

# The Point

Official Publication of the Dollar Point Association

Fall 2009



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## PRESIDENT'S REPORT

by Bard Wilmar

As I write this report our facilities are closed and are being winterized. We had an excellent summer season. We owe a huge thanks to Jeff Rau, WMC's on site manager and the WMC team that staff our facilities. The facilities were run with a real "can do" attitude and members' compliments were much appreciated.

The work of your board continues and we are already beginning our preparations for next year. The new board members are already active contributors. The 2010 budget is complete and we are considering very carefully our ongoing maintenance needs as well as where we still need to make improvements. Your Association properties are a valuable asset and contribute to the value of your home, but as the facilities become older the need for maintenance increases.

The entrance lighting has yet to be repaired as the necessary permits were not obtained in time as additional engineering was needed. As we can no longer dig after mid-

October, this work will now have to wait until next year.

Buoy rates will be higher next year to cover the new buoy fees imposed by the TRPA. We operate our fees on a non-profit basis allocating direct and a portion of indirect costs in determining our fees so that the buoys are not a burden on the rest of the members. It is annoying to have to pay \$175 per buoy for buoys that are already licensed by all the relevant state agencies. These fees amount to more than \$11,000 per year for which we receive nothing in return. Legal challenges to the TRPA legislation have been undertaken by others, but we had to put in our application and pay our 2009 fees by mid-October with a further round of fees expected to be payable early in the New Year.

Regrettably near the end of the season we had multiple thefts from boats on the buoys. This happened even with increased security patrols. Various pieces of equipment and electronics were stolen. The police did come on scene and have taken fingerprints, but as of this date we are not aware of any arrests. This is a sad reminder that leaving items of value on your boat is a risk and on board stereos and other electronics are vulnerable to theft.

I regret to report that what we suspect was a Dollar Point homeowner wrote an unsigned certified letter to a neighbor threatening to take certain legal actions with respect to the use of a neighbor's property. The author

*continued on page 3*

## DPA 2009/2010 Officers and Directors

|                 |  |
|-----------------|--|
| President:      | Bard Wilmar                                    |
| Vice-President: | Anita Ormsby                                   |
| Treasurer:      | Harry Dolden                                   |
| Secretary:      | Lynn Thompson                                  |
| Directors:      | J. Hickingbotham<br>Larry Lapkin<br>Steve Snow |
| Legal Counsel:  | Dean Headley                                   |



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# Pool Committee by Carol Wilmar

Happy autumn! Those of us still here in Tahoe are surrounded by beautiful fall colors which we have plenty of time to enjoy while we wait at flagged traffic stops on HWY 28. Our summer was very peaceful thanks to Jeff and crew. We had many people comment that they enjoyed this season's events such as BBQ's, Art and Wine, and Fun Friday's, not to mention the Fabulous Fourth!

Our 2009 survey will go out soon and your participation is

## New Landscaping Contractor

The mid season switch in landscape contractors to Peak Landscaping has gone very smoothly with an overall improvement in the quality of service. We are currently negotiating a two-year contract with them. Peak is in the process of winterizing our irrigation systems and providing necessary protection to our landscaping where applicable.

needed if we are to make next summer even better. Please suggest any new events that you think might be fun for the members, as well as changes or improvements that would help our pool area. We can't promise to accomplish everything, but we won't know what's wanted if you don't tell us.

At the end of the season, repair and restoration work was done on the fence facing Observation and Dollar Drive. We retained the highlights, which kept the cost down and preserved the view of the pool from the outside.

Before the start of the next season, we will be required by a change in the law to upgrade all of the pool pumps to a system that shuts down automatically if there is a decrease in the water flow due to a suction block in the system. This is an important safety measure.

I'm told by many that we're sure to have an "El Nino" winter this year. Let's hope for lots of snow and to have a great year, wherever you may be.



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# Lake Level Heads Higher by Larry Lapkin

As we head into the winter months, there has been a lot of discussion about the lake level at Tahoe. It's been very low for the past few months begging the question of whether there will be enough water to allow safe boating next summer. Specifically, will boats be able to use the Dollar Point Pier with the water levels as low as they are now? This fall the lake dropped below its natural rim. When that occurs, no water flows into the Truckee River.

