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SPRING 2016

GLENSHIRE DEVONSHIRE RESIDENTS ASSOCIATION MAGAZINE

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Online Payments**

**Dark Sky
Lighting**

**Policy Changes
That May Affect You**

Solar Generation
*Reducing Our
Carbon Footprint*

SPRING 2016



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GLENSHIRE DEVONSHIRE RESIDENTS ASSOCIATION

2016 Facilities Pass Policy

Photo Pass Information

Members 3 years of age and older must obtain a photo pass and it must be presented to the facility staff each visit. Only members in good standing may enjoy the facilities; dues and any other fees or accounts due to the Association must be paid prior to issuance of any pass. The current special assessment must be paid in full or the first installment of the payment plan option must be paid in full before the issuance of any pass.

Adults and children may be required to provide acceptable identification (i.e., drivers license/school ID card) to receive passes.

Photo I.D. Passes are issued or renewed at the cost of \$25 per pass per year either online or check by mail. All Passes expire December 31, 2016 or when title of property changes.

Eligible owners and family members over the age of 70 will be issued a pass at no cost.

Family Members

Passes are available to GDRA property owners and their immediate family or related persons. Total passes cannot exceed 5 and any additional family members will be considered guests (guest fees apply).

Passes for non-family members and non-owners (aka Nanny pass)

Two of the 5 available passes per property may be obtained for non-family members or non-residents for \$75 per pass per year.

Guest Information

A guest is any individual invited by an Owner to use amenities (with the approval of the Association), including renters. Members may invite up to four guests per day per property. Guests must be accompanied by the Owner.

Guest fees are \$7 weekdays and \$10 weekends and Holidays per visit per guest of any age.

Transfer of facility passes

Homeowners may transfer facility rights to leasehold tenants provided the lease term is three (3) months or longer. A facility transfer form and verification of the lease will be required. Transfer of rights must be updated annually.

Lost or stolen cards should be reported immediately. Replacement photo passes will be reissued at the Owner's expense at the cost of \$10 per replacement.

Unauthorized use of an Association photo pass may result in the loss of facility use and privileges.

Members arriving at facility without passes (may, can, will) be charged guest fees or denied access to the facility.

General Rules Applicable To Facility Use

Use of Facility by Minors, Members and Guest

Children under the age of 12 will not be allowed to use, or have access to, any Association amenities without direct adult supervision. Any member or guest not following the rules may be asked to leave.

Personal Injury and Property Damage

Amenity users assume all risk of personal injury to themselves, their family members, and guests, and for loss of, or damage to, the personal property of any such person; and hereby agree that the Association, and its management, staff, or any agent, shall not be responsible for any loss or injury sustained by the Owner, dependent child, immediate or extended family or guest of the Owner. The Association Rules may require the execution of further waivers of liability as a condition to Amenity use.

The Association reserves the right to modify the policy on a case-by-case basis.

Check our website or facebook page for future updates.

The Shire is the official publication of the Glenshire/Devonshire Residents Association published by CCMedia



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Office Hours generally from 8am-5pm M-F
Please call ahead in case we are out meeting with someone from the neighborhood.

CONTACT US

Main Office: 530.587.6202

Pool Pass Office: 530.587.5519

email: glenshire1@sbcglobal.net

www.glenshired Devonshire.com

BOARD OF DIRECTORS MEETING SCHEDULE

6pm at the Glenshire Clubhouse
15726 Glenshire Drive

March 9, 2016

April 13, 2016

May 11, 2016

June 8, 2016

August 10, 2016

September 24, 2016
(annual meeting 10am)

September 28, 2016

October 12, 2016

November 9, 2016

DESIGN REVIEW COMMITTEE MEETINGS

Design Review Committee (DRC) meets the 2nd and 4th Tuesdays of the month at 7am. DRC meetings will be canceled if no items are on the agenda 10 days in advance of the meeting.

NOTE FROM THE GENERAL MANAGER

Dan Warren

UPCOMING ANNUAL EVENTS

Saturday, May 28 | Pool Opens

Saturday, June 4 | Truckee Day

Saturday & Sunday

June, 4 & 5 | Garage Sale Weekend

Saturday, June 11 | Dumpster Day

Living In A Homeowners Association— What's In It For Me?

The value that a HOA brings can be different for everyone.

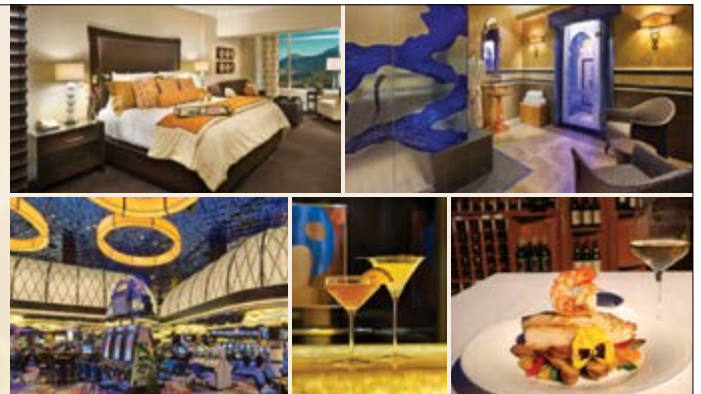
Some find the sense of community it creates, that can't be measured in dollars but is an increase to their quality of life, and is of great value. Some find value in tangible items such as trails, open space, pool, clubhouse, playground or other amenities. There are those who want different types of amenities and move to areas that have ski lifts, golf courses, or gates that keep out non owners. Others don't want any amenities and move to

areas that don't have an HOA. I've also met those who like to be involved in their community and help change or re-write rules, form special interest committees, serve on the board, and those who look after the general health and feel of the community.

