

March 7, 2014

Dear Member:

It is renewal time for the Association dues again. Please make out the enclosed Membership Form and mail back with your check in the enclosed envelope. Also, please make sure that you include your email address so that you can receive timely updates on events in the community.

If you are aware of any neighbors who are not members, please recruit them to join as well and give them a copy of the Membership Form. Thanks!

News:

Homewood Mountain Resort

The major lawsuit concerning the expansion of the ski area has been settled. The agreement was reached between the plaintiffs, Friends of the West Shore (FOWS) and the Sierra Club, and HMR, (JMA ventures). They agreed to a reduction of 13 in the total number of units to be built. Other parts of the agreement entail restoration of sensitive areas near Fawn St. and the retirement of allowable coverage in the future. I'm told that construction will start spring of 2015. There is also a lawsuit filed by an individual that was initially disallowed by the judge, but has now been appealed. JMA does not anticipate that this will affect the construction schedule.

West Shore Master Plan:

The update to the West Shore Master Plan that provides zoning guidance for future development over the next 10 years is still in process. An early draft of the zoning proposal for the Homewood area showed that most of the lots between Obexers and Swiss Lakewood on both sides of the highway would be zoned for commercial or residential mixed use, the only exception being that the lots North of Silver St. on the lake side would remain for single family residences (SFR) only. Your board opposed this proposal and conveyed that to the Master Plan citizens committee and Placer County. In addition, the FOWS and the Sierra Club filed a lawsuit to tone down the zoning along the West Shore. The final court date for that lawsuit is schedule for March 26.

Summer Highway 89 Construction:

There will be still more construction this summer; this time by CalTrans to start work on highway and drainage improvements similar to those recently done on Hwy 89 from Tahoe City to Alpine Meadows. Some of that work will entail improving the drainage through some of the Association's beach parcels, as reported at last September's annual meeting. The Association has been working with the CalTrans designers to minimize the impact on our beach parcels. "Expect Delays" will be the norm for awhile, I'm sorry to report. However, the plan also includes the construction of the bicycle path (finally!) through Homewood, a project spearheaded by the TCPUD and funded by grants that they obtained. See www.tahoeroads.com for up to date construction details.

Clean-up weekend and Summer Party:

We have scheduled the party to be at 4pm on Saturday, June 28 at the Turner residence, 4860 W Lake Blvd. We will have updates for you on any new developments concerning Homewood at the party including the 3 items above. The dumpsters are tentatively scheduled to be in place from June 26 to June 30 in the same locations as last summer i.e., one at the corner of Oak and San Souci, the other on Fawn St at the south entrance to the ski area's north lodge. PLEASE to not put food in the dumpsters; two years ago some food was placed in one and it drew 5 bears to dumpster dive, creating a mess. Thanks. .

Sincerely,



Dave Powell, HHOA President