

the shire

AUGUST 2024

GLENSHIRE DEVONSHIRE RESIDENTS ASSOCIATION MAGAZINE



Run for the GJRA Board

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HERE FOR YOU SINCE 1949.



This year, Tahoe Forest Health System celebrates its 75th anniversary and our commitment to offering extensive emergency, specialty, and preventative services close to home.

We are deeply grateful to Richard "Dick" Joseph's original donation of land in 1949, on which Tahoe Forest Hospital was built, as well as his family and our community's continued support throughout the years.

Thank you to all of our physicians, providers, and staff and to the patients and their families who have trusted us with their care. **We are honored to have served this community for the past 75 years, and we are committed to providing exceptional healthcare in the years to come.**

TFHD.com



Photo by
Callen Christopel

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CLUBHOUSE OFFICE

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530.587.6202

OFFICE HOURS

(subject to change)

Regular Staff Hours: Mon - Fri 9am - 5pm

Drop in: Tues/Thurs 10:30am - 1:30pm

Wed/Fri 10am - 5pm

or other times by appointment

CONTACT US

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info@glenshiredevonshire.com

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www.glenshiredevonshire.com

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defspace@glenshiredevonshire.com
530.587.7045

BOARD OF DIRECTORS

MEETING SCHEDULE

3rd Wednesdays of the Month, 5:30pm

Via Video/Teleconference (subject to change)

Aug 21 Nov 20

Sept 18 Dec 18

Oct 16

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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PELICANS IN GLENSHIRE

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GLENSHIRE POND TRAIL IMPROVEMENTS

In May, the Truckee Trails Foundation's trail crew spent two weeks making critical upgrades to the Glenshire Pond Trail, designed to prevent sedimentation into the pond while also improving the trail user's experience.



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KNOW YOUR NEIGHBOR

Paul stands out as a perfect subject for this article not because he loves spending time outdoors with family, but because he is instrumental in bringing family health and wellness to families in crisis throughout Truckee and North Lake Tahoe.

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Summer in Truckee is the best of times and the worst of times. It's cycling, hiking, and climbing season. Birding, botanizing, partying outdoors with neighbors, and just generally getting outdoors without having to bundle up. But it's also road construction and fire season, and that means the inevitable reminders to keep improving our community-wide fire resistance. We're always hearing ad nauseum about "wildfire" risk, but in reality, in a community like Glenshire, the risk of an urban style fire spreading from structure to structure is as great or greater than that of a pure vegetation fire igniting our homes. Multiple authoritative sources (for one example, the County's Ready, Set, Go handbook that just landed in our mailboxes) state over and over again that most homes that are lost in fires are ignited by embers. That highlights the importance of having no ember-ignitable fuel in Zone 0 (ideally including within 5 feet of ALL wooden structures, not just the house but also including wood fences and sheds). Awkwardly for all of us with lots of stuff to store somewhere, that also means making sure there are no combustible materials or objects stored under decks, or piles of firewood on them. It's not easy, but is super important. Enclosing this area with non-shiny

1/8" metal mesh, ensuring there aren't gaps around the sides and bottom, is one idea that we've just used at the clubhouse. Doing this in a way that allows for access isn't easy, but whatever solution works for your lifestyle, upgrading this common weak point in ember resistance is important.

Many of our homes, mine included, date back to the 1980s, and at that time, it was nearly universal for there to be many gaps allowing for ember entry into walls, attics, basements, or other places where there are plenty of easily ignited materials (cardboard boxes anyone?). The huge good news on this front is that Truckee Fire has allocated funds from Measure T for rebates for home hardening improvements, and I urge everyone to take advantage of this. It's our money, let's do it. Although the GDRA clubhouse doesn't qualify for rebates (not being a residence), we've utilized reserves to implement some necessary maintenance replacements of the 40-year-old windows and decks, in accordance with current best building practices and codes for the wildland-urban interface. Come have a look and get some pointers from staff on how to improve your home's fire resistance.

On a more cheerful note, I'm super happy to see that the maintenance and upgrades of our lake trail have been completed by Truckee Trails. I helped the Association get the permits to build this trail in 1996, and as a very recent transplant to Glenshire at the time, I didn't really appreciate how valuable it would become to the community, but since then it has become by far the most heavily used of all GDRA amenities. So I commend the vision of our board and manager at the time, Geoff Stephens, for making it happen in the first place, and the efforts of all of our staff since then, for making necessary improvements. The trail has amply justified its capital costs many times over, and I am sure the recent upgrades will serve both to increase environmental protection and improve its utility to our whole user community. Any members who participated in the Tahoe Big Year sponsored by Tahoe Institute for Natural Science, remember that our lake is one of the premiere spots for waterfowl birding, it's a great place to tick off a lot of observations. See you out there!



See you out on the trails as the warm weather settles in for the year!

