

theshire

AUGUST 2023

GLENSHIRE DEVONSHIRE RESIDENTS' ASSOCIATION MAGAZINE



Governing Docs Vote

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FIREWISE SPECIAL EDITION 13

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www.glenshiredevonshire.com

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defspace@glenshiredevonshire.com
530.587.7045

BOARD OF DIRECTORS

2023 MEETING SCHEDULE

Via Video/Teleconference (subject to change)

August 17

September 21

October 19

November 16

December 14

DESIGN REVIEW COMMITTEE MEETINGS

Design Review Committee (DRC) meets the 2nd and 4th Tuesdays of most months, and 2nd Tuesdays of December - March at 7:30am (subject to change). DRC meetings will be canceled if no items are on the agenda 10 days in advance of the meeting.

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KNOW YOUR NEIGHBOR

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FIREWISE SPECIAL EDITION

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MESSAGE FROM THE PRESIDENT



As I write this over the Independence Day holiday weekend we are thankfully looking forward to a beautiful summer with lingering snow pack to help keep our tributaries flowing and our reservoirs full. It's been so exciting to see Stampede, Boca, and Prosser full. I am also hopeful that this past wet winter, in concert with our community Firewise efforts, will help keep fires at bay and provide a smoke free season.

In the spring we found many dead fish along the shore of Glenshire Pond. At the writing of this letter, we are still awaiting final water sample test results. We have engaged numerous experts and agencies to assist in determining the cause of this unusual event. We have been carefully monitoring pond health for the past few years and will continue to do so. We will inform the membership of the water sample test results once we receive them. Local experts did find some locations in the pond with uniquely low dissolved oxygen (DO) levels. These experts are nearly certain that the low DO levels are a natural seasonal phenomenon. This is most likely exacerbated by the unusual

amount and duration of precipitation and snowpack this past winter. Ice on the water surface can impede oxygenation.

I first got involved with the Glenshire/Devonshire Residents' Association through volunteering to serve on a Covenants, Conditions, & Restrictions (CC&Rs) committee. This was about five years ago. Committees on various topics had been meeting for years prior to my involvement. It is clear that our current governing documents are out of sync with State of California and Town of Truckee regulations. Some sections, having been written almost 50 years ago, do not reflect our current population, development patterns, and community needs. The existing documents are poorly written which can make them challenging to enforce. There have been many committees and individuals that have reviewed, discussed, analyzed, and modified the document to create the currently proposed revised documents. These proposed documents have been discussed at most board meetings over the past year. Input gathered during meetings and member forums has been utilized during the rewriting

of the documents. You have received a ballot to vote on these proposed documents. We need to receive votes from a majority of the membership in order to finalize and adopt these revised documents. I implore all of you to review the proposal and submit your ballot in a timely manner.

On a final note, I want to thank all of you for electing me to serve on the Glenshire/Devonshire Residents' Association Board of Directors. I also want to thank my fellow board members for electing me to serve as Board President for the past two years. After serving for almost five years, I will not be running for this next term. It is time for new leadership, ideas, and volunteers. I'm not going anywhere and will continue to stay involved to help maintain this amazing community we call home. Thank you again. It's been an honor and a pleasure to serve on the board.



Claudia Hanson,
GDRA
Board President

2023 GDRA BOARD OF DIRECTORS ELECTION UPDATE!

There were no Board Candidate nominations received for the 2023 Glenshire/Devonshire Residents' Association Board of Directors Election, therefore the October 14th election has been cancelled.

The current GDRA Board members are actively recruiting qualified candidates. The Association has recently heard from a few active GDRA Members that are interested in filling one of the three open seats on October 14th, for a two year term, but more qualified candidates are still needed.

We really appreciate recent positive member feedback regarding the current Board. However, three of these Members need to leave their positions. So, if you are interested in serving your community, please email lori@glenshiredevonshire.com. Commitments for Board members include preparing and/or attending 8 to 10 Board meetings per year and striving to be better informed on community matters and governing documents.

Thank you, *Your Board of Directors*





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MESSAGE FROM THE MANAGER

Greetings and Happy Summer! It's 95 degrees out as I write this message. I would like to share some updates with our Members.

The Pool

We successfully hired and trained new pool staff this spring, along with re-hiring staff from last season, including Colton as Aquatics Coordinator. We had a successful Memorial Day weekend opening! The pool is now operating with a new chemical system, which maintains the chemical balances at a lower cost and improves safety for staff.

Our Wading Pool had become too unsafe in 2020 and was not operational for the past two seasons. After communicating with pool contractors for over two years during the height of contractor shortages, we finally entered into a contract last fall for a full remodel of the wading pool. This project was slated to start in May; however, the amazing precipitation in May and June pushed the start out to mid-June. As of the time of writing this, the tile/plaster demolition and tile installation is complete. The Health Department inspected and approved us to move forward to the next phase - installing new drains and re-plastering. This is a multi-phase project, and barring any further delays, we hope to open the wading pool mid-summer (fingers crossed!). We know this has been a long wait and thank you for your patience!

We plan to be open through Labor Day weekend, and possibly days after, weather and staff permitting. We hope you've been able to enjoy the pool, especially during the high temps!

The Pond

As many are aware, there was a citing of dead fish in the Pond at beginning of June. I spent much time

researching on why this occurred. I want to thank the many residents for bringing this to our attention and the experts and Board for immediately attending to this matter. It seems the probable cause is extreme low Dissolved Oxygen (DO) levels caused from ice on the pond/lake surface. I understand a similar winter phenomenon occurred at Lake Davis, not too far from Glenshire. For more details, please refer to the President's message and the in depth article on pages 10-11 in this Shire.

New Classes At The Clubhouse

We started a new pilot program of Enrichment Classes this summer, including Kids Art, Adult Art and Kids Tennis Classes. We had a great registration response. These classes end before school season, and we hope to receive feedback from the participants to help make any improvements for these classes summer of 2024! A huge thanks to Romi, Barbara, Denis and Mike for volunteering to teach these lessons, and to Pia for coordinating!

Governing Documents Election

After beginning the governing documents revision process in 2018, we are excited to announce the 2023 Governing Documents Election is here! Ballots were mailed out on June 30th and votes need to be received by August 14th. More details can be found on page 8 of this Shire and in the President's Message. Thanks for voting! Ballot instruction correction: Ballot drop off address had a typo. Correct drop off address is 15726 Glenshire Drive - drop box is on front clubhouse step wall.

