967?
 - A. Northstar-at-tahoe
 - B. Timber Farm
 - C. Valley Farm
 - D. Sierra Ski Ranch
3. How many chairlifts did the resort originally have when the mountain opened in 1972?
 - A. 8
 - B. 15
 - C. 5
 - D. 12
4. What does Northstar California's star logo originate from?
 - A. Compass Star
 - B. Ski Poles
 - C. The North Star
 - D. Resembles a saw blade
5. On average, how many inches of snow does Northstar get per year?
 - A. 350
 - B. 500
 - C. 200
 - D. 650



Answers are located on page 15



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12666 Caleb Drive, Old Greenwood
Land: 0.62 acres, \$350,000
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14471 Home Run Trail #10, Home Run
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Working Out Safely During COVID Winter

A lot of people are wondering how to work out and stay healthy while being cautious. Here are a few tips that will help and guide you to be active and safe at the same time.

Working Out In The Cold May Have Additional Health Benefits

According to Dr. Michael Fredericson, sports medicine physician at Stanford Health Care, working out in colder temperatures isn't much different than exercising when it's warm. "It's just good to stay active and exercise no matter what the weather is," he told Healthline.

Overall, scientists say there may be more advantages to working out in the cold rather than warm weather. It helps your metabolism to pick up and activate brown fat (also known as the "good fat") that breaks down fat to maintain body temperature says Heather Milton, MS, an exercise physiologist at NYU Langone Health's Sports Performance Center.

As a conclusion, working out in colder temperatures may help the body burn more calories in more efficient ways. The other benefit is that the body doesn't have to work that hard to cool itself down.

What kind of workouts are safe outdoors in the winter during COVID-19?

A lot of people enjoy a walk or run around the neighborhood or at a local park, and is usually the easiest way to get in physical activity outside. Any type of exercise that's done in warmer temperatures is also safe in the cold.

Milton recommends all types of workout, maybe except swimming : "HIIT workouts, cycling, calisthenics, boot camp, dance workouts, you name it. Just be sure to do a full warm-up to ensure your muscles are warm, and your core temperature is elevated before getting into higher intensity exercises." If you're in a climate with snow like Tahoe, cross-country skiing, snowshoeing, ice skating, and even sledding can be fun ways to work up a sweat.

Outdoor group exercises are safe during the ongoing COVID-19 pandemic, experts said, as long as proper physical distancing measures are taken. "Make sure you're keeping at least a 6-foot distance from other people, ideally more," Fredericson said.

What To Wear While Exercising In Colder Temps

The key is to wear a few layers while going outside in lower temperatures. "The base layer should wick away sweat," said Katie Lawton, an exercise physiologist in Sports Medicine at Cleveland Clinic. "Cotton absorbs sweat and is not a good option for a base layer. If performing an activity or sport like running where you may sweat more, a synthetic fabric base layer is a good option."

For a second layer, Fredericson recommends fleece or wool to help keep in the warmth. "If it's raining or snowing, some type of light waterproof jacket can be helpful," he said. "But layering is important because as you warm up, you may want to shed some of those, so have something you can tie around your waist." If it's particularly cold, you may also want to wear a hat, gloves, and scarf.





During the ongoing COVID-19 pandemic, the Centers for Disease Control and Prevention (CDC) advises everyone to wear a mask and maintain at least 6 feet of physical distance while working out either indoors or outdoors.

In addition to preventing the spread of COVID-19, Milton said wearing masks comes with other benefits, especially during the winter months. "Masks come in handy nowadays, as it can cover your nose and cheeks, keeping your face warm and safe from the cold," she said. "They can also aid in warming the air you breathe in, which is helpful to your airways."

Risks To Consider For People With Underlying Health Issues

People with certain underlying health conditions need to take certain precautions when exercising outside during the winter. "For people with asthma, cold weather can be harder to adjust to," Milton said. "The cold air causes a reaction of the airways to constrict."

This can make it difficult to breathe and even trigger an asthma attack. "A slow and gradual warmup is recommended to avoid this," Milton added. And again, a scarf or mask over the face

not only helps prevent the spread of COVID-19, but can also be beneficial in warming the air you breathe in. People with asthma should also remember to carry their inhaler when exercising in case of an asthma attack.

Some cold weather activities, particularly shoveling snow, may be risky for certain people. "Shoveling snow is actually a really vigorous exercise," Fredericson said. "If you're used to exercising, then it's probably fine, but if you're someone who doesn't exercise a lot and you start shoveling snow, it can actually trigger a heart attack."

