

A photograph of two young children skiing on a snowy mountain slope. The child on the left is wearing a red jacket and a red hat with a patterned band, and has their right arm raised. The child on the right is wearing a yellow jacket and a pink hat. Both are smiling and holding ski poles. The background shows snow-covered ground and evergreen trees under a clear blue sky.

Tahoe Donner NEWS

December 2003

The Official Publication of Tahoe Donner Association

**2004 Budget
Report Inside**

December 2003, Vol. 4, No. 12

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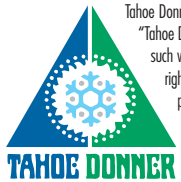
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On the Cover

From easy scenic trails to expert steeps, Tahoe Donner Cross Country Center has something for kids of all ages.
Photo by Larry Prossor

President's Message

Board Commends Staff on Budget Efforts

The centerpiece of this issue of Tahoe Donner News is the association's 2004 budget report. The management and associated staff began the budget preparation in July and presented proposals to the board beginning in September and extending into the October board meeting.

This year, the management group developed and presented a sound budget outlining their forecast for revenues, expenses for operations, and prudent reserve allocations (including Development and New Machinery & Equipment Funds) for the 2004-year's activities.

The association's budget was based on department managers' preparation along with their business plans, and in three cases – Architectural Standards, Downhill Ski Area, and Tennis Center – the first attempts at zero-base budgeting were made. The results have given property owners the management's view of expenses, revenues, and funding of reserves at realistic levels.

The board has reviewed (in most cases line-by-line) department requests and found little room for disagreement with the proposals.

The board was presented with a budget that proposed a net "reduction" in property owner assessments, from \$641 per property to \$619 for operational expenses. The management, using sound business principles, reduced the association's operational costs and, in effect, absorbed escalating costs: such as \$311,000 in workers' compensation insurance and other insurance increases; normally expected adjustments such as wages; and so on. In years past additional year-to-year expenses were passed on to the owners with little attempt at cost containment or reduction.

It should be noted that of the five "public access amenities" four have reduced "owner" assessments for operational deficits for the upcoming year.

On the reserve side of the budget, the management group proposed an increase to \$320 per property for fiscal



Dick Halpin
 President

2004, equating to a \$25 per property increase over 2003 for the Reserve, Development, and New Machinery & Equipment Funds. Funding for these accounts in fiscal 2003 was \$295 per property.

The net effect of the total proposed budget for the Operations and Reserve Funds would have resulted in an increase of \$3 per property for next year. Any board could have been tempted to approve the submittal with a \$3 increase for each property over 2003 but we have an obligation to the future of the association. For those who follow the association's business closely, it is known that the Reserve Fund is going to experience a bubble in required funding through 2006 and then drop to what could be considered normal funding levels. The board elected to take this opportunity to place additional monies into the Reserve Fund only, in an attempt to level the assessment dedicated to reserves over the next few years.

Therefore, the board approved a budget for the year 2004 of a \$964 annual assessment consisting of \$619 per property for operations; and \$345 for Reserve, Development, and New Machinery & Equipment Funds. This amounts to an increase of \$28 over last year's assessment. This three percent increase is expected to be close to the national CPI (Consumer Price Index).

The general manager and his group deserve congratulations for an outstanding effort in the interest of all Tahoe Donner property owners. This association has come a long way in the last two years. ▲

At Your Service

We, at the Member Services Office, wish you Happy Holidays. Our office hours are Monday through Saturday, 8 a.m. – 4:30 p.m. On Christmas Eve, Wednesday, December 24, our office will be closed at noon. The office will be closed all day on Christmas Day, December 25 and New Year's Day, January 1.

Ship Those Holiday Gifts Here!

The Member Services Office offers United Parcel Service (UPS) drop-off to members with a valid member ID. Drop your packages off Monday through Thursday, 8 a.m. – 4 p.m. and Friday, 8 a.m. – noon. Packages must be ready for shipping and are limited to 25 pounds. We cannot accept oversize packages for shipping. A nominal fee is charged above the UPS rate. Some packing tips include:

- ▲ Use a rigid corrugated box with flaps intact.
- ▲ Remove all old labels from used boxes.
- ▲ Wrap items inside your shipment separately.
- ▲ Use adequate cushioning on all six sides of carton and between items.
- ▲ Use strong tape such as nylon-reinforced or pressure-sensitive plastic.
- ▲ Do not use string or paper over wraps.
- ▲ Use a single address label that has clear, complete delivery and return addresses.
- ▲ Place a duplicate address label inside the box.

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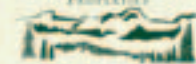
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Tahoe Donner Gears Up for Winter

Are you ready for winter? The Cross Country Center is scheduled to open for the Thanksgiving holiday. The Downhill Ski Area is scheduled to open on December 12 with Customer Appreciation Day kicking off the season on December 13. There will be \$5 lift tickets that day, so don't miss out – stop by and have some fun. After a fun day of skiing you can stop by the Trout Creek Recreation Center for a dip in the hot tub, then head down to The Clubhouse Bar & Grill to enjoy great food and a friendly atmosphere.



Darren Shaw
General Manager

for updates on the Web site and Instant News e-mails.

Construction Tours Available

Mycon Construction has made significant progress on the Trout Creek Recreation Center construction project. The association has scheduled a series of tours through the construction site. If you are interested please contact the Member Services Office at (530) 587-9400, ext. 100 for the tour schedule. I would like to caution everyone to stay clear of the construction site unless on a staff-conducted tour. Please be careful when you are entering and exiting Trout Creek Recreation Center.

The old golf course clubhouse (formally TD's) has been demolished and all the debris has been removed. The site is now ready for construction to start by June 2004. The project schedule calls for contractor selection next month. Watch

December Workshop Schedule

Truckee Workshop

Date: Tuesday, December 2

Start Time: 6 p.m.

Location:

The Village at Northstar: Chaparral room
100 Northstar Drive
Truckee, CA 96161

Bay Area Workshop

Date: Saturday, December 13

Start Time: 1 p.m.

Location:

The Hampton Inn & Suites
55 Old Tully Road
San Jose, CA 95111

Please RSVP by contacting Bonnie Watkins at (530) 587-9400, ext. 130 or by e-mail at bwatkins@tahoedonner.com

Maps and information also available at www.tahoedonner.com

The Way We Pay

The first two "The Way We Pay" workshops were held on October 14 and October 18. More than 50 members attended each of the workshops. Two final workshops are scheduled for December (see the Workshop Schedule chart). These are the last scheduled workshops so please make an effort to attend.

Previewing Option A

In the two previous editions of *Tahoe Donner News* I presented various perspectives on options "B" and "C." In this article I will cover Option A, which outlines the current amenity payment structure.

For many years the association's finances have been funded, in part, by utilizing a combination of revenue sources: such as user fees (member, guest, and public); the annual assessment; and the annual Recreation Fee. As many of you know, the annual

assessment is billed equally to property owners for each lot. The Recreation Fee is an optional, annual, per-lot fee that members can choose to pay in order to gain admittance to private amenities for up to four members. A question was raised at the first two workshops: Why change the existing system, it seems to be working fine? The existing system (while not considered to be an ideal, equitable solution by some) could be

considered an effective one, especially since members are accustomed to this system.

There is a \$1.4 million shortfall in amenity operations according to the 2003 budget. This equates to an amount

Please see PERSPECTIVES on Page 17

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...And the Walls, Came Tumblin' Down



The old golf course clubhouse was demolished on October 20 to make ready the site for construction next spring.
Photos by Dana Gravelle

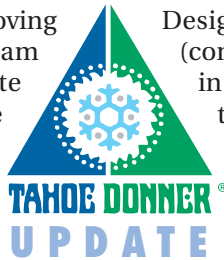


It has probably become very evident by now that things are moving forward on the Master Plan projects. Construction of the Trout Creek expansion is well above ground and crews are preparing the roof structure for the interior work to be done during the winter. The old golf course clubhouse no longer exists. The demolition of the structure started on October 20 and was completed within two weeks. The golf course clubhouse was erected by Dart Industries in 1973.

Trout Creek

The construction process is moving forward and the project team continues with weekly on-site construction meetings. These meetings allow the owner, architect, and general contractor the opportunity to review progress and address project challenges as they arise.

Much of the utility work is complete and most of the building is covered. The project team has successfully navigated several unforeseen site conditions and anticipates a July 1, 2004 opening, as scheduled.



We are also pleased to report that the estimated construction budget is on target with what was approved by the Tahoe Donner Board of Directors last spring.

The Lodge

The board of directors appointed a Design Review Task Force (comprised of volunteer members) in the spring of 2003. Throughout the summer and fall, the task force and project team worked with cost estimating firms and general contractors to analyze the building program priorities as they relate to the cost of construction.

The design plans for The Lodge provide the flexibility to serve the needs of a community that is not only diverse but is continually growing. As a part of the value engineering efforts, the project

team is proud to report that all of the approved design elements have been preserved as part of the project.

A full team of architects and engineers are working on the plans and specifications and anticipate submitting to the Town of Truckee for a building permit during the winter for a June 2004 construction start.

The restaurant consultant has continued to work with the project team to design a menu that will be a great addition to the options now available to the Tahoe Donner community. ▲

*Scott Ryan,
Ryan Group Architects*

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Let's Get Together



Big Events Happening at Tahoe Donner Cross Country

Let's get ready to ski! We've done a lot of trail maintenance to make your cross-country skiing experience the best one around. Make sure you start your season off right by getting your equipment tuned up and having your skiing technique checked out by taking one of our lessons or clinics. Then get out on the trails and have a ball. Here's a quick run down on some of the cross-country center's happenings.

Laura will be back in the kitchen baking tasty treats. She has new lunch specials planned that we're sure will satisfy your hunger. The kitchen will also be stocked with great wraps, sandwiches, snacks, and an assortment of drinks.

The center's retail shop is a great place to do a little holiday shopping. We have the latest styles in ski gear and fashion sweaters. Also, get your skis in tip-top condition with the wide assortment of waxes and ski tuning equipment that we offer.

