

Cascade Connections

On the web at www.CascadeShores.org

Cascade Shores Homeowners
Association

Spring 2009

President's Message

Kent Rees

This edition's themes are CELEBRATION and PREPARATION. We are celebrating our 40th year as the Cascade Shores Homeowners Association (incorporated April 24, 1969) with historical memories from three pioneering families who arrived here in the early days. We are also giving emphasis to preparation, making sure that all residents are reminded of our critical fire danger and how to take steps to keep your family and home as safe as possible.

I'm completing my first year as President and there is much to report:

Dues Increase

The CSHA has always lived on a thin budget, lacking money for emergencies and new ideas. Over the last 15 years our dues have only increased by \$15.00. This pace did not keep up with inflation and put our solvency at risk in the event of a sudden, big expense. At the last annual meeting, we voted to increase our dues by \$30.00 starting in April 2009, bringing the cost of a basic family membership to \$100.00/yr. The extra money will help us to start work on a backlog of planned repairs/improvements at Lost Mine Lake, add to our emergency reserve, and cover insurance changes. **DUES ARE DUE BY APRIL 1.**

Involvement

After reading this newsletter, I hope you agree with me that the CSHA is more involved than ever, caring about our neighborhood and working to make improvements. If the board didn't care, we wouldn't be volunteering hundreds of hours each year trying to best represent the interests of our residents. However, we can only work on what we know about. Please contact one of us if you have an idea or a concern. You may want to come to a board meeting where we can possibly offer some direct help or, at least, make some suggestions based on the wide experience of our board members. Please stay alert and involved so that we can better serve this community. If you notice something illegal or questionable, call the Sheriff's Department. Our chances for more law enforcement attention improve when people take the initiative and report.



Old Flume Crossing Pasquale, ca 1969 (as seen from Cascade Drive).

Property Rules and Guidelines

After reviewing our history and the responsibilities we have under our charter, we believe that we need to play a larger role in protecting our neighborhoods. Taking cues from the original CC&R's, new concerns, and county codes, the board developed the enclosed document, "Property Rules and Guidelines in Cascade Shores," to help owners and residents become more aware of community expectations, code enforcement, and issues having to do with creating defensible space around our homes. People need to know that they have recourse through the CSHA or through the County when offended by the practices or property conditions of others. We have also added some important services which we hope will be useful in reducing our fire danger.

Landlords – please share this critical information with your tenants.

Firehouse Events

Because the firehouse property was donated to the fire department in the 1970's, the fire department has allowed CSHA to use half of the building as a community center. After the Women's Club organized the repainting and carpeting of the

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Presidents Message *from page 1*

building last fall, the facility is getting more use. The CSHA is now the sponsor of the children's parties, underwriting the insurance coverage for these and other events. This has relieved the Women's Club, which plans and organizes the parties, of responsibility for having its own special events insurance (expensive!) to cover the kids' activities.

Nate Beason at January Board Meeting

You may have read about our January meeting in The Union when the board heard a concern from a member regarding noise and other complaints associated with the off-road, dirt bike activity in the diggings. The publicity brought out a large crowd and some heated controversy. The Board agreed with Supervisor Beason who suggested that some of the differences could be solved by bringing the involved parties together. We urged the affected parties to form a committee from some names that were collected. The Board also resolved to make sure that off-road activity is not occurring on our Lost Mine Lake property (CSHA is not insured for it!). If you own property in the diggings, be sure that you are consciously allowing or not allowing such activity on your land. The bare land can easily be marked up and eroded from repeated tracking over the soil. Also, landowners and vehicle riders may be unclear of the insurance implications. If you are an off-road enthusiast, please respect the private property of all owners and do not ride on the homeowners' property at Lost Mine Lake.

