

Cascade Connections

On the web at www.CascadeShores.org

Cascade Shores Homeowners
Association

Spring 2010

Retiring President's Message

Movin' On

My wife and I moved to Cascade Shores six years ago, retiring from careers in the Bay Area. Since that time, I've been actively involved in the CSHA serving as the CERT coordinator, board member, and as President for the last two years. I became President out of concern over our budget that seemed unable to keep up with rising expenses and challenges. Fortunately, that "hole" has been plugged, and we've even started to build an emergency reserve. At the time of our Annual Meeting, April 3, I will be stepping down and handing the job over to a new President and board. **PLEASE COMPLETE THE ENCLOSED BALLOT AND RETURN (with your dues) NO LATER THAN APRIL 1.** It looks like the next board will be composed of a good mix of new people along with experienced hands.

One of the board members described the last two years as a period of CSHA "modernization." It seems that many overdue items were addressed. The changes should carry us well into the future. Some significant accomplishments:

1. A healthy dues increase (way overdue) that should satisfy our needs for a long time.
2. The laying to rest of our defunct CC&R's and replacing them with "Property Rules and Guidelines" that include a role for the Association in getting compliance. (See enclosed yellow sheet.)
3. The targeting of Security to just those members who really want the service and are willing to pay extra. (The cost of gasoline was killing us!)
4. The overhaul of our CSHA by-laws, producing a more concise and useful document for the operation of the Association. (Passed by member vote – 40 to 0 – and adopted by the Board the first week of last November.)
5. Experimenting with social events and opportunities that reflect our changed demographics, giving more for families and kids to do. We also sponsor the children's parties that the Women's Club hold at the firehouse.
6. Doing a re-evaluation of our insurance coverage and moving to a local broker who saved us money (and helped us to sleep more soundly!).



Springtime in Cascade Shores.

These accomplishments would not have been possible without the experienced and dedicated board I've had the pleasure of serving. All members need to appreciate the service of John Jimenez, Robert Crabb, Carolyn Inglis, Denise Cain, Harry Wander, Mike Inglis, Terry Athansopulos, and Annette Murphy.

We are a strong Association with a long history. Membership is well up from where it was in 2007, but we fell short of reaching our goal of 200 members (several years ago, 200 was our average annual membership). Yes, there's been a dues increase on top of an economic downturn. But anyone who is full-time with a propane tank must understand that ONE membership discounted FILL-UP will typically pay you back the equivalent of your annual dues. On top of cheaper fuel you get the service and representation of a group that is trying to make our community safer and more attractive. And another big advantage is the unlimited, free use of our private lake, Lost Mine Lake. Please be aware that owners and renters may now become full members each in their own right, a by-law change that makes no distinction between the two kinds of members.

If you are not a current member of the CSHA, please consider membership at this time. You may call me at 265-6114 or email me at knarees@nccn.net if you have a question. If you are a continuing or new member, please use the enclosed envelope for your application and check. Membership cards will be processed and returned to you as soon as possible. Dues for the new fiscal year are due by APRIL 1.

I've enjoyed serving this wonderful community.

**Kent Rees, President, CSHA
2008-2010**

CSHA Annual Meeting Saturday, April 3, 1-2 PM Cascade Shores Firehouse

Please attend our annual member get-together. Meet your neighbors and enjoy a free hot dog and lemonade while...

1. The new board is installed and introduced
2. New officers are announced
3. Our budget and plans for the year are discussed
4. A manager from Suburban Propane talks about our Association discount and answers your questions

This is our traditional meeting, held each April, to hear from our members. Bring your questions and ideas to share. To learn about our Association, non-members are also welcome to attend.



Warren Knox, Pres., FONA, Speaking at Last Year's Annual Meeting.

We Live In A Matchbox...but You Can Do Something About It!

Think about it! Aren't the matchsticks sort of like the trees? But the matches in our box are upside down, with the match heads on the bottom, just like the dry brush and ground level droppings littering our property each year. How do we meet the legal mandate of defensible space law? A good start is to simply "clip off the match heads," those dangerous forest floor fuels that can easily be the source of a fire or an easy ignition point for the flying embers that usually occur in wildfire situations. After removing the critical "match heads," take a look at your trees (the matchsticks) and consider removing those that will never make it, the smaller ones too tightly packed together to ever get enough light and nutrients to reach maturity. Michael Cotton, owner of Michael's Personalized Tree Service, is our local, board recommended arborist, brush clearer, and chipper who can give you advice and help at a good price. And if you are a member of the CSHA, he will also give you a discount. Michael's number is 265-5724.