Our rental shop is keeping the rental fleet on the cutting edge of technology by stocking the new 9.1 Salomon demo skate boot. There are also a variety of new demo skis. So, if you're ready to purchase your own gear, make sure to first try our fabulous demo selections before you buy.



The Drifter Hut is a favorite hang out for nordic skiers.

Free Demo Day

On Saturday, December 27, from 9 a.m. – 4 p.m., visit Tahoe Donner Cross Country Center for this year's Demo Day. This event is open to the public and offers skiers a chance to try the very latest in nordic ski equipment. There is no cost to rent the equipment, however, a valid trail pass is required. Brands available for demo this year include: Alpina, Atomic, Fischer, Karhu, Madshus, Rossignol, Salomon, Swix, and Yoko. All equipment is subject to availability, so get there early.

Night Skiing Kicks Off New Year's Eve

Tahoe Donner Cross Country Center has a 2 1/2-kilometer loop that is lit for night skiing. We're the only nordic center in California to make this claim! Starting Wednesday, December 31, skiers can enjoy night skiing every Wednesday night from 5 – 7 p.m. through February 25, 2004. The cost for night skiing is \$12 for adults (ages 13 – 59) and \$10 for seniors (ages 60 – 69). Kids 12 & under and 70 and older, ski for free!

Great Deal for a Great Cause

In the spirit of giving this holiday season, the Tahoe Donner Cross Country Center will continue our tradition of gathering canned food for Project MANA.

Project MANA (Making Adequate Nutrition Accessible) is a hunger relief organization serving the North and West Shores of Lake Tahoe and Truckee. Since its inception in July of 1991, Project MANA has responded to the emergency food needs of the homeless, the elderly, the homebound, families in

need, children and single parents. Project MANA's mission is to "reduce the incidence of hunger and its detrimental effects upon individuals, the local community, the region, and ultimately, the country."

So on December 14, 2003, bring a donation of canned food to the Cross Country Center and receive a free trail pass for the day. A great deal for a great cause – don't miss out.



Skiers can enjoy a wide variety of terrain at TDXC.

Night Races Hosted by TDXC

The Tahoe Donner Cross Country Center will host night races again this season. Night races will be hosted on January 7 and 21, and February 4 and 18. Entry for each race is \$8, which includes soup and a baguette. Prizes and awards will be given out to the overall season winners. So join us for a great evening of skiing.

Remember, "The Skiing is Out There."

All events are dependent on weather conditions and subject to change or cancellation. For further details call Tahoe Donner Cross Country Center at (530) 587-9484 or visit our Web site at www.tdxc.com.



Great Holiday Fun at Downhill Ski Area

Tahoe Donner Downhill Ski Area is committed to being "The best place for family fun and learning." Wide-open bowls; uncrowded slopes; great beginner terrain; excellent grooming; and a friendly, courteous staff awaits you. Our size allows us to deliver that personal touch that the larger ski areas can't always provide. Opening day for the 2003-2004 winter season is scheduled for Friday, December 12 (conditions permitting).

We Appreciate Our Skiers

Don't miss out on an opportunity to enjoy your backyard ski hill for only \$5! On Saturday, December 13, join us for Skier Appreciation Day where you'll be able to get a fun-filled day of skiing for only five bucks. At this price, you can afford to treat your entire family and friends. It is our way of saying thanks in advance for what is sure to be another great season.

Have fun at Snowplay

Scheduled to open the weekend of December 13, 2003 (snow pack permitting) Snowplay will be welcoming members, guests and public to join in family fun. Snowplay will be open weekends and holidays; 9:30 a.m. - 4:30 p.m. The recreation department will be implementing a new sled policy and "walk way" in order to keep all participants as safe as possible. The new sledding policy states that Tahoe Donner Association will be providing all sledding equipment thus not allowing any personal sledding equipment on the Snowplay area. There will be a designated "snowman" and "fort" building area on the North side of Snowplay for those who do not wish to participate in the sledding activities. All sledding

participants will need to procure a ticket at the Trout Creek Recreation Center prior to sledding. For more information please call the friendly hosts at Trout Creek (530)587-9437.

Santa Comes To Tahoe Donner Downhill

After a hard night of dropping gifts off around the world, Santa has decided to head to the Tahoe Donner Downhill Ski Area for a little R&R.

On Christmas Day, from noon - 2 p.m., Santa will be handing out goodies while experiencing some great skiing and snowboarding. Come join Santa for an afternoon of fun. The Downhill Ski Area will be open from noon until 4 p.m. Lift tickets are only \$21 for adults and \$8 for children 7 - 12 years of age. Children 6 and under ski free!

Join Us for the Torchlight Parade on New Year's Eve

On Wednesday, December 31 come celebrate New Year's Eve at the Tahoe Donner Downhill Ski Area's spectacular Torchlight Parade. This fun-filled event is open to the public and skiers are encouraged to participate. At dusk all interested skiers (ages 10 or older with skiing abilities of intermediate or better and able to ski or ride in the dark) will head up to the top of Eagle Rock for this wonderful display of lights. Eight and nine year olds may also



Santa will visit Tahoe Donner Downhill Ski Area on Christmas Day from noon - 2 p.m.

participate without a torch and accompanied by an adult.

So grab your skis and an old parka and head to the top of Tahoe Donner to become part of this exciting event. For those who plan to participate, make sure that your outfit is not your favorite, because the flares we use can be messy. This event is free to the public.

A DJ will be playing music to groove to and snacks will be provided. Even if you don't want to ski in the dark, come on out and enjoy this wonderful exhibition as a spectator. Sign-up is from 4 - 6 p.m. and the event starts at 6:30 p.m. We're sure it'll be a New Year's Eve to remember!

All events are weather permitting and subject to change or cancellation. For further details call Tahoe Donner Downhill Ski Area at (530) 587-9444 or visit our Web site at www.skitahoedonner.com.

Please see LET'S GET TOGETHER on Page 10

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Welcome Fellow Stitchers

This is an open invitation to all stitchers to bring any handwork to the Gathering Room at Northwoods Clubhouse on the first and third Thursday of each month at 2 p.m. This is an opportunity to meet and stitch with new friends.

For more information please call Ellie Stickney (530) 587-3476, Julie Halpin 587-9076, or Pamela Vollert 587-8454.

Winter Hours at The Clubhouse Bar & Grill

The Clubhouse Bar & Grill has changed to its "winter hours." In October the hours of operation for the restaurant were changed to Thursday through Monday, from 4 – 9 p.m. However, during the winter holidays, from December 15 through January 5, The Clubhouse Bar & Grill will be open seven days a week from 4 – 9 p.m. After January 5 the restaurant will resume its winter schedule of being open only five days per week.



Help Us Serve You Better

As part of the ongoing commitment to provide excellent customer service, Tahoe Donner will continue the "Secret Shopper" program this winter. This successful program was designed to assess and improve the customer service we provide at the association. By participating in the program you will receive a \$25 voucher towards food and drinks at The Clubhouse Bar & Grill. Contact Human Resources and Risk Manager Kim Harris, at (530) 587-9400, ext. 123 or by e-mail at kkjos@tahoedonner.com.

Rooms Needed This Winter

This is a reminder that the Tahoe Donner Downhill Ski Area is attempting to find accommodations for winter employees. Any member who might have rooms available for rent during the winter season is encouraged to contact Bob Bush at (530) 587-9444, ext. 105.

Volunteer Opportunities Still Available

Tahoe Donner is looking for volunteers to help with association projects and events. If you are interested in helping Tahoe Donner as a volunteer please write us and include the following information: name, mailing address, telephone number, e-mail

Got what it Takes? Join National Ski Patrol

It's not just an adventure – it's a job. The National Ski Patrol (NSP) is looking to increase its presence at the Tahoe Donner Downhill Ski Area by looking for volunteers who are ready to put their mountain skills to the test. The NSP, founded in 1938 by Charles M. Dole, has followed its creed of "Service and Safety"



Patroller Jeff Rogers clears landing zone at the Downhill Ski Area for rescue helicopter training.

Photo courtesy Mark Johnson

since the establishment of skiing as a popular sport in the United States. Now, 65 years later, the organization has over 28,500 members.

Mark Johnson, a Tahoe Donner resident and NSP member, will be hosting a question and answer workshop on Saturday, November 29 at 4 p.m. for those interested in information about becoming a volunteer patroller. The workshop will be held in the banquet room at Northwoods Clubhouse. "We're out at Tahoe Donner Downhill Ski Area to ensure the safety of skiers, snowboarders, and guests," explains Johnson about the program, "it gives you a great sense of accomplishment."

NSP volunteers are required to receive training in Outdoor Emergency Care, cardiopulmonary resuscitation (CPR-BLS for the Professional Rescuer), and other local patrol training requirements. These are basic requirements and volunteers may be expected to undergo additional training. Volunteers should also have a good set of skiing or snowboarding skills. Both skiers and snowboarders are encouraged to join NSP.

"It's a wonderful way to serve the Tahoe Donner community," says Johnson. If you're interested, be sure to attend the question and answer workshop in November. For more information about the National Ski Patrol visit www.nsp.org.

Avalanche Awareness

Winter is fast approaching and if you're not visiting Tahoe Donner ski areas you might experience long lines and crowded runs. On those days when you can barely make a free turn, heading out into the backcountry seems quite appealing. However, there are potential dangers involved with backcountry skiing and riding that should be taken into consideration.

Avalanche conditions form as a result of the interaction of terrain, weather, and snowpack. The combination of new snowfall, changes in temperature, and wind, create the unstable layering that results in avalanches. About 85 percent of avalanche fatalities happen in the backcountry. Keep in mind that avalanche hazard is relative to where you are. Avalanches caused by people typically happen when someone is not where they are supposed to be. Therefore, terrain recognition and determining whether you are in terrain capable of producing an avalanche is key.