Defensible Space & Measure T

The association staff will be assisting with follow-up defensible space inspections on Il Truckee



Fire inspections done in Glenshire/Devonshire. Truckee Fire inspected nearly 1,300 properties the Glenshire region between 2022 and 2023. GDRA is requesting all Members provide a copy of, or access to, these Truckee Fire inspection reports. Please mail, drop off or email the information to deffspace@glenshired Devonshire.com. See more info about Truckee Fire programs on page 13 of this Shire, and wildfire safety information on the pages following. Please remember to log your defensible space hours at glenshired Devonshire.com.

Enjoyment of the Amenities

Along with the pool and new classes, it's been great seeing Members regularly enjoying tennis, pickle ball, lake trail, playground, yoga class and Clubhouse/Gazebo/Pool Pavilion rentals. Oh, and annual dumpster day was a huge success too. I really enjoyed seeing and talking with so many of our Members at the popular Dumpster Day event. And a huge thanks to Denis and Dylan for all of their help.

New & Returning Staff

Big welcome to returning pool staff- Colton, Trevor, Carter and CeCe, and new pool staff - Maddie, Stella and Brody! We also welcomed Dylan Bonnie in mid-June to manage our facilities.



Lori Kelley,
GDRA
Operations Manager



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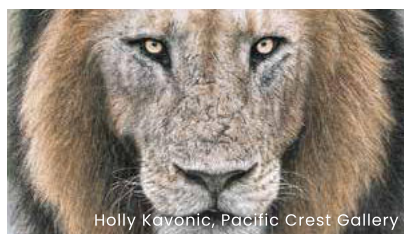
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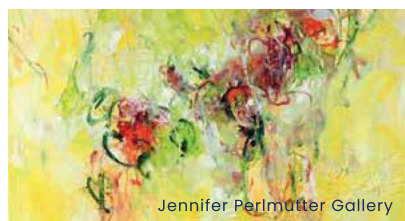
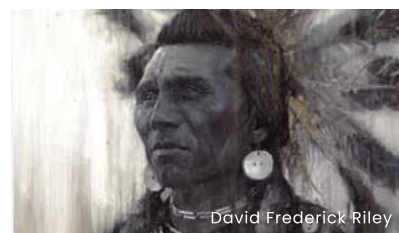
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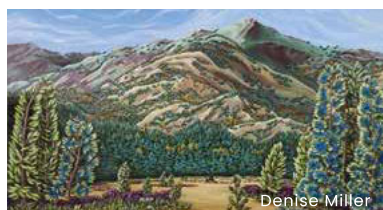
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Governing Documents Vote Moves Forward

After an extensive process collecting feedback from the Glenshire/Devonshire Residents Association (GDRA) membership, the GDRA Board of Directors has incorporated member feedback into the final proposed documents and provided them to members for the critical vote by August 14. The Pre-Ballot Extension Notice with links to the proposed documents and election information was posted and was included in the June 29th GDRA Neighborhood News email. Also, you should have received your ballot and a pre-paid return envelope in the USPS mail, which was mailed on June 30th. **Ballots must be received back no later than August 14.** Should you wish to drop your ballot off at the Clubhouse, they must be received there by **August 10.** (Note: This is a correction to Ballot drop off typo on Ballot instructions).

The GDRA Governing Documents, in particular its Bylaws and Covenants, Conditions and Restrictions (CC&Rs), has not had a significant revision in about 30 years, and as a result has become outdated in terms of the California laws, rules and regulations that govern homeowners’ associations. Taking advantage of the opportunity to streamline and clarify these documents, several volunteer GDRA members

have worked dozens of hours to not only ensure the relevance and usability of these documents, but also that they align to the goal of preserving Glenshire’s unique community feel without unduly burdening its members.

These documents will have a real impact on our community and your place in it, and it is critical that you familiarize yourself with the documents and submit your vote. Submitting your vote is not only an easy way to be an active participant in your community, but it also honors the hard work of your neighbors who have contributed to this effort with the honest intention of making all our lives easier and this community better. The CC&Rs are particularly relevant to members as these represent “rules” that the Board cannot rescind or meaningfully modify without a full vote of the membership.

If you have questions about the Governing Documents revision process, the upcoming vote, have not yet received your ballot, or wish to receive a hardcopy of the proposed documents, please contact the GDRA at info@glenshiredevonshire.com or call 530.587.6202.

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Know Your Neighbor

PAT McKECHNIE BY SHEILA GREENO

Growing up in Truckee, Pat McKechnie has a deep love and appreciation for his hometown. He attended Truckee schools for K-12th grade and commuted to UNR for his degree. Pat grew up playing baseball and football eventually playing for Truckee High School. He would go on as an adult to be a Little League coach and board member and also is a past president of Pop Warner football coach.

In 2016, Pat's daughter Ashley took on the Truckee High School Girls Softball JV Head Coach role, and he eagerly joined her as a volunteer assistant. When Ashley became the Varsity coach the following year, Pat stepped up as the JV coach.

When I met Pat I was immediately impressed by his passion for helping young athletes realize their potential. Most of the girls on the THS softball team come to tryouts with little experience. It's exciting that THS softball is their chance to participate in a JV and Varsity high school sport and become part of a team. Pat makes an impact on these girls with a coaching philosophy that goes beyond teaching the basics of softball. He focuses on empowering each player to grow personally, understand the value of teamwork, and take pride in themselves regardless of a win or loss.

One way this is achieved is by challenging the team members to visit local businesses and seek out their own sponsorships. The experience pushes them out of their comfort zones where they learn valuable life skills.

"They are all nervous until they find success," says Pat. After just a few visits, these young athletes transform into confident individuals, fueled by their achievements. The girls also volunteer as a team selling holiday trees

and working at the Air Show & Family Festival held each July.

One particular story highlights the impact of Pat's guidance outside of the game. A sophomore player approached him, doubting her ability to attend college. With a little encouragement and self-evaluation, Pat helped her see her potential. She became the first in her family to go to college.