Supervisor Beason also reviewed winter conditions and Pasquale Road issues in the wake of some serious accidents. Everyone in attendance seemed to agree with him that snow removal and sanding of roads had greatly improved in the Shores and along Pasquale. He also outlined some planned future improvements for Pasquale, and spoke of the need for residents to take some personal responsibility when winter roads are bad. He recommended getting studded tires for winter as the only real answer for ice. I bought a set, and they work great!

CSHA Board

I am part of a 9-member voluntary board of Shores residents, all of whom will finish their elected terms in a little over a year from now. Our board will need new faces and new ideas at that time. If you have any interest in getting involved, the best way to begin is to attend some of our monthly board meetings to get a feel of the association and its work. We usually meet the first Wednesday of each month, 6:30 p.m., at the firehouse. (Please check with me first because meeting dates sometimes change.) We truly benefit from a responsible and engaged board that wants to make our community the best place to live. Please let me know if you'd like to consider getting involved by calling me at 265-6114. It's a sacrifice of very little time for large rewards helping the whole community!

The updating of our CSHA by-laws has been turned over to a subcommittee of the board. That document describes procedures of governance, authority, and elections.

Becoming a CSHA Member – Goal: 200 Members

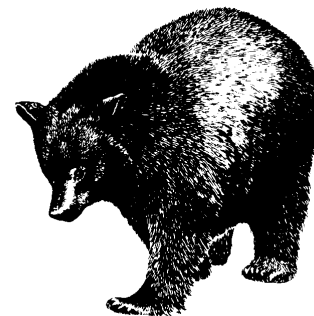
If you are new to Cascade Shores or you have in the past not become a member of the Association, I'd like to ask you to consider membership at this time. We are doing more than ever to protect this community and to get others to take notice. We had an 19% increase in membership from the previous year which means that people are finding value in what we do. With about 15 more members, we will be at 200 which means that our Suburban group buy may get even sweeter!

There are obvious reasons why this community supports the children's parties, the security patrol, social activities, discounted propane and brush/tree clearing, our private lake, and much, much more. Recognizing the shift in Cascade Shores demographics, we are trying to make the CSHA a "family friendly" organization. If you are not sure about joining this voluntary "movement" or have concerns, please give me a call at 265-6114. You can also learn more about us by checking our website at cascadeshores.org.

If you are renting out your home, you can relinquish your membership rights to your tenants. Just for the savings in propane, they will thank you!

Annual Meeting – Saturday, April 4, 1:00 – 2:00 p.m., Cascade Shores Firehouse

Members and non-members alike are welcome to our Annual Meeting. Come early and don't rush to leave so you can visit with friends and neighbors. The formal meeting will be a one-hour event where we will address the themes of CELEBRATION and PREPARATION. There will be door prizes, balloons, a CSHA birthday cake (40 years!) and sodas, recognitions, and a brief business meeting including a review of the Association budget. At 1:30 our guest speaker, Warren Knox, President of the Federation of Neighborhood Associations, will give a 20-minute presentation: "Defensible Space and Beyond," essential information for every Cascade Shores homeowner as we enter a very difficult fire season. There will be a 10 min. Q&A session with Warren following his talk. **Please mark your calendar for this important meeting and plan to attend. All welcome!**



Local Tree And Brushing Service Recommended By CSHA

Michael Cotton, owner of Michael's Personalized Tree Service (SCL #723619 and Certified Arborist WE7065A), has been selected by the Board to offer free evaluations on trees and to provide discounted tree and brush removal service to CSHA members. Michael is licensed, insured, bonded, and carries workers' compensation – this means fewer worries for you and greater overall satisfaction in the long run. Michael can be reached at 265-5724.

Hello everyone! My name is Michael Cotton. My wife, Marlene, and I have been living in Cascade Shores since 1993. I started my career in the mid-1980's as a tree maintenance worker in Southern California while taking college courses in arboriculture, insect and disease control, and forestry. I've worked for a variety of contractors performing many kinds of jobs having to do with everything from the planting of trees to their ultimate removal.