Please see LET'S GET TOGETHER on Page 12

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LET'S GET TOGETHER from Page 11

Here are some basic things to keep in mind:

- ▲ Never travel alone.
- ▲ Be aware of the potential hazards.
- ▲ Practice safe route finding skills.
- ▲ Be aware of changing weather conditions.
- ▲ Learn to evaluate snow stability.
- ▲ Carry and know how to use avalanche rescue gear.
- ▲ Before each trip listen to the local avalanche forecast.

For more in-depth information about avalanche awareness visit the American Avalanche Association at www.avalanche.org or the Northwest Avalanche Center at www.nwac.noaa.gov.

Protecting Your Property

It is a sad fact that the Tahoe Donner community has seen its I share of theft and vandalism. And, because many Tahoe Donner properties are not occupied full-time, thieves and vandals often consider Tahoe Donner an "easy" target. Despite this perception, there are several steps that property owners can take to deter these would-be criminals:

▲ Update your contact records with the Member Services Office. Having your current information on file will help us contact you if an emergency arises. Contact the Member Services Office at 11509 Northwoods Blvd., Truckee CA 96161; phone (530) 587-9400, ext. 100; fax (530) 587-9423, e-mail info@tahoedonner.com. You may also update your contact information by visiting the Tahoe Donner Web site at www.tahoedonner.com and clicking the Member Contact Information link.

▲ Get to know your neighbors and notify them of when you're out of town. Give your neighbors your contact information so they can notify you if anything suspicious is going on, in or around your home.

▲ Consider installing an alarm system in your home. An alarm system will help deter would-be thieves and can also audibly notify neighbors if there's an unexpected entry. Some alarm systems will also notify the police immediately if triggered.

▲ Utilize motion detection lighting systems around your home. Studies have shown that lighting can help to deter crime. If lighting is used, please be sure it complies with the Architectural Standards rules and illuminates only your property.

Please contact the association if you have any questions or contact the Truckee Police Department at (530) 550-2330. ▲

A Tradition of Personal Service



From left: Susan Reynolds, Josh Susman, Catherine White, Sandy Casey, Toodie Marshall, Greg Mihevc, Tilly Mezger, Carla Stokes, Lynn Flynn.

**Happy Holidays & Best Wishes
 For the New Year**




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Use MemberCharge to Pay and Play!

What is MemberCharge?
 MemberCharge is the convenient way for property owners to pay for items throughout Tahoe Donner Association with your Member ID or Transferable Guest Card.

Drop by member services during office hours and sign up. There will be a processing fee of \$5 per card.

Your Member ID will allow you to bypass a ticket window or cash transaction by automatically charging your entry or lift ticket to your credit card account when your Member ID card is scanned.

For more information please contact the Member Services Office at (530) 587-9400, ext. 100



TAHOE DONNER ASSOCIATION

2004 Budget Report

The full pro forma operating budget is available at the Association Offices. Copies will be sent, at Association expense, by first-class mail to be delivered within five days of receipt of request. Call (530) 587-9400, ext. 131

Introduction

Tahoe Donner Association (TDA) prepares its annual revenue and expense budget within the directives of applicable laws, and its own governing documents, budgeting policies and procedures. The process begins with general direction from the board of directors regarding influential factors such as level of service to be provided within the association, new community projects, and changes to business operations. Capital and equipment budgets are formulated to determine the funding needs for the reserve and replacement fund, the development fund, and the new machinery, equipment, furnishings, and fixtures fund. The operating budget is traditionally developed with attention to historical trends in revenue generation, consideration of economic factors that may influence revenue or expenses, achievable cost reductions in each department, service levels to be achieved, and staffing levels required. Additionally, the board directed staff to prepare zero-base budgets for three departments within the association. Following this process, the general manager recommends a budget to the board. The board reviews the budget thoroughly and directs any revisions it feels are appropriate. The 2004 annual assessment approved by the board as part of the budget process is \$964 per property, a 3% increase over 2003. The budget as approved by the board is summarized in this report.

Operating Fund

The Operating Fund provides accounting of the revenue and non-capital or major equipment expenses necessary for the operation of the association business and its amenities. This year's budget process included preparing zero-base budgets for

the Downhill Ski Area, the Tennis Center, and the Architectural Standards Office (ASO). This process allowed the board to evaluate various options in operating these facilities, to determine the optimum balance between service levels and financial performance. Options analyzed included shortening operating hours at the Downhill Ski Area to Thursday through Monday, opening the Tennis Center to the public, reducing service levels at all three facilities, and changing programs offered at the facilities. After careful evaluation of the budgets, the board opted for minimally reduced service levels at the Downhill Ski Area and Tennis Center, and rejected the proposal to allow public use of the Tennis Center, while approving a limit on the number of skiers on busy weekends. TDA property owners, however, will not be restricted by the skier limit. Also, in this budget process, the Architectural Standards Office performed a detailed evaluation of staff time required to provide the department's services. As a result, changes to the fee structure were proposed and approved to more closely tie charges to the time and expense required for each activity.

Budgets for all other departments were prepared with attention to operating costs and identifying efficiencies where possible while continuing to provide current levels of service. In this process, detailed justifications for each expense account were prepared by managers and evaluated by senior management. Methods for optimizing revenues while maintaining favorable property owner access and rates were also examined. The result of the operating budget process was a net decrease of \$146,000 in the shortfall of revenue to expense that requires subsidy by the annual assessment.

Total operating expenses increased only \$378,000, or 4%, over 2003. This was achieved despite large increases in general insurance (\$37,000), employee health insurance (\$44,000), workers' compensation insurance (\$230,000), and an average wage increase of 3% (\$134,000). Various cost savings were identified throughout the association to offset these increases. Staffing levels and certain pay rates were decreased, such that there was an actual reduction in wage expense of \$17,000. Other expense reductions included a decrease in the contract labor requirements of the forestry department saving \$50,000 in 2004.

The association's operating revenue projections increased \$524,000 or 10% for 2004. The downhill ski area anticipates \$254,000 in additional revenues due to a more focused marketing program that targets families and beginning skiers and snowboarders. Rates were also adjusted. An increase of approximately \$95,000 was projected at the golf course as a result of pricing adjustments and increased play during non-peak times. Rate changes at various amenities and additional program offerings resulted in approximately \$189,000 in additional revenues. The Recreation Fee remains at \$170 per property for the 2004-2005 year. Increased volume and rate changes increased revenues in the Architectural Standards Office by \$98,000. Revenue was reduced \$112,000 in forestry grant receipts due to a lack of available programs for 2004.

In total, the 2004 assessment contribution to operations is approximately \$3,950,000 or \$619 per property, down from \$641 per property in 2003.

Reserve Fund

In accordance with state law and sound business practices, it is the policy of the association to fund a reserve program that will adequately provide for repair and replacement of existing community-owned assets. A 30-year reserve funding and expenditure plan is prepared every three years, and updated annually, to forecast funding needs. Approximately 1,000 individual items are tracked in this plan, with a current replacement value of about \$19 million. Each item is evaluated by average useful life, present age, projected remaining useful life, and estimated replacement cost. Based on the repair and replacement schedule, planned increases in the annual assessment contribution, and the projected funding available in the foreseeable future, there are no special assessments anticipated for reserve funding.

The association's 30-year reserve funding and expenditure plan, adjusted for cost savings and individual-component replacement timing, required a minimum contribution of \$242 per property in 2004 (a \$22 or 10% increase over 2003.) The future funding plan, assuming the 2004 contribution, would require a 12% contribution increase for each of the next four years. The board determined it most prudent, in this year when we have a decrease in the assessment funding requirement for operations, to further increase the contribution to the Reserve Fund in 2004 to reduce the required annual increases in future years. The 2004 assessment for the reserve fund was therefore approved at \$267, a \$47 or 21% increase per property. The contribution to the Reserve Fund totals \$1,707,915.

Budgeted Reserve Fund expenditures for 2004 total \$1,692,650. Included in the fund are 67 projects, ranging from \$2,000 to \$459,000. The expenditures are outlined on page three. The Reserve Fund Analysis on page four summarizes the component values by area and the projected available funding for repairs and replacements.

The 2004 projected year-end balance, after contributions and expenditures, is \$2,274,070.

Development Fund

The Development Fund was established to accumulate funds for large-scale projects identified by the board as necessary due to new capacity requirements of the association, or changing needs of the community. Projects designated by the board as eligible to receive funding through the Development Fund, including that derived from the 2004 assessment contribution: the Euer Valley, The Lodge, and Trout Creek Recreation Center Master Plan Projects; golf course maintenance; The Lodge grotto; bridges in Euer Valley; bridge at the campground; ski lift modifications; maintenance building; vehicle maintenance building; Downhill Ski Area lodge; equestrian/cross-country facility; and fire trail and road maintenance.

The 2004 regular annual assessment contribution to the Development Fund totals \$338,072, or \$53 per member property. This represents a 5% increase over the 2003 assessment.

A special assessment was approved by the membership in 2002 for three Master Plan projects: Trout Creek Recreation Center expansion, construction of a new community clubhouse (The Lodge), and the purchase of property in the Euer Valley. The assessment contributions and the individual project expenditures are accounted for in the Development Fund. The special assessment of \$1,383 per member property was invoiced in January of 2003 and due March 1, 2003. Special assessment revenue is deferred and realized as project expenditures are made. The estimated cost of the three approved projects was \$8.8 million. The purchase of the Euer Valley property was completed in January of 2003. Construction of the Trout Creek Recreation Center expansion began during the summer of 2003 and is scheduled for completion in the summer of 2004. The Lodge building remains in the design process. Current estimates for construction of this facility have presented budgeting challenges and the project is being evaluated for value engineering efficiencies and/or sources of additional funding.

The association owns a 32-acre parcel adjacent to Tahoe Donner. That property is held in the Development Fund. The parcel is currently under contract for sale and is anticipated to close escrow no later than April 2004. In January 2003 the association received a non-refundable deposit of \$100,000 that may be applied against the purchase price of \$3,000,000. No plans have been made for expenditure of these receipts which, after taxes, can only be used for constructing, expanding, adding to, and enhancing the association's recreational facilities.