What if you have a thoughtless neighbor who, from the looks of his lot, doesn't take the fire threat seriously? As a member of the CSHA, you can complain to any member of our board. A couple of board members will verify your complaint, and an official letter of complaint will be sent to the property owner under authority of the board. The complaining party's name will be kept totally confidential. If the neighbor takes no action to start bringing his place into compliance with defensible space law, the board will forward the complaint to fire officials and ask that they take their own steps to enforce compliance. Feedback from fire authorities has been prompt and supportive of our Association taking such a stand.

On a larger front, the Fire Safe Council of Nevada County has written a competitive grant to fund the creation of a firebreak in the public lands (essentially the Tahoe National Forest) that butt up against Cascade Shores. This is likely to become a project that will take 2-3 years, and we won't know if we have qualified until this summer. The CSHA Board of Directors is starting to work with the Fire Safe Council to collaborate with this project. Depending on choices made, there may be opportunities for our members to get involved in some way. So... stay tuned and look for progress on this subject at our website, cascadeshores.org.

Most of us carry homeowners fire insurance. Insurance rates are based on risk. Part of the standard risk assessment is a key question: How defensible is your property in a wildfire? And you ask, "defensible by whom?" The answer is defensible FOR THE FIREFIGHTERS. If the fire responders believe that it is too risky for themselves to defend your property, they will move on down the street and find those homes that are safer to protect. (Contrary to public opinion, fire fighters do not deliberately risk their own lives on the job.) So if you have fire insurance but have a property that can't reasonably be defended in a fire, you are not getting much value for your insurance premium.

As the weather begins to clear, take action on your own property to at least clear the ground level debris. When the hot summer arrives, you and your family will feel safer.

CSHA Board of Directors

Important Announcement

Annual Lost Mine Lake Clean-up Day
Saturday, May 15, 9:00 AM LML
(if rain, it will be following Saturday)

Bring garden tools, rakes, gloves, etc.
Everyone, all ages, invited to participate.

Roads Report

This past year has seen significant improvement in the Cascade Shores access roads.

Pasquale Road was widened in several tight spots and patched in numerous places. Asphalt curbs were placed in several areas to better demarcate the edge. They also make it more difficult for cars to slide off the pavement and down the hill. The project cost about \$250,000. Pasquale Road, which is absolutely essential during winter storms, is still far from ideal, but the Department of Transportation has to spread its limited funds around to many other areas as well. Further improvements are planned for the future, as funds become available. Unfortunately, some of the narrow spots cannot be widened without removing trees and there is much sentiment against doing that.

The last 1- mile of Banner Quaker Hill Road was finally paved! Even with frequent grading, this section was always rough plus covered the cars with dust in the dry weather and with mud in wet weather. So it was avoided by most people. It is now much more palatable to take this shorter route to Grass Valley and Colfax. The CSHA Board publicly thanked the Department of Transportation for both projects via the Nevada Union newspaper.

During this winter's storms several motorists learned that while it may be possible to keep control going up the Big Hill, keeping control coming down may be impossible. The 31% grade section is too steep and a car rapidly becomes a bobsled. It does not take a whole lot of extra time to take Pasquale Road and it is much less dangerous and much less expensive than using a tree or power pole for a stopping place at the bottom of the hill. Early in December, a car did crash into a power pole on the steep grade, causing two lengthy power outages when the severed pole was replaced by PG&E. (Air bags saved the lives of the two occupants who hit the pole at 60 MPH!) This happened when the road was still open and there had been just a light dusting of snow. Be aware also that AAA will not go onto the closed section of the hill to rescue you if you slide off the road, and you may have a hassle with your insurance company if they discover that your accident occurred on an officially "closed" road.



Power Pole Accident Scene.

Snow removal in Cascade Shores was quite effective this winter. We owe a debt of thanks to the snow plow drivers.

The CSHA Board of Directors has adopted Banner Quaker Hill Road from the store intersection to the top of the hill as its section to keep clear of trash. It is amazing how much junk people throw beside the road during the 3 months between cleanings. If any group wants to adopt another section of road please contact me.

Harry Wander
Chair, Roads Committee

CSHA Membership

Last year our membership increased by 19% from the previous year. As of early February this year, the total number is down about twenty memberships from the year before – this may be attributable to the depressed economy and the resulting stresses on family budgets. But just remember that your annual dues can be quickly recovered in the savings you get through our group buy with Suburban Propane. The fuel costs have really shot up since summer and some members have been concerned.