Adrian Juncosa,
GDRA Board President

Are you prepared for a

**Public Safety
Power Shutoff?**





Sign up for alerts
Call 1-800-782-2506 to confirm your contact information is up-to-date.



Build or restock an emergency kit
Including flashlights, batteries and first aid supplies. For additional emergency kit necessities, consult Ready.gov.



Prepare for medical needs
Make plans for medications that need refrigeration or devices that need power.



For more information about how to prepare for a Public Safety Power Shutoff (PSPS), visit www.LibertyUtilities.com



JOSH WOLF

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Premium Tickets \$55
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Comedian, actor, and writer Josh Wolf has become one of the most sought-after personalities in comedy today. From adding his quick-witted commentary on comedy round tables, to becoming a New York Times Bestselling Author, writing on hit television shows, and headlining stand-up comedy tours across the nation, he has proved to be one of the most dynamic comedians in the entertainment business.

To purchase tickets visit **atlantiscasino.com/josh**

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Happy Summer!

Summer season sees the most activity here. Whether enjoyment of trails, pool, courts, classes, clubhouse, gazebo, playground, birds, views or nature, it's nice seeing so many of our Members experiencing these good times! Once again, our summer Dumpster Day was a hit, with residents filling eight dumpsters. This is one of my favorite GDRA events as it creates an opportunity for staff to see many of our Members! It was great catching up with you and jotting down your comments, which will all be taken to the Board.

We are excited to welcome returning pool staff - Brody, Carter, CeCe, Colton and Trevor, along with new pool staff - Callie, Gina, Jacob,

Madden, Taha and Wade. We also welcome Topher, our new facilities coordinator. Thanks to our staff, the pool operations are thriving - Enjoy!

I want to thank Truckee Trails and our Volunteers for their amazing work on the recent Trail improvements around the pond! We couldn't have done this without them. We've received many compliments and much gratitude for these improvements from our Members. Also exciting is the costs of this project are covered by our existing Lake Trail and operating funds; therefore, no impact on this year's Association budget. Hope you are enjoying the trails!

I would like to reiterate Adrian's message about the importance of home-hardening, defensible space, and removing ember ignitions. Also, a reminder that GDRA performs follow-up defensible space inspections on properties inspected by Truckee Fire within Glenshire Devonshire. **So, expect to see our defensible space inspectors in your neighborhood May through December.** A reminder to log your defensible space and home hardening hours at glenshiredevonshire.com. This helps us renew our annual Community Firewise designation.

Yes, we are still accepting ballots for the Governing Documents Election! It is common for HOA governing documents elections to take one year or more. It has been one year since the GDRA proposed

CC&Rs and Bylaws were out for Members to vote upon. The Board will be discussing next steps. The cost of holding an entirely new election is ~\$20K; hopefully we can come up with a strategy to receive the ~75 ballots still needed. If you misplaced your ballot, please contact the office. If you have questions or are not interested in voting, we would like to hear why- please call 530.587.6202 or email lori@glenshiredevonshire.com.

Would you like to serve your community? Board of Director applications are due August 9, 2024. Details can be found in this Shire and on our website. There will be two vacant seats open. Please feel free to contact me if you have any questions.

A huge thanks to Members who were able to join the Member Appreciation Day and a huge thanks to musician David Lutz for performing at our event! Thank you to all who were able to take the 2024 Member Survey, which helps guide Board decisions. The survey closed in mid-July; please visit glenshiredevonshire.com to review the results.

Hope you enjoy the rest of summer!



Lori Kelley, GDRA Manager

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TAHOE FOREST
HEALTH SYSTEM

You can view the 2024 Member Survey results at www.glenshiredevonshire.com home page or scan this QR code.







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, affecting feeding, mating and more. For more information visit www.darksky.org.

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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NOTICE OF 2024 ELECTION

RUN FOR THE GDRA BOARD

Submit your application by August 9, 2024 to make an impact in our community.

Do you have experience you can contribute to help guide the direction and success of our community? If so, there will be two board vacancies to be filled this fall.

What is the Board of Directors?

The Board of Directors is a five-member team of unpaid community volunteers who are elected to govern the financial management and general operation of Glenshire/Devonshire Residents' Association. It is their duty to act in the best interests of our nearly 1,400 member households. This includes enforcement of rules and CC&Rs, responding to and finding resolution to neighbor complaints, maintaining our common areas/open space, establishing and overseeing the budget and overseeing management and repairs of our facilities.

Dear Members: If at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, then the board of directors may, after voting to do so, seat the qualified candidates by acclamation without balloting. This statement is not required if, at the time the reminder notice will be delivered, the number of qualified candidates already exceeds the number of board positions to be filled.

What's Required Of Board Members?

