

In Residence At Old Greenwood

Old Greenwood Master Association

Notes From the Board



Old Greenwood.

The state of the community is well and growing. It is always a comfort to have a Board Meeting and hear we are in very good financial shape. The Transportation Committee organized a very successful winter schedule for Northstar trips. Landscape plans are forming for the summer and many home lots have plans for spring ground breaking and many are finishing construction.

Committee reports are included in this newsletter and the next board meeting is scheduled for March 20, 2015. Homeowners are always welcome. Speaking of committees, the Homeowners Association is made up of volunteers, and the HOA has committees filled with more community volunteers. If you are interested in taking a more active interest in the running of the community, in its landscaping and design or financial matters the committees are always looking for additions. Don't be shy; a vibrant community stays that way with committed caring citizens. Step up and take a turn with governing and support.

Please reach out to any board members with suggestions and concerns for Old Greenwood.

Serving the community,

Bob Wolfe - rawolfe@cox.net

Marti Park - marti_park@yahoo.com

Mary Ellen Kordas - maryellenkordas@gmail.com

Landscape Committee Update

In the fall the Committee conducted a walk about and made plans for enhancing the entrance triangle this spring. The area will be mounded and pines and aspens will be added. In addition, the plantings along Lookout Loop and Fairway Drive are scheduled for a thinning. The community has managed to stay fairly healthy in spite of the lack of water in the Sierras. Wishing for precipitation is clearly on all our minds.

As you spend time this spring in your yards, remember the importance of removing the Mullein and Salsify, both invasive weed species settling into our community grounds.

After the upcoming Annual meeting on May 9th, the Landscape Committee will be conducting a spring walk about, to create a spring/summer to do list. Stay tuned – watch for details and join us!

Marti Park
Bob Wolfe
Herc Heinle

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Architecture Committee Update

Spring often brings home building in Truckee. This spring will stay true to these traditions. Lots on Caleb Circle and Lookout Loop will see finishing touches, four in total. New building will begin on Fairway Drive and Caleb Circle, possibly three homes. A few homes will be incorporating the new roof pitch guidelines adopted by the Board, expanding the mountain style.

If landscaping is on your radar for spring/summer please contact an Architecture Committee Member for the required forms and guidance to insure a smooth and successful approval of your plans.

Chris Lim - sfchris@gmail.com

Glen Clement - gclement@tahoemountainclub.com

Marti Park - marti_park@yahoo.com

Finance Committee Update

Once again the Old Greenwood Master Association is having a strong fiscal year. The return of revenues in design review fees have been a pleasant addition to the bottom line. As spring approaches, the Board will be analyzing the year end forecast and planning its spring projects. Along with this in the March meeting, the Board will be looking ahead and approving the new fiscal year 2016 budget to begin June 1, 2015.

Steve Hogan, Assistant Controller shogan@tahoemountainlodging.com



Defensible Space

Summer 2015 has the potential to be a very dangerous fire season. Defensible space is not a one-time compliance effort, but an ongoing process. Please make sure you are doing your part by doing defensible space clean up early in the season. For more information on Old Greenwood's defensible space policy, please visit the Owner's website at owners.oldgreenwood.com.

Water Conservation

In January, Governor Jerry Brown declared a drought State of Emergency in California. While we've seen some snow in the last week, we are only at 19% of the average annual snowpack in the Sierras. Here's some ways that you can help to conserve water:

- Timing is everything when it comes to irrigation. Learn how to set your controller properly.
- Group plants with the same watering needs together to avoid overwatering some while under watering others.
- One drip every second adds up to five gallons per day! Check your faucets and showerheads for leaks.
- Time your shower to keep under five minutes. You'll save up to 1000 gallons per month.
- When washing your hands, turn the water off while you lather.
- When shopping for a new washing machine, compare resource savings among Energy Star models. Some can save up to twenty gallons of water per load.

For more tips visit www.wateruseitwisely.com.



