

THE MEADOWS ASSOCIATION

Newsletter - February 2011

Board of Directors

Dave Giacomini

Ken Weakley

Mike Sabarese

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MEETING DATES

All meetings are held at 7 PM in the Glenshire Clubhouse

Tues. April 26, 2011

Tues. June 28, 2011

Tues. Aug. 23, 2011

Tues. Oct. 25, 2011

Comments on Canyon Springs by Linda Holman

Chip Huck, one of the developers of the Canyon Springs Development attended the Annual Homeowners Meeting to answer questions regarding the subdivision. The project, as proposed would be 185 lots, to be developed in eight phases. The developers are also asking the Town for additional lots as a density bonus for developing low income housing. The primary (and possibly only) access would be directly across the street from the Meadows entrance at Martis Peak Road. The project is expected to generate close to 2,000 car trips daily, but could increase substantially with the construction of second dwelling units

Homeowners acknowledged that the developers of the Canyon Springs project had the right to develop their private property, but not to the detriment of the safety, quality of life, and property values of surrounding homeowners. Of particular concern was what sort of plan was being considered to mitigate the traffic and safety issues that would result from the thousands of cars trips entering and exiting the development, including the logistics of evacuating that large number of cars in the event of a forest fire. Chip was unable to provide any answers at this time.

Other concerns were:

* The number of phases (8) involved in the project would result in continual construction traffic, noise and disturbance to surrounding homes for years.

* The impact to the Verdi-Loyalton Deer Herd that returns to the Hirshdale/Glenshire/Martis Valley in the spring for fawning and summer forage. An ongoing study between the CA

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EXTERIOR LIGHTING RESPECTING OUR NEIGHBORS

The Architectural Guidelines page 7, item 13 (available at www.sierramntmgt.com), state that Exterior Lighting should respect the privacy of adjacent parcels and that no direct light shall spill onto adjacent parcels.

Some homeowners have been leaving on their exterior light all night. Some of these properties are very brightly lit and so the neighbors have been impacted. Owners may wish to replace older light fixtures with more energy efficient and downlit lamps. The Architectural Control Committee via Mgt. should be consulted for approval.

Lighted holiday decorations, according to the Architectural Guidelines, may be lit 30 days before and after the holiday. That means its time to turn off those Christmas lights.

TIPS ON KEEPING BEARS IN THE WILD

- *Securely block access to under-house crawl spaces.
- *Leave lights, radio or TV on inside home when not at home.
- *Do not use De-Con. It attracts bears.
- *Don't leave garbage near house. Consider an approved bear resistant trash container.
- *Don't leave pet food outside and do not feed pets outside.
- *Don't leave food in cars.
- *If a bear is sighted, be aggressive and loud to scare them away. Use a paint ball gun or loud horn to scare them out of the yard.
- *Spray Pinesol on window and door casings

to mask food odors coming from inside. Repeat often.

*NEVER feed bears!! Make birdfeeders inaccessible to bears.

*Do not leave accessible windows or doors open. Screens are not bear proof. Doors should be solid wood or metal with deadbolts.

For more information contact the BEAR League 525-PAWS (7297).



Front Page Story on Canyon Springs continued...

(Continued from page 1)

Department of Fish and Game and the NV Department of Wildlife on collared deer that began in Fall 2009 will not be completed until Spring 2012. Shouldn't any development considered

be put on hold until the study is completed?

* The impact to other wildlife habitat and migration corridors

* The TDPUD has indicated that the Canyon Springs Project will require "probable modifications to the existing water system". What cost will district members bear?

* The affordable housing proposed by the developer will be isolated from Town with no access to public transportation or essential services.

* The effect to surrounding property values when there are so many vacant lots on the market within the Town already (Elkhorn Ridge, Grays Crossing, etc.)

* The wetland delineations within the proposed project have expired and several trails and roadway will require exemptions. Why should they be given exemptions?

Jan. 25, 2011 Draft ANNUAL MINUTES

1. CALL TO ORDER.

The meeting was called to order at 7:05 pm. Board member Dave Giacomini was present, Daphne Palmer and Ken Weakley were absent. Rick & Pam Gardner from Sierra Mountain Management were also present. A Quorum of 30% was established with 6 members present and 11 proxies.

