

April 4, 2013

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**

As reported earlier, both Placer County and TRPA approved the new development at the ski area. Since that time, a lawsuit was filed which questions the adequacy of the environmental evaluations that were done in support of the development. Most of the environmental challenges were disallowed by the court; however, it was found that a downsized version (by approximately 15%) of the project had not been given an adequate economic analysis in the environmental documents. This analysis needs to be updated in the EIR/EIS and redistributed by TRPA and Placer County with a new decision made based on this update before construction can begin.

### **West Shore Master Plan:**

There is an ongoing effort to update the West Shore Master Plan that provides zoning guidance for future development over the next 10 years or so. 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 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 voted (unanimously) to oppose the extent of the commercial zoning. Specifically, we voted to support the SFR zoning for the lake side of the highway between Obexers and High and Dry. We are also recommending SFR zoning on the mountain side of the highway for the lots between the real estate office at Silver St. and Swiss Lakewood, as well as the lots between Rockwood Lodge and the Museum. There is no commercial activity in these areas now. This recommendation was conveyed to the Master Plan citizens committee and Placer County.

### **Summer Highway 89 Construction:**

There will be more construction this summer, mainly off the highway in Homewood, but lane closures will occur north of Tahoe Pines where SW Gas will be putting in the gas line north of where they did last summer and south of Homewood toward Tahoma. CalTrans will also be starting some of the activity associated with improving the drainage for the highway. Highway repaving and some slight relocation will continue through the summers of 2014 and 2015 to improve the highway in a similar manner to the recent improvements made to Hwy 89 between Tahoe City and Alpine. "Expect Delays" will be the norm for awhile, I'm sorry to report. However, the plan is to (finally!) get a bike path through Homewood. See [www.tahoeroads.com](http://www.tahoeroads.com) for up to date construction details.

### **Clean-up weekend and Summer Party:**

The dumpsters are tentatively scheduled to be in place from June 27 to July 1 in the same locations as last summer. We have also scheduled the party to be at 4pm on Saturday, June 29 at the Turner residence. We will confirm and give more details in a subsequent Newsletter.

Sincerely,



Dave Powell, HHOA President