New Machinery, Equipment, Furnishings & Fixtures Fund

The New Machinery, Equipment, Furnishings and Fixtures (NMEFF) Fund is used to acquire new items identified as necessary for the association to be more efficient in operations or to provide new services to the membership. The 2004 assessment contribution to the fund totals \$161,470, or \$25 per member property. This reflects a 5% increase over the 2003 contribution. The items scheduled for purchase in 2004 total \$88,000 and are described on page three. The fund is projected to have a 2004 year-end balance of approximately \$90,000 after budgeted contributions and expenditures.

2004 RESERVE EXPENDITURES

The reserve plan schedules funding for replacement, repair and/or enhancement of the association's existing capital assets. In the year 2004, budgeted reserve expenditures total \$1,692,650. The following summarizes the 2004 budgeted items:

Administration/Finance: Computer software and hardware replacement is scheduled for 2004 in the amount of \$78,756. Administration equipment leases scheduled for the budget year are: (a) telephone system & related equipment \$36,518, (b) administration copier \$17,245, and (c) ASO copier \$7,093.

Beach Club Marina: The marina budget includes \$4,278 for replacement of canoes, kayaks and pedalboats.

Cross Country: The annual replacement of rental skis, boots, poles and snowshoes is scheduled at \$13,285. Purchase of a snow blower is scheduled for \$2,312 and the kitchen flooring will be redone for \$5,570.

Downhill Ski Area: In 2004 \$57,594 is allocated toward the purchase of replacement rental equipment and the boot dryer system will be replaced for \$4,565. Replacement of water heaters, a snowmobile, a snow blower, and wiring total \$21,651 in 2004 expenditures. A total of \$115,298 is scheduled for the annual lease payments of two grooming machines. Carpet replacement totals

\$53,342 and reconstruction of the concrete deck will cost \$36,518. Tower bushings and a drive motor replacement total \$24,658.

Equestrian Center: The horse jumps will be replaced for \$5,217. The annual horse replacement budget totals \$5,947.

Facilities Administration: This reserve budget includes \$123,295 for the 2004 asphalt maintenance program and \$3,652 for radio equipment used by the association's security staff.

Forestry: Trailer replacement in 2004 will cost \$20,000.

Golf Course Operations: The 2004 golf cart lease payment is budgeted at \$42,152. Driving range dividers will be replaced for \$2,250.

Golf Course Maintenance: Scheduled equipment replacement totals \$87,130 and includes an overseeder, sand pro, aerifiers, mower, and tractor. Fence repair totals \$5,217. Tee and bunker repair is scheduled for \$458,799.

General Maintenance: Expenditures include replacement of a generator, garage heaters, a pressure washer, a welder and a sander, for a total of \$18,433. Roof replacement at the maintenance center will cost \$39,558. One loader purchase is scheduled for \$208,672 and one loader lease totals \$34,431.

Northwoods Clubhouse: Budgeted expenditures at the Northwoods Clubhouse complex include exterior staining for \$10,500 and furniture replacement of \$3,000.

Northwoods Pool: The pool filter is scheduled for replacement at \$4,695.

Tennis: Tennis Center expenditures in 2004 include crack repair and court resurfacing for a total of \$10,868. The ball machine will be replaced for \$5,500.

Trout Creek Recreation Center: Trout Creek Recreation Center expenditures total \$11,445 and include replacement of a spa pump, security cameras, and picnic tables.

Vehicle Fleet and Maintenance: Three vehicles are scheduled for replacement in 2004 with an expenditure total of \$109,554. A welder is scheduled for purchase at \$3,652.

2004 NEW MACHINERY, EQUIPMENT, FURNISHINGS & FIXTURES

This component of the annual assessment is used for the purchase of machinery, equipment, furnishings and fixtures not previously owned by the association, but considered necessary for continued efficient operation of the facilities.

The NMEFF expenditure budget for 2004 is \$87,675. The following summarizes the purchases and projects included in this budget:

Campground: Electric and water hook-ups will be added to two sites for \$3,000 to accommodate demand for recreational vehicle sites.

Golf Course: An additional mower will be purchased for \$7,225 to enable earlier play at the golf course. A fence will be installed along the side yard of the golf maintenance building for \$7,000.

MIS: Two employee time clocks will be upgraded to provide more functionality, allow better tracking of hours, and save management time. The 2004 expenditures total \$8,000.

Downhill Ski Area: Sideboards for the Sunkids system, a Web camera, an additional point-of-sale terminal, and rental tracking equipment will be purchased for a total of \$24,324.

Northwoods Pool: A pool slide is budgeted at the Northwoods pool for \$30,000.

Vehicle Maintenance: An exhaust ventilation system will be installed at the vehicle maintenance facility for \$8,126.

2004 Annual Bu

DESCRIPTION	Less		Equals		Plus		Equals		OPERATING (LOSS)/PROFIT INCL OVHD ALLOCATION
	GROSS REVENUE	TOTAL EXPENSE	OPERATING (LOSS)/PROFIT	ALLOCATED OVERHEAD					
GENERAL	111,250	1,122,222	(1,010,972)	A 185,510			(1,196,482)		
MANAGEMENT, ACCOUNTING, PERSONNEL	167,110	1,403,842	(1,236,732)	F (1,236,732)			0		
MEMBER SERVICES	278,170	476,759	(198,589)	74,459			(273,048)		
FORESTRY PROGRAMS	6,245	547,582	(541,337)	86,061			(627,398)		
NORTHWOODS RESTAURANT	254,000	329,172	(75,172)	39,891			(115,063)		
MAINTENANCE	0	510,971	B (510,971)	80,308			(591,279)		
RECREATION PROGRAMS	144,951	165,106	(20,155)	25,949			(46,104)		
MARINA	253,500	208,162	45,338	29,027			16,311		
EQUESTRIAN	238,800	314,613	(75,813)	49,023			(124,836)		
TENNIS	90,450	170,154	(79,704)	26,743			(106,447)		
CAMPGROUND	35,000	58,974	(23,974)	9,269			(33,243)		
POOL-NORTHWOODS	27,440	64,503	(37,063)	10,138			(47,201)		
TROUT CREEK RECREATION CENTER	658,361	638,329	20,032	97,103			(77,071)		
GOLF OPERATIONS	1,368,850	1,381,231	(12,381)	204,171			(216,552)		
CROSS COUNTRY SKI AREA	494,663	468,654	26,009	68,146			(42,137)		
DOWNHILL SKI AREA	1,808,010	1,929,029	(121,019)	250,934			(371,953)		
CONTINGENCY		J 100,000	(100,000)	0			(100,000)		
DEVELOPMENT FUND CONTRIBUTION									
GRAND TOTALS	C 5,936,800	D 9,889,303	E (3,952,503)	(0)			(3,952,503)		

Reserve Fund Analysis

Category	Total Current Replacement Cost	Range of Useful Life (years)	Range of Remaining Life (years)	Percentage of Total	Funds Available* (01/01/2004)
Campground	\$ 450,461	2 to 40	0 to 24	3%	\$ 58,270
Golf Complex	6,238,992	1 to 38	0 to 21	33%	688,562
Maintenance	3,611,516	1 to 32	0 to 25	19%	400,167
Marina	377,188	1 to 30	0 to 24	2%	41,794
Northwoods	2,135,555	2 to 40	0 to 19	11%	236,626
Pools & Recreation	1,631,333	2 to 40	0 to 19	9%	180,757
Downhill Ski Area	2,483,797	1 to 46	0 to 26	13%	275,212
Tennis Complex	822,951	1 to 30	0 to 17	4%	91,186
Cross Country/Equestrian	1,130,450	1 to 25	0 to 26	6%	125,257
TOTALS	\$18,882,243			100%	\$2,097,831

*Funds Available equal approximately 11% of the Total Replacement Cost.

Pursuant to the 30-year replacement schedule, adequate funding is projected and no special assessment needs are anticipated for items covered in the reserve plan. Using a straight-line calculation of wear and tear on reserve items, the reserve fund is approximately 19% funded. For additional information, please see page 2.

2004 Reserve Funding Plan

Projected Beginning Balance at 12/31/2003	\$2,097,831	(+) Plus: 2004 Interest Earnings	\$37,374
(+) Plus: 2004 Assessment Contribution	\$1,707,915	(-) Less: 2004 Projected Expenditures	\$(1,692,650)
(+) Plus: 2004 Contribution from Operations	\$123,600	Projected Ending Balance 12/31/2004	\$2,274,070

Budget Summary

Assessed by 90 Equals	Plus	Equals	Divided by 6390 Equals	Sum of Operations & Capital		
ASSESSMENT PER PROPERTY FOR OPERATIONS	RESERVE CONTRIBUTION	NEW MACHINERY & EQUIPMENT	TOTAL CAPITAL	ASSESSMENT PER PROPERTY FOR CAPITAL	TOTAL ASSESSMENT	TOTAL ASSESSMENT PER PROPERTY
\$ 187	199,826	-	199,826	\$ 31	1,396,308	\$ 218
\$ -	122,970	8,000	130,970	\$ 21	130,970	\$ 21
\$ 43	-	-	-	\$ -	273,048	\$ 43
\$ 98	68,317	-	68,317	\$ 11	695,715	\$ 109
\$ 18	25,619	-	25,619	\$ 4	140,682	\$ 22
\$ 92	155,420	8,126	163,546	\$ 26	754,825	\$ 118
\$ 8	10,247	-	10,247	\$ 2	56,351	\$ 10
\$ (3)	51,237	-	51,237	\$ 8	34,926	\$ 5
\$ 20	39,282	-	39,282	\$ 6	164,118	\$ 26
\$ 17	66,609	-	66,609	\$ 10	173,056	\$ 27
\$ 5	25,619	3,000	28,619	\$ 4	61,862	\$ 9
\$ 7	20,495	30,000	50,495	\$ 8	97,696	\$ 15
\$ 12	102,475	-	102,475	\$ 16	179,546	\$ 28
\$ 34	435,518	14,225	449,743	\$ 70	666,295	\$ 104
\$ 7	73,440	-	73,440	\$ 11	115,577	\$ 18
\$ 58	310,841	24,324	335,165	\$ 52	707,118	\$ 110
				\$ -		
\$ 16	0	73,795	73,795	\$ 12	173,795	\$ 28
		-	I 338,072	\$ 53	338,072	\$ 53
	-		-	\$ -	-	\$ -
\$ 619	G 1,707,915	H 161,470	K 2,207,457*	\$ 345	L 6,159,960	\$ M 964

2003 - 2004 Assessment Comparison

	2003	2004	Change
Contribution to Operations Fund (E)	\$ 4,098,123	\$ 3,952,503	\$ (145,620)
Contribution to Reserve Fund (G)	\$ 1,406,648	\$ 1,707,915	\$ 301,267
Contribution to New Machinery, Equipment, Furnishings, & Fixtures Fund (H)	\$ 153,781	\$ 161,470	\$ 7,689
Contribution to Development Fund (I)	\$ 321,973	\$ 338,072	\$ 16,099
Total Assessment (L)	\$ 5,980,525	\$ 6,159,960	\$ 179,435
Assessment per Property (M)	\$ 936	\$ 964	\$ 28

A This amount includes 15% of the total overhead which is allocated for general association administrative expense.