Board Members are elected to two-year terms and are expected to attend monthly board meetings that usually last 2 hours. There are occasionally special meetings called requiring time outside of meetings to research and work with committees, members, and staff to move issues and projects forward. Other duties include:

- Develop Community leadership by example.
- Work with Directors in a collegial manner, presenting opposing views with professionalism and civility.
- Provide assistance and feedback to staff to ensure success of the operations.
- Continually strive to be better informed in the issues and laws to improve decisions.
- Act in accordance with the Code of Conduct and in compliance with State business law.

Procedure to Run For The GDRA Board

1. Complete a Candidate Nomination Form by downloading at glenshiredevonshire.com or request from the office.

The nomination form includes a request for director election statements outlining your qualifications and why you would like to serve on the board. Your submission will also require a copy of a recorded grant deed, and conflict of interest and good standing statements.
2. The nomination form and director election statements should then be delivered by August 9, 2024, 5pm to the Association via email at info@glenshiredevonshire.com or if unable to email, mail or deliver a hard copy to GDRA, 15726 Glenshire Drive, Truckee, CA 96161. We strongly recommend that you submit your application several days earlier in case any missing information is found.

Join Us!

When you step up to help lead our community you not only will be ensuring and making a meaningful difference in the quality of our way of life, but you will also find it to be a rewarding experience that connects you even more deeply with this unique and special community. Current board members are happy to discuss their experience on the board and offer a more personalized perspective on what you might expect. Contact them at board@glenshiredevonshire.com to schedule a time to chat!



The Glenshire/Devonshire Residents' Association, Inc.

CANDIDATE NOMINATIONS
2024 Director Election

The Association is preparing for its annual Director election. Members of the Association are invited and encouraged to become candidates in this Director election. There are two (2) positions to be filled on the Board of Directors. In order to be a candidate, you must notify management in writing, by email to Lori Kelley at info@glenshiredevonshire.com, or by mail or hand-delivery to Lori Kelley at 15726 Glenshire Drive, Truckee, CA 96161.

Your written candidate nomination form and any director election statements described below must be received by

Lori Kelley no later than 5pm on August 9, 2024. Each qualified member whose written nomination is timely received by the inspector of elections shall be a candidate.

Candidates and members advocating a point of view may but are not required to submit to the manager at the address listed above a director election statement that is related to the election. Director election statements may not exceed one side of a single 8-1/2 x 11 inch page. Director election statements that are received by the deadline for nominations will be photocopied in black

and white as submitted by the candidate and will be included with the voting materials, which will be mailed to all members. By submitting a director election statement, you accept full responsibility for its content. It is each candidate's responsibility to confirm that their written nomination to be a candidate, along with a director election statement, was received by Lori Kelley.

Candidate names and director election statements will be printed in The Shire and posted on the Association's website for member review. Candidates may be invited to attend a "Meet the Candidates" event in September as well.

The Glenshire/Devonshire Residents' Association, Inc.
Candidate Nomination Form

At a minimum, please complete and return the following information to management by the methods listed above:

Date: _____

Name: _____

Address: _____

Phone: _____

Email: _____

*Director Election Statements:
If you wish to submit a statement, please attach to your application
and email or hand deliver per above instructions.*





A huge thanks to these volunteers who helped with our Trails Improvement Project this May. Steven Arnwine, Jennifer Boehm, Jon Marks, Robert Parker, Stephen Paterson and Nicky Stenton. They worked hard moving and compacting materials to help this amazing project come to fruition. – *Lori Kelley, Operations Manager*



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Liberty Utilities

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Outage Notification System

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 on our website by visiting <https://libertyutilities.com/ca/lt/contact-info/>.

Communication Safeguards for the Vulnerable

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 <https://libertyutilities.com/afn/english/>. 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.

Medical Baseline Customers

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 at <https://libertyutilities.com/mb/>.

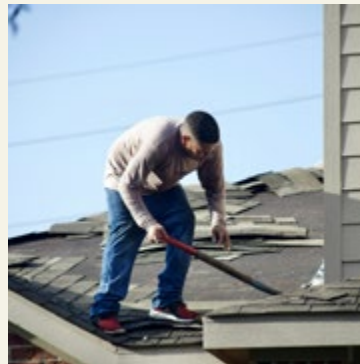
Liberty encourages its customers to update their contact information to receive important outage information. Liberty works hard to support its customers and encourages those who may qualify as a MBL or an AFN customer to please visit check out our website at <https://libertyutilities.com/pssp/> to learn more and register or call 1.800.782.2506 for more information.

COMMUNITY CONNECTIONS

Join us on September 20th for an unforgettable evening at Top of the Town – Truckee Chamber's 71st Annual Awards.

Learn more at Truckee.com.





Did you know DRC approval is required before starting most exterior projects? Projects include and are not limited to painting, fences, sheds, decks, landscaping, additions, as well as roof and window replacements.