Pat enjoys living in Glenshire saying that it has a "common man" feel that he enjoys. He was owner/builder of his house in 1994 and with his wife Deb and raised Ashley and Andy, who both worked for the homeowners association at various times. Pat now works for TTUSD as the District Operations Supervisor and Deb is the secretary at Glenshire Elementary. Pat also holds a board position for the Optimists of Truckee which annually gives \$100,000 to youth activities and sports.

Pat's resume of working with youth in the community is long and as we talked I could tell he was honored to give back to the town that shaped him. I know I am honored to know him.

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Low Dissolved Oxygen Levels In the Pond

In the days around June 7-10, 2023, several residents observed dead catfish in Glenshire Pond, after a few days of heavy rain and runoff. On June 8, GDRA staff contacted David Shaw, a Glenshire resident and president of Balance Hydrologics, a local hydrology consulting firm to assist in evaluating what might be causing the fish die-off. That evening, David conducted an initial site visit to measure basic water quality indicators around the pond and at the inflow and outflow streams, and found extreme low Dissolved Oxygen (DO) levels in some areas, but no other strange odors, colors, or indications of contamination.

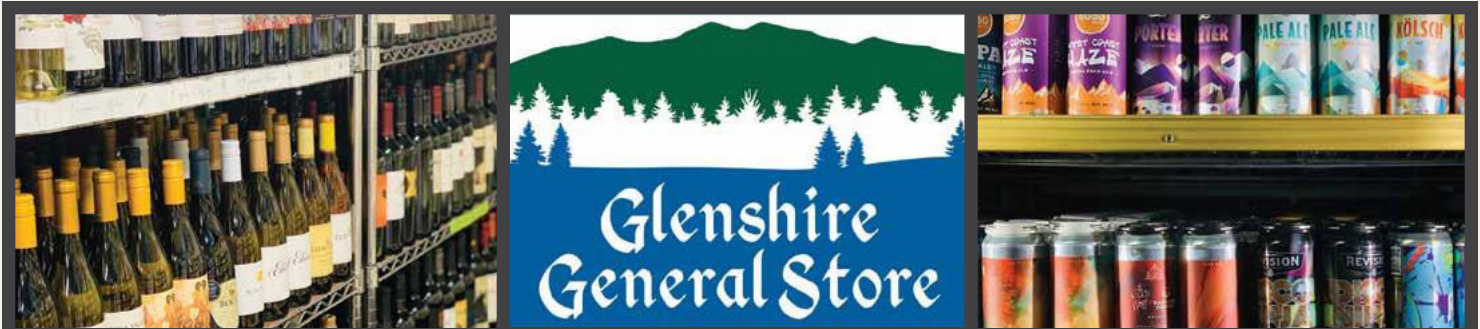
Given the proximity of the low-DO water in the pond to a main Truckee Sanitation District (TSD) sewer line, David contacted TSD and let them know of the observations that evening. At 7:35am the next morning, TSD staff was on site to evaluate the integrity of the sewer line with their Closed Circuit Television (CCTV) inspection system, and found no

indication of exfiltration from the system, and consistent with David’s observations, they found no smells or signs of sewage. As a precautionary measure, GDRA staff requested TSD to come out a second time. On June 20, TSD staff performed another thorough assessment and they assured us that the Glenshire Pond issues were unrelated to the TSD sewer system.

David returned to the site on June 9 with GDRA Board member and ecologist Adrian Juncosa to collect water quality samples for more detailed analysis and screening for other constituents that might be causing harm to the fish. David and Adrian again recorded water quality conditions using a field meter and collected samples from within the pond and at multiple points along the two main inflow streams, both upstream and downstream of residential areas. Analytical results provided by a state-certified analytical lab suggest that water quality in Glenshire area streams and in the pond were generally consistent with background levels, and near mean monthly objectives established for the Truckee River by the Regional Water Quality Control Board.

The question therefore remains - why were DO levels so low, and why did so many catfish suddenly die? Several hypotheses can be put forth as to whether this was a natural event, or caused by human disturbance, but further investigations would be required to test these ideas.

Per local and state experts, a leading hypothesis is based on the fact that ice on a pond or lake surface inhibits oxygenation of the water and prevents wind from mixing the pond waters as they normally do continually in a shallow water body such as our pond. If the pond remained iced over for a longer period of time than normal, DO levels, especially near the bottom where catfish tend to spend most of their time, could drop to a lethally low level. Lake Davis (Plumas



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County), which is at almost exactly the same elevation as Glenshire Pond, had a longer than normal period of ice cover and also experienced modest fish kills in June.

It is also possible that the extreme snowpack, rapid melting, and infiltration of snowmelt into the ground in the areas surrounding the pond caused groundwater to be 'pushed' out into the pond. Since groundwater typically has extremely low DO levels, and would have been discharging into the bottom of the pond, where catfish dwell, this may have deprived the catfish of oxygen and caused them to die. This is also untested and would require additional hydrogeologic studies and evaluations.

It is also possible that the cause was not primarily related to low DO but to a toxin. Afternoon thunderstorms could have washed road or garden contaminants from the neighborhood into the pond, which made it toxic to fish. However, this is unlikely, since nearly all the dead fish were bottom-dwelling catfish and thunderstorms occur in June in many years when no fish mortality has been observed. Water quality testing for target contaminants would need to be conducted during runoff events to evaluate this hypothesis further.

Regardless of the cause of the fish die-off, the quick communication and response by residents and the

Association highlights the value of our little pond as not just a neighborhood amenity, but also as a critical ecological resource that we must protect and steward. As was previously discussed in the March 2022 issue of the Shire, though the catfish in question are not native species, they do provide a food resource to important special-status native birds such as ospreys and pelicans, which in turn provide a free ecological service of removing nutrients from the aquatic ecosystem.

Processing and analysis of the water samples and meter readings were received by GDRA on July 5, 2023, and are available to residents at www.glenshired Devonshire.com. Balance Hydrologics' preliminary conclusion is that the fish die-off could be a natural event, but a more comprehensive investigation and monitoring program would need to be established to better evaluate this, and/or to rule out the presence of certain toxins during runoff events.

Samples and readings were collected not only to evaluate the current situation, but as part of our ongoing effort to regularly monitor and establish data points around the ecology and health of the pond. The last sampling was processed in spring 2021.