Fortunately, heavy rains came just in time in October to keep the Truckee River's flow from dropping to a trickle and raised Lake Tahoe's water level above the natural rim. Some 7.8 billion gallons of water entered Tahoe from 10/12 - 10/14; enough to fill more than half of Boca Reservoir. It was also enough to raise Tahoe to just above its rim.

The October rains also likely brought an end to any threat of major wildfires, officials said. Was the October storm a sign of a wet winter? "Climatology wise, this was well above normal," according to Rudy Cruz of the National Weather Service in Reno. "Normally, October is pretty quiet. This was well received." At Lake Tahoe, the storm deposited 24,000 acre-feet of water, raising the lake level about 2 inches - enough to boost them over the natural rim of 6,223 feet above sea level.

Hopefully, the October storms are a sign that we will have a big winter. Many experts are saying that "El Niño" is back. That would mean that on a long term basis we could expect to see a less persistent ridge of high pressure over southern and central California. That's good news for you skiers and

snowboarders out there. The good news is that Tahoe, Mammoth and even many of the southern California resorts have a good shot at ample snowfall this winter. The bad news is that it will be more of the heavy, sierra cement variety as El Niño winters are relatively warm, temperature wise. Either way, get out there and enjoy it and please be careful.

## The President's Report continued from page 1

used the Dollar Point Association's return address implying the letter had come from your Association. We take a dim view of the use of our address implying we were involved. We have turned the correspondence over to the postal inspectors for follow-up.



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## 2010 Pro Forma Budget and Other Information

As required by the By Laws of the Association, below are:

- The 2010 Pro Forma Budget, identifying the estimated revenue and expenses for 2010 as well as areas of capital expenditure from Reserves..
- A forecast of the Capital Reserve, which funds are used to construct new physical assets (e.g., beach parking improvement) or to add operational infrastructure for new association services (e.g., membership directory, website).
- A forecast of the Replacement Reserve, which funds are needed to replace existing association assets estimated in a 30-year reserve replacement study performed in 1997. The estimated useful life or major asset classes and estimated 2010 expenditures (by asset class) are presented in two tables below. The entire study is available for review at the association's office, WMC Inc., 243 N. Lake Blvd. Suite 202, Tahoe City, CA. 96145

### 2010 PRO FORMA BUDGET

|                |        |
|----------------|--------|
| DUES OF        | \$ 860 |
| MEMBERSHIP OF: | 524    |

| REVENUES  |                  |
|---|------------------|
| Dues and Late Fees                                  | \$451,640        |
| Transfer fees                                       | 20,000           |
| Other income (Shirts, Interest)                     | 2,000            |
| Buoy/Rack Income                                    | 75,870           |
| Interest Income                                     | 500              |
| <b>TOTAL REVENUE ( less Allocation to Reserves)</b> | <b>\$550,010</b> |

| EXPENSES                                     |                  |
|--|------------------|
| <b>Subcontractors</b>                        |                  |
| WMC  | \$209,000        |
| Landscaping                                  | 35,000           |
| Tennis Pro Contract                          | 7,000            |
| <b>Maintenance &amp; Operations</b>          |                  |
| Common Area Repairs                          | 5,000            |
| Tennis Repairs & Supplies                    | 2,500            |
| Pier/Buoy/Beach                              | 15,000           |
| Pool   | 10,000           |
| Meetings/Annual Picnic                       | 8,000            |
| Insurance                                    | 14,000           |
| Waste Disposal                               | 4,000            |
| Security                                     | 4,000            |
| Telephone                                    | 2,600            |
| Electricity                                  | 1,000            |
| Natural Gas                                  | 6,000            |
| Water & Sewer                                | 10,000           |
| Legal Fees                                   | 20,000           |
| Tax (State & Federal review)                 | 4,000            |
| Postage/Copies                               | 4,500            |
| Office & Bank Charges                        | 3,000            |
| Buoy Permits                                 | 14,000           |
| Property Tax                                 | 4,500            |
| Miscellaneous                                | 2,500            |
| Homeowners Activities                        | 3,000            |
| Webmaster                                    | 2,000            |
| <b>TOTAL EXPENSES</b>                        | <b>\$390,600</b> |
| <b>Net Income before reserve allocations</b> | <b>\$159,410</b> |