I started Michael's Personalized Tree Service in 1992, and the emphasis has been on a smaller, more personalized approach, giving attention and consideration to my clients. My primary areas are tree assessments, fire hazard removal, and restoring the balance between preserving trees and reducing the fire danger within the guidelines of defensible space. I believe I can show you how to preserve and protect a beautiful tree cover while reducing your exposure to wildfire. If you have any tree or brush clearing needs, I'd appreciate a call and a chance to meet you. And if you are a member of CSHA, I'd be happy to pass along a discount to you for any work.

Thank you, Michael Cotton



Michael Cotton at Work.

Curbside Chipping Program

As of this writing, the free, curbside chipping program has been suspended due to budget problems. For those of you who pulled brush out to the street before winter with the idea that it would be chipped, your piles are now so dry that they pose an immediate fire hazard. Michael Cotton (see "Local Tree and Brushing Service" article) has agreed to help by coming around and chipping these older piles (no branch diameters larger than 4") as he has time between other jobs. Michael will do this at a very nominal cost that you will need to work out with him. If interested, please call Michael at 265-5724.

For updates on the status of the Chipping Program with the Fire Safe Council, call them at 272-1122. The Council still has a program in place to help low income seniors and low income disabled to get free resources for making their homes fire defensible.

Fire Threat – No Time For Inaction

Picture this – a wall of flame approaching Cascade Shores, fire and police on your street, telling everyone to evacuate. As you pull out, you notice that your house and surrounding grounds are being pelted by dozens of wind-driven flaming embers, some of them the size of baseballs. It's like the artillery fire from an advancing army, threatening to start multiple secondary or spot fires well ahead of the big blaze. Will your house survive this barrage even if the main fire is stopped? Will the embers ignite needles in your gutters, that dry brush next to your house, or that dead tree you've been meaning to remove?

Cascade Shores remains one of the most fire vulnerable neighborhoods in Nevada County. Local fire authorities have done a pretty good job getting folks to clean-up the most unsafe properties over the last few years, but there is still work to do. Let's face it – the work is endless and the falling debris keep coming. We've heard that insurance companies are getting into the act, pulling policies from houses that may be indefensible in the event of a wild fire. The trends show that we can expect even more dry weather ahead with the fire season getting longer and longer. If you have a home in the Shores, it's now time to take action to thin out your trees, remove ladder fuels, rake up the dry needles, and take every measure to make your property as defensible as possible. Even take a look at your driveway and ask yourself if it is wide enough and open enough for a fire engine to enter. When a fire roars down your street, the properties that look the most vulnerable and unsafe to enter will be way down on the priority list for saving.

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We can never eliminate the threat of fire, but we have the opportunity to improve our chances by taking personal responsibility for the fire conditions on our own properties. Most fires start at ground level. We need to prevent that and to make sure that fire can't climb into the tree-tops where it is most dangerous and difficult to fight. And if your neighbor has a fuel-laden lot, start a friendly conversation about the fire situation and see if you can get your concerns translated into action. The three weeks of smoky air last summer have got to be a wake-up call to many people. We could be next, and no one wants to feel that their own property caused the ignition or unnecessary acceleration of a fire.

As a homeowners association facing this huge danger, we want to be helpful in regard to fire safety. We have engaged a recommended tree and brushing service (Michael Cotton at 265-8820) to provide discounted services to our members. A retired fireman in our community, Bill Carter, is our contact (265-5699) for any help or information regarding fire safety issues. The Fire Safe Council (272-1122) can provide you, at no cost, a trained volunteer to help you evaluate defensible space issues on your property. The CSHA Board of Directors can notify "dirty" property owners with our own "violation" letter if you can help us to identify lots in serious need of a clean-up. If there isn't a response, we can take the issue more forcefully to fire inspectors with the backing of the CSHA. We are also working with other local homeowners associations to share information and ideas about handling the fire threat.