B Maintenance expense amount is net of charges directly billed to operating categories.

C Gross Operating Revenue - Revenue realized from a combination of public and property owner fees for use of association facilities and services provided. This amount does not include any assessment revenue.

D Gross Operating Expense - Total association operating expense including cost of sales.

E Net Budget - Operating revenue less operating expenses. This is the amount that must be collected through assessments to carry out normal operations of all departments.

F Allocated Overhead - This figure represents the total overhead (administrative expense) for the association. This column shows how the expense is divided among the various categories.

G Reserve Fund Contribution - The 2004 amount required to provide for the future capital repairs and replacements called for under the reserve program. The allocation

among departments is based on the replacement cost of their reserve items.

H Machinery & Equipment - Additions to machinery, equipment, furnishings & fixtures that are funded on an annual basis by the assessment.

I Development Fund Contribution - The total 2004 amount designated for funding new development.

J Contingency - This amount represents a budgeted contingency for unpredictable events.

K Total Capital - The total of Reserve and Development Fund contributions and the

Machinery and Equipment expense budget.

L Total Assessment - The amount required to be collected through assessments to fund the 2004 budget after revenue is applied against expenses.

M Annual Property Assessment - The amount of the total regular assessment divided by 6,390 properties, to arrive at the regular assessment per property.

* This total is derived by combining the Reserve contribution (G), the New Machinery and Equipment expense budget (H), and the Development Fund contribution (I).

Policies and Procedures Regarding Delinquent Assessment Accounts

The Annual Property Owner Assessment is due January 1, and becomes delinquent January 15, of the year of that Annual Assessment. The full amount or first annual installment of the 2002 Master Plan Special Assessment is due March 1, 2003, and delinquent March 15, 2003. Subsequent annual installments will be due March 1 and delinquent March 15 of each succeeding year. Special Individual Assessments (Architectural Standards, Covenants and Forestry Assessments, Fines and Inspection Fees) are due thirty (30) days after invoicing and delinquent fifteen (15) days thereafter. Delinquent accounts are subject to the following schedule of procedures and charges. (The actions indicated below will not be taken until at least the date specified, but may occur at a later date due to scheduling considerations.)

Annual Assessment

March 1: DELINQUENCY FEE (10 PERCENT OF ASSESSMENT BALANCE) is charged to the account; also, interest equal to the maximum allowed by law (currently 12 percent per annum) begins to accrue on the delinquent assessment balance.

April 1: Notice of pending suspension of membership rights (eligibility for candidacy to serve as a director, to vote in any election, to access the amenities as a member) for failure to pay the assessment and of the member's right to a prior hearing thereon, and notice of intent to record a lien against the member's property to secure amounts owed, is sent to Owner(s) of Record via certified mail.

April 15: Assessment Lien recorded against property; LIEN FEE OF \$175 is charged to the account. If requested, hearing on pending suspension of membership rights must be completed at least five days prior to the suspension's effective date.

April 20: Approximate effective date of suspension of membership rights, which shall remain in effect until the account is brought current.

May 1: Interest begins accruing on Delinquency Fee.

June 15: Delinquent accounts become subject to all appropriate collections/legal recourses, including FORECLOSURE of the assessment lien, to recover amounts owed. All costs and fees related to such actions, including attorneys' fees, become the property owner's obligation.

July 1: Interest begins accruing on Lien Fee.

Master Plan Special Assessment

May 1: DELINQUENCY FEE (10 PERCENT OF FIRST ANNUAL INSTALLMENT BALANCE) is charged to the account; also, interest equal to the maximum allowed by law (currently 12 percent per annum) begins to accrue on the delinquent installment balance.

June 1: Notice of pending suspension of membership rights (eligibility for candidacy to serve as a director, to vote in any election, to access the amenities as a member) for failure to pay the assessment and of the member's right to a prior hearing thereon, and notice of intent to record a lien against the member's property to secure amounts owed, is sent to Owner(s) of Record via certified mail.

June 15: Assessment Lien recorded against property; LIEN FEE OF \$175 is charged to the account. If requested, hearing on pending suspension of membership rights must be completed at least five days prior to the suspension's effective date.

June 20: Approximate effective date of suspension of membership rights, which shall remain in effect until the account is brought current.

July 1: Interest begins accruing on Delinquency Fee.

July 15: Delinquent accounts become subject to all appropriate collections/legal recourses, including FORECLOSURE of the assessment lien, to recover amounts owed. All costs and fees related to such actions, including attorneys' fees, become the property owner's obligation.

August 1: Interest begins accruing on Lien Fee.

Special Individual Assessment(s)

Days After Invoicing

60: DELINQUENCY FEE (10 PERCENT OF ASSESSMENT BALANCE) is charged to the account; also, interest equal to the maximum allowed by law (currently 12 percent per annum) begins to accrue on the delinquent assessment balance.

90: Notice of pending suspension of membership rights (eligibility for candidacy to serve as a director, to vote in any election, to access the amenities as a member) for failure to pay the assessment and of the member's right to a prior hearing thereon, and, if applicable, notice of intent to record a lien against

the member's property to secure amounts owed, is sent to Owner(s) of Record via certified mail.

105: If applicable, Assessment Lien recorded against property; LIEN FEE OF \$175 is charged to the account. If requested, hearing on pending suspension of membership rights must be completed at least five days prior to the suspension's effective date.

110: Approximate effective date of suspension of membership rights, which shall remain in effect until the account is brought current.

120: Interest begins accruing on Delinquency Fee.

165: Delinquent accounts become subject to all appropriate collections/legal recourses, including FORECLOSURE of the assessment lien, to recover amounts owed. All costs and fees related to such actions, including attorneys' fees, become the property owner's obligation.

180: If applicable, interest begins accruing on Lien Fee.

Timeliness of payments in relation to the imposition of penalties, etc., in accordance with this schedule shall be determined by:

- Actual date of RECEIPT of hand-delivered payments or payments by credit card authorized by telephone.
- Official U.S. Postal Service postmark date appearing on the envelope in which a payment is received through the mail (private postage meter dates are ignored).
- It is the association's policy to apply payments received as follows: First, to the oldest unpaid Assessment. Second, to the Interest and Penalties (Delinquency Fee, Lien Fee, costs of collection, etc.) related to that oldest unpaid Assessment. Next, to the second-oldest Assessment, followed by the Interest and Penalties related to that second-oldest Assessment. This sequence continues until the most recent Assessment is paid, the Interest and Penalties related to that most recent Assessment are then paid.

Notice

ASSESSMENTS AND FORECLOSURE

This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.

ASSESSMENTS AND NONJUDICIAL FORECLOSURE

The failure to pay association assessments may result in the loss of an owner's property without court action, often referred to as nonjudicial foreclosure. When using nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the lien is not paid. Assessments become delinquent 15 days after they are due, unless the governing documents of the association provide for a longer time. (Sections 1366 and 1367.1 of the Civil Code)

In a nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common areas damaged by a member or a member's guests, if the governing documents provide for this. (Sections 1366 and 1367.1 of the Civil Code)

The association must comply with the requirements of Section 1367.1 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result from satisfying the requirements are the responsibility of the association. (Section 1367.1 of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail. Among these documents, the association must send a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by

the owner. An owner has a right to review the association's records to verify the debt. (Section 1367.1 of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (Section 1367.1 of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

PAYMENTS

When an owner makes a payment, he or she may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Sections 1367.1 and 1367.1 of the Civil Code)

An owner may dispute an assessment debt by giving the board of the association a written explanation, and the board must respond within 15 days if certain conditions are met. An owner may pay assessments that are in dispute in full under protest, and then request alternative dispute resolution. (Sections 1366.3 and 1367.1 of the Civil Code)

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 1367.1 of the Civil Code)

MEETINGS AND PAYMENT PLANS

An owner of a separate interest that is not a time-share may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exist. (Section 1367.1 of the Civil Code)

The board of the directors must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 1367.1 of the Civil Code)

Commonly Asked Questions

Q. What does the Recreation Fee cover and is it mandatory?

A. The Recreation Fee (Rec. Fee) is an annual fee which allows unlimited access for eligible property owners to the Northwoods Pool, Beach Club Marina, Tennis Center, and Trout Creek Recreation Center. The Rec. Fee is optional and should be evaluated in relation to the daily usage fees at each of these amenities. The 2004 Rec. Fee is valid from May 1, 2004, through April 30, 2005. You may pay the Rec. Fee at any time during the year. A determination of eligibility can be requested from the Member Services Office at (530) 587-9400, ext. 100.