Membership Continued from page 3

However, I've been monitoring the situation and have worked closely with Suburban to make sure that we are getting the best value possible as a homeowners association. A representative from Suburban will attend our Annual Meeting on April 3 to answer any questions you might have. I regularly send in our member list to Suburban and will be correcting and updating the information mid-April. So... please get your dues in to us for the new fiscal year, starting April 1, so you don't risk losing your discount with Suburban. A membership application and a return envelope can be found as an insert in this newsletter. Something new – renters as well as homeowners are entitled to full membership (not split) in their own right. So if you have a renter or tenant in Cascade Shores, please pass along this information.

For those of you who are interested in signing up for "security," please complete the backside of the membership application in addition to the front. Please note that the "security patrol year" runs from mid-May to mid-May. When processed, a copy of your "enhanced" membership application will be returned to you for reference.

As memberships arrive and are processed, membership cards will be mailed. Please contact me for any specific questions regarding membership status and propane discounts.

John Jimenez, Treasurer and Membership Chair
265-3736

Cascade Shores Women's Club

The CSWC is open to women residents of Cascade Shores who have an interest in meeting, working, and socializing with each other. We plan different events throughout the year, and we put on the children's parties and movie nights at the firehouse as a service to the community. We also have interest groups including a book club, a walking program, and game days. There is no pressure and people can participate up to the level of their own interest. Dues are just \$10/year. Contact me if you have a question or want to learn more about us or any of the planned events.

Charlotte Starn, President, CSWC
(530) 265-8340
cstarn139@comcast.net

Club Events Planned (so far)

Truffle-making Party with Linda Lumos, March 10, 1 p.m., firehouse (tentative event).

Kids' Easter Party w/ a pinata, crafts, gifts, bingo & lots of fun/treats, March 27, 1-3 p.m., (Possible Easter egg hunt!) firehouse.

Lunch At Diego's in Grass Valley, April 14, 12:30 p.m. Open to all CS ladies who would like to join the CSWA members and find out what we do.

Tea Party for CS ladies at a member's home, May 1, 2:30 p.m.

Alpaca Farm Visit at a local ranch, June 16, time TBA.

Movie Nights At The Firehouse featuring GP rated films for whole family, four Fridays, July 2, 9, 16, & 23.

Note: There are still a few Cascade Shores umbrellas left (\$15 ea.) from our last fundraiser. Call Anna Rees at 265-6114 if interested.

Q&A With The Board

Here are some questions that have come to us over the last year or so. We thought you might be interested in them and our responses – **CSHA Board of Directors**

1. I have three different households in separate units on my property. Is each household entitled to its own CSHA membership?
A: Yes, each household may hold its own membership, and it doesn't have to be shared or split with the primary homeowner.
2. How does our "homeowners" association protect homeowners from the possibility that too many renters could take control?
A: The old by-laws and the new by-laws allow for renter memberships. However, the new by-laws require that the board majority, and officers, be homeowners.
3. Isn't the CSHA pretty much just about Lost Mine Lake and discounted propane? Why all the concern with fire safety?
A: Yes, those things are important, but there is much more to the CSHA. Our Articles of Incorporation, on file with the State, declare that we are to "take a stand on environmental issues." What environmental issue is more important than the fire threat?

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4. Isn't fire safety and enforcement best left up to the fire officials?
A: In the best of worlds, that's probably true. However, the few fire inspectors that we have are hard pressed to keep track of thousands of wooded properties. If, on occasion, we can point out unsafe properties, the fire officials can move on them without delay. Each owner has the legal responsibility to clear unsafe accumulations of debris, and the CSHA wants to inform and help with this task.
5. Isn't Lost Mine Lake kind of dirty and unfit for swimming?
A: LML is a natural, spring-fed lake, perfectly safe for swimming. The water is tested to make sure it meets standards of the California Department of Health. When surface weeds occur, we carefully employ a herbicide to check their growth. Because it is a healthy body of water, it harbors fish, frogs, and turtles – these things should make for a fun experience.
6. Why did the dues go up so much this last year?
A: Over many years there was only a small dues increase, not enough to cover expenses (especially insurance!) and emergencies. It was getting harder to pay our bills, and we had to keep going to the membership to “pass the hat.” We are now in a stronger financial position with an emergency reserve.
7. I just moved here. Am I automatically a member of the CSHA?
A: No, you are not. Unlike many places where people come from, we are a voluntary association and membership is optional. You must pay your dues in order to be a member. Hopefully, you will see many reasons to join. And when you do, your membership extends to your whole household.
8. Last year I attended a loud and contentious board meeting on the subject of off-road motorcycle activity. The board seemed like it was being pushed aside by a very large crowd. How did this happen?
A: The issue came to our attention and the board wanted to learn about it. The newspaper got involved and a huge, overflow crowd turned out. This made it impossible to have a productive meeting. New procedures in place should be a guide to prevent this type of meeting in the future. We know from experience that a small group discussion with the board is the best format for dealing with most problems.
9. What ever happened to the summer tri-tip and spaghetti dinners at LML?
A: We noticed a fall-off of attendance, and we were getting stuck with unsold food. Those dinners were a successful model for at least twenty-five years, especially when we were a community of older adults with second homes. With our profile shifting to younger adults with kids, we've been experimenting with family-centered activities at the lake.