I urge you to take the fire danger seriously and to start treating this as a year-round priority. There is no time to wait for inspections (our last one by Cal Fire was in 2006!), or put things off for another year. You are better off believing that you **ARE ON YOUR OWN** when you look at our financially pinched and understaffed prevention and response services. And recognize that in a really big event, they will be quickly overwhelmed. Get out there with your clippers and rake and be an example to your neighbors!

Kent Rees, President, CSHA



Lightning Strike fire, June 21 (Just East of Cascade Shores. Seen From Banner Quaker Hill Rd.).

Voices of The Pioneers

We are marking our 40th CSHA anniversary (1969-2009) with some of the stories and experiences coming from those families who arrived here in the early days and who "blazed the trail" for the rest of us. Lots came up for sale in Cascade Shores starting in 1964 after considerable forest clearing to make way for streets and utilities. A high wooden flume, operational until the early 1970's, carried water over Pasquale just west of the current General Store. The land was sold for its part-time recreational possibilities, and nobody thought of Cascade Shores as a place for a permanent community.

Roy and Dorothy Leighton live on Cascade Drive and explain how they found Cascade Shores:

There was a September 1964 ad in the Sunday San Francisco Chronicle advertising "recreation property." We were given directions to the sales office located at the Five Mile House on highway 20. The real estate salesman picked us up and we were driven across the dam and shown the property. They also told



Roy Leighton.

us about “pie in the sky” long term plans. We had to come back a second time to confirm the lot we wanted after they had re-surveyed the property. With snow on the ground, we came back November 11, 1964 and signed all the purchase papers. At that time, the sales office was across the street from us next to the flume. As we were walking to the office, Dorothy thought she was on solid ground but fell over a hidden log and wound up with snow up to her waist! Later, when we brought the in-laws out Pasquale Road to see the property, my father-in-law asked: “How in the world did you EVER find this property?”

Bill and Lorae Coykendall bought property in Cascade Shores in 1971 after seeing an ad in the San Francisco Chronicle for “vacation property.” They moved up from Daly City in 1983 and haven’t looked back, still living in the same house on Pasquale that was built in the mid-60’s. For at least five years in the 1980’s, Bill was on the CSHA Board and served two terms as Association President. Issues at that time had to do with the interface of Cascade Shores and usage of Scotts Flat: walk-in access, the boat ramp, etc. Bill also worked with the County in dismantling the old Cascade Shores burn site that was located adjacent to our sewage treatment plant. During Bill’s time there were many threats to the livability and pristine environment of Cascade Shores presented by efforts of people to start a camping ground, put in a condominium development, and doing other things that would degrade our area. It was on Bill’s “watch” that the CSHA Articles of Incorporation were amended to include our right to “take a public position on environmental and other matters affecting the quality of life in Cascade Shores.”

Bill and Lorae still love living in the Shores even though they

We interviewed Larry and Sue Anderson who own a place on Pasquale Road:

Q: When did you first lay eyes on Cascade Shores, and what was it like at that time?

A: In 1965 there were so few people in the area it felt like being in the backwoods. Cascade Shores was still showing the unappealing effects of the latest logging activity, and one could go down in the “diggins” and easily pick up petrified wood. The only structure in the development was the “A” frame home of the developer which doubled as the sales office.

Q: What was road access to the Shores like and how long did it take to drive to town?

A: Pasquale was a dirt road so we chose to come in from the Five Mile House and over the top of the dam which was open to the public at that time. It was about a 45 min. trip to town going that way.



Bill and Lorae Coykendall with Bill Jr.

have seen lots of growth and Lorae has some misgivings about driving our winter roads. They remember when we used to be a quiet “retirement community” but still refer to our area as peaceful and “quiet.” Bill’s recommendation for keeping the CSHA relevant: “access and use of Lost Mine Lake, the security patrol, and promotion of social life so people can get to know one another.”

Q: How big is your lot and what did you pay for it in the 1960’s?

A: Two-thirds of an acre and we paid \$4,000.