Older adults and people with heart disease are at an increased risk of heart attack from shoveling snow. They should get clearance from their doctor before engaging in such strenuous activity or leave the shoveling to someone else, Fredericson said.



Guillaume Tonelli,
Tennis Director
tennisnorthstar@gmail.com

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Test Your Northstar Knowledge Quiz answers from page 12

1. What year was NPOA established? **D. 1975**
2. What was the original name for the piece of land Northstar California was built on in 1967?
B. Timber Farm
3. How many chairlifts did the resort originally have when the mountain opened in 1972? **C. 5**
4. What does Northstar California's star logo originate from? **D. Resembles a saw blade, from the mountain being a lumber site before ski resort.**
5. On average, how many inches of snow does Northstar get per year? **A. 350**
7. In what year did Lake Tahoe receive the most snow on record with 852" in a single winter? **C. 2011**
8. Which Austrian skier designed and laid out the trails at Northstar-at-Tahoe in 1972? **B. Luggi Foeger**
9. When was the last time Mount Pluto erupted?
C. 2 million years ago. This eruption helped create Lake Tahoe
10. In what year did Northstar-at-Tahoe Association officially become Northstar Property Owners Association?
B. 1983





Think Before You Flush

Flush and Forget: it seems easy to dispose of almost anything in the toilet or down the drain. However, there can be costly and unhealthy consequences to sending the wrong items down the sewer pipe. Many items can clog your toilet and/or create sewage backups into your home or your neighborhood. They can also cause significant damage to pipes, pumps, and other wastewater treatment equipment. Certain items are worse than others and should be avoided at all costs.

Fats, Oils & Grease (FOG)

When Fats, Oils, and Grease (FOG) go down the drain, it builds up in the pipes causing obstructions. Restriction of flow can result in an unwanted discharge of sewer waste known as a Sanitary Sewer Overflow (SSO).

- Fats, Oils and Grease (FOG) + Food Waste = Obstructed Sewer Pipes
- Obstructed Sewer Pipes = Sanitary Sewer Overflows (SSOs)
- SSOs = Threat to the Health of the Community and Environment

SSOs are trouble for everyone. They contain harmful bacteria that are unhealthy for people and pets. They also pose a threat to downstream waterways and ecosystems.

Diapers

Flushing diapers is more common than you might think, and they will easily clog a toilet or an outgoing sewer line. Disposable diapers should always go in the trash. A single diaper flushed down the toilet can create a huge problem as they are made from a material that is

designed to expand when contacting water. The Northstar Community Services District operations team frequently unblocks sewer pipes that are clogged with diapers which is not a pleasant job.

Disinfecting Wipes

Disinfecting wipes, including baby wipes and “flushable wipes”, should be properly disposed of in the trash, not the toilet. In truth, there is no such thing as a flushable wipe. These wipes do not break down in sewer systems and frequently cause clogs and backups. Disinfecting wipes and baby wipes should never be flushed.

Tampons and Sanitary Napkins

Flushing tampons and sanitary napkins frequently cause clogs and sewage backups both in the home and public sewer systems. Like disposable diapers, these items have an absorbent nature which makes them expand quickly. These products also contain cotton which snags easily on pipe joints or where roots infiltrate sewer pipes. Within a few flushes these sanitary products can create serious issues.

Cotton Balls & Swabs

It might seem like these tiny bathroom items would just get soggy and eventually break down, but they don't. As mentioned above, cotton snags easily and can cause issues in the sewer system.

Paper Towels and Napkins

Paper towels are not designed to break down in water like toilet paper. Flushing them can result in blockages and expensive home plumbing problems.

Help Notify Us

If you see water and/or sewage bubbling up from a manhole or pooling in a grassy area, please report it immediately by calling the Northstar Community Services District at 530.562.0747.

Best Practices to Prevent Sanitary Sewer Overflows

In the Home

- Never pour grease down sinks, drains, or the toilet.
- Collect cooking fats, oils, and grease (FOG) into a container and dispose of them in the garbage.
- Before washing, wipe FOG from pans with a paper towel.
- Catch food scraps with baskets or strainers in sink drains. Throw scraps in the garbage.
- Toilet paper is the only sanitary item that should be flushed down the toilet.

Restaurants and Building Owners

- Recycle grease and oil.
- Dry wipe pots, pans, and dishware prior to washing.
- Do not pour FOG down sinks, floor drains, or onto a parking lot or street.
- Use a grease trap or interceptor that is designed, installed, and maintained correctly.
- Never put solids into grease traps or interceptors.
- Check and maintain grease traps regularly.
- Provide regular training to employees on proper disposal of FOG.
- Toilet paper is the only sanitary item that should be flushed down the toilet.





operating due to the excessive amounts of material deposited and escalating costs of operating and disposal as well as the increasing liability from pile ignition.