I have the unique perspective of living in an area with no HOA and then spend my days working for an HOA. It allows me to compare the two areas and what they bring to the people that live in each area. Where I live with no HOA, there is no sense of community, no central meeting area, people don't stay in the neighborhood to recreate, play or meet with others. We know some of our neighbors, but many just lock themselves away. A place where a Rolands area Halloween Celebration would never happen. In Glenshire, I find it amazing that so many people know each other, use the clubhouse as a meeting place, hold birthday parties with large groups of neighbors and friends, meet to walk with friends around the pond, have play dates at the playground with others, use the clubhouse as a central spot to meet, hang out on the pool deck with their neighbors enjoying a summer day and people who realize the value in living in Glenshire.

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PERSPECTIVES



Paying Your Assessment On Time And In Full Will Save You Money

On occasion, we get a homeowner who calls or comes into the office frustrated with “yet another bill” that they don’t want to pay. I get it; in fact we all get it. Sometimes it seems like there are an endless stream of bills in our lives. Unfortunately, the State of CA has given HOAs few options for dealing with owners who let their accounts go delinquent accounts. **Glenshire makes available to all of its property owners its Collection Policy.** It is available on our web site under 2016 annual budget report or you can stop by our office to pick up a copy. Why do I say “unfortunately”? Because the only option provided by state law is a steep and slippery path. Once the account gets sent to a collection agency, it can add well over \$1,200 to the balance from the start, and more added as time goes on. It can get expensive! If the amount due is still ignored and remains unpaid, information is posted in the legal notices section of the Sierra Sun. The notice states that a lien has been placed on the property and that it’s going to be sold by the collection agency to satisfy an HOA obligation of a couple thousand dollars. At that point, the house is put up for sale. All of this can be avoided if dues and assessment payments are kept up to date. (Please read our collection policy for more details)

Has Glenshire ever had to place a lien and sell a property for uncollected assessments? Yes, more than once. The expenditure of time, attorney’s fees and collection costs means that the Association can lose money. That loss of money is passed along to our homeowners through higher assessment fees.

Being on the inside and watching how the money moves in the association, I can tell you that if everyone paid their assessments in full and on time (special assessments or annual assessment) it would save the association thousands annually. Currently there is a lot of labor spent in re-billing and processing, and that cost is passed on to everyone in higher association assessments. If the Association can’t make its payments on time the interest charges get passed to the owners of the property.

2016 ANNUAL DUES

Due in full by January 1, 2016 OR if on 4 pay plan, due in full by April 1, 2016

2016 ONE TIME SPECIAL ASSESSMENT

Minimum \$187 (1st of 5 annual pay plan) due by March 1, 2016

OR \$830 (discounted amount) due in full by March 1, 2016.

Please feel free to contact our offices if you have any questions.

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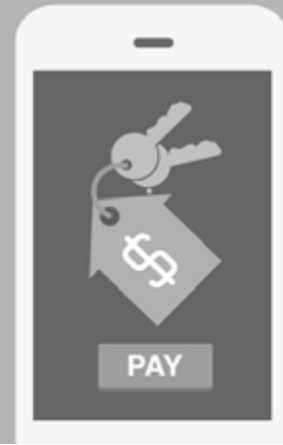


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TO THE **OLD** LIFE



SAY **HELLO**
TO THE **GOOD** LIFE



GLENSHIRE DEVONSHIRE ACCEPTS ONLINE PAYMENTS

ENJOY THE FOLLOWING BENEFITS

- Online payments via eCheck
- Credit Card payments accepted
- Automatic payments to pay assessments and eliminate late fees
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GLENSHIRE DEVONSHIRE
RESIDENTS ASSOCIATION

For support or account information contact the PayLease support team at 866.729.5327 or visit support.paylease.com

Reserve Study 2016

The Reserve Study is a projection for future replacement of existing GDRA components. The Glenshire Devonshire Residents Association Reserve Study is prepared every year. The reserves are funded by a percentage of annual membership dues each year.

The GDRA Board has decided not to increase annual dues for 2016, therefore allocating 20% of 2016 dues (\$90,000) to fund the reserves. There is a probability the future boards may be looking at increasing annual dues to address, cost of living increases and reserve fund needs. Reserves are now funded at 17% for 2016 and 8% for 2017. The current GDRA board feels that this percentage is lower than the Association should be comfortable with therefore part of the 2017 budget process will be to increase

the amount designated to reserves. GDRA is hiring an outside consultant in 2016 to perform a professional reserve study to help include all new components of the pool project and to re-evaluate other amenity components for proper future replacement funding. This will help GDRA establish an adequate long term budget to maintain current amenities and avoid special assessments due to underfunded components in the future. The GDRA board is interested in hearing from the membership for input on this subject as we get closer to the budget planning for 2017.

Policy Changes That May Affect You

At the November board meeting the GDRA board made some changes to existing policies. Some were minor changes that won't affect many people, but there were some changes that may affect you.