Fractional Association Update

As a member of the Cabin Owners Association's Board of Directors, and also that Association's Secretary/Treasurer (and, from 2010 – 2012, a member of the Master Association's Board and its Secretary/Treasurer), I'm back to provide the Master Association's members with an update on the recent activities within the Cabins Association (the "COA") and the Townhomes Association (the "TOA"). As my last update appears to have been back in April of 2012, much has occurred in the COA and the TOA during that twenty-two month period. So, in "Reader's Digest" form, here's the overview of those "recent" twenty-two months:

In the last update, it was discussed that the COA and the TOA had both become aware of certain apparent construction defects (related to both the materials used and the methods of installation) in a number of cabins and townhomes. The COA and the TOA had jointly retained Mr. Robert Maddox, of the Reno law firm of Maddox, Segerblom and Canepa, LLP, to represent them in pursuing claims for damages against the responsible parties. Since April of 2012, here's an overview of the construction defects activity:

Initial intrusive testing was performed during May, 2012 on a sample of cabins and townhomes;

In December, 2012 the COA and the TOA filed a lawsuit against our developer, the two construction contractors, the architects and other responsible parties, seeking compensation for the then known construction defects (as well as those which might be subsequently discovered as a result of additional future testing). During 2013 and 2014, the COA and the TOA completely repaired two prototype cabins (#24 and #40) and one prototype townhome building (#13), as well as performing additional testing on an expanded sample of cabins and townhomes. As a result of repairing these two prototype cabins and one prototype townhome, and performing the additional testing, new and different types of damages were noted and added to the original claim filed by the COA and the TOA.

Mr. Maddox and his Firm, together with his team of architectural and other experts, have been working over these last three years to pursue the claims of the COA and the TOA. As a result of these efforts, formal discovery proceedings have recently commenced. Additionally, a trial date has been set for May 20, 2015.

Thus, sometime in the not too distant future, we hope to see construction work commencing to repair the remaining thirty-six unrepaired cabins and the remaining eleven unrepaired townhomes buildings.

In November, 2012 Northlight Financial ("Northlight") purchased certain assets of East West Partners located at Old Greenwood and at Northstar. Here at Old Greenwood, Northlight acquired six completed three-bedroom cabins, five townhome buildings and a number of undeveloped lots. As recently announced to the memberships of the COA and the TOA, the COA and the TOA are finalizing an agreement with Northlight whereby Northlight will provide to the COA and the TOA the use of certain of Northlight's cabins and townhome units during the time needed by the COA and the TOA to complete the repairs on the COA's remaining thirty-six cabins and the TOA's remaining eleven townhome buildings.

The COA and the TOA will both hold their annual meetings on Saturday, May 16, 2015.

That's the "recent" twenty-two monthly recap. More sometime out in the future.

Rich Graham, CPA
Secretary-Treasurer
Old Greenwood Cabins Association



Upcoming Local Events

- SnowFest—February 27 to March 8. Every spring since 1982, North Lake Tahoe comes alive with ten fun-filled days and nights jam packed with events and activities for all ages. Visit www.tahoefest.com for more information.
- Mountain Table Dinner Series—March 13. Offers a unique dining experience at the Zephyr Lodge at Northstar. Each dinner will feature a winery or brewery complemented by a menu featuring locally and regionally sourced produce and proteins. More information at www.northstarcalifornia.com.
- Rahlves Banzai Tour Sugar Bowl—March 14. Big mountain freeride meets ski/boarder cross action. More information at www.rahlvesbanzai.com.
- Frist Fridays—April 3. Downtown Truckee—participating shops offer complimentary food, drinks and music. More information at www.historictruckee.com.



Next Board Meeting

The next Old Greenwood Master Association Board Meeting is scheduled for Friday, March 20, 2015 at 4:00 pm at the NRMC2 Conference Room located at 12650 Caleb Circle, Suite E, Truckee, CA 96161.

There is currently one position open on the Board of Directors. If you're interested in running, please contact Meaghan Ogilvie at mogilvie@tahoemountainlodging.com.

Your Tahoe Mountain Resorts Lodging staff is here to support you!

Kevin Graham

Vice President of Hospitality

kgraham@tahoemountainlodging.com

530.550.3303

Herc Heinle

Maintenance Manager

hheinle@tahoemountainlodging.com

530.550.3317

Liza Smith

Director of Finance

lsmith@tahoemountainlodging.com

530.550.3304

Scott Williams

Resort Manager

swilliams@tahoemountainlodging.com

530.550.7006



Steve Hogan

Assistant Controller

shogan@tahoemountainlodging.com

530.550.3309

Brynn Booras

Owner Services Manager

bbooras@tahoemountainlodging.com

530.550.3324

Meaghan Ogilvie

Property Manager

mogilvie@tahoemountainlodging.com

530.550.7087

Deidre Blanton

Accounts Receivable

dblanton@tahoemountainlodging.com

530.550.3325