— By David Shaw, Brian Hastings, Adrian Juncosa and Lori Kelley

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Governing Documents Volunteers

A huge thanks to the Governing Documents Revision Committee Members – Tom Ballister, Darren Hall, Benjamin Van Blarigan, Stefan Youngren and Adrian Juncosa. They all spent countless hours over 9+ months helping the Board fine tune the proposed governing documents to go out to GDRA Members for a vote. They were very dedicated and thorough in their review and recommendations, which included hosting forums and online avenues to receive Member input. Thank you Committee Members, and outreach volunteers Julia Collins & Jon Marks for all of your time toward preserving Glenshire’s unique community feel. — Lori


Aquatics Coordinator, Colton McCain

A huge shout out to Colton McCain, our Aquatics Coordinator. We are excited he is in his second year as head of the Glenshire/Devonshire pool and he fits right in with our community! He has enhanced the swim lessons by adding underwater exploration and mermaid classes. Not only is he a very experienced swimmer and instructor, but is also amazing with the kids and his staff! We have received many compliments regarding Colton from our Members, and the kids are always excited to see him! Thanks Colton for bringing so much to our pool community! — Lori



Aquatics Coordinator, Colton McCain


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FIREWISE
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Truckee Fire

2022/2023 DEFENSIBLE SPACE INSPECTIONS IN GLENSHIRE/DEVONSHIRE

Between 2022 & 2023 TFPD has completed nearly 1300 inspections in Glenshire/Devonshire region, and will be completing more inspections in 2024 in Devonshire, Sierra Bluffs and the Meadows to wrap up inspecting your whole community. Residents can schedule in-person follow up inspections by visiting www.truckee-fire.org/dspace. We need the community to take action and use our greenwaste pick-up program. Make your piles and request pick-up by visiting www.truckee-fire.org/greenwaste

Wildfire Prevention Programs

Available to Assist Glenshire Residents

To help residents create effective defensible space, Truckee Fire offers a Free Curbside Greenwaste Pickup program from May – October.

Greenwaste Programs Available:

- 6-yards FREE Greenwaste self-haul to TTSD ERL May-October.
- Yard Waste Carts for Town of Truckee Residents - You can order up to 3 and they are picked up every other week May-October.

- 6-yard Greenwaste Dumpster Rebate \$75
- Truckee Fire Residential Curbside Greenwaste Pick-up
- Free Drop off events at the Rodeo Grounds

More info is available about Greenwaste by visiting www.TruckeeFire.org/Greenwaste

New Program Coming Summer 2023

Truckee Fire will be releasing a Home Hardening Rebate Program that everyone qualifies for, and a Residential Dead Tree Program to provide financial assistance to primary residences on a needs-based approach. More info will be released to the public this spring and made available on www.truckee-fire.org under the wildfire prevention tab!

2022 Annual Report

Visit www.truckee-fire.org/wildfireprevention to read the annual report that highlights the community's accomplishments with support from Measure T and the new Wildfire Prevention Division last year.

IMPORTANT! GDRA Members, please provide a copy of, or give access to, your Truckee Fire Inspection Report by emailing info@glenshiredevonshire.com or by dropping off at the clubhouse office. GDRA defensible space staff will be assisting TFPD with follow up inspections.



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Fire Spread on Ember-Ignited Decks

Wind-blown embers generated during wildfires are the single biggest hazard wildfires pose to homes, and homeowners should never overlook the potential risk that an attached deck can create. Recent testing by the Insurance Institute for Business & Home Safety (IBHS) offers important findings that can help minimize risk from wind-blown embers to decks.

Nothing that can ignite should be stored under a deck. This action, along with development of effective and well-maintained home ignition zones, will minimize the chance of all but a wind-blown ember exposure to your deck. An ignited deck can result, for example, in the ignition of combustible siding, or glass breakage in a sliding glass door.

ABOUT THE RESEARCH TESTS

IBHS's tests evaluated how an ember-ignited fire on an attached deck can spread to the home, and yielded important guidance to minimize the chance of fire spread to the house. Tests showed that the fire was typically small (Figure 1), sometimes just smoldering (not flaming). It spread slowly, taking more than an hour to travel the 4 to 6 feet from the ignition point to the home. Research from IBHS showed all ember-ignited deck fires occurred in the gaps between deck boards and initially started as a small smoldering fire that transitioned to a flaming fire. Although these small fires self-extinguished during IBHS tests that did not include any wind, wildfires almost always involve elevated wind speeds. During lab tests, even mild wind speeds of 12 mph, enabled fires to spread. Under certain conditions, the small fire did grow, always in the under-deck area (see Figure 2). Our results demonstrated that fire growth occurred in the under-deck area when joist spacing was 8" to 12", less than the typical 16".

Wind blowing against a building has a return flow component, so if fire were able to burn to the home, it would have to travel there as a backing fire, or against the wind. Research shows the "fuel" has to be close together for this to occur. That "fuel" could be the deck boards, or a combination of deck boards and support joists.

HOW DOES THE FIRE SPREAD?

IBHS tests demonstrated that fire spreads both toward, and away from, the house

regardless of the deck board's orientation (parallel or perpendicular). When deck boards were perpendicular to the building, the fire would spread in the gap between boards. The 1/8" gap between deck boards was narrow enough for the fire to continue burning into the unburned wood (the fuel), in both directions from the ignition point. The fire spread pattern was more complicated when deck boards were parallel to the test building. In this case, fire could spread parallel to the test building, or directly to it. Fire spread directly to the building included a smoldering mode that occurred in the space between the top of the joist and the bottom of the deck board. Flaming combustion occurred when smoldering reached a gap between deck boards. Lateral flame spread can result in the ignition of joist members, resulting in fire growth.

IMPORTANCE of the HOME IGNITION ZONES

To minimize the possibility of deck ignitions, reduce fuels in the home ignition zones by carefully selecting and positioning vegetation and implementing regular maintenance. Pay particular attention to the area under the footprint of the deck, where storage of combustible materials should be avoided.

Although there are noncombustible deck board and decking options, many of the commercially available deck board products are combustible. IBHS research on deck materials is available at: disastersafety.org/ibhs/wildfire-ignition-potential-decks-subjected-ember-exposure.