One important change is any tree removal without GDRA approval may result in fines of \$100 to \$5,000. Five thousand dollars seems like a lot to pay because you didn't submit or forgot to submit an application. Submitting an application for tree removal for review by the Design Review Committee is an easy thing to do. The committee members have talked a lot about how important it is to protect the healthy indigenous trees in our area for forest health and the ecosystems that live in it, including the people. If you have a dead or dying tree, submit an arborist report with your tree removal application to speed up the process.

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COMMITTED TO “GOING GREEN” By Liberty Utilities

Just like you, Liberty Utilities enjoys the beautiful environment we work and live in, so we’re committed to reducing our carbon footprint.

Over the years, our energy efficient programs have helped customers reduce their energy use and save money. (visit www.libertyutilities.com to learn about programs that could benefit you). I’m excited to share with you two new programs that will help all of us “go green.”

Electric Vehicles. Vehicle emissions are one of the greatest contributors to air pollution. Liberty has gradually replaced old fleet vehicles with electric and other alternative fuel vehicles. About 21% of our total fleet is either hybrids or alternative fuel

vehicles. We’ve also installed EV charging stations at each of our office locations, helping users extend their car’s charge, and we’ll work with the TRPA to identify future charging station locations. Finally, we are working with the California Public Utilities Commission (CPUC) on special EV charging rates that allow customers to charge EVs at a reduced rate during off-peak times, which also helps reduce demand on our system during those high-use times.

Solar Generation. Just last month construction started on Liberty’s first-ever solar facility. This 50 MW installation is being built in Luning, Nevada through a partnership with Invenergy, Inc.. Construction is expected to be completed and the facility put into our system by the end of this year. Renewable energy currently makes up about 22% of Liberty’s power content mix (based on last year’s data), and this new solar facility will help us meet the ever-increasing State of California’s renewable energy requirements. Once operational, this source will provide roughly 25% of Liberty’s energy directly from the sun!

We’ve also applied with the CPUC for a solar incentive program for both our residential and commercial customers, and we hope to receive a decision on those sometime mid-year. As you know, solar generation has been a “hot” topic in California, with the CPUC concentrated on the largest utilities’ programs. Smaller utilities, such as Liberty, started working with the CPUC last year on similar programs.

Liberty wants to do our part in keeping Lake Tahoe blue and our sky clear by implementing these measures. We look forward to working in partnership with our customers to do this.

Travis Johnson has nearly 25 years in the utility business, and joined Liberty Utilities-CA in 2014 to develop new energy technology. He was promoted to VP of operations in late 2015.



Greg Sorensen joined Liberty Utilities-CA as President in 2015 after the previous president’s retirement. Greg has been with Liberty Utilities in various positions throughout the nation and Canada for the past ten years. He grew up in California and is happy to return home.



Liberty Utilities’ customers are reducing our state’s carbon footprint one step at a time.

California requires all utility customers to pay a *carbon pollution permit cost* on their monthly power bills. Eligible residential and small business customers receive a *climate credit* twice a year.

What does this mean to you?

It means real savings you can use to make energy efficient changes to your home...
AND a cleaner planet for all of us.

Together, we’ll reduce our carbon footprint—step by step.

For more information, visit www.libertyutilities.com/west and click on the *Customer Support* tab

Local and Responsive. We Care.





HEDGE YOUR WAY TO LOWER TAXES

It's Tax time again and you can hedge your way to lower taxes. The Glenshire community is a wonderfully diverse population, and that is part of what makes living here so liberating and exciting. Now we all know that we love our toys, but from time to time it is time to renew the old. Instead of leaving them in your yard you can donate them to a great cause, get a tax break and increase your property values by not having old vehicles sitting around. It is a win, win, win.

Needless to say, we are excited to introduce a new way to give with Tahoe Truckee Community Foundation—donating your "vehicle." By calling 800.240.0160 or filling out an online form, you can easily donate your car, truck, RV, motorcycle, boat, etc.

Over the phone, you will be helped step-by-step to ensure that you get the fair market value for your vehicle (no matter its condition) so that you can include it with your itemized tax deductions with the least amount of paper work. Your vehicle will be towed for free and upon its sale you will receive a receipt. It really is that easy!

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DRY 1 IN HOUR!



According to Section 22454 of the California Vehicle Code, if a driver fails to stop for a school bus, one can received a fine for \$1000.00

BUS SAFETY— WHEN SHOULD YOU STOP?

Many drivers are confused about the exact school bus laws and proper right of way rules. It is estimated that over 50,000 motorists illegally pass busses every single day. School buses flash yellow lights when preparing to stop to let children off the bus. The yellow flashing lights warn you to slow down and prepare to stop. When the bus flashes red lights (located at the top front and back of the bus), you must stop from either direction until the children are safely across the street and the lights stop flashing. The law requires you remain stopped as long as the red lights are flashing, even when the bus is in a school yard. Keep in mind that older-model school buses do not have the red stop sign that folds out. So as long as you see the flashing lights come on, a driver of a vehicle meeting or overtaking the stopped bus from either direction must stop and wait until the bus moves again or the red lights are off.

But what else can we do to keep our children safe on their way to and from school? Parents should talk to their children about a few school bus safety rules. For example, when the bus approaches, make sure children know to stand away from the curb and line up away from the street. Teach them to wait until the bus stops, the door opens and the driver says that it's OK before stepping onto the bus. Remind them to use the handrails when entering and exiting the bus.

