



G L E N S H I R E
D E V O N S H I R E
R E S I D E N T S
A S S O C I A T I O N
15726 GLENSHIRE DR
TRUCKEE, CA 96161

*To Protect & Enhance the Quality of
Life & Property in Glenshire Devonshire*

September 23, 2024

Dear Glenshire/Devonshire Members,
We would like to notify you of the below important Association information.

GDRA 2025 DRAFT BUDGET UPDATED INFORMATION

The GDRA Board and staff have worked on the 2025 budget for several months and plan to finalize it at the October 16 meeting (it must be mailed out to membership in November). This article provides some history and discussion of proposed changes from 2024. Members who wish to provide input may do so by email prior to, or in person at, the October 16 meeting, for the Board to consider before finalizing next year's budget.

The current draft of the 2025 budget includes approximately a 7% increase in annual dues from 2024. Most of this \$36 annual/\$3 monthly increase relates to defensible space follow-up on member properties and open space fuel management, which are widely recognized as high priorities by our membership (and insurance companies!). Additionally, standard defensible space inspections, a partial informal survey from the street, and member input suggest that we are not achieving fire resistance goals.

The previous proposal to provide two free seasonal pool passes to each parcel has been eliminated. Thereby reducing the proposed increase from 12% to 7%. However, other minor modifications to the pool usage are being considered, including free drop-ins.

Design Review fees will be altered (almost all the changes are minimal reductions, with no significant change to this budget item).

A proposal to install digital access control on amenity gates continues to be evaluated for costs and benefits. If this project were to go ahead, the currently proposed concept would entail two levels of amenity pass: one that includes all facilities, and another that includes access to all facilities except the pool. For regulatory reasons, the change to an amenity pass from a pool (only) pass may allow for staffing efficiencies and extended pool hours for members that are currently not legally allowable. The digital access control system would allow for reduced staffing hours and extended pool hours. The main operating expense changes from 2024 are:

Increases

+ \$30,282 Salaries – Forestry/Defensible Space
+ \$10,405 Salaries – Facilities/Inspections
+ \$ 7,000 Fuels Reduction – Open Space
+ \$ 6,432 Insurance

Decreases

-\$42,823 Salaries – Admin
-\$ 6,773 Salaries – Pool

Please visit click [here](#) to view 2025 Draft Budget details. The Association depends on input from the membership, not only the volunteer Board but also member comments at our Board meetings. Please attend the October 16, 2024 Board meeting, or email lori@glenshiredevonshire.com prior, to make your opinions known. Thank you!