Q. Why do the reserves require substantial annual assessment allocations?

A. The association owns and is responsible to maintain reserve-eligible assets with a value of approximately \$19 million. Each year, a thorough review of the reserve plan elements (e.g., vehicles, equipment, and structural components) is conducted. The review identifies the highest priority items to be maintained or replaced. Funding is examined annually, not only for that year's priority items but also to anticipate future funding requirements.

Q. Is the assessment the same for both improved and unimproved properties? Do owners of multiple properties pay a reduced assessment?

A. The 2004 assessment amount of \$964 is applicable to all 6,390 properties within Tahoe Donner, including each dwelling on a multiple-unit lot. The fee

is the same for improved as well as unimproved properties and each property is assessed uniformly.

Q. What is the financial structure that allows us to account for and accomplish the objectives of the organization?

A. Tahoe Donner utilizes a fund accounting approach in order to identify and control the cost of the various functions of the association. The primary purpose is to separate ongoing operations from long-term and capital requirements. This is achieved by the administration of four distinct accounting funds.

The primary fund is the Operating Fund, which finances the cost of daily operations and provides for the ongoing

(Continued on next page)

tracking and monitoring of revenue and expenses.

The Reserve Fund is administered for the repair, replacement and enhancement of existing facilities. A sophisticated program of tracking component replacement cost, expected life, and economic influences is used to determine annual assessment and expenditure requirements.

The Development Fund is utilized to identify funding for new facilities or additions to existing facilities.

New Machinery, Equipment, Furnishings & Fixtures Fund provides for purchases of items not previously owned by the

association, but determined necessary to improve the efficiencies or service of the association.

Q. How are the proper expenditure levels determined?

A. There is a continual analysis of the balance between cost and service levels. With the understanding that Tahoe Donner resources are limited, efficiencies are implemented and priorities are identified in order to maintain the high standard of Tahoe Donner operations at a consistently reasonable cost level.

Q. How is actual financial performance compared to budget?

A. Each month, the association prepares a profit and loss statement for each operating department. The monthly reports identify departmental revenue and expense variances. These variances are analyzed on a continual basis, and adjustments to operations are made as necessary.

Q. Who can I call if I need more information?

A. Contact the Controller, Bonnie Bavetta, at (530) 587-9400, ext. 134, or e-mail bbavetta@tahoedonner.com. If you have questions about your account or general questions about the assessment, please call (530) 587-9400, ext. 117.

Notice of Rights and Obligations Relating to Governing Document Enforcement

The provisions of Tahoe Donner Association's Governing Documents (Declaration of Covenants and Restrictions, Bylaws, Articles of Incorporation, and Association Rules) may be enforced by the association or by any owner, and the prevailing party in such an action is entitled to an award of reasonable attorney's fees and costs. However, before most Governing Document enforcement actions may be taken to court, Civil Code section 1354 requires the initiating party to serve a Request for Resolution (the "Request") upon the other parties to the dispute. The objective of the Request must be to encourage the recipient opposing parties to agree to resolve the matter through arbitration, mediation, or some other form of alternative dispute resolution ("ADR"). The form and details of the ADR process, and whether its result will be binding or non-binding on the parties, must be agreed upon by the parties.

If you receive a Request, you have 30 days to either accept or reject the ADR proposal. If you do not respond to the party issuing the Request within that time, you will be deemed to have rejected the proposal. If the Request is rejected, the other party may file a suit against you in court to enforce the Governing Documents. On the other hand, if you accept the Request, the ADR process must be completed within 90 days following that acceptance (unless you and the ADR proponent agree to a longer period).

You should be advised that failure by any member of the association to comply with the pre-filing requirements of section 1354 of the Civil Code may result in the loss of your rights to sue the association or another member of the association regarding enforcement of the Governing Documents. In a Governing Document enforcement lawsuit, the court may also consider a party's refusal to participate in ADR in determining an attorney's fee award.

Notice Regarding Insurance Maintained by Tahoe Donner Association

As required by California Civil Code section 1365(e), the following is a summary of Tahoe Donner Association's insurance coverages:

Property Insurance Policy:

▲ New Hampshire Insurance Co.; Limit - \$18,780,544; Deductible - \$10,000

General Liability Policies:

▲ New Hampshire Insurance Co.; Limit - \$2,000,000; General Aggregate - \$1,000,000 per occurrence; Deductible - \$5,000

Excess Liability (Umbrella) Policy:

▲ National Union Fire Insurance Co; Limit - \$10,000,000; General Aggregate - \$10,000,000; Deductible - \$10,000

Crime Policy:

▲ New Hampshire Insurance Co.; Limit - \$500,000; Deductible - \$5,000

Earthquake and Flood Insurance Policy:

▲ AXA RE America Insurance; Limit -- \$3,000,000 per occurrence; Earthquake Aggregate \$3,000,000; Deductible - 10% of total insurable values; Flood Deductible 2% or \$50,000

The Civil Code requires that the following statement appear:

"This summary of the association's policies of insurance provides only certain information, as required by subdivision (e) of Section 1365 of the

Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate additional coverage."

In fact, since all of our Common Areas and Facilities are owned solely by the association as a corporate entity, and not by the association's individual members, the insurance carried by the association insures only the association, and only with regard to its actions and its property. It does not insure individual members, their property (individual homes and lots) or their actions.

Navigating Northwoods Winter Driving Tips



One of the wonders of living in Tahoe Donner is that we get the unique opportunity to experience a dramatic change of the seasons. Enjoying pleasant 85-degree summer fun or cool and crisp winter adventures are part of the reason we choose to live here. And, with the onset of winter at hand, it's easy to become eager about making that first trip to the slopes. But there's an obvious risk to traveling in Truckee during wintertime. As in the summer, the roads still get crowded during the weekend, and cold weather conditions only compound any risks associated with travel. Every year there are far too many accidents associated with winter conditions and many of them can be prevented by applying some good wintertime driving habits.

"Northwoods' 10-percent grade can prove frightening to drivers during a winter storm."

Winter storms can vary greatly in our area. Sometimes they can come suddenly and be short and intense, or they can last for seemingly endless days. This makes it important that all travelers are well prepared for any conditions. Especially when traveling up and down Northwoods Blvd.

Yes, we all love our wonderful loop (Northwoods Blvd. is a loop) but its 10-percent grade can prove frightening to drivers during a winter storm. Fortunately, during major snowstorms, Northwoods Blvd. (along with other arterial roadways) is a high priority street for the Town of Truckee's snow removal equipment (second only to support for emergency agency responses). But even with the high priority, fierce storms can dump snow faster than the Town can remove it. And, of course, snow removal equipment doesn't necessarily remove

the ice and dense snow pack that can build on the roads. For all these reasons it is important that drivers take precautions before attempting to navigate Northwoods, or other Tahoe Donner roads.

Here are some general winter driving reminders that can help you keep your road travels more safe:

▲ Give yourself plenty of time to get to your destination. If you have to be the first one on the slope then leave earlier, don't try and make up for it on the road.

▲ Keep clear of snow removal equipment.

▲ Make sure your brakes, windshield wipers, defroster, heater and exhaust system are in top condition.

▲ Check your antifreeze and be ready for colder tempera-

tures. Check to make sure your windshield washer reservoir is full. Check your tires. Make sure they are properly inflated and the tread is in good condition.

▲ Always carry chains. Make sure they are the proper size for your tires and are in working order. Take along a flashlight and chain repair links. Chains must be installed on the drive wheels. Make sure you know if your vehicle is front or rear wheel drive.

▲ Other suggested items to carry in your car are an ice scraper or commercial deicer, a broom for brushing snow off your car, a shovel to free you car if it is "snowed in", sand or burlap for traction if your wheels should become mired in snow, and an old towel to clean your hands.

▲ Take along water, food, warm blankets and extra clothing. Even a short trip around the area can become lengthy if severe traffic conditions exist.

▲ Put an extra car key in your pocket. A number of motorists have locked themselves out of their cars when putting on chains.

▲ Eliminate distraction by turning off your radio and asking passengers to remain quiet. The sound from your tires is a good indicator of surface traction. Keep your cell phone off while driving.

▲ Keep your driving smooth and slow. All of your driving actions should be executed carefully: starting, stopping, turning, speeding up, and slowing down. Avoid using your brakes unnecessarily, especially during a turn. Instead, slow down in advance of a turn. When traveling downhill shift to a lower gear to control speed. Slow down first, and then downshift carefully. Change gears on level surfaces.



Tahoe Donner gets a fair amount of snow as shown here in this 1996 photo. Photo courtesy of Al Salas

▲ There are plenty of hills throughout Tahoe Donner and even those that don't seem steep in the summertime can prove challenging during adverse winter conditions. Give yourself plenty of distance between vehicles both going up and down hill. If a car in front of you loses traction you'll need time to stop.

▲ The temperature usually decreases at higher altitudes. If the roads are wet and slushy at the base of Northwoods, conditions could be icy by the time you reach Northwoods Clubhouse. Be alert for changes in road conditions.

▲ Most of the roads through Tahoe Donner are well shaded by trees. The snow and ice melt slower in these areas. Be extra careful when driving in shaded areas.

▲ Driving with four-wheel drive engaged does not prevent you from skidding out of control. It's good for getting you going but not to help you stop.

▲ Take a winter driving safety course. The California Highway Patrol usually conducts courses throughout the winter hosted by Sierra College. Call the CHP for more information (530) 587-3518.

There is a lot to consider when driving in snowy conditions. Most importantly, remember to slow down and give yourself plenty of time to get to your destination. Be prepared in case road closures prevent you from getting where you need to go. By giving yourself an extra cushion of time and applying good winter driving techniques, you'll have a much safer trip when navigating Northwoods. ▲

*Cesar Lopez,
Editor*

***"Remember to
slow down and
give yourself
plenty of time to
get to your
destination."***

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www.tahoedonner.com

Regular Board Meeting Minutes Summary September 20, 2003

A regular meeting of the Board of Directors was held at Northwoods Clubhouse at 9 a.m. for the purpose of budget considerations. Directors Halpin, Wulff, McDougall, McCann and Shaver present.