CONSTRUCTION RECOMMENDATIONS

IBHS research shows that, for medium density softwood decking products (such as redwood and cedar), which can be vulnerable to ignition from embers, the associated fire spread on the deck can be minimized by the following:

1. Increase the gap between deck boards from 1/8 inch to 1/4 inch.

Fire spread in the gap between deck boards. Note the small flame burned all the way to the test building.



2. Increase joist spacing from 16 inches to 24 inches.



Narrow joist spacing was a condition that could result in fire growth in the under-deck area.

3. Apply a foil-faced self-adhering adhesive flashing tape (foil-faced bitumen tape) on the top of each joist.

Using a foil-faced self-adhering bitumen flashing tape reduces flame spread by removing the joist as a fuel source for both parallel and perpendicular deck board installations.





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Reduce the Vulnerability of Your Deck to Wildfire

MANY HOMES LOCATED IN WILDFIRE-PRONE AREAS HAVE ATTACHED DECKS, WHICH CAN POTENTIALLY SPREAD FIRE TO THE HOUSE WHEN IGNITED DURING A WILDFIRE.

A burning deck can ignite siding or break the glass in doors or windows, allowing fire to gain entry into the house. Consequently, making decks less vulnerable to wildfire also makes your house less vulnerable. Reducing the deck's vulnerability requires an approach that focuses on the materials and design features used to build the deck, and creating a noncombustible zone around and under the deck.

EMBER EXPOSURE AND IGNITION

Walking surfaces of decks are either solid surface or constructed using deck boards (with between board gaps). Solid surface decks are commonly light weight concrete or tile. Combustible deck board types include: solid wood and wood-plastic composites (these products are more widely used than noncombustible deck boards). Noncombustible deck board types include: metal and fiber cement.

Recent testing at the IBHS Research Center showed embers mostly lodge between deck board gaps and where deck boards rest on joists. Embers can accumulate and potentially ignite decking and combustible joists. Embers can also fall through board gaps and land on materials stored beneath the deck. It's critical to remove all combustible materials from the under-deck area to minimize the opportunity for ignitions; where resulting flames would impinge on the decking (some wood-plastic decking products are vulnerable to flaming exposures).

IBHS tests also showed that even without vegetative debris in between deck gaps, medium density softwood decking products, such as redwood or western redcedar are vulnerable to ember ignitions. Most wood-plastic composites, along with higher density tropical hardwood, and fire-retardant treated decking products are less vulnerable to embers. The vulnerability to embers in these locations is a reminder to remove debris that accumulates in these areas.

BUILDING CODE REQUIREMENTS

The International Wildland Urban Interface Building Code (IWUIC) and the California Building Code are the most commonly referenced construction codes for wildfire-prone areas; both include requirements that focus on the walking surfaces of decks. Noncombustible products are allowed by both codes.

The California Code provides provisions for accepting combustible decking products. These types of products are more commonly used by homeowners living in wildfire-prone areas across the country. Their requirement governs the amount of heat released when

combustible decking is ignited by a gas burner. This mimics burning debris that could be located under the deck, or burning vegetation impinging on the underside of the deck, but does not mimic ember exposure. Combustible decking products that comply with the California Code can be found at: http://osfm.fire.ca.gov/licensinglistings/licenseslisting_bml_searchcotest.

The IWUIC prohibits common combustible deck boards with the exception of fire-retardant treated decking (rated for outdoor exposure) and other materials

Photo Captions:

- A** Embers that pass through deck board gaps will land on the ground, or on combustible materials stored under the deck, as shown during this IBHS test.
- B** The near home noncombustible zone that surrounds the foundation should include a noncombustible area underneath the deck.
- C** Vegetative debris in between deck board gaps will make this location even more vulnerable to ember accumulation.

RECOMMENDATIONS FOR YOUR DECK:

- 1** Combustible materials should not be stored beneath decks. This will effectively create a noncombustible zone under the entire footprint of the deck.
- 2** Routinely remove debris that accumulates in between deck board gaps and debris that can accumulate at the intersection between the deck and house.
- 3** If the deck is a non-fire-retardant treated softwood deck, consider removing and replacing deck boards within a few feet of the house. Be careful to match the deck board thickness.
- 4** When building new decks, select deck boards that comply with the California Building Code requirements. If using wood joists, cover the top and part of the sides with a foil-faced bitumen tape product.

that meet the requirements of an Ignition Resistant Material. However, as of this date, no other materials meet these requirements. The IWUIC allows an enclosed deck option that uses a horizontal construction attached to the bottom of the deck joists. This option should only be used with a solid surface deck. Using this option with deck boards (and the associated gaps), will cause moisture-related degradation problems (corrosion of fasteners and wood rot). Water from rain or melting snow will easily get into the enclosed space and will have a much harder time getting out.



FIREWISE USA™
RESIDENTS REDUCING WILDFIRE RISKS

Attic and Crawl Space Vents

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Windblown embers can enter attics and crawl spaces through vents.

INSTALLING THE RECOMMENDED MESH SCREENING AND ELIMINATING STORAGE IS CRITICAL TO REDUCING BUILDING IGNITIONS DURING A WILDFIRE.

VENTS IN ATTICS AND CRAWL SPACES

Attic and crawl space vents, and other openings on the vertical wall of a home, serve important functions, including providing ventilation to remove unwanted moisture from these typically unoccupied spaces and oxygen for gas appliances such as hot water heaters and furnaces. Wind-blown embers are the principal cause of building ignition and can readily enter these spaces, which are often hot and dry. Providing air for ventilation, while also keeping out embers can present a dilemma. Dry materials are more easily ignited by embers, so limiting the entry of embers into attic spaces is critical. Adding to the problem are the combustible materials we tend to store in these spaces (e.g., cardboard boxes, old clothes and other combustible materials) because embers accumulate against them and they can be easily ignited.

HOW VENTS FUNCTION

Ventilated attic spaces have openings in two locations. Inlet air comes from vents located in the under-eave area at the edge of your roof. Exiting air leaves through vents located on the roof or at the gable ends of your home. If your home is built over a crawl space, you will typically have vents on each face of your home to provide cross-ventilation. Experiments conducted at the IBHS Research Center demonstrated that regardless of whether a vent had an inlet or outlet function, when wind blows against its face, it is an inlet vent. Therefore, any vented opening on your home should be able to resist the entry of embers. Unvented attic and crawlspace designs are available for some areas of the country. These designs are more easily implemented with new construction. Check with local building code officials to see if this is an option where you live.