In addition, if they have to cross the road, make sure they wait on the sidewalk, and when it is time to cross the street, they should wait for the bus driver to guide them safely across the road. Children should never walk behind the bus and, if they drop something near the bus, make sure they tell the bus driver. Children should never try to pick up items near the bus because the driver's view may be obstructed.

According the National Highway Traffic and Safety Administration (NHTSA) school transportation is eight-times safer than riding in a car with parents or guardians.

However, most school bus-related deaths and injuries occur while children are crossing the street. To help keep children safe, motorists should pay close attention to school buses and be aware of their flashing lights. Remember, our children's safety is in your hands.



Stop For
The Bus—
Keep Our Kids Safe!

WILDLIFE & CRITTERS

Fido Faux Paws

It's hard not to be a dog lover. After all, mankind entered into a societal pact with them centuries ago. In exchange for food, our dogs will offer us unconditional affection, companionship, and play. In fact, did you know that dogs really want nothing more than to please their masters?

Some dogs will roll over and play dead on command. Others will fetch your slippers and newspaper. Some canines have even been known to traverse incredible distances to be reunited with families who were lost in a move. However, one thing that our bowzer buddies are unable to do is to clean up after themselves.

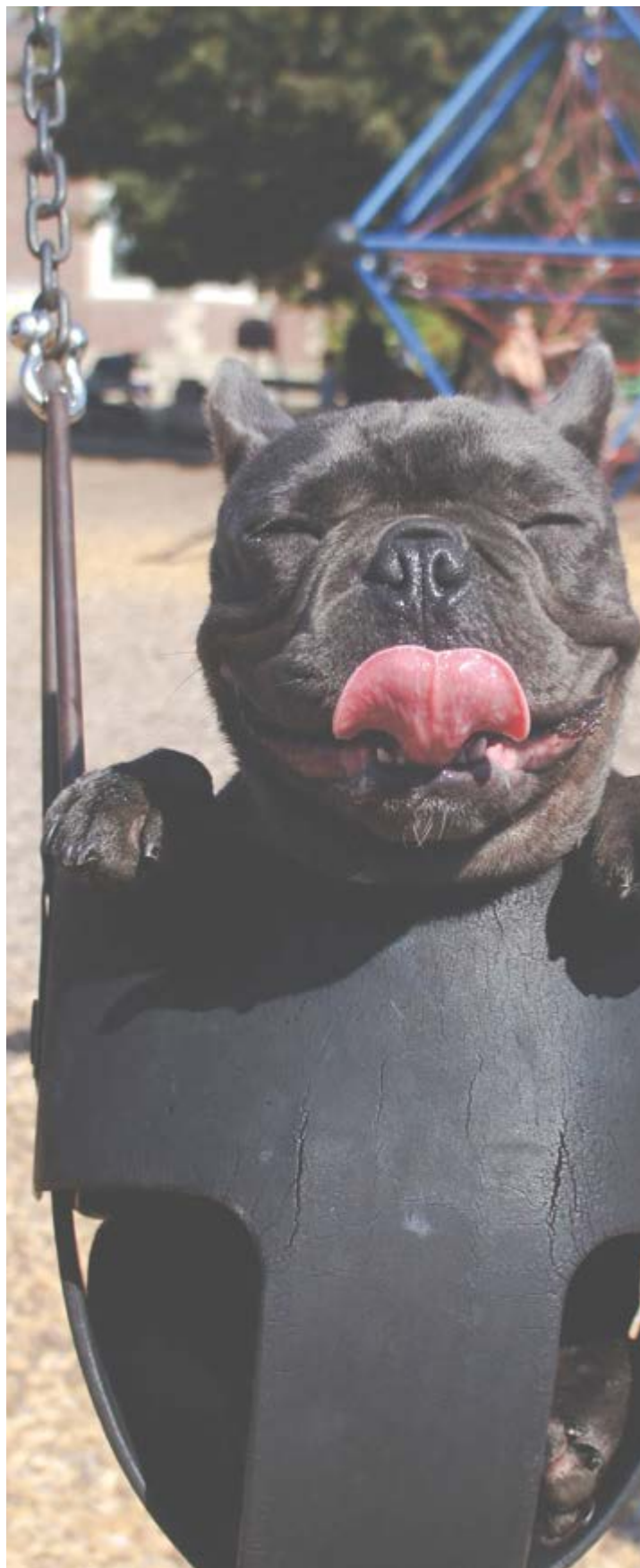
If you have a canine collaborator, please do pick up his droppings for him – remembering that he doesn't have opposing thumbs to handle a pooper-scooper. Failure to do so is not only inconsiderate of your neighbors and toxic to the environment and waterways, but can you imagine the embarrassment Fido would feel if it ever got out that it was his droppings that all his puppy pals were discovering out in the open like that?

Please, don't commit a "Faux Paw" – pick up after your pooch.

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NEWS, MESSAGES, NOTICES

Line Dancing! For the Novice or Beginner, over age 12, interested in learning to line dance. This class is for those who are new to line dancing and/or to dancing in general. No special shoes or clothing needed. Most Tuesdays, 7 - 8:15pm at the Clubhouse. \$5 per person. Contact Robin Reese at rbtahoe@sbcglobal.net

We Love Facebook



Like us on Facebook and see all that's happening and latest information in and around Glenshire.