Approval of:

- ▲ Expenditure for snow load roof for temporary pro-shop, purchase of projector, resignation of Finance Committee member, and the appointment of Finance Committee member: Approved 5-0
- ▲ Renewal of workers' compensation insurance policy contract: Approved 5-0
- ▲ Design Review Task Force -conflict of interest: Consensus
- ▲ General Plan Committee - instruction to proceed: Consensus
- ▲ Bylaws C&Rs Amendments Election Materials: Consensus

Special Board Meeting Minutes Summary October 6, 2003

A special meeting of the Board of Directors was held at Northwoods Clubhouse at 8 a.m. Directors Halpin, Wulff, McDougall, McCann, and Shaver present.

Approval of:

- ▲ 2004 Operating and Capital Budgets (including contribution to Reserves) and 2004 Annual Assessment: Approved 3-2 (Wulff and McDougall No)
- ▲ Fee Schedule as amended (including Recreation Fee): (Approved 5-0)

Regular Board Meeting Minutes Summary October 11, 2003

A regularly scheduled meeting of the Board of Directors was held at Northwoods Clubhouse at 9 a.m. Directors Halpin, Wulff, McDougall, and Shaver present. McCann absent.

Approval of:

- ▲ Golf Committee to Review Fee Structure: Approved 4-0
- ▲ Form Ad-Hoc Committee regarding Airport Impacts: Approved 4-0
- ▲ Ski Area Lift Modification - Approved 4-0
- ▲ Equestrian/Cross Country Store Front Enclosure - Approved - 3-1 (Halpin No)
- ▲ (2) Bridges in Ever Valley - Approved 3-1 (McDougall No)
- ▲ Removal of Design Review Task Force Member: Consensus

Preliminary Board Meeting Agenda November 15, 2003

- ▲ Finance Committee Appointment
- ▲ Employee Policy and Procedures Manual
- ▲ Board Goals and Objectives
- ▲ Office Space Issues at Northwoods Clubhouse
- ▲ The Lodge - Approval of Design & Development

These summaries are intended for general information purposes only. The minutes are available at tahoedonner.com, upon request in the general manager's office or by calling (530) 587-9400, ext. 131. A copy of the minutes and current agenda are posted outside the Member Services Office in Northwoods Clubhouse.

2003-2004 Board Meeting Calendar

Date	Time	Meeting
December 18, 2003	9 a.m.	Regular
January 10, 2004	9 a.m.	Regular
February 21, 2004	9 a.m.	Regular
March 20, 2004	9 a.m.	Regular
April 17, 2004	9 a.m.	Regular
May 15, 2004	9 a.m.	Regular
June 19, 2004	9 a.m.	Regular
June 27, 2004	1-3 p.m.	Annual Membership

All meetings are held at Northwoods Clubhouse unless otherwise specified. When warranted by appropriate circumstances, the board reserves the right to schedule additional meetings or revise the meeting schedule.

Happy Holidays

Bob & Joanne Jason, Tatum & Jaime

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of approximately \$220 per property, per year. The fact is that a rational argument cannot be made against the proposition that all owners pay their proportionate share of the amenities' capital expenses. In light of this fact, is \$220 per year, per property an unreasonable amount to subsidize an amenity package that provides outstanding value to all members in various ways? A Web survey will be available in January for you to provide your perspective on this issue. Your input will play a vital role in helping the board of directors determine the best course of action. Please take the time to provide us with your comments and to complete the survey. Detailed information regarding "The Way We Pay" is available on the Tahoe Donner Web site.

Don't Feed the Wild Animals

The association has received reports from members that many residents are feeding wild animals. Observing animals in the wild can be a very rewarding experience, however, many animals can become habituated to the presence of people and soon learn to take advantage of food refuse and offerings. Feeding wild animals can be dangerous and usually results in the animal's demise. Though well intended, most people are unaware that feeding wild animals can cause many problems: including abnormal increases in animal populations, resulting in an increase in animal predators; increased animal aggression; and a nutritional imbalance for the animal. For your safety and the preservation of wildlife, please do not feed wild animals.

Have a great holiday season! ▲



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Thankful for Fire Support

Dear Editor,

It is difficult to express in a letter the heart felt gratitude I know I share with my neighbors here in Tahoe Donner for the hard work and stellar efforts performed by Truckee Fire, USFS and CDF as well as other local fire departments in their efforts to fight the blaze that threatened many of our homes on Saturday October 18th. Columns of smoke from the fire dropped ash and bits of burnt debris and shadowed our home near the ski hill that day.

A debt of gratitude is also owed to Mr. Bill Houdyschell of the Tahoe Donner Forestry Department for his efforts and ingenuity in creating the fuel reduction and reforestation program for the Tahoe Donner Property that, as I understand it, essentially 'laid down' this fire keeping our homes and us safe. While some may see the program as a visual blight at times, the blight that could have resulted on Saturday would have been immeasurably worse. In addition, I thank Tahoe Donner Association for allowing Mr. Houdyschell the latitude to do the excellent work that he and his crew continue today.

It's important to remember how vulnerable we are to fire in this area and the tremendous importance of fuel management programs in and around our neighborhood.

Keep up the great work folks, you are deeply appreciated!!

*Robie Wilson Litchfield,
Truckee, CA*

Budget Cut Seems Absurd

Dear Editor,

Talk about time for a recall! The Tahoe Donner Association's board recently passed the 2004 budget. Once again raising our dues, this time by "only" 3%. At the same time the board cut roughly \$200,000 from the golf course operations budget, and demanded Bill Winfield the director of golf to come up with a plan to operate at zero cost. To request the golf course to operate at zero cost is a reasonable request, however to

Viewpoints Policy

Tahoe Donner News welcomes your letters to the editor and will publish them on a space-available basis. Letters must: be written by members in good standing; not exceed 250 words; be addressed to the *Tahoe Donner News* Editor; be signed, unless sent electronically; include your name, city of residence, unit/lot numbers, and telephone number.

Letters not meeting these requirements or containing solicitations, inaccuracies, libelous or incorrect statements, or lack of clarity will not be published, according to the charter of the Editorial Committee. Letters must be received six weeks prior to the first day of the month of publications and are accepted: in person at the Tahoe Donner Associations administrative offices, by mail to: *Tahoe Donner News* Editor, Tahoe Donner Association, 11509 Northwoods Blvd., Truckee, CA 96161; by e-mail to letters@tahoedonner.com; or by fax to (530) 587-9419.

Readers are advised that the opinions expressed are those of individual authors, not of the association. The original content of these letters has not been edited.

accomplish this goal after a huge budget cut seems at best absurd. It comes as close to passing the reasonable test as Darren Shaw the general manager at T.D.A. plan to have an association fee that includes unlimited use of all the amenities at no extra cost. I'm assuming all of the aforementioned gentleman are educated (to some degree), I'm appealing to you to please use this knowledge when dealing with matters that effect the 6,000+ owners of the Tahoe Donner Association.

*Kevin Redner,
Truckee, CA*

General Manager's Note: *The Tahoe Donner 2004 golf operations budget, which is comprised of golf operations and maintenance saw a \$44,328 increase to its overall operational expense budget when compared to the 2003 budget. Projected golf operations revenue for 2004 was increased to reflect a gross rate average of \$51 per round of golf – the gross per-round rate in 2003 was \$41. This equates to an increase in revenue of approximately \$222,000, however, this number is offset by adjustments to retail revenue, generating a total increase in revenue of*

\$175,000. Funds were not withheld from golf operations, however, additional revenue was generated by efficiently managing the business.

With regard to "The Way We Pay," the two new options (B and C) were formulated by the association's finance committee and were presented to the board of directors (along with other cost sharing methodologies) for consideration. By unanimous consent, the board of directors selected the three options (A, B, and C), now being presented to the membership for its input.

Views Seem One-Sided

Dear Editor,

This is in response to Darren Shaw's perspective article on Amenity Fee Changes. The views expressed in his article seems very one-sided. While there's acknowledgement that opinions on Option B appears to be divisive, it does not address why other Options would be equally appropriate.

Facts were bent to support the argument for Option B. He quoted that 50% of community purchases the annual recreation fee while only 20% are on-hill owners. But the flip side is that more off-hill owners are NOT purchasing the annual recreation fee than those who do. It appears from his supplied statistics, over half the off-hill owners are not interested in purchasing the annual recreation fee.

If Option B is chosen, the majority of off-hill owners who currently opt not to pay will be forced to pay for a fee that they have chosen not to pay. This Option B is unfair and the current management appears to be playing favors.

*Peter Lee,
Palo Alto, CA*

Editor's Note: *The general manager's Perspectives articles have addressed each of the amenity payment options proposed by the board of directors. Option B was covered in the October 2003 issue of Tahoe Donner News, Option C in November, and Option A in this issue. The intent of the articles was to present all of the options objectively.*

Please see LETTERS on Page 22

Snow Removal Etiquette

The snow has fallen and the snow blowers are firing up. Here are a few tips about snow removal in Tahoe Donner. Whether you or a snow removal service clears your driveway, please ensure that snow is blown or pushed only onto your property. Do not let your snow accumulate on someone else's property – including the Town's. The Town requires a 20-foot easement at the front of your lot to put the snow from the streets.

Wintertime Garbage Management

While managing garbage disposal is more challenging in the summer, we remind you that proper garbage disposal procedures must still be adhered to during winter months. Association rules require that trash must not be allowed to accumulate on any lot. Trash scheduled for collection must not be placed outside overnight except within an Architectural Standards Committee (ASC) approved garbage can enclosure (GCE).

With the change of seasons come wintertime renters and guests. As mentioned in last month's Bulletin Board, property owners are responsible for ensuring that renters or guests are familiar with proper garbage disposal procedures. Remember, severely damaged or destroyed GCEs must be replaced with an ASC approved enclosure.

For more information about approved GCEs please visit the Tahoe Donner Web site at www.tahoedonner.com.

If you have any questions regarding any association rules please call us at (530) 587-9400 ext. 107, e-mail us at aso@tahoedonner.com, fax (530) 587-9427, or come in to see us.