USE MESH SCREENING TO REDUCE EMBER ENTRY INTO VENTS

Building codes require vent openings to be covered by corrosion resistant metal screens, which are typically 1/4-inch to keep out rodents. However, research shows that embers can pass through 1/4-inch mesh and ignite combustible materials, particularly smaller materials such as saw dust. Embers also can enter smaller screening, such as 1/16-inch, but cannot easily ignite even the finer fuels; however, this size screening is more easily plugged with wind-blown debris and is easily painted over if you are not careful when re-painting your house. Installing 1/8-inch mesh screening is suggested in wildfire prone areas, as it effectively minimizes the entry of embers. It's important to note that 1/8-inch screening only minimizes the size and number of embers and does not eliminate them entirely; making it very important to reduce what's stored in the attic and crawl space.

BEST CHOICES FOR VENTS TO RESIST EMBER ENTRY:

1 For (under-eave) inlet vents, opt for a soffited eave design. IBHS research demonstrates that gable end vents and other vent openings are vulnerable to wind-blown embers when the face of the vent is perpendicular to the wind flow, while embers are less likely to pass through vents with a face that is parallel to the wind flow. Therefore, soffited eave construction is preferred to open eave.

2 For outlet vents, opt for a ridge that is rated to resist wind driven rain. These vents have an external baffle at the vent inlet. Vents that have been approved for use by the California Office of the State Fire Marshal.

3 Turbine vents also help keep embers out, but you should attach a piece of 1/8-inch mesh to the bottom of the roof sheathing at the opening for the vent.



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FIREWISE USA™
RESIDENTS REDUCING WILDFIRE RISKS



Material, Installation and Maintenance Choices

NONCOMBUSTIBLE FENCING PRODUCTS REDUCE POTENTIAL HOME IGNITIONS

Many wildfire educational programs, along with the Insurance Institute for Business & Home Safety (IBHS) recommend noncombustible fencing products when placed within five feet of a building. As a necessary component, fencing located within the zero to five-foot noncombustible zone should be constructed of noncombustible materials.

A noncombustible zone minimizes the likelihood of wind-blown embers igniting fine fuels (such as bark mulch) located close to the building. Ember-ignited mulch can result in a radiant heat and/or flaming exposure to the building's exterior. Using noncombustible fencing where it attaches to the building reduces the opportunity of a burning fence igniting the exterior of the structure. Fencing products are often available in eight-foot pieces and use of that full section of noncombustible material is recommended. Observations made during the 2012 Waldo Canyon fire in Colorado Springs, CO provided evidence that burning fencing generates embers that can result in additional ignitions down-wind.

PERIMETER FENCING

When neighboring buildings are located within 20 feet of each other, use of steel fencing for the perimeter area can serve as a radiant barrier, providing added protection should a neighboring building ignite and burn. Research in Australia demonstrated the ability of panelized steel fencing to resist a radiant heat exposure.

RESEARCH FINDINGS TO HELP AVOID FENCE IGNITIONS

Recent research conducted by IBHS and the National Institute of Standards and Technology (NIST), both independently and in a collaborative project, provided additional information about the vulnerability of combustible fencing.

Photo Captions:

- A** Flame spread to the building when combustible debris was at the base of the fence.
- B** Gates made from noncombustible materials should be used where a fence is attached to the home. Source: University of California, Agriculture and Natural Resources
- C** Ignition from ember accumulation at the intersection of the vertical planks and horizontal support member.

RESEARCH FINDINGS:

- 1** Use a noncombustible fence section when it's attached to a building.
- 2** The area at the base of the fence should be kept clear of debris. Flame spread to the building will be more likely if fine vegetative fuels (e.g., pine needles, leaf litter and small twigs) have accumulated. Avoid placement of combustible mulch near the fence.
- 3** A fence design that allows for greater air flow, such as a single panel lattice fence, makes it more difficult for wind-blown embers to accumulate at plank, or lattice panel to horizontal support locations. If an ignition occurs, it's also more difficult for lateral flame spread to occur in the fencing material. Fence ignitions from wind-blown embers are more likely to occur at locations where vertical fencing planks attach to horizontal support members. The most vulnerable fencing from this perspective is a "privacy" fence, where the fence planks are on the same side as the horizontal support members.
- 4** A fence built from lattice that's applied to both sides of the support posts may be desired for privacy or other landscaping purposes, but should be avoided in wildfire-prone areas. Recent research at NIST has demonstrated that fire growth and lateral flame spread are much greater in this design style.
- 5** Vinyl fencing is not vulnerable to ember exposures alone, but did burn when subjected to flaming exposures from burning debris. Vinyl fencing will deform if subjected to radiant heat.

2023 Burn Ban

WILDFIRE SEASON IS HERE

Truckee Fire announced the regional burn ban is in effect for the 2023 wildfire season. All residential bonfires, charcoal barbecues and any other type of cooking that involves solid fuel such as wood, lump charcoal grills are prohibited throughout the Truckee area until the end of fire season. Residents and visitors can continue to use outdoor gas devices including campfires, gas fire pits, gas barbecues, pellet barbecues, and all indoor fireplaces including wood and pellet-burning stoves and fireplaces.

"This is simply our new normal," said Wildfire Prevention Manager Eric Horntvedt. "We all love to grill with our friends but we cannot run the risk these fires pose to our community at large. The burn ban is a proven and effective way to mitigate our chances

of a catastrophic wildfire. Especially since many of the fires in our area have been caused by hot coals that weren't disposed of correctly, or campfires that weren't all the way out. We're grateful this community understands the severity of risk we face and repeatedly choose to honor the ban."

Truckee Fire, CalFire, local HOAs, the Town of Truckee, Placer and Nevada Counties and regional fire chiefs have collectively decided that all visitors, residents and businesses within the Truckee area must follow the burn ban. The few exceptions include designated state and federal campgrounds and day use picnic areas with a valid permit as well as permitted special events and commercial cooking operations.

According to the Western Fire Chiefs Association, humans cause nearly 90% of wildfires in the United

States and a majority of those are not intentional. These types of fires are the most preventable in our area through the implementation of the burn ban.

