

## Tahoe Tyrol President's Newsletter – Summer 2009

This newsletter is focused on a brief review of current Tahoe Tyrol activities & status as of the August Board Meeting. We encourage you to contact us via e-mail or by telephone if you have comments, questions, concerns and/or recommendations!

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**Forest Management and Forest Fire Prevention:** ACC Chair Tim Halloran reported that we have completed our \$30,000 project related to implementing a fire break above Pine Hill late last year utilizing \$15,000 of Tahoe Tyrol funds and a matching \$15,000 from the City of S. Lake Tahoe. The City of South Lake Tahoe has authorized an additional \$98,000 in 2009 to complete that firebreak and remove ladder fuels above our neighborhood and working down between the homes on Pine Hill. Our work in coordination with the city will continue all the way through the common areas and neighborhood down to Keller as time, funds and weather permits. Your board sent a letter of thanks to the city for their work, help and support in this and a few other very important areas related to life in our neighborhood (Fire Prevention, Home Invasion/Burglary Prevention and Traffic Safety).

**Swimming Pool and Spa:** We have done, and are still doing, a significant amount of work in our pool and spa area. A large expenditure was related to the failure of our primary sand based filtering system, which impacted the rest of the system as well, including leading to the failure of the heater, due to sand being spread throughout the rest of the system. We've also implemented modifications to bring the pool water handling system into compliance with the latest safety requirements. The good news is, our Reserve Study and Funding plan anticipated much of this (although this was earlier than expected) and we are able to handle the expenses associated with this work. The Board also considered purchasing our own pool chlorinator and chemical system to replace the service we currently use. After a comparative financial analysis and discussion, we decided to stay with our current vendor for now and review our options periodically in the future.

**Financials and Reserve Funds:** Treasurer Mike Shea reported that we are operating on budget so far in 2009, and our reserve funds remain close to plan for this point in time of our fiscal year. We are monitoring this very closely given the required higher than anticipated expenditures in the pool and spa area and equipment, but we do not foresee any unmanageable cash-flow problems at this time.

**2010 Budget:** The board reviewed and approved the proposed budget for 2010. This budget represents a reduction in some line items where expenses have not been as high as expected, but also increases the contributions to our reserves in order to stay on top of anticipated repairs and work in the future in the common area facilities. As a result, we are able to keep our homeowner assessments the same once again at \$70 per unit per month for the 2010 fiscal year.

**TahoeTyrol.org Website:** Board Secretary Randy Royce reported that our website gets utilized quite regularly according to the "hits" counted by the service provider. We encourage you to take advantage of this website, as it is usually kept up to date with Board minutes, announcements and information. Randy also reported that the magnets the Board had made up have been distributed with a few extras kept by Frei Realty for new homeowners.

**Annual Meeting, Elections and Tahoe Tyrol BBQ:** Please note that our October Board meeting is scheduled for Friday, 10/2/09 at 4:00PM. This Board meeting will be immediately followed by a homeowners open forum for anyone who has topics to discuss outside of the Board meeting. On Saturday 10/3/09, we will begin with coffee and breakfast goodies around 9:30AM in preparation for our annual meeting beginning promptly at 10:00AM. This meeting includes the election of 2 Board member positions, so please vote. This will be followed by a BBQ lunch hosted by our property management company (Frei Realty) and your board of directors members on the patio around 1:30PM. It promises to be an excellent lunch meal and good time for all. Please review your homeowners mailing packets carefully, mark your calendars, vote and sign up for the BBQ. We'd love to see as many of you as possible in October.

Important Dates to Remember—Mark your calendars NOW! Also check <http://www.tahoetyrol.org> for updates.

Function	Date	Time	Location
Board of Directors Meetings	Friday October 2, 2009	4:00 PM	Tahoe Tyrol Clubhouse
Open Forum	Friday, October 2, 2009	approx. 6:00 PM	Tahoe Tyrol Clubhouse
Annual Homeowners meeting	Saturday, October 3, 2009	9:30 a.m. Registration/Brunch 10:00 a.m. General meeting	Tahoe Tyrol Clubhouse
Tahoe Tyrol BBQ	Saturday, October 3, 2009	1:30 p.m.	Pool/BBQ area