Q: What sort of process and approvals did you have to go through in order to build your place?

A: The process then was rather straightforward and simple; however, when my father applied for the permit, he was greeted with, “So you’re from the Bay Area – why don’t you go back and stay there?” So much for a warm welcome to Nevada City.

Q: How many other cabins were there at the time you were building?

A: We started building in 1971. I never counted, but I’d guess there were about 50 houses either under construction or completed at that time.

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Larry and Sue Anderson Continued from page 5

Q: How did you overcome the social isolation with so few people out here?

A: We looked forward to the solitude. It was temporary because we keep going back and forth, splitting our time.

Q: What is your recollection of the Homeowners Association and its functions in the early years?

A: It was a very proactive group. In those days the concerns were roads, fire protection, continuing free access to Scotts Flat Lake and securing ownership to the Lost Mine Lake. We appreciated their efforts in tackling those issues.

Q: What is your opinion of how Cascade Shores has changed over the years, and what keeps you here after all this time?

A: Coming here continues to be our escape from the hubbub of the Bay Area. The area has lost some of its funky charm of the good old days, but Cascade Shores and Nevada City continue to be a pleasant place to frequent – well, except for those barking dogs in the neighborhood. And we salute the Homeowners Association for its continuing efforts to keep Cascade Shores a desirable and safe place to be.

Membership Update

John Jimenez, Treasurer/Membership

We added 35 more CSHA memberships for 2008-09, a 19% increase from the previous year. Of the 185 members, 38 were for “enhanced” membership that add the Security Patrol. Many members, especially those who are part-timers, enjoy the peace of mind that comes with the use of our home-grown Security Patrol service.

Remember that CSHA membership helps you to save approximately 20% on your propane bill from Suburban Propane – this is the power of our group buying! If you are a member but not a Suburban customer, it’s easy to switch. Just call Suburban at 273-6113 and tell them you’d like to change over. They will come out to your house, transfer any remaining propane in your existing tank to a Suburban tank and set aside your old tank for you to call your old supplier for pick-up. There is no extra charge to switch-out the tank.

If you are not a CSHA member and you’d like to join, just fill out the application enclosed and mail in with your check. You will receive your new membership card soon. And remember - to receive the propane discount, you must be a current CSHA member.



Larry and Sue Anderson.

Roads Report

Harry Wander, Roads

Although snow removal is better this year, there are still problems getting in and out of Cascade Shores in severe weather. A December storm began with lots of snow, followed by rain, and then a temperature drop (followed by snow again) made Pasquale very slick. A Waste Management truck, without chains, tried to come down Pasquale only to slide sideways and block the road. Then, a woman got injured falling on the ice. The road was closed for hours before things could be cleared away. This event prevented the scheduled sanding of the road which led to even more problems. W/M may have learned its lesson and has promised the county not to try an icy Pasquale without chains in the future.

Another scary thing happened earlier in December when a car went 300 ft. down the side toward Deer Dreek during a storm. Luckily the accident was seen and the driver pulled to safety. Doug Farrell, Director of Public Works, told me that the county will work to put up guard rails along the dangerous parts of Pasquale Road. So as not to make it too narrow, they need to compensate by cutting into the opposite bank to give more room – this has to be worked out with the involved property owners, and some tree removal will also be necessary. Mr. Farrell states that they are proceeding with this project as funds become available, but that there are several other county roads which are also a high priority for fixing.

Note: Chuckholes only get bigger. They do not heal themselves so call the Department of Public Works at 265-1411 and report the problem so repair can be scheduled.

CSHA – 2008-09 Accomplishments

Cascade Shores Sewage Treatment Plant - Update

Carolyn Inglis, CSHA Liaison to Sewer Committee

At the regular Supervisors' meeting on 1/27/09, the Board approved the interim funding request for the State Revolving Fund loan. The loan is at 0% interest, but the fees result in an effective interest rate of about 1.7%, still very low. The Board directed staff to investigate if they could get the State to pay for any additional costs incurred as a result of the State freezing the grant funds they committed. Additionally, the County will only draw the minimal loan funds necessary to keep the project moving to completion, and pay them back as soon as the grant funds are unfrozen.