In lieu of these changes, the District explored other options for residents to dispose of green waste generated from annual maintenance of their properties. In consultation with NPOA officials, curbside green bins were considered, however bin storage was deemed to be problematic. As a result, the following programs are being offered for the 2021 season:

Important Changes To NCS D's Green Waste Program

Beginning this spring, the District will no longer be offering curbside pickup of green waste. The program has become

unsustainable due to the overwhelming volume of material and associated labor and equipment costs of removal. Additionally, the green waste recycling site at the Castle Peak parking lots will not be

Green Waste Dumpster Rental

You may choose to reserve a 6-yard dumpster for the green waste generated from your defensible space maintenance efforts. Please call Tahoe Truckee Sierra

Continued on page 18



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Disposal at (530) 583-7800 to arrange a dumpster rental or for more information about delivery dates and rates for Northstar customers.

Remember to plan accordingly and make your reservation well in advance. This is a popular Truckee-area program and reservations fill quickly. Only pine needles, slash and other woody material will be accepted.

Northstar Defensible Space Rebate Program

To encourage Northstar residents to further the community benefit provided by individual defensible space efforts, the NCSD will reimburse District residents for the Green Waste Dumpster Rental as described above based on the following conditions.

- One rebate per address per calendar year
- Delivery address must be within District boundaries
- Rebate not to exceed \$130

To apply for this rebate, simply email the receipt provided by Tahoe Truckee Sierra Disposal (TTSD) to customerservice@

northstarcisd.org. Refund checks will be processed within 90-days and sent to the customer's name and delivery address as shown on the TTSD receipt unless a different payee or mailing address is requested.

You may submit your rebate request in person or by mail to:
Northstar Community Services District
Attn: Defensible Space Rebate Program
900 Northstar Drive , Truckee, CA 96161

Community Green Waste Disposal

This service is provided for homeowners and residents only. Green waste from defensible space contractors will not be accepted.

On the following select holiday weekends, the District will provide 30-Yard dumpsters that will be located at the NPOA dumpster site and available during normal operating hours. These will be provided for the disposal of green waste by residents of the Northstar community generated through defensible space maintenance of their property. Dumpsters will be available on a first-come, first-served basis until filled. Only pine needles (no bags), slash and other woody debris are allowed.

Holiday Weekend 30-yard Dumpsters Available

Memorial Day Weekend
(May 29th - May 31st, 2021)

July 4th
(July 3rd - July 5th, 2021)

Labor Day
(September 4th - September 6th, 2021)



Mike Staudenmayer
NCSD
General Manager



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who's who & what we do for you

	Trimont Land Co. dba Northstar California	Northstar Property Owners Association (NPOA)	Condominium Associations Management (CAMCO)	Northstar Community Services District (NCSD)
Description	Corporation that developed Northstar. Owned by EPR Properties managed by Vail Resorts.	Automatic membership organization to which 1,480 condo, homes & lot owners belong. Governed by a Board of Directors.	Management company for Associations: - Aspen Grove - Gold Bend - Indian Hills - Northstar Village Condo. Association - Retreat - Ski Trails Each governed by a separate Board of Directors	Local government entity governed by a separate Board of Directors made up of registered voters.
Manager	Deidra Walsh	Tim Fulton	Eric Wicks	Mike Staudenmayer
Location	Northstar Administration Offices & CSA Building	NPOA Recreation Center	40165 Truckee Airport Rd., Suite 304 Truckee, CA 96161	900 Northstar Drive
Mailing Address	Box 129 Truckee, CA 96160	2200 N. Village Drive Truckee, CA 96161	12219 Business Park Dr. Suite 8 Truckee, CA 96161	908 Northstar Drive Truckee, CA 96161
Phone	530.562.1010	530.562.0322	530.587.3355 or 800.916.2262	530.562.0747
Responsibilities and/or Services	Owns & manages the ski mountain, golf course, stables as a concession, some retail shops and food & beverage, & other public facilities. Operates one of the rental programs for absentee owners. Operates transportation service within Northstar. Offers home contracts for security service. Provides security services to Condo Association.	Operates Northstar Recreation Center; spas, swimming pools, tennis courts, nature trail and other private facilities. Issues owner I.D. cards. Liaison with county government, Trimont Land Company, & Vail Resorts on behalf of members. Approval of all new building and remodeling plans of single family residences through Design Review Committee. Enforcement of NPOA CC&Rs, By-laws, architectural standards & NPOA Board policies.	Management of the common areas within individual condo association such as maintenance of building exteriors, parking lots, pathways, exterior lights & landscaping. Insurance of condo common areas. Garbage removal from condo areas. Issues parking stickers for condo owners & guest parking passes. Contracts for security for common areas. Enforcement of individual condo association declarations, by-laws & board policies. Key Service for access to condo or homes.	Water, Sewer, Solid Waste, Community Dumpsters & Recycling Services. County road snow removal and road maintenance. Mail Boxes. Fire protection, Paramedic and Forest Fuels Management. Tomkins Memorial Trail. Issues Northstar Local Stickers.