The Glenshire Devonshire Residents' Association Design Review Committee (DRC) is comprised of volunteer community members who work with homeowners to ensure that their exterior property changes are following the CC&Rs and Rules of the Association. Our committee members have experience in planning, building, engineering and design.

The DRC generally meets remotely on the 2nd and 4th Tuesday of the month at 7:30am with agendas posted on GDRA bulletin board and website. All HOA residents are welcome at these meetings. It is prudent for homeowners to take an active role in having plans reviewed and approved before the project starts. The application/review process takes about 3 weeks, which includes owner application submission, staff application preview/site visit, 10 day neighbor notification letters sent out by staff and a DRC meeting for reviewing applications for approval.

Please contact the HOA office prior to starting a project so we may send you an application. Staff is in the process of updating the application process so owners will soon be able to download and submit the applications in their owner portal. Multiple applications can be reviewed under one design review fee. Some projects do not need DRC approval; just ask DRC staff.

Tree removals need to be approved by our Vegetation Management staff. Complete and submit the Tree Removal Request form found at www.glenshiredevonshire.com and you will be scheduled for a review. If a tree removal is not approved by staff, a DRC application process will need to occur.

Unauthorized exterior projects may delay property transfers and escrow closings, and possibly result in penalties.

Any questions may be directed to designreview@glenshiredevonshire.com or call 530.587.6202. Property improvements are greatly appreciated, and we are here to assist.



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Founder Catherine Betts opened The Shire Studio to create a space where our local community can come together and thrive. Her goal is to provide a welcoming environment where people of all ages and fitness levels can connect, support each other, and achieve their health and wellness goals.

Catherine brings a wealth of experience and knowledge to her new fitness business with a degree from UOP in exercise & sports sciences. She continued her studies in neuroscience, corrective exercise & nutrition, post college & has experience working with professional athletes from the NBA, NHL, MLS, and the US national soccer teams. Catherine is a seasoned expert in her field & is a former DI & semi-pro soccer player.

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photos by Kyle Jacobson



The Shire Studio opened its doors February 12, 2024. Follow our start-up journey on Instagram @the_shire_studio.

10095 Dorchester Dr. Unit G | Truckee, CA
theshirestudio.org | info@shirestudio.org



PHOTO BY MARTIN@SIERRABIRDBUM.COM

Pelicans in Glenshire

American White Pelicans are primarily a freshwater species, breeding in about 60 large colonies across the interior of the continent (primarily in the more northern and western states and provinces). In the winter, however, they migrate to coastal estuaries, bays, and warmer waters in southern California and across much of Mexico. We do see large flocks of pelicans migrating across the Sierra during spring and fall, especially in the spring, but these birds don't often touch down. These migrating flocks can contain many dozens of pelicans, soaring and wheeling overhead.

As many as 6-10K pelicans can breed at Pyramid Lake in any given year, producing several thousand chicks. As Martin states on the opposite page, they can't fish there terribly effectively, plus there are just so many of them, so they have to fan out on foraging trips, both to feed themselves, but especially to feed their young. They head out in more or less all directions, wherever they can find easier fishing grounds.

Many pelicans will transit the Sierra during the summer, with some of the birds traveling all the way to the Sacramento/San Joaquin Delta and back. From radio telemetry data, we know this trip takes them about a week, typically with several stopovers at ponds and reservoirs along the way. The Glenshire Pond is likely a mere stopover on those pelicans' route to the Delta and back.

-By T. Will Richardson, PH.D.,
Tahoe Institute for Natural Science



PHOTOS BY CALLEN CHRISTOPHEL





Tidbits on Pelicans

Since this species does not "dive" for food, they dip and scoop, the pelicans "appreciate" the shallow depths of the pond. Pyramid Lake is too deep for them to feed easily in much of the lake, although there are some shallows they use.

Pyramid Lake has one of the largest breeding colonies for this species anywhere in the interior of the United States. There are some Pyramid Lake records of several thousand breeding pairs. Some birds fly to Glenshire, feed here for a few days, (sometimes up to a week or longer) and then return to Pyramid, ostensibly to feed the young of the year.