Glenshire Lake

Recreational activities in or on the lake, such as swimming, ice-skating or other similar activities are not endorsed or recommended by the Association. The Association assumes no responsibility for any such use. Please enjoy the beauty, don't litter, control and pick up after your pets.

GlenshireDevonshire.com

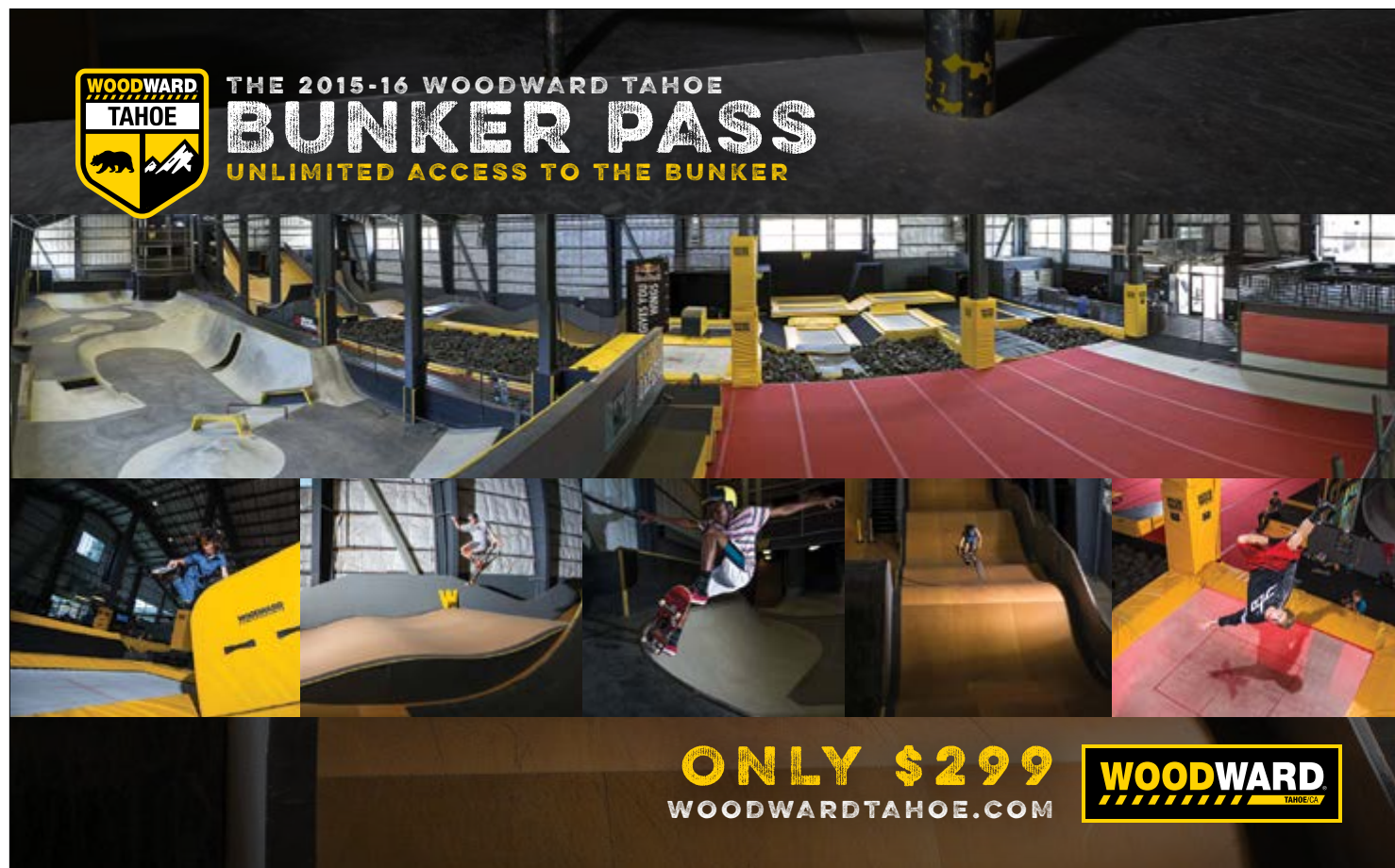
Visit us online. The website is loaded with information that you can download; CC&R's, Bylaws, Policies, Rules and Regulations, Clubhouse Rental Information, The Shire, Pool Schedule, Board Meeting Minutes, and more. As always, feed back, whether critical or complimentary, is important to us. Can't find what you're looking for? E-mail us at glenshire1@sbcglobal.net.

Clubhouse Dumpster

If you have extra garbage, give us a call to see if we have room in our dumpster. Please do not dump your personal trash without permission. Once you have permission, Wednesdays are best for dumping. If we have room, we don't mind helping, but please ask! Cardboard and hazardous or electronic materials not accepted.

Terra Firma Fitness Yoga

At the Clubhouse on Thursday mornings at 9:30am. Contact Amy at Amylu@thegrid.net, 209.662.4146 terrafirmafitness.com. Prices: \$12 drop-in, \$50 for 5-pack/\$110 for 10 pack.



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Emergencies, Crime, Important Information

Nixle is a communication tool utilized by the Truckee Police Department and Truckee and Northstar Fire Departments to provide important communications to the community through email and text messages. Signing up is fast, easy and free. For more information visit the Police Department or go directly to www.nixle.com and sign up today.