who's who & what we do for you

Northstar Club Members' Association DBA: Northstar Club	East West Hospitality Formerly Tahoe Mountain Resorts Lodging, LLC	Northstar Lodge Welk Resorts	The Ritz-Carlton, Lake Tahoe	
Private Residence Club consisting of 18 three and four bedroom condominiums.	Management Company for Associations: - Big Horn Owners - Catamount Condominium - Gray's Crossing - Great Bear Lodge - Home Run Townhomes - Iron Horse Condominium - Martis 25 - Northstar Mountain - Northstar Village - Old Greenwood - Stellar Residences - Stellar Townhomes - The Boulders - Trailside Townhomes - Village Walk Townhomes	Contracted management company for the fractional & condominium associations.	Management company operating hotel, residences and club units.	Description
John Champman	Nicoleta Nagy	Michelle Morikawa	Colin Perry	Manager
2100 N. Village Dr. Directly behind Rec Center parking lot	4001 Northstar Drive Iron Horse South building adjacent to the auto drop	North side of Northstar Drive, across from The Village Valet Parking	Mid-Mountain off of Highlands View Road	Location
Box 2612 Truckee, CA 96161	Box 838 Truckee, CA 96161	970 Northstar Drive Truckee, CA 96161	13031 Ritz-Carlton Highlands Court Truckee, CA 96161	Mailing Address
530.562.2100	855.663.6523	800.932.9355	530.562.3000	Phone
Fractional Ownership, 1/7th shares. Not open to the public, and not available for rent. Re-sales available. On-site Real Estate team, Padden Properties has an office in the lobby.	Management of common areas of listed associations. Includes housekeeping & maintenance of interior common areas, fitness facilities, spas, pools. Several amenities such as skating rink (also involve Northstar California management & staff) Manage Village Garage parking. Enforcement of each Associations' Declarations, Bylaws & Board Policies.	Management of all property operations inclusive of: Homeowner relations, front desk & guest service, housekeeping, maintenance, rental program. Operate 24 hours a day. Enforcement of Homeowners Association declarations, by-law, & board policies.	Manages the hotel, residences and club units. Spa services available at Highlands Spa. Dining services available at Mountain Blue, The Living Room and Manzanita.	Responsibilities and/or Services



Martis Valley Trail Update

The Martis Valley Trail (MVT) was envisioned as part of the larger regional trails and bikeways master plan within the North Tahoe region. The MVT will be a Class I paved trail, which will link Northstar to the Truckee Legacy Trail and the Town of Truckee. The MVT currently starts at the intersection of Highway 267

and Airport Road and terminates in Martis Valley. These two segments, 1A and 1B-1, were built and completed in 2018. Additional segments 1B-2, 3A, and 3B are scheduled for construction in 2021! Northstar Community Services District will serve as the lead agency for the construction of segment 1B-2 and 3A. Placer County will serve as the lead agency for the construction of segment 3B. These segments combined will complete the connection from the intersection of Highway 267 and Airport Road to the roundabout on Northstar Drive. The extension of this trail is an exciting new recreation option for our entire community. And, it gets even better. Looking to the future, segment 3F, which will continue the trail from the roundabout on Northstar Drive to the Village at Northstar, is currently scheduled for completion in 2022. Beyond 2022, the MVT segment 3E and 4 will eventually provide a pathway to the Tahoe basin. For more information, including a detailed map of the proposed trail alignments, please refer to the npoa website www.npoa.info and view under Community Partners/Northstar Community Services District/Martis Valley Trail.

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Defensible Space Inspections Begin Soon

The State of CA requires owners of real property within high fire hazards areas to maintain defensible space AT ALL TIMES. The Northstar Fire Department (NFD) inspects for and enforces defensible space compliance to meet the requirements of the state, county and local statutes.

Starting in May, NFD Seasonal Fire and Life Safety Inspectors will begin performing defensible space inspections within Northstar. This year's focus area will include the following streets: Basque Drive, Bitter Brush, Whistle Punk, Skidder Trail, Lodge Pole, Wolf Tree, White Fire, Conifer and Skidder Trail. If your property (improved or vacant) resides on one of these streets, NFD will inspect it for defensible space compliance. You will receive a report indicating the compliance status of your property. If your property is NON-compliant, the report will show the violations that need to be corrected within 30 days past the inspection.