|                              |                  |
|------------------------------|------------------|
| XFR to Capital Reserves      | \$63,764         |
| XFR to Replacement Reserves  | \$95,646         |
| <b>Total XFR to Reserves</b> | <b>\$159,410</b> |

### CAPITAL RESERVE

|   |                  |
|---|------------------|
| Projected Balance as of 12/31/09  | \$120,142        |
| 2010 Additions  | \$63,764         |
| <b>Total</b>  | <b>\$183,906</b> |
| <b>Less 2010 charges:</b>   |                  |
| Security Improvements, Recreation Improvements, Trenching and Irrigation Improvements | \$48,500         |
| <b>Forecast Balance 12/31/10</b>  | <b>\$135,406</b> |

### REPLACEMENT RESERVE

|  |                  |
|--|------------------|
| Projected Balance 12/31/09   | \$69,798         |
| Year 2010 Additions  | \$95,646         |
| <b>Total</b>   | <b>\$165,444</b> |
| <b>Less 2010 Reserve Expense:</b>                                  |                  |
| Landscape Repair, Court Resurface, Pool Mechanical, Fence Painting | \$59,600         |
| <b>Forecast Balance 12/31/10</b>                                   | <b>\$105,844</b> |

### Summary of the 1997 Reserve Study

| Component            | Remaining Estimated Useful Lives (years) |
|----------------------|--|
| Streets              | 5-25                                     |
| Roofs                | 5-30                                     |
| Fencing              | 0-20                                     |
| Amenities            | 3-30                                     |
| Buildings- int./ext. | 5-30                                     |
| Equipment            | 0-14                                     |
| <b>Total:</b>        | <b>49 Items</b>                          |

| Component     | Current Estimated Replacement Cost | FY 10 Funding Requirement | Component of Fund Balance End of FY 09 |
|---------------|------------------------------------|---------------------------|--|
| Streets       | 15,000                             | 600                       | 406                                    |
| Roofs         | 2,500                              | 235                       | 0                                      |
| Fencing       | 75,000                             | 4,719                     | 42,000                                 |
| Amenities     | 426,650                            | 53,544                    | 112,885                                |
| Buildings     | 41,000                             | 3,622                     | 30,077                                 |
| Equipment     | 22,000                             | 2,218                     | 4,572                                  |
| <b>Total:</b> | <b>\$582,150</b>                   | <b>\$64,938</b>           | <b>\$189,940</b>                       |

### By Laws Articles 11.1 and 11.2 Initiation Fees and Dues:

The Board of Directors shall fix the initiation fee from time-to-time, which shall be payable with any application for membership.

The Board of Directors shall fix the amount of membership annual dues and special assessments. Annual dues shall be payable February 15<sup>th</sup> annually and shall be delinquent on March 31<sup>st</sup> annually.

All members should note:

1. The initiation fee to join the Dollar Point Association will increase to \$20,000 as of January 1, 2010 and to \$25,000 on January 1, 2011.
2. Annual membership dues are \$860.00 per year. Membership cards will not be activated until dues have been paid in full. Dues that have not been paid in full by December 31st, will be considered delinquent and will result in the immediate loss of membership, and an initiation will have to be paid in order to rejoin the Association.
3. Effective January 1, 2007, the DPA Board increased the transfer fee of membership to \$2,000 (from \$1000 previously) upon the sale of a lot or home by a DPA member. Each membership belongs to the lot, thus a transfer fee will be charged if a member wishes to transfer the membership from one lot to another. If a member transfers ownership of a lot or a home to son(s) and or daughter(s), the name on the membership can be transferred to the same individual(s) without a transfer charge.
4. Each membership will be issued two (2) cards. No additional cards will be available.