Lake Trail Fund Raising Campaign

A huge thanks to everyone who has donated towards the lake trail! If you haven't made a donation to the Lake Trail yet, please take a minute and send it to the Glenshire Lake Trail Project, in care of the Truckee Tahoe Community Foundation, P.O. Box 366, Truckee, CA 96161. Many upgrades and drainage revisions are being planned. Contact the GDRA offices to be on the Lake Trail Committee.

HIIT Class

Friday mornings from 6:15am-7am
HIIT (high intensity interval training)!
Please contact Amy Renn if interested
amyterrafirma@gmail.com
209.662.4146.

Truckee Open Art Studios Tour

A TOAST to Truckee's Creative Community signature event! Both print and online guidebooks are available. Call 530.386.4976 or visit www.CreativeTruckee.org for details.

July 15, 16, 17, 22, 23 & 24
10am - 5pm each day

Stay Informed

Would you like to keep up on what is happening in Glenshire and Devonshire? [Complete the E-Consent form on the back page of this Shire](#) and we will email you information that affects our community and the board agendas. Better to find out before it happens than after it happened. We do not send a lot of emails! Like us on Facebook to view regular postings of happenings in Glenshire/Devonshire.

Please note that unless you request or required by law e-mail addresses will not be given out to anyone and will only be used by GDRA to provide information pertaining to events and business related to the Glenshire Devonshire Community. You may be taken off this confidential list by request.

Play Date Preschool & School Age Program

Play Date offers our community before and after-school childcare at the Clubhouse. It's for children aged Kindergarten through fifth grade, 1:30pm to 5:30pm. In addition to daily care, an active and fun summer recreational program begins in June. This summer program includes swimming at the clubhouse pool and off-site field trips. Please call 530.582.0441.

SOS Glenshire

SOS (Saving Open Space) is a local group partnered with Mountain Area Preservation, putting efforts toward preserving open space and the quality of life that we and the wildlife now enjoy. A proposed 185+ parcel development east of Glenshire is still in the final review process - NOW is the time to get involved! www.sosglenshire.org.

Dog Training Classes

These advanced classes are designed for people who have participated in a reward-based puppy or basic dog training class program and are ready take their dog or puppy to the next level of training. The emphasis of this class will be on strengthening their focus on their person around distractions, as well as teaching them to respond at a distance.

Instructor, Jeanie Collins Duffield is a Certified Dog Trainer and Canine Behavior Consultant. Jeanie can be reached at 530.400.DOGS.

Jeanie@beyondobedience.com
www.BeyondObedience.com.

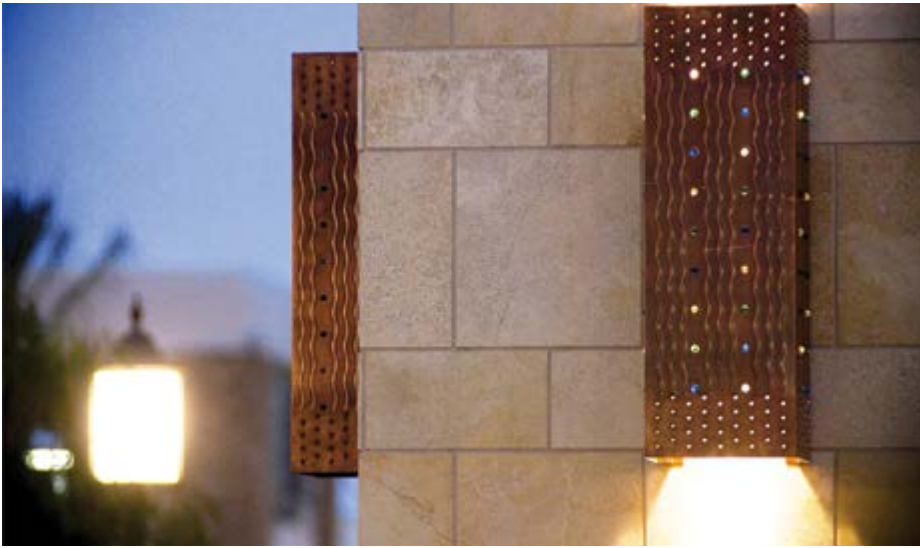
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GOODWILL GOES A LONG WAY

Many of us have experienced this scenario: a neighbor has an existing light fixture or installs a new light on their property. It's an unshielded fixture that casts a bright light that spills onto your property and perhaps even inside your home. This is known as light trespass and it can cause a lot of agony and frustration.

To be fair, your neighbor may not even realize that their unshielded lighting is shining on your property, wasting energy, money and creating a safety hazard. Don't hesitate to ask your neighbor for their advice or opinion in solving the problem. Goodwill goes a long way.

Many people believe that more and brighter lighting makes us safer, but there is no conclusive evidence suggesting that's true. In fact, glare from unshielded lights can create harsh shadows where criminals can hide. And bright lighting can even make it easier for criminals to work.

So, how do you talk to your neighbor about this situation? Try taking the following steps to educate your neighbor, and by extension your community, about the value of dark sky friendly lighting.