-By Martin@sierrabirdbum.com

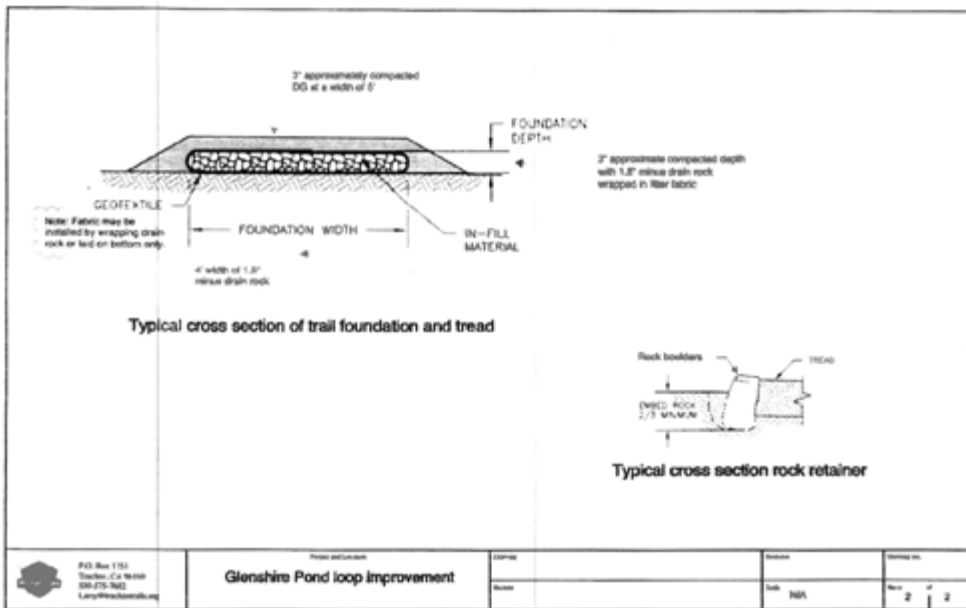
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Glenshire Pond Trail Improvements

In May, the Truckee Trails Foundation’s trail crew spent two weeks making critical upgrades to the Glenshire Pond Trail, designed to prevent sedimentation into the pond while also improving the trail user experience. From the clubhouse parking lot down to pond, we improved the existing trail with base rock wrapped in filter fabric and topped with decomposed granite. On the north side of pond, we regraded the trail, wrapped base rock inside filter fabric and topped it with decomposed granite. Our crew also added a small rock retaining wall on the north side of the pond,

with base rock wrapped in filter fabric and topped with decomposed granite as well.

With the exception of the “spillway” area, the entire trail also received a fresh layer of decomposed granite that was compacted with a vibrating plate.

This project was a great way to kick off our trail season, and the crew enjoyed meeting the Glenshire Pond “regulars.”

-By Allison Pedley, Executive Director, Truckee Trails Foundation

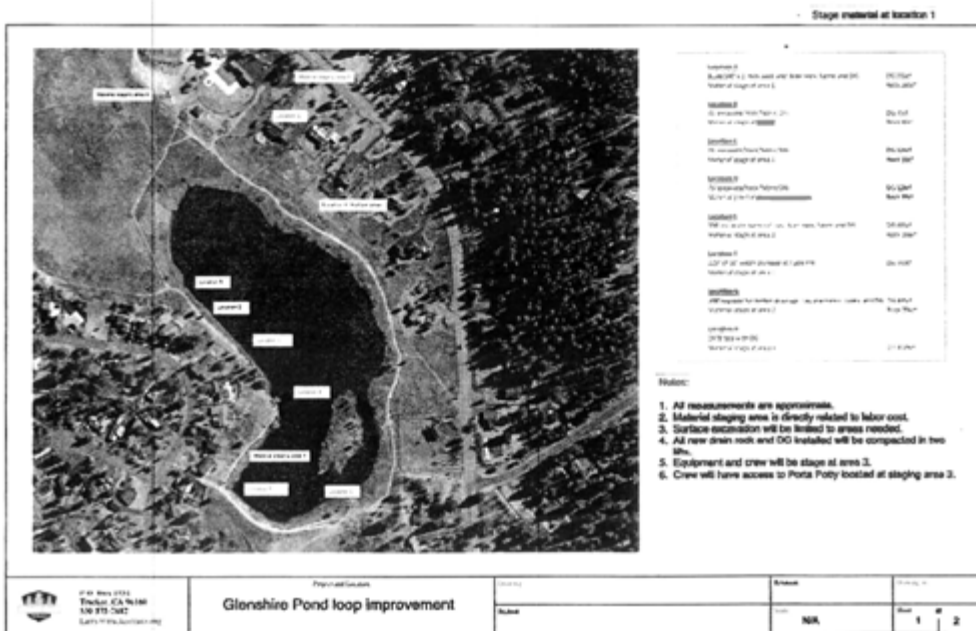
Member Input

"I just want to say Thank You for the trail improvement, it is so incredibly awesome! Larry and crew were friendly and accommodating to those walking the trail while they were working on it. It is such a delightful improvement to our community making it safer and easier for all to use. I feel proud and blessed to live in our small but mighty Glenshire Community. Thank you!"

-Jennifer Boehm

"The trail around the pond is one of Glenshire's best amenities, which became even better thanks to the outstanding work of Truckee Trails and volunteers.Thanks!"

-David Tirman



We hope everyone enjoys the improvements, and please reach out to allison@truckeetrails.org if you have any input.

Trail Improvement Details

1. Location A: Build rock retaining wall, install drain rock, fabric and DG
2. Location B,C,D & E: Excavate as needed and install drain rock, fabric, and DG over existing trail.
3. Location F: Install DG over existing trail.
4. Location G: Regrade for improved drainage; install drain rock, fabric, and DG
5. Location H: Install DG over existing trail.