New Treatment Plant.

The plant was recently fired up, and some clean water operational tests will take place very soon.

A note about septic tank regulations: Assembly Bill 885, written in 2000 after tanks polluted Santa Monica Bay, has been put on hold for now. This bill would require inspections of septic systems every five years and could force homeowners and businesses to replace their systems. This is all good news for the 25,000 Nevada County residents who have septic tanks including the majority of properties in Cascade Shores. Another bill is being drafted that would counter the regulations if needed in the future.

1. Moved insurance to local agent, saving money and reducing exposure.
2. Upgraded website, cascadeshores.org, with new features.
3. Achieved 19% growth in new membership.
4. Organized social events at LML: Luau and Family Picnic Day.
5. Better defined security patrol and made self-supporting.
6. Worked with Women's Club to upgrade firehouse interior.
7. Added a discounted tree and brush clearing service for members.
8. Got legal advice on our CC&R's and developed a set of "Property Guidelines."
9. Assumed insurance coverage for firehouse kids' parties.
10. Published membership directories with contact information.
11. Developed an "in-house" method for notifying residents of problems or code violations.
12. Held community flea market at firehouse.
13. Organized Lost Mine Lake clean-up and added new signage.
14. Held "adopt-a-road" litter pick-ups on Banner Quaker Hill Road.
15. Published two newsletters, "Cascade Connections."
16. Improved our financial strength and started an emergency reserve.
17. Continued our liaison activities with the Cascade Shores Sewer Committee.
18. Worked with other neighborhood associations (through FONAs) to learn and exchange ideas.
19. Lobbied the County for safer roads, especially in winter.
20. Added several local businesses to our list of paid advertisers.
21. Started a process to up-date our CSHA by-laws.
22. Finished an inventory of repairs and needs at Lost Mine Lake.
23. Updated materials and strategies for welcoming new people to the Shores.

Cascade Shores Homeowners Association

A homeowners organization dedicated to the protection of our commonly held property, Lost Mine Lake, the promotion of community safety, property values, and the overall desirability of living in Cascade Shores.

CSHA Board Members

Kent Rees, President, 265-6114, knarees@nccn.net

Robert Crabb, Vice President, 265-3102, rcrabb@comcast.net

Carolyn Inglis, Secretary, 265-9147, cpinglis@yahoo.com

John Jimenez, Treasurer, 265-3736, jjab@aol.com

Denise Cain, Lost Mine Lake Supervisor, 265-8680, caindenise@yahoo.com

Annette Murphy, Member, 470-1722

Harry Wander, Roads & Maintenance, 265-0884, hjwander@comcast.net

Terry Athanasopoulos, Women's Club Liaison, 265-2486, tgrebens@yahoo.com

Mike Inglis, Security Patrol, 265-9147, r_mike@yahoo.com

**Cascade Shores Homeowners
Association**

Member of non-profit
FEDERATION OF NEIGHBORHOOD ASSOCIATIONS

**16528 Pasquale Road
Nevada City, CA 95959**



U.S. Postage
Paid
Permit #29
Nevada City
CA 95959

Top Ten Reasons To Join The Cascade Shores Homeowners Association

- 1. 20% discount on propane**
- 2. Full use of our private lake**
- 3. Community newsletter**
- 4. Private security patrol (with “enhanced membership”)**
- 5. Help with code enforcement, fire safety, defensible space**
- 6. Summer events at the lake**
- 7. Kids’ parties at the firehouse**
- 8. A strong voice with county gov’t**
- 9. Informative website**
- 10. Most important of all... CSHA membership is VOLUNTARY and AFFORDABLE (\$100.00 per year)**

Learn more about us at cascadeshores.org