About Truckee Fire

The Truckee Fire Protection District responds to incidents of all types from Donner Summit to the Nevada State line in the Truckee River Canyon. The district is composed of specialists in the areas of structural firefighting, vehicle extrication, confined space rescue, airport rescue firefighting, hazardous materials response, urban search and rescue, high angle rescue, swift water and ice rescue, dive rescue operations and wildland firefighting. Every member of the TFPD is a trained and accredited paramedic. For more information, visit TruckeeFire.org.



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- Joseph Family Center for Women and Newborn Care
- Tahoe Forest Women's Center
- Physical Therapy and Rehabilitation Services
- Tahoe Forest Center for Health
- Health, Wellness, Fitness, and Prevention Programs
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- Ambulatory Surgery Center
- Home Health, Hospice, and Palliative Care
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- Financial Customer Service Program - (530) 582-3598

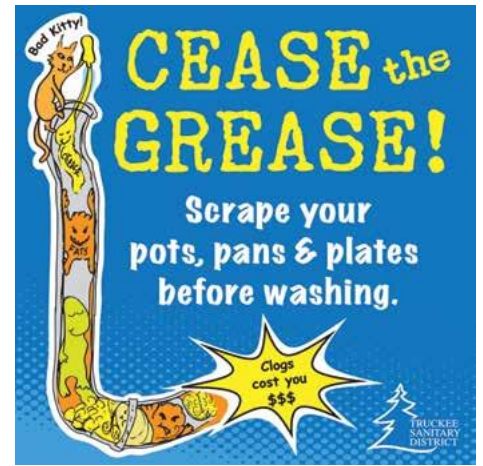
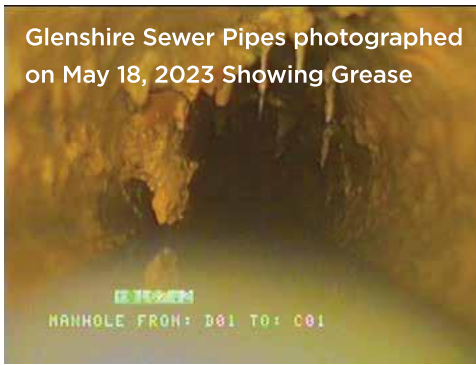


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Glenshire Sewer Pipes photographed on May 18, 2023 Showing Grease



Truckee Sanitary District

TIPS FOR GLENSHIRE RESIDENTS

The Truckee Sanitary District (TSD) is the public agency responsible for the collection and conveyance of wastewater in the greater Truckee area that includes Glenshire/Devonshire. Our field crews routinely inspect sewer pipelines looking for defects and debris that can cause backups and sewer spills.

What causes backups and sewer spills?

Fats, Oils and Grease (FOG)

FOG clogs pipes and restricts the flow of wastewater. Liquid grease put down the drain will solidify and can quickly buildup in your pipes. No matter how much hot water you pour down to try to loosen it up, the buildup will grow until it completely blocks the flow. TSD

indicates that this problem has been especially prevalent in the Glenshire/Devonshire area.

Flushable Wipes

Flushable wipes do not breakdown like toilet paper. They can bind together and clog pipes and pumps.

Kitty Litter

Kitty Litter settles out in the sewer system constricting flow and contributes to blockages and overflows.

Dental Floss/Hair

Dental floss and other stringy material tend to hang up in the sewer and can plug pipes and pumps.

What can go down the drain?

- Human waste
- Water
- Toilet paper – Toilet Paper is

designed to disintegrate quickly when flushed.

What can you do to prevent backups and spills?

Pour excess FOG in an empty aluminum can or fat trapper container (available for free at TSD) and dispose of in the garbage.

Scrape excess food and grease directly into the garbage using a squeegee (available for free at TSD).

Throw “flushable” wipes, kitty litter, dental floss, hair, egg shells, toilet paper, etc. into the garbage.

To learn more about the Truckee Sanitary District and its efforts to keep our community and environment safe, visit www.truckeesan.org.

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EVENT CALENDAR & GDRA UPDATES

ACTIVITIES AT THE CLUBHOUSE

Pool Schedule

We plan to have the pool open through Labor Day weekend, and possibly some days after, weather and staff permitting. We hope you've been able to enjoy the pool!

Yoga

Drop-in (\$12) or punch card (\$50/5-pack) available. Contact Amy Renn of Terra Firma Fitness, Massage & Yoga at amyterrafirma@gmail.com, or 209.662.4146 for more information. **Tues and Thurs 7:30 am Summer starting June 20. Contact Amy for Summer Schedule**

Glenshire Tennis Group

Tennis for community members of all ages who are interested in fun, exercise and socializing with their neighbors. We balance teams with a pre-set play schedule. During the May-Nov Season, we meet twice a week on Thursdays and Saturdays from 9 - 11am. Times and days may vary depending on weather conditions. For more info or to be added to our weekly distribution list, contact Denis Weil dweil@comcast.net or 925.890.9127.

Clubhouse Dumpster

Regular hours for Clubhouse Dumpster use for all GDRA members in good standing is Tuesdays 2:30 - 4:30pm and Wednesdays 9am - 12pm. Before using the dumpster, or if you need a different drop off time, please contact our office to arrange access at 530.587.6202 or email info@glenshiredevonshire.com. Members need to bring a valid ID. NO cardboard, hazardous or electronic waste. Please tie all bags.

Annual Membership Meeting Saturday, October 14, 11am - 1pm

Member Open Forum • Food • Wildfire Prevention

COMMUNITY EVENT Green Waste Drop-off Event

Truckee Residents can drop off residential, green yard waste for FREE at the Truckee rodeo Grounds. Limit to 3 yards per trip. No bags, rocks, dirt, commercial yard waste, rounds larger than 24", stumps boards or trash. Sat., Aug. 12, 8am - 2pm



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2023 Upcoming GDRA Regular Board Meeting Schedule

Normally monthly meetings may be skipped when applicable.

August 17
September 21
October 19
November 16
December 14

Held 3rd Thursdays of the Month

6pm (subject to change)

Meetings are held at the Clubhouse and online when able.

DRC Meetings

Currently the Design Review Committee meetings are held at the Clubhouse and Online (check updated web postings).