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IT'S NOT A MATTER OF IF IT'S WHEN?

GDRA RESIDENTS!

Starting **NOW**, GDRA needs **all** Residents to log in Defensible Space hours performed on their property to help the Association remain a Firewise Community!

Truckee Fire MEASURE T RESOURCES

Did you know the Truckee Fire Protection District has several programs in place this year to help with wildfire mitigation? Thanks to funds from Measure T, Truckee residents have access to rebates and other resources that can help in our efforts to keep our properties and our communities safe. Truckee Fire has also completed a wildfire mitigation roadmap and added a key new position in its efforts to fight wildfires.

Here's a full breakdown of the different initiatives in place for 2024:

Free Defensible Space Inspections

Truckee Fire, in partnership with Fire Aside, offers custom defensible space inspections (DSI) to homeowners, residents, and community members. These inspections provide an interactive to-do list with clear instructions on creating a fire-safe environment. You can schedule inspections online at www.truckee-fire.org/dspace

Free Green Waste Removal Programs

Truckee Fire supports curbside green waste pick-up and dumpster rebate programs to aid homeowners in fire prevention efforts. Simply stack your pile of approved green waste and then sign-up for the pick-up service online at: www.truckee-fire.org/greenwaste

\$500 Home Hardening Rebate Program

Embers carried by the wind are the leading cause of

home ignition and hardening your home can help protect it when wildfire strikes. This process includes defensible space clean-up but also using fire-safe materials in and around your home, and homeowners can earn up to \$500 in rebates for home upgrades. Learn how at: www.truckee-fire.org/hardenyourhome

Community Wildfire Protection Plan (CWPP)

Truckee Fire's CWPP is essentially a roadmap for the community that helps identify and prioritize wildfire prevention projects. The CWPP is a collaborative, community-driven plan. It will be used as a guiding tool to carry out coordinated actions that will reduce wildfire risk. See the detailed plan at: www.truckee-fire.org/cwpp

Forest Management & Fuel Reduction Programs

Did you know that Truckee Fire has their own Registered Professional Forester? This vital role ensures that our forests are properly managed to reduce hazardous vegetation and fuel loading conditions. This helps reduce the threat of catastrophic wildfire conditions, and creates and promotes healthy and resilient forests for years to come. Learn more at: www.truckee-fire.org/projects

Truckee Fire encourages all residents and homeowners to tap into these resources available and engage wholeheartedly in wildfire prevention efforts. By fostering a culture of preparedness and collaboration, the community can forge a path towards enhanced wildfire resilience.

Did You Know?

While we very much appreciate Members volunteering to perform defensible space work in the Glenshire Devonshire common areas, it is not allowed unless the Association provides formal approval and guidelines. Recently members have completed tree removals and trimming without GDRA authorization and are now eligible for fines. GDRA has a "fuels management" plan and implements tree trimming, removal and brush removal every year on common areas. If you feel there is an urgent need in any common area, please contact defspspace@glenshiredevonshire.com. Thank You!



**SCAN THIS QR TO LOG
DEFENSIBLE SPACE HOURS**



Fencing

©Insurance Institute for Business & Home Safety

©University of California, Agriculture and Natural Resources

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:

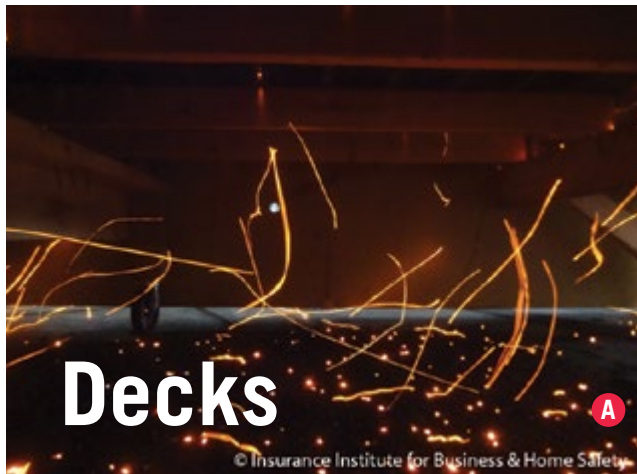
- A** Flame spread to the building when combustible debris was at the base of the fence.
- B** Gates made from noncombustible materials should be used where a fence is attached to the home. Source: University of California, Agriculture and Natural Resources
- C** Ignition from ember accumulation at the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



©Insurance Institute for Business & Home Safety

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.



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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.