Mike Sabarese motioned to approve the minutes from the previous annual meeting. Linda Holman seconded the motion, which passed unanimously.

2. MEMBERS FORUM

A. Mike Sabarese thanked all the volunteer Board members for their time as well as the members of the Architectural Control Committee. The association thanks all those that volunteer their time in this small community.

B. Pam Gardner, with Sierra Mountain Management brought up exterior lighting. The Architectural Guidelines specify that holiday lights may be lit 30 days before and after the holidays.

Also the guidelines state that exterior lighting should respect the privacy of neighbors. No direct light shall spill onto adjacent parcels. Some are leaving those lights on all night and this impacts their neighbors. For more information please contact Management.

3. REPORTS.

A. Accounting copies were provided by Albright-Persing Accounting firm. Rick gave an accounting report. Mike Sabarese motioned to approve the end of year financials. Pattie Powers seconded the motion.

B. Snow Removal; Pete Moring sent in a comment that he felt the snow removal had been better this season. Bryce Keller disagreed. He felt that the road was not plowed early enough, nor was the road kept wide enough. Eric Bacon had a question on a section of Stallion Way. Management will contact Aspen Developer about these concerns. Please contact Mgt. immediately if there is a problem. Members were also reminded to shovel fire hydrants and mailboxes when snow covers them.

C. Canyon Springs development. Chip Huck

introduced himself and gave a brief summary of the 185 unit project, 5 of which are to be affordable housing. The EIR process was to begin and would be extensive. Denelle Nishimori, with the Town of Truckee, is handling the project. The study will be available to the public. He encouraged members with concerns to write to the Town. Questions: 1. Pattie Powers asked if Edinburgh would be a second exit. At this time it is planned for an emergency exit/entrance only. Bryce Keller expressed his concerns about this being a gated access.

2. Pattie also asked about the deer migration study with Fish & Game that takes 2 years to complete. Chip said they had been doing some studies and that it may not take that long.

3. Linda Holman asked Chip what their project would do to mitigate the traffic problem. Chip never answered her question stating that they needed to see the results of the traffic study and see what the Town would require. This is why it is important for you as concerned neighbors to make your concerns known to the Town.

4. Phyllis Keller asked about public trails and whether they would be accessible for hiking, biking and horseback riding. Chip Huck stated there would be trails but at this time there was nothing set on whether there would be easements recorded on the properties and what the access would be. The members present were concerned that the area would eventually become inaccessible.

*Your questions may be made to Chip Huck at: christopher.huck@gmail.com.

4. ACTION ITEMS.

A. 19 ballots were received. 19 electing Mike Sabarese to a 3 year term on the Board. Ken Weakley has 1 year left and Dave Giacomini has 2 years left. Thank you for your service Board of Directors.

B. The Board decided not to change the gate codes.

5. ADJOURNMENT.

Linda Holman motioned adjournment at 8:15 PM. Pattie Powers seconded the motion, which passed unanimously.



**The Meadows Association
P.O. Box 1696
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GATE INFORMATION

The gate at the entrance to our community now has over 1 million cycles, meaning it has gone up and down over 1 million times. It is a mechanical device and, as all mechanical devices do, it breaks down occasionally. Of course, the more use the more often it may break down.

In an effort to cut down on the number of cycles, the gate is held open from 6:00 AM to 10:00 AM and from 3:00 PM to 8:00 PM, Monday through Friday.

The gate has also suffered it's share of misuse, for instance vehicle damage. The gate is designed for just one vehicle to go through per cycle. When multiple vehicles try to go through at a time, two things can happen. First, the gate will come down and could hit your vehicle. There are safety mechanisms but they can't react as fast as a car can drive. Every time the gate has hit a vehicle, it has been determined to be the drivers fault and the driver is held responsible for the cost of the gate repairs.

Second, if the gate is on it's way down and senses another vehicle coming through, it will try to reverse directions. Well, the gate weighs close to a ton and that reversing action puts a big strain on all the gate components, which shortens the life of the gate and increases the chances of a breakdown. Please do not try to "beat the gate".

It is also important to note that the gate is not a "Security" gate. Please do not let your guard down just because the Meadows has a vehicular gate. Crime can happen anywhere.