2nd Tuesdays 7:30am (Jan, Feb, Mar, Dec)

2nd & 4th Tuesdays 7:30am (All other months)

Meetings are held at the Clubhouse and online when able.

Clubhouse Office Drop-in Hours

Other times by appointment (including Saturdays)

Tues & Thurs, 10am - 1pm

Wed/Fri 10am - 5:30pm

2023 EVENT CALENDAR

ONGOING

Yoga Tues & Thurs 9:15am
Summer start June 20, 7:30am

Tennis Thursdays & Saturdays
@ GDRA Tennis Courts, 9 - 11am

August

08 DRC Meeting, 7:30am
17 GDRA Board Meeting, 6pm
22 DRC Meeting, 7:30am

September

12 DRC Meeting, 7:30am
21 GDRA Board Meeting, 6pm
26 DRC Meeting, 7:30am

October

10 DRC Meeting, 7:30am
14 Annual Meeting 11am - 1pm
19 GDRA Board Meeting, 6pm
24 DRC Meeting, 7:30am

We're Hiring

**JOIN
THE GDRA TEAM**

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Adult Art Class - Zentangle Sign Up Today!

Zentangle is an easy, relaxing and fun way to create beautiful images by drawing structured patterns. It increases focus, creativity, and provides artistic satisfaction.

Instructor, Romi Marks, is a Certified Zentangle Teacher living here in Glenshire. As a practicing artist she believes that Zentangle has given her creative work focus and direction, bringing a deep sense of relaxation and gratitude for the creative process. Romi teaches many online classes and has developed an extensive YouTube video library that introduces new students to the Zentangle practice.

Date/Time: Aug. 15, 3 - 4:30pm

Cost: \$10 per person, per class

To Enroll: Visit glenshiredevonshire.com. For help with enrollment or for questions, email reservations@glenshiredevonshire.com or call 530.587.6202. www.romiart.com

Registration is open now through Friday August 10th. Space is limited.

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Use Dark Sky Exterior Lighting

Dark skies are one of the reasons many of us live in the mountains and not a city. Town of Truckee and Glenshire have Dark Sky ordinances. Studies have shown that bright lights are harmful to wildlife, effecting feeding, mating and more. Visit www.darksky.org for more information. **Less of Our Light, More Star Light!**

Maintain Defensible Space & Ember-Resistant Zone

Defensible space and home hardening on every property matters toward increasing fire safety for the entire region. Helpful toolkits and information can be found by visiting www.readyforwildfire.org.

Contact GDRA For Exterior Improvement Approvals

Most exterior improvements require GDRA approval, including but not limited to: Painting / Windows / Sheds / Fences / Additions / Parking Areas / Tree Removal.

Pick Up Pet Waste At All Times

Pet waste is a polluter of the Glenshire Lake, which flows into the Truckee River. Many streams and drainages flow to the Glenshire Lake, so picking up pet waste on and off trails is important.

Keep Control of Pets

Pets chasing wildlife can be very detrimental, especially during nesting and fawning seasons. Keep dogs from roaming and respect use of leashes for their safety and the safety of others. Please keep dogs off of the Glenshire Lake Island. This is a wildlife and nesting area.

Help Keep Your Neighborhood Safe

Do not use Fireworks, Bottle Rockets, etc. They are dangerous, not allowed and against the law. Please respect the speed limits and bike lanes.



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LIBERTY WANTS YOU TO BE INFORMED

It is important to be prepared for potential power outages. Staying up to date is an important part of being prepared so, when an outage occurs, Liberty will attempt to communicate with impacted customers.

Liberty's outage notification system utilizes the contact information associated with the customer account. If a customer's account has incorrect or missing contact information, the customer may not receive outage information directly. Liberty encourages customers to confirm and update their contact information by calling customer service at 1.800.782.2506 or by submitting updated contact information via the "Update Information" button at our website.

Liberty also has additional communication safeguards in place for customers who may be more vulnerable, including Access and Functional Needs (AFN) customers and Medical Baseline (MBL) customers. AFN customers include individuals who are or have physical, developmental or intellectual disabilities; chronic conditions or injuries; limited English proficiency; older

adults; children; people living in institutionalized settings; low-income, homeless, or transportation-disadvantaged including, but not limited to, those who are dependent on public transit; or pregnant. If a customer or someone in their household falls into any of these categories, they are encouraged to self-identify at our website. When customers self-identify as AFN, Liberty will attempt to provide early and more frequent notifications about potential Public Safety Power Shutoffs (PSPS) events as well as provide information about assistance programs.

MBL customers include those who have special energy needs due to qualifying medical conditions. Certified MBL customers receive an increased baseline allowance that is charged at the lowest possible rate. In addition, MBL customers may receive early and more frequent notifications about potential PSPS events and prolonged outages. Customers must certify or recertify as MBL to receive or continue receiving these benefits. For more information on the application and certification processes, please visit our website.

Liberty encourages its customers to update their contact information to receive important outage information. Liberty works hard to support its customers and encourages those who may qualify as a MBL or an AFN customer to please visit our website to learn more and register or call 1.800.782.2506 for more information.

Scan to visit
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website



By Kate Marrone, Manager II,
Business and Community Development

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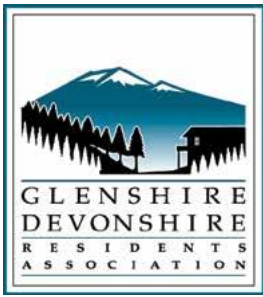
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Glenshire Stats Q2 April 1st 2023 - June 30th 2023

Sold Properties - **10**
Avg. Price Per SqFt. - **\$505**
Days On Market - **36**
Avg. Sales Price - **\$1,089,450**



LOVE WHERE YOU LIVE

Your Glenshire Listing & Sales Specialists

FIRST RATE MARKET KNOWLEDGE | HONEST ADVICE | STRAIGHT FORWARD COMMUNICATION

- ATTENTION - Glenshire Homeowners

Selling a home can be a big task, and to ensure a successful sale, it's crucial to make your home as attractive as possible to potential buyers and price it appropriately based on its condition and location.

To prepare your home for sale, you should take the time to declutter and depersonalize, clean, make necessary repairs, enhance curb appeal, and stage your home. By taking these steps, you can increase the chances of selling your home quickly and at a good price.

Lets Talk - 530.412.1671



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