Keep Vehicles Off Common Areas

Riding or driving snowmobiles, or any other type of vehicle over snow in common areas and vacant or developed lots is prohibited. Use of non-street legal vehicles or machines on the streets is illegal and should be reported to the Town of Truckee Police Department at (530) 550-2323.

*Tip Chase,
Architectural Standards Office*

Board Seeks Committee Applicants

Once again, the Board of Directors invites you to apply for appointment to any one of the association's volunteer committees. Committee appointments are two-year terms. This helps maintain continuity while encouraging diversity on these advisory bodies.

Positions will be available on the editorial, finance, communications, general plan, covenants, and architectural standards committees in January 2004. The availability of teleconferencing to each of these committees means that you do not have to be physically present

to make a contribution. If you wish to be considered for appointment to one of these committees, please submit a brief biography including any practical or professional experience, or special interests that might be valued by the committee.

Please submit your letter to: Board of Directors, 11509 Northwoods Blvd., Truckee CA 96161, or by e-mail: bwatkins@tahoedonner.com.

Homes on the Rise

Key: A = Addition D = Deck C = Carport F = Fence G = Garage H = Home S = Shed

The following plans were reviewed by the Architectural Standards Committee in October, 2003.

Unit/Lot	Street Address	Square Feet	Project
01/132	13267 Davos Dr	-	Deck
01/302	12946 Davos Dr	-	Deck
01/355	11456 Zermatt Dr	2,264	H/G
01/486	16382 Northwoods Bl	2,411	H/G
02/298	12225 Northwoods Bl	2,414	H/G
03/165	14060 Northwoods Bl	2,008	H/G
03/231	12385 Snowpeak Wy	-	Fence
04/242	12886 Skislope Wy	302	Addition
04/387	14626 Davos Dr	-	Deck
04/604	14549 Davos Dr	4,314	H/G
05/032	11354 Skislope Wy	2,206	H/G
06/035	14383 Alder Creek Rd	2,700	H/G
06/439	15454 Wolfgang Rd	-	Deck
06/519	12545 Pinnacle Ln	1,997	H/G
10/002	12266 Oslo Dr	2,588	H/G
11/180	11833 Chalet Rd	2,443	H/G
11/228	14270 Swiss Ln	2,436	H/G



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The damage caused by the Donner Fire can be seen in this shot taken from the air by Tahoe Donner Association forester Bill Houdyschell.

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Considering the tragic effects and damage caused by fires in southern California, we're reminded of how fortunate we were during the October Donner Fire. About 100 acres near Tahoe Donner were burned in late October but the fire was contained relatively quickly thanks to collaborative community efforts. Forty of the 100 acres were on Tahoe Donner Property. Firefighters from several departments were involved in combating the fire. These include the California Department of Forestry, the U.S. Forest Service, the Truckee Fire Department, the Donner Summit Fire Department, the North Lake Tahoe Fire Department, the Squaw Valley Fire Department, the Northstar Fire Department, the North Tahoe Fire Department, and the Meeks Bay Fire Department. Also, the Truckee Tahoe Airport served as a staging area for the helicopters that helped to combat the fire.



CDF aircrews worked expeditiously to help suppress the Donner Fire. The Truckee Tahoe Airport served as a staging area for five helicopters.

Photo by Hal Bobrow

The fire burned off of the southern end of Tahoe Donner near Skislope and Glacier Way. The fire ran out of fuel as it encroached on Tahoe Donner property thanks to the fuels management efforts of Tahoe Donner Forester, Bill Houdyschell. "We set up fuel breaks by clearing the small trees and vegetation in the area," explains Houdyschell. The work

Please see FIRE on Page 22

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~ Appetizers ~

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- Nachos** \$7.00
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- Chicken Wings** \$6.00
 Eight pieces of buffalo-style wings smothered in our homemade sauce and served with blue cheese or ranch dressing
- Calamari** \$7.25
 Fresh battered tubes and tentacles, served with tartar and cocktail sauce
- Potstickers** \$7.25
 Chicken potstickers steamed and sautéed and served with an asian sauce
- Coconut Prawns** \$7.25
 Coconut prawns served with our mango-mustard marmalade

~ Salads ~

- Cobb Salad** \$8.75
 Hard boiled egg, bacon, tomatoes, cucumbers, avocado, crumbled blue cheese and slices of chicken served on a bed of mixed greens with ranch dressing
- Caesar Salad** \$6.00
 Chopped romaine tossed with Caesar dressing and grated parmesan and croutons
 Add chicken \$3.00
 Add anchovies \$1.00
- Asian Salad** \$6.50
 Mandarin oranges, chow mein noodles, water chestnuts, sunflower seeds and oriental dressing over a bed of mixed greens
 Add grilled ahi steak \$3.50
 Add grilled chicken breast \$3.00
- Green Salad** \$4.50
 Tomatoes, cucumbers, shredded carrots, onions, on a bed of mixed greens with your choice of dressing

~ Sandwiches ~

All sandwiches are served with your choice of green salad, soup, or French fries.

- Chicken Breast Sandwich** \$6.95
 Choose plain, cajun or BBQ, served with lettuce, tomato and onion on a potato bun
- Denver Veggie Sandwich** \$6.00
 Bell peppers, onions, fried egg, lettuce and tomato on a potato bun
- Clubhouse Burger** \$6.50
 1/3 pound burger prepared to your liking. Add cheese; cheddar, pepper jack, Swiss or American for .75¢
- Gardenburger®** \$6.50
 A Gardenburger® prepared to your liking. Add cheese; cheddar, pepper jack, Swiss or American for .75¢
- Rueben** \$5.95
 Traditional Rueben: corned beef, Swiss cheese, sauerkraut and thousand island dressing, grilled and served on rye bread. You may also substitute sliced turkey at no additional charge
- Cheese Steak Sandwich** \$7.00
 Thin sliced beef, sautéed with bell peppers and onions, served on a toasted French roll with melted pepper jack cheese
- Teri-Ahi Tuna Sandwich** \$8.00
 Ahi-tuna steak served with teriyaki sauce on a roll with pineapple-jalapeño salsa and wasabi aioli
- French Dip** \$5.95
 Thin sliced roast beef served on a French roll with a generous portion of au jus and creamy horseradish sauce
- Clubhouse Sandwich** \$7.50
 Traditional "triple decker" club sandwich with bacon, lettuce, tomato, avocado, roast turkey on your choice of white, wheat or rye

~ Entrées ~

All entrees are served with a choice of Caesar salad, green salad, or French fries.

- Chicken Parmesan** \$10.95
 Baked and breaded chicken breast served with pasta marinara, vegetable du jour and garlic bread
- Pasta with Meatballs** \$9.95
 Chef's choice of pasta served with homemade marinara sauce and Italian style meatballs. Served with a side of garlic bread
- Chefs Special of the Day** price varies
 Your server will inform you of today's chefs special
- New York Strip** \$13.50
 An 8 oz. New York Strip served with garlic mashed potatoes and the vegetable of the day
- Fish and Chips** \$7.50
 Beer battered Cod served with French fries and tartar or cocktail sauce
- Honey Lemon Chicken** \$10.95
 Chicken breast topped with sweet glaze and served with rice and vegetable du jour
- Broiled Rosemary Pork Chop** \$10.95
 Marinated and charbroiled center cut pork chop served with a side of bar-b-que sauce and your choice of rice or potato and vegetables
- Surf and Turf Kabobs** \$13.95
 Sirloin beef kabob cooked to order along with a spicy lemon shrimp kabob served on a bed of rice

~ Kids Menu ~

- Grilled Cheese and Fries** \$4.00
- Chicken Tenders and Fries** \$5.00
- Buttered Pasta and Chicken Breast** \$5.00
- Cheese Pizza** \$4.00
- Pepperoni Pizza** \$4.50
- Hot Dog and Fries** \$4.25

One Fee for Everything

Dear Editor,

These proposals need to go to a vote of all the members. The majority of the board members are full time residents and have the most to gain by implementing the 'one fee for everything' proposal. They have already have a season use rate for the golf course that is 3 - 4 times lower than it should be - now they want full access to be paid for by all the members. Where is the option to have all non-public use facilities as part of the annual cost; leaving golf, ski,... (public use facilities) as they are. Public facilities are the ones that will be most impacted with the one-fee proposal. Most likely, golf will be so impacted that the locals, bored with cheap play at the existig course, will finally have justification to get their second course built. Board - please don't respond that you have the right to make this decison. I already know that. The problem is your conflict of interests, and your self interest in the result.

Steve Osterday,
Truckee, CA

FIRE from Page 20

that was performed was funded by property owner assessment dollars and grant money provided by various entities. "The CDF Youth Authority Camp program near Nevada City also provided us with additional staff support to perform the work," said Houdyschell, "through their reimbursement program."

By strategically setting up fuel breaks in the area, fire crews were able to suppress and contain the fire before it reached any Tahoe Donner properties. Fuels management is one of the services managed by the Tahoe Donner Forestry Department. If the fuel breaks would not have been constructed, the fire would have undoubtedly reached Tahoe Donner homes and been much more difficult for fire crews to contain.

"The fire would have undoubtedly reached Tahoe Donner homes and been much more difficult to contain."

As November comes to a close the risk of fire danger decreases, especially with the addition of snow cover, but property owners should still make efforts to reduce fire risk around their homes. There is still time to get involved with the Tahoe Donner Forestry Department's defensible space program. Forestry personnel will inspect your property for fire safety and tree health. For more information contact the forestry department at (530) 587-9432 or send an e-mail to forestry@tahoedonner.com. Also, visit the Tahoe Donner Web site for information about the forestry department's programs. ▲

Cesar Lopez,
Editor



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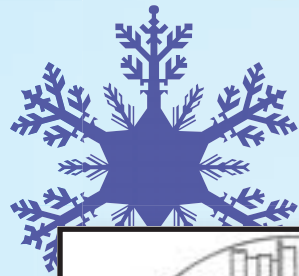
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