# Communications Committee Report by Anita Ormsby

Our communications committee is currently working on the content of the 2009 Dollar Point Association survey. Since this year's survey will contain some important questions with which the membership can help the Board of Directors in deciding courses of action, we hope that you will take the time and effort necessary to respond thoughtfully to these new inquiries.

While our last survey in 2007 did have a very good response rate with insightful comments and suggestions; the committee is hoping for an even larger participation this year - so please give us your input! We hope to be sending it soon.

## Access Card Exchange Next Year

Next year before the start of the season, we anticipate requiring all members to exchange their existing facility access cards for new cards. All existing cards will have their serial numbers removed from the system. The goal is to ensure all lost, stolen or missing cards are accounted for.

The new cards will be issued free of charge in exchange for your old cards (so DO NOT throw them away) and they will be recycled for future use. If you do not have two cards, you will need to pay \$100 for each missing card. Please plan ahead for this exchange especially if you are not a frequent visitor to your property during the

winter. You may want to ensure that you are in possession of both cards when the exchange commences in March. Cards may be exchanged in person at WMC's office, at the pool once it reopens next summer, or by mail. Watch for further information on this program to improve our security.

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NO SCALE



### IMPORTANT PHONE NUMBERS

Sheriff (non-emergency)

**583-4244**

Coast Guard

**583-4433**

Fire/Emergency

**9-1-1**

DPA Pool Office

**583-7608**

WMC (Emergency Only)

**583-2713**



Dollar Point

# Notes from the Manager by Aidan Miles

By the time you are reading this we will hopefully be entering into winter. As we always do this time of year, we'd like to remind you of a few things that hopefully will make your winter a little bit safer and more pleasant.

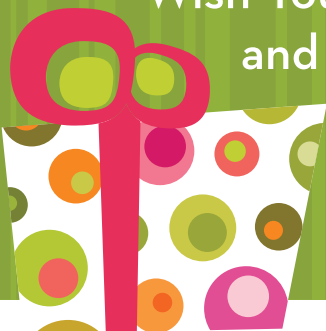
Cold temperatures can be hard on your home's plumbing. WMC does not manage the individual homes in Dollar Point, but every year we get a few calls from concerned neighbors about water coming out of unusual places in the house next door to them. We'd like to remind you to have a winterization plan for your home. For some, this means simply leaving the thermostat at 50 degrees when they leave the home for extended periods. For others, the process includes turning off the water and draining the lines. Problems result from renters or guests leaving and turning the heat all the way off, figuring they're doing the owner a favor and saving them money on gas. We strongly recommend that if you rent or loan your house that you have clearly written instructions for your guests. Too many homes suffer water damage every year because someone left without leaving the heat on. Along the same lines, know where your utility shutoffs are located. Most people know where their breaker panel is, but you'd be surprised how many people have no idea how to shut the water off to their home. This is not something you want to be searching for while water gushes out of your wall. Remember, if you see something wrong with your neighbor's house you can call the WMC office and we will attempt to contact them. A lot of owners have the contact information for their neighbors on hand, and we'd recommend that you leave that with a responsible neighbor.

New owners often call WMC about snow removal for their individual homes, and we point them in the direction of local services which many of you use. We get calls every year from new members and veterans alike, asking when their street will be plowed. The roads in Dollar Point are owned by the County, and it is up to them to take care of the snow removal. Many of you have experienced the frustration of fighting your way to the highway following a big storm. The County has a lot of streets to take care of, and sometimes during large snowfalls they end up getting behind in their work. There is nothing WMC or Dollar Point can do to get them to come do it faster. You can call the Roads department at (530) 581-6220 to try and find out a timeline for when your street will be cleared. Remember, parking on the shoulder of roads in Dollar Point is illegal from November through May, and you can get a sizeable ticket. Last year there was a Parking Division vehicle scouring the neighborhood on a very regular basis.

We wish you a safe and happy winter, and we look forward to seeing you for another summer season next year!



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