Practical Actions

- Make friends, not enemies. Your neighbors probably don't even realize their lighting is bothersome.
- Stay positive and don't argue. Be tactful and understanding about your neighbor's right to light their property.
- Suggest alternatives to their current fixture. Ask them to move the light, shield it, or add a motion sensor so it's activated only when needed. Offer to help get this done.
- Be informative. Talking to your neighbor is an great opportunity to be an advocate for good lighting. There are many reasons to use dark sky friendly lighting. Read up on the issues regarding light pollution. Organizations such as the International Dark Sky Association have a number of educational resources that can be useful.
- It's useful to know the local costs of electricity (cents per KWH) and the local lighting control ordinances. This information is available from your regional utility company and on your utility bill.
- You may also want to compile a list of local businesses or homes in the neighborhood with good quality lighting as an example of effective security measures that are dark sky friendly.
- Having a list of shielded light fixtures to provide as alternatives to your neighbor's current lighting is also recommended.

- Don't dismiss their need to feel safe. Remember that home is a place where everyone wants to feel relaxed and safe.
- Explain that light trespass is a form of light pollution, but we strongly advise that you don't threaten legal action. The idea of a lawsuit can create bad feelings among the whole neighborhood.
- Remember that everyone wants the same thing: a chance to relax in his or her own environment. Work together to create an atmosphere that benefits the community
- Write a letter. You may find it useful to put your thoughts on paper.

There's a selection of different styles of properly shielded fixtures on display at the Clubhouse. Bring your neighbor down or come yourself to see different types of shielded fixtures that make good neighbors and safe neighborhoods.

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FREE Cardboard Recycling

Keep Truckee Green reminds you that free cardboard recycling is available at the Sheriff's Station on Donner Pass Road or in the back parking lot at Town Hall near the airport. PLEASE flatten your cardboard boxes and place in the self-service

dumpsters – do not leave cardboard outside of the bins.

Cardboard is also accepted curbside in blue bags only. Cardboard left outside bins is less likely to be recycled due to contamination in the truck and will incur extra garbage fees on your bill.



THIS SUMMER WHO WOULDN'T WANT TO MAKE MONEY AND HAVE FUN AT THE SAME TIME?

GDRA is looking for
Lifeguards, Swim Instructors,
Pass Office & Front Gate Team Members

Instructors and Lifeguards are eligible for
up to \$200 reimbursement for
certification classes

Applications available at
www.glenshiredonshire.com
or stop by the Glenshire Clubhouse or call 530.587.6202.
Please include a cover letter & resume with your application

\$10-\$16 PER HOUR
Depending on experience and position

Recycle Used Oil 100% FREE!

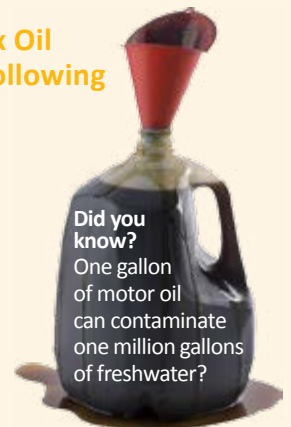
Recycle Your Used Oil and Oil Filters

Did you know your motor vehicle, gardening and recreational equipment oil can be recycled and re-refined into usable motor oil and lubrication? Did you know your oil filter can be recycled into rebar?

1. Reuse a clean, dry gallon milk jug or pick up a free clean plastic oil container from one of Truckee's Certified Used Oil Recycling Centers.
2. Place used oil into container and drain oil filters for 24 hours.
3. Place oil filters into a plastic gab or bucket for transportation.
4. Bring container and filters to a Certified Used Oil Recycling Center during normal business hours.

Do NOT Mix Oil With The Following

Water
Gasoline
Kerosene
Anti-Freeze
Brake Fluid
Paint
Varnishes
Degreaser
Paint Thinner



Contaminated oil cannot be recycled and is considered Household Hazardous Waste. HHW is collected by ERL on select drop-off days.

Truckee's Certified Used Oil Recycling Centers

Eastern Regional Landfill (ERL)

530.583.7800
www.waste101.com

Truckee Automotive

530.587.5705

Truckee Rents

530.587.7832



LEGISLATIVE UPDATE ON HOA REGULATIONS

HOA regulations are put in place to not only protect property values but also, and especially with GDRA, to keep our residents safe. Yes, sometimes homeowners associations can have a few too many rules. In 2015, California state legislators tackled that problem by passing new laws that keep HOAs from creating too restrictive of a living environment. We've included a few here and have provided some information on how GDRA works within these new laws.

Civil Code Section 4750.10, requires HOAs to allow clotheslines in exclusive use areas. In GDRA this has always been allowed. The law does allow HOAs to have reasonable restrictions though and, in our case, clotheslines are allowed in the back and side yards, and cannot hang more than 7 feet in height.

Civil Code Section 4735, makes void and unenforceable any provision that prohibits artificial turf or any other synthetic surface that resembles grass, again with reasonable restrictions. In GDRA, areas over 60 sqft need to be approved by the Glenshire Design Review Committee.

HOAs may not fine owners for letting grass die (i.e., failure to water) unless there is access to recycled water, but can enforce defensible space laws such as keeping grasses and weeds trimmed to 4" or lower and not to be closer than 5' from structures. This is so important to enforce in the GDRA because of the need for defensible space in regards to wildfires.

Owners in an HOA located within a very high fire severity zone, as designated by the Director of Forestry and Fire Protection or by a local agency, must be allowed the choice of at least one type of fire retardant roof covering material when reroofing. Please, for your safety and the safety of our community, replace your shake (wood) shingle roof.