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Space Inspections



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\$500 Home
Hardening Rebate



Community Wildfire
Protection Plan



Forest Management & Fuel
Reduction Programs

For more info visit www.TruckeeFire.org



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Know Your Neighbor

PAUL BANCROFT BY SHEILA GREENO

Paul Bancroft is a new resident to Glenshire but not new to the mountains. His parents moved to the area as young adults to pursue a life of skiing and outdoors adventures. They raised him to enjoy the mountain lifestyle. After leaving for a short time for college he returned to his home and began his adult life which today he shares with his wife Ana Liz, and their two young children.

Moving to Glenshire was an easy transition. The attraction to Truckee included a growing community that had infrastructure, facilities and was growing with expanding opportunities for families.

Paul and his family have easy accessibility to the outdoors. Whether riding bikes to Glenshire Pizza, walking around the pond observing Osprey and Eagles or heading out to the river to fish, everything is close by. In the winter they love to cross country ski in the open spaces that Glenshire offers. Paul was pleasantly surprised to find that so many old friends and colleagues are now his neighbors.

Paul stands out as a perfect subject for this article not because he loves spending time outdoors with family, but because he is instrumental in bringing family health and wellness to families in crisis throughout Truckee and North Lake Tahoe. Paul is Executive Director of the newly formed Sierra Community House. In 2008 Paul joined the predecessor organization, Tahoe Women's Services, working in Prevention Services. With a vision and a

purpose to serve, he took over as Executive Director seven years ago and spearheaded a merger with two other vital organizations serving families; Project Mana and the Family Resource Center. The new organization he leads today, Sierra Community House, is vital to our community working to support families in need with the mission to "connect and empower the community through family strengthening, crisis intervention, hunger relief and legal remediation services."

The network of services spans three counties covering the entire North Shore, Incline Village to West Shore plus Truckee, Soda Springs and areas in Sierraville.

Paul is a dedicated warrior for education and is also your elected Area 2 Trustee for Sierra College. He is currently serving as the president.

Paul is down-to-earth and humble about his impact on our community through the organizations he is involved with. When asked about a

personal motto, he replied with "be a purveyor of joy" stating it's important in life to find that joy and spread to those who need it.

Joy is what Paul has found in Glenshire. With his family and a one-eyed dog named Freda, he can't imagine a more joyful place to live.



OUR PROGRAMS We provide hunger relief, legal aid, immigration assistance, and family-strengthening programs, as well as direct services to victims of intimate partner/domestic violence, sexual, and child abuse.

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Meet the Summers-Whitton family, the visionary families behind Reno's most luxurious organic tequila brand, El Sativo. A family tied by love, marriage, and shared ambitions. Their journey finds its roots in the fertile soil of Jalisco, Mexico, where the Agave for their tequila grows—a testament to the family's deep connection to their craft.

Growing up in Reno, they've lived lives dedicated to art, service, and community, leaving an everlasting imprint on their beloved city. To us, Reno isn't just a place—it's our home, a precious place of memories from school days to family gatherings.

Partnering with their friends, the Montes family from Jalisco, they embarked on a quest to create a luxury sipping tequila unlike any other. Pouring their hearts, souls, and a sprinkle of Reno magic into each bottle, El Sativo became more than just a spirit—it became a symbol of their principles, a fusion of heritage and environmental stewardship.

Their tequila, born from a single estate, is a certified organic masterpiece, kosher and free of additives. From the slow-stone-oven-cooked Agave to the natural fermentation with native yeast, every step in our process is a labor of love. Our proprietary distillation method ensures that the Agave's essence remains intact, capturing its beneficial properties in every drop.

A rollercoaster ride of hard work and determination came together in a remarkable moment when El Sativo Organic Tequila won the coveted "Best in Class" medal and numerous double gold awards from the most prestigious San Francisco World Spirits Competition. This triumph wasn't just a win for their families; it turned Reno into the talk of the town as the place where the best tequila in the world was born.

Join us on this exciting adventure as we take bold steps together, elevating our brand and introducing our state-of-the-art sustainable distillery. With unwavering dedication to quality and authenticity, we honor the spirit of Reno with our story of unity and tradition as we celebrate a Better Tequila for a Better World. Be on the lookout for our new bottle.

(Photo on the right.)



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TEQUILA
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ORGANIC



ULTIMATE ORGANIC MARGARITA

1.5 oz El Sativo Organic Blanco
.50 oz Light Organic Agave Syrup
.50 oz Orange Dry Curacao
.50 oz Fresh Organic Lemon Juice
.50 oz Fresh Organic Lime Juice
Glass: Large Rocks

Garnish: Add all ingredients to a shaker tin. Ice, shake, and strain over ice into a large tatin-rimmed rocks glass, garnish with a lime wheel.



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EVENT CALENDAR & GDRA UPDATES



Pool Update


Many Members are enjoying the pool facilities this summer! Lap swim, open swim and swim lessons have all been very active. And of course, the snack shack is quite popular too. We plan to have the pool facilities operating through Labor Day weekend, and possibly some days after, weather and staff permitting. We hope you're enjoying the pool!