Some of the defensible space requirements NFD looks for while inspecting include:

- All combustible ground fuels are cleared/removed within 5' of your structure.
- All highly combustible vegetation removed within 10' of your structure.
- All highly combustible vegetation meets proper separation requirements.
- All trees are limbed from ground up 6-15'.
- All trees do not have limbs within 10' vertically or horizontally of your structure.
- All dead or dying trees are removed.
- All trees meet proper separation requirements.
- All pine needles, leaves, etc... are removed from the roofs, decks, stairs of structures.
- All pine needles are kept at a depth of 1-2" on the property.
- All firewood is stored properly. (kept 30' from the structure or covered with fire retardant tarp or within an enclosed space.)

*These are just some of the requirements NFD inspects for regarding defensible space. To find a more extensive list with further explanations, please consider reviewing NFD's website here: www.northstarcsd.org/defensible-space.

In early May, NFD will be sending out notices to owners whose properties fall within our chosen focus area(s). These notices are first sent by email. The notices alert owners that we're coming to their properties to perform defensible space inspections. NFD also asks that owners consider signing and returning a Right of Entry. This form allows NFD to come onto your property to perform the inspection. Should you choose NOT to sign and return the attached ROE form, an inspection of your property will still occur BUT from the street and common area only. You will still receive an inspection report outlining those violations (if any violations are found) that must be mitigated. However, the downside to not allowing the inspector onto your property (by way of a signed ROE) is: The inspector might not be able to see ALL violations that must be mitigated from the street or common space. Thus, if you receive an inspection report noting violations and you diligently proceed in performing the mitigation work, you may discover afterward during the fire department's re-inspection that not all violations were corrected.

We have many property owners (regardless of the location of their properties or if they fall within a focus area - or not) that VOLUNTARILY call NFD each year for a defensible space inspection. Since defensible compliance (as noted on the inspection reports) is good for only 1 year from the date of the inspection, many property owners want to be on record showing that they are compliant - evidence not only of their diligence but also reflecting that their properties meet the requirements of the state, county and local statutes. NFD has found that owners have used their defensible space inspection reports (which acts as a compliance certificate when all violations have been mitigated) as evidence and a defense for why their insurers should maintain or provide property insurance coverage.

The purpose of the inspections is to prevent the loss of life, protect adjacent structures, and improve the health of the forest. We honestly believe the community is at a lower fire risk if all the properties within Northstar are defensible space compliant.





Building Community In A Global Crisis

The past year has been an active one for the Tahoe Truckee Community Foundation with all of our initiative work becoming the topic of national headlines. When it was clear that virtual working was going to last more than a few weeks, our **real estate sales increased 45%** and NPR labeled us a “Zoom Town”, which only exacerbated our housing crisis. More than **4.2 M acres of California forests burned**, making it the largest wildfire season on record. With so many community members unemployed, we witnessed a **200% increase in both food support and crisis helpline calls**. All of these ongoing issues came to the forefront at once, but we are so grateful for how our community showed up in a time of crisis to support each other. In addition to our annual community grant cycle, we gave back \$5.6M to our community through five additional rounds of grantmaking.

There is no better time like the present to follow your passion and get involved to make a difference in our community. We have plenty of upcoming opportunities to engage, we hope to see you on Zoom!

Wednesday, April 7 | 11:30am

Welcome Wagon- An interactive, monthly presentation to meet community members, ask questions, and learn about the myriad of organizations, jurisdictions and public agencies, as well as issues that are important to our community.

Thursday, April 15 | 3:30pm

Forest Futures Salon Series: Hydrogen & Forests- What is the business case for the creation of hydrogen products from forest materials? What are the challenges from transportation to storage, from processing to end-market products? We'll get a lay of the land from technical experts and clean energy entrepreneurs.

Friday, April 23 | 8-11am

Mountain Housing Council- Quarterly convening of 27 partners across the Tahoe Truckee region, dedicated to accelerating housing solutions. Anyone is welcome.



To learn more and register visit: tacf.net/about-us/calendar



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Energy Efficiency practices and programs can help make your home be more energy-efficient and lower your bills. Whether you are looking to save money, be a little more environmentally friendly, or both, Liberty provides programs and support to help customers conserve energy and contribute to a healthier environment.