Board of Directors at The Northridge.

10. What's going on with the steep price of propane since summer? Am I really getting a member discount?
A: Colder weather in the rest of the country is driving up prices, and these are changing all the time. The difference between your member price and the regular price should average about 20%. Call directly to Suburban for up-to-date price quotes.
11. If I have a problem, can the Association help me?
A: Depends on the problem. Contact a board member and talk it over. To be put on a board meeting agenda, you need to give a few days notice.
12. Now that the community room in the firehouse has been fixed up, can other groups use it?
A: Yes, so long as we don't exceed the boundaries of our insurance coverage and give approval to whatever is planned. Please contact a board member.

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 member ship”)
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

Scotts Flat News

Spring will be here soon and that means boating, fishing and swimming at Scotts Flat Lake.

Season Pass prices for 2010 are still \$150.00 and this includes 2 vehicles, one boat or two kayaks and four (4) people daily park entrance and use of the recreational area until dusk. Your entrance card will be activated when the sticker is posted on your vehicle. Until we have summer staff on site at the Cascade Shores area, appointments can be made for Wednesdays for staff to come over to put on your sticker and activate your card, or you can come to the office on the Hwy 20 side Monday through Friday 8:00 a.m. to 4:00 p.m.

The day use area is open from **dawn to dusk and there is no alcohol allowed.**

Again this year we plan to have several events on the lake and these events will be posted at the day use entrance for your information.

Scotts Flat Lake will have a "No Motor" weekend this year and the date is April 24th & 25th. That means no motor boats allowed for the entire weekend.



We hope that you have a safe and good summer and if you have any questions please feel free to contact me.

Peggy Davidson, NID Recreation Manager
(530) 265-8861
nidrecreation@hughes.net



SERVICE PROVIDER LIST
(all phone numbers in 530 area unless otherwise noted)

AUTO

Nugget Auto Body
140 Scandling Ave., G. Valley
Chris Hensley, Owner
272-7275

ELECTRICAL CONTRACTOR

Dave's Electric, Dave Wood, Owner
Lisc #644176
FREE CONSULTATION
265-8319

ENGINEERING

Nevada City Engineering Inc.
Engineering, Surveying, Planning
William D. Green, Civil Engineer
505 Coyote St, Site B, N. City
265-6911

GUTTERS

Gutters, Leaf Protection, Metal Sheds,
Car/RV Covers, Kevin O'Connor, Rep.
265-1944

HOUSE-HELPER

Yard/Windows/painting/staining
Snow shoveling/garage cleanout
Roof & gutter cleaning
Dusty Hudson, 264-7040
Local references available

MEDICAL/THERAPY

Harry J. Wander, MD, FAAP
Sutter North Medical Group, Yuba City

Sr. Aviaton Medical Examiner

(all classes FAA Medical Exam)
(530) 749-3530

Rose Littau, M.F.T.

Marriage & Family Therapist

1512 Starr Dr, Suite B, Yuba City
(530) 674-2438

HOME MAINTENANCE/REPAIRS/HANDY WORK

Remodels/flooring/decks
Solar specialist
Chris Bingham, 265-2064

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Residential*Commercial*move in/out
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Sharon Hess, 265-6286

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Clear driveway \$40 (inc berm and car)
Berm only \$10/Car only \$10
Sean O'Brien, Kabota Operator
Home 265-0172, cell 277-9179

TREE SERVICE

Michaels Personalized Tree Service
Certified Arborist WE7065A
SCL #723619, Michael Cotton, Owner
265-5724

ROOFING

JM Top Quality Roofing, SCL 820427
PO Box 648, Nev. City, 265-9506
Joel J Megill, Owner

If you would like to list your business with Cascadeshores.org, please contact Denise Cain at 265-8680.

Member price is \$15 per year, non-member price \$20 per year. Your annual fee pays for your ad in our newsletter, two issues, and for being placed on our website,.

**Cascade Shores Homeowners
Association**

Member of non-profit
FEDERATION OF NEIGHBORHOOD ASSOCIATIONS

**228 Commercial Street #277
Nevada City, CA 95959**



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CA 95959

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, rcrabb0052@att.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