Yoga

Drop-in (\$15) or 5-pack (\$60).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 - 8:30am.
9:30 - 10:30am starting August 27.

Your **TDPUD MONEY** *at* **WORK**




This summer, you're going to see a lot of those big yellow trucks around town. TDPUD has a long list of projects aimed at improving essential water and electric services in Truckee. As a public utility, your TDPUD money goes back into the community. Our top priority is investing in the needs of our customers, not shareholders.

This year's improvement projects include:




- ✓ Construction of a new water tank and replacement of aging pipeline in crucial system areas
- ✓ Electric system upgrades, including replacement of power poles and electric wire, and conversion of overhead power lines to underground
- ✓ Wildfire mitigation projects, including increased vegetation management and fuse upgrades

These projects will improve our quality of life in Truckee by making power and water service safer and more reliable. We're excited to continue working to create the best Truckee possible, one project at a time.



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Glenshire Tennis Group

We are a group of tennis enthusiasts community members of all ages interested in fun, frequent exercise and socializing with Glenshire neighbors on and off the tennis courts. We set up balanced teams with pre-set play schedules. During the season (May-Nov) we meet 2x per week, Thurs. & Sat. 9 - 11am. In addition, we schedule Sunset Socials 1st Sunday of the month. We meet at 4 PM for 1 ½ hours of tennis, followed by a potluck dinner for the whole family.

For more information 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 outlined below (space and weather permitting):

- Please **contact our office to arrange access** at 530.587.6202 or email info@glenshiredevonshire.com
- Wednesdays preferred.
- Need a different time? Please contact our office.

Members need to bring a valid ID. NO cardboard, hazardous or electronic waste. Please tie all bags.

Clubhouse Office Drop-in Hours

Other times by appointment (including Saturdays)
Tues & Thurs, 10:30am - 1:30pm
Wed/Fri 10am - 5pm

Board Meetings

3rd Wednesdays of the Month 5:30pm

(subject to change)
Meetings are held at the Clubhouse and online when able.

Monthly meetings may be skipped when applicable.
2024 Upcoming GDRA Regular Board Meeting Schedule:

August 21	Oct 16
Sept 18	Nov 20
	Dec 18

DRC Meetings

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

2nd & 4th Tuesdays 7:30am

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

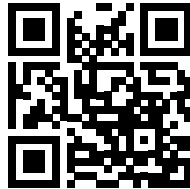


SOS Glenshire Is Back In Action

Having taken a break
after the successful
preservation of the

290-acre Canyon Springs property, SOS Glenshire is back to work sustaining wild lands, wildlife, and quality of life around the Glenshire region for the benefit of current and future generations. Made up of community members like you, SOS Glenshire is a grass roots, local non-profit organization dedicated to preserving valuable open space and promoting responsible land use in our area. To help guide these efforts, SOS Glenshire is looking for feedback from you. Please visit sosglenshire.org or scan the QR code below to take a 2-minute survey on what is most important to you in the preservation of open space. Email sosglenshire@gmail.com for more information on how you can support SOS Glenshire.

Scan to take an
important survey.



2024 CALENDAR

Yoga Every Tues & Thurs 7:30am,
9:30am starting August 27

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

August

- 09 Board of Director Applications Due
- 13 DRC Meeting, 7:30am
- 21 GDRA Board Meeting, 5:30pm
- 27 DRC Meeting, 7:30am

September

- 10 DRC Meeting, 7:30am
- 18 GDRA Board Meeting, 5:30pm
- 24 DRC Meeting, 7:30am

October

- 08 DRC Meeting, 7:30am
- 16 GDRA Board Meeting, 5:30pm
- 22 DRC Meeting, 7:30am

November

- 12 DRC Meeting, 7:30am
- 20 GDRA Board Meeting, 5:30pm
- 26 DRC Meeting, 7:30am

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A huge shout out to CeCe Ondercin, Pass Office Attendant. I met her at a job fair in spring 2022 and knew then she would be a great fit for our pool team and members. She graciously agreed to interview, and we are fortunate that she accepted a Pass Office Attendant position, for 3 seasons now! She has mastered the pool membership system and is diligent with keeping things in order while always greeting members with a smile. CeCe is not hesitant to help on deck when needed - a great team player. She finds it very important to keep the snacks stocked for all our pool kiddos! Thanks CeCe for bringing so much to our pool community!

- Lori Kelley, Operations Manager

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Glenshire Stats Jan 1st - June 30th 2023 vs 2024

	2023	2024
Sold Properties	19	17
Avg. Price Per Sq. Ft.	\$507	\$507
Days On Market	35	63
Avg. Sales Price	\$943K	\$911K

Properties are being sold for 98% of their listed price



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- 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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valvidegain.com | CALBRE #01494833, CALBRE #01240170
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