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Free home energy audits are available to residential customers, both renters and homeowners, for homes, multi-family units, and mobile homes. Liberty will conduct an audit of your home to evaluate its overall energy efficiency and identify ways to save energy and reduce your monthly bill. The auditor will provide a checklist of items reviewed and recommendations for improvements. Your audit includes FREE replacement LED lights throughout your home, with 15 different types available. Liberty also offers shower heads and faucet aerators to help you save energy on water heating and to conserve water.

Energy Conservation Tips

All of this extra time at home increases energy demands and can significantly impact your bill. But, even with an increased need for electricity, there are actions you can take to keep your usage and cost down.



No-cost tips to save on your electric bill

- Turn off lights and appliances when not in use, including your computer.
- Use space heaters sparingly because space heaters use a lot of electricity.
- Set the thermostat to 68° when home, and don't use excess heat or cooling when not at home.
- In the winter, open window coverings on the sunny side of your home to take advantage of free heat from the sun. Close the coverings on cloudy days or right after the sun sets. Conversely, in the summer, close window coverings to reduce solar heating.
- Set your water heater to 120°.
- Vacuum your refrigerator coils, underneath and in the back. They need air space to work properly.
- Close foundation vents in the winter months to keep cold air out of your crawl space.

Low-cost tips to save on your electric bill

- Use LED light bulbs instead of incandescent bulbs.
- Caulk windows and weather-strip doors.
- Install a hot water heater blanket.
- Install hot water pipe insulation.
- Install electrical outlet and switch plate insulation.
- Clean your furnace system and check ducts for leaks.

- Replace furnace and air conditioner filters monthly.
- Replace normal thermostats with programmable thermostats.

Additional ways to save

- Use natural light as much as possible.
- Turn on the energy-saver switch on the dishwasher.
- Wash only full loads in dishwasher and clothes washer.
- Wash laundry with warm or cold water.
- Use your lowest dryer setting.
- Take a shower, not a bath.
- Take shorter showers.
- Keep furniture away from heating/air conditioning vents.

Solar Incentive Program

Interested in installing solar of your own? As part of our commitment to renewable energy, Liberty's Solar Incentive Program (SIP) supports the development of solar generation systems for residential, small businesses, and schools within our service territory. SIP provides a one-time payment to help offset installation costs and is available on a first-come, first-served basis.

SIP participants must have their application accepted and approved by Liberty Utilities before they install their system in order to be eligible for the incentive.

The incentive rate is \$1.10 per watt AC. The maximum incentive is \$11,000. Participants may install larger systems than the maximum incentive, but the incentive is limited to the maximum amount.

Visit www.libertyutilities.com/sip/ to learn more or to apply. If you have questions about the program, please contact us at CASolar@libertyutilities.com or call our program manager at 530.536.0543.

Electric Vehicle Charging

The market for electric vehicles continues to expand with many new and improved models coming to market this year. The lack of electric four-wheel or all-wheel drive options has long been a challenge



for the greater Lake Tahoe region. However, this is changing quickly with the advent of electric vehicles available in dual motor or all-wheel drive in 2021, all offering well over 200 miles of range on a full charge.

Liberty is working hard to increase charging infrastructure all over its service territory, including supporting an award-winning project with the Tahoe Transportation District and Lake Tahoe Community College, providing infrastructure for electric bus chargers.

For those looking to install a charger in their home or small business, Liberty will be opening the application process in March for rebates up to \$1500 for residential installations and \$2500 for small business installations.

Visit www.libertyutilities.com/driveelectric/ for more information about Liberty's

EV charging programs. Questions can be submitted to CAElectricVehicle@libertyutilities.com.

Energy Savings Assistance Program

Liberty's income-qualified Energy Savings Assistance Program can save you money on your energy bills, and you will receive energy-efficient home improvements at no cost. This is a free program for all Liberty income-eligible customers whether you rent or own your home. This program includes energy education and a home assessment with the following energy-efficient upgrade options at no cost:

- Minor home repairs
- Weather-stripping
- Duct wrap
- Cooler cover
- Pipe wrap
- Utility gaskets

- Caulking
- Faucet aerators
- Ceiling and floor insulation
- Door repair or replacement
- Energy-efficient showerheads
- Water heater blanket
- Evaporative cooler installation
- Refrigerator replacement
- Energy-efficient light replacements
- High-efficiency washing machine

To learn more about the Energy Savings Assistance Program, visit our website or call 866.812.5766. For more information on our Energy Efficiency programs, please contact us at CAEnergyEfficiency@LibertyUtilities.com.