As defined in Civil Code Section 4715, HOAs must allow Owners to have at least one pet. Found in other Civil Codes, they must allow Owners to have satellite dishes, with reasonable restrictions on placement and screening (FCC Rule 207), and HOAs must also allow owners to have agricultural gardens in exclusive use areas, with reasonable restrictions.

Some other laws on the books that regulate HOAs:

- May not prohibit real estate signs, but allow reasonable restrictions CC SEC. 712 & 713
- May not prohibit solar energy installations, but allow certain restrictions. CC SEC. 714 AND 714.1
- May not prohibit modular homes, but allow certain restrictions CC SEC. 714.5
- May not retain or enforce racial restrictions. CC SEC. 782, 782.5, & 6150 and GOV Code 12956.1
- May not prohibit modifications of property to accommodate disabilities, with certain caveats. GOV Code 12927
- May not prohibit residential day care facilities in HOAs, but allow certain restrictions HEALTH & SAFETY Code 1597.40

Please refer to GDRA's CC&R's and Rules for more specifics on any of these items.





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TRUCKEE POLICE & FIRE

Community Wildfire Protection Plan

Truckee Fire Protection District is facilitating the development of the first Truckee area Community Wildfire Protection Plan (CWPP) that will show some of the fuel mitigation projects that have been completed by the various land managers as well as identify future opportunities for more projects. These projects are important because they reduce the fire risk to the Truckee area.

The CWPP is the clearing house for that information and identifies the priorities and can be used to secure grant funding by the land managers. Many stakeholders have been involved in this process including the USFS, CALFIRE, Town of Truckee, Nevada and Placer counties, State Parks, the Truckee Tahoe Airport, Truckee Donner Land Trust, various HOA's as well as citizens in the district.

The benefits to the community is the opportunity to establish a locally appropriate definition and boundary for the Wildland Urban Interface (WUI), the requirement for federal agencies when planning fuel reduction projects to give priority to projects that provide for the protection of "at risk communities" and watersheds, and it allows federal agencies to use expedited NEPA (National Environmental Protection Act) procedures for implementing fuel reduction projects identified in a CWPP within 1 ½ miles of a community boundary.

The plan is in the development phase and a draft is expected to be available for review in March 2016.

Glenshire Devonshire Residents Association has been actively participating in CWPP meetings that help shape the Wildland Urban Interface around Glenshire and we were able to identify Glenshire as an at risk community in a high priority zone. GDRA hopes that this higher rating will allow us to work with the appropriate agencies to continue with aggressive fire prevention programs that will protect our community.



Glenshire Devonshire Residence Association

Complaint Policy

The GDRA complaint policy was adopted on May 8, 2013 to provide a medium for residents of the Association to help maintain properties within the Association to the standards set forth in GDRA's CC&R's and the Association Rules.

The Guidelines for the policy are as follows:

- The name of the complainant's information will remain confidential and only disclosed to the GDRA Board of Directors during closed executive session.
- The complainant must be a current member of the Association and in good standing
- The complainant must provide the Association with their name, current address and current phone number
- Any complaints must be violation of GDRA's existing CC&R's or Rules
- Complaints may not be malicious or construed as malicious in intent.
- Complaints may be filed in person at the GDRA offices, by phone, online or by mail.

Date: _____

Name of Complainant: _____ Phone Number _____

Address of Complainant _____

Nature and location of violation:



OPEN COMMUNICATION

GDRA OWNER – EMAIL CONSENT FORM

Consent to the use of Electronic Means of Transmission for Communications (email)

To Members: by signing this form, you will be providing your contact information to be used for Association news and Legal documents allowed by CA State law. Please provide one email address to receive the legal documents at and notify the association when your email address changes.

Please visit www.glenshiredevonshire.com to complete this form electronically

Documents include but are not limited to:

- Annual Budget Report
- Rule and/or policy changes
- Annual Policy Report
- Annual Financial Report
- Other communications provided by law

Please complete the information below:

Homeowner Name(s): _____

Mailing Address: _____

Property Address: _____

Phone: _____

E-MAIL: _____

CONSENT TO RECEIVE DOCUMENTS AND NOTICES VIA EMAIL

Please be informed that:

I, the undersigned owner, hereby give consent to GDRA to provide notices regarding general information, and any association documents allowable by law, via email as an alternative to mail notices.

Further, I understand that I have the right, at any time, to have any documents ordinarily delivered by electronic distribution made available to me on paper of other non- electronic form at any time upon my written request.

I certify that I am an owner of the property described below and that all owners of the property at the address listed below have authorized me to provide this written consent and the email address for communications on their behalf.

This consent shall remain in effect until revoked in writing.

I understand that my signature must be authentic, either by returning an original signed document to the association or by affixing an authenticated digital signature to it and returning it by email.

Dated: _____
[Owner Signature]

**Please return form to GDRA, 15726 Glenshire Dr, Truckee, CA 96161 or glenshire1@sbcglobal.net*



The Shire
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Truckee, CA 96161

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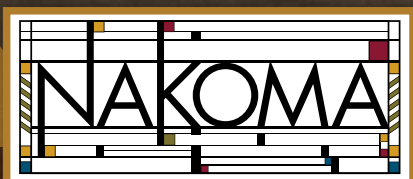
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