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Left to right: Anne Middleton, Sandy Campion, Heidi Wilbert, Carol Pawlak, Marian Hansen and Kathryn Jaeger greet one another before joining their golf pairings. (July 2020)

Northstar Women's Golf Club Welcomes New & Rejoining Members

The Northstar Women's Golf Club (NWGC) is recruiting new and existing members for the 2021 golf season, which is slated to begin when the Northstar Golf Course opens in early June. Our NWGC Play Days are Tuesdays, and our first tee time is generally about 8:30-9 am.

Our ladies' group is friendly yet plays by USGA rules -- while enjoying a beautiful golf course. NWGC members range from

those with long-established handicaps-- to those who did not have a handicap before joining the NWGC. So, if you're thinking about establishing a handicap for the first time, come do it with us.

NWGC annual dues of \$70 include: membership in the Northern Nevada Golf Association (NNGA), GHIN handicap services and reduced green fees at Northstar on NWGC Play Days.

Season's passes' pricing information and restrictions (passes valid for 2021 Tuesday NWGC Play Days), along with daily club rates, will be available in mid-March.

If you're interested in joining the Northstar Women's Golf Club, please contact Anne Middleton, NWGC President, at 858.229.2140 or anne.middleton@me.com. You can join anytime during our golf season. Guests are always welcome to play with us on Tuesdays, so call Anne ahead of time so she can put you into one of our Tuesday pairings.

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Small vertical text on the right edge: Dante Gabriel Rossetti, *Proserpine*, 1881-82. British, 1828-1882, oil on canvas, 31 x 15 3/8 in., Lent by Birmingham Museums Trust on behalf of Birmingham City Council. Presented by the Trustees of the Public Picture Gallery Fund, 1927/7, © Birmingham Museums Trust, Courtesy American Federation of Arts.

Aspen Grove

With the weather warming, the Aspen Grove Condominium Association is looking forward to making continued improvements to our common areas. The foundation work that was initiated a few years ago should be completed this coming summer. The staining of our buildings should also be finishing up this summer and we are now initiating the painting of our foundations. New heated steps were installed a couple of years ago and new paver pathways were started last year. These paver pathways are scheduled to be completed this summer as well. We have replaced all of the signage in our common areas except for the monument signs on Northstar Drive, but these should also be installed this spring or summer.

The clearing for defensible space around our buildings has continued during the pandemic but will be increased as homeowners can get together again in annual cleanups. The next project to be initiated will be to begin planting new vegetation throughout the Aspen Grove community.

Although a formal decision has yet to be made, we are considering installing gates at the entrance to Aspen Grove and Silver Strike. This is due to the continued problems that we have experienced with unauthorized parking and garbage disposal. A formal decision should be made in the next several months.

Finally, we are in the process of renewing our Bylaws and CC&Rs.

The Aspen Grove Condominium Association is located in an ideal location, within walking distance to the Northstar Village and the NPOA Recreational Center. We very much appreciate being part of the Northstar community.



The Indian Hills Board is moving forward on the deck safety enhancement.



A demonstration deck was installed at 6059 Rocky Point Circle and you can get an idea on how it will look.

Indian Hills

It has been a full year that we have all been dealing with different levels of stay-at-home orders, restaurant and business restrictions designed to protect the community from surges in infection, hospitalization and deaths from COVID-19. Placer County strongly encouraged property owners to stay at home at their primary residence, not their second/vacation home. The hospital infrastructure in Truckee is not equipped to handle a surge of COVID-19 patients. Our hope is that you and your family have not experienced the severe illness or death as a result of the virus. With the increased availability of three different vaccines, there is cautious optimism that we will move beyond the pandemic.

With the ability to work remotely, once travel into Placer County was allowed, we saw a dramatic increase in the number of condos occupied and multiple owners

staying for extended periods of time or making Indian Hills their primary residence. With the increased occupancy we saw the issue of overflowing dumpsters and have responded with additional pickups and encouraging homeowner not to use the dumpsters designated for condo use only.

We appreciate the great lengths that Vail has gone to keep Northstar skiing/riding open. The use of the reservation system, masking up, covering your nose so they don't have to close seemed to work!

The Indian Hills Board is moving forward on the deck safety enhancement. We have signed a contract to have the rear decks replaced over the next two summers. This safety enhancement will bring us up to building codes, protect young children and pets, and improve the appearance of our property. A demonstration deck was installed at 6059 Rocky Point Circle and you can get an idea on how it will look.

Through 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 2021 with optimism for end of season powder and blue skies!

Gold Bend

As COVID-19 conditions still prevail over Northstar, it has been a welcome experience that our mountain has been able to remain open for the season. After a slow snow start, the last big dump has got us up and skiing.

Down the mountain at Gold Bend, the ongoing staining maintenance to protect our exterior siding will continue in 2021. As the weather warms up, CAMCO will provide owners with a schedule of when work is expected to begin, and on what units. Owners may have noticed that we are now painting our foundations a complimentary dark brown color. 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 is also planning 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. Other long-term projects being considered are either repaving exterior pathways with new asphalt or replacing the asphalt with pavers that are similar to what's in other condo communities.

Another project that will start has to do with 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 will be installing a switch by the heater itself to eliminate entering your unit to accomplish this task.

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.

Due to the uptick in day skiers who park in our lot, instead of parking in the general lots, Gold Bend is now displaying prominent "No Parking" signs. Please make sure you and your guests have a valid parking permit clearly visible in your windshield. Northstar Security will continue to monitor our lots for compliance. All cars without either an owner sticker or a guest

pass are subject to ticketing and/or towing. If you need an owner's sticker or more guest permits, please contact CAMCO.

With summer around the corner, we encourage all homeowners to comply with the seasonal burn ban ordinance as outlined by the Northstar Fire Department (usually in effect June - November). Please cover any firewood stored on homeowner's rear decks in a fire-retardant tarp. Charcoal grills are not permitted outside on our decks.

In closing, we invite all owners to attend the next Board Meeting currently scheduled on April 13 at 4:00pm PST. This meeting will be held via Zoom video conference call. CAMCO will be posting dial-in information closer to the date for any members who want to participate in the meeting.



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Rock riffles, logs, and boulders will create more habitat and a healthier stream. Credit: Michele Prestowitz

Reviving Bear Creek Lower Meadow

Bear Creek Lower Meadow used to be a vibrant, wet meadow with multiple channels crisscrossing its surface. Unfortunately, a long history of past land use and development degraded the meadow and left Bear Creek confined to a single, eroding channel. With no supply of surface or groundwater, the meadow was drying out. We set out to fix it by reconnecting the meadow and re-establishing habitat. Here's what we did:

Re-created Riffles and Pools In The Creek

Formerly, Bear Creek featured many rock step-pools and riffles. Past land

use caused them to wash out, and the channel became degraded as a result. To recreate natural conditions, we built riffles and rills in the streambed, using rocks, cobbles and boulders. These slow down the flow of water reducing erosion. The more natural flows will also raise the water table and increase soil moisture, keeping the lower meadow wet and vibrant.

Placed In-stream Wood Structures

We placed logs in the stream channel, and embedded trees into the stream banks. The logs stabilize the banks,

reducing erosion and increasing channel variation. Additionally, the root wads provide great habitat for fish and macroinvertebrates!



Reconnected a Floodplain

With the channel now repaired, we reconnected Bear Creek to the lower meadow. By supplementing the natural rock, we raise the water surface, allowing the creek to access its floodplain again. Now, instead of eroding the channel, high flows can fill the meadow's surface channels and water the meadow like it did for hundreds of years.

It takes a dedicated team to do what we do. Thank you to our partners - the US Forest Service Tahoe National Forest and Placer County.

Thank you to the funders who are making this work possible - the donors of the Truckee River Watershed Council, The Martis Fund, and CA Department of Fish and Wildlife via Prop 68.

To learn more about this restoration project and others, go to: www.Meadowsforever.org

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Above: Logs and boulders embedded in the streambank will protect against erosion and provide aquatic habitat. Michele Prestowitz Right: Bear Creek location: 10 miles South of Truckee or 3.5 miles north of Tahoe City on the north side of Alpine Meadows Road.



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Relevant Changes to DRC Guidelines And Fee Schedule

As a reminder to previous communications, following are the primary changes that were made this past fall to the DRC Guidelines / Fee Schedule:

- The Guidelines were extensively reorganized to improve clarity, make them easier to follow and to cover the same or similar items at one location.
- Guidelines related to variances were enhanced to clarify those facts that must be demonstrated in order to secure approval from the Committee and the Board.
- Guidelines relating to approved plans, denied plans, the appeals process and commencement and completion of work were enhanced for greater clarity.
- New design review fees were established in order to cover the fees of the professional members of the Design Review Committee.
- The revised Guidelines provide more clarity as to which improvements can be handled "in-house" by NPOA's staff and which projects must be reviewed by the Committee.
- Revised provisions relating to requirements for specific improvements will provide Members more information and greater clarity thereby facilitating their projects.
- Constraints on contractors will be strengthened.
- Revisions relating to landscaping projects, in particular those involving removing and trimming trees and requiring approvals by the Northstar Fire Department were updated and enhanced.
- The application form and checklists were also revised to reflect the updated information in the Guidelines.

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