

HOMEWOOD HOMEOWNERS' ASSOCIATION (HHOA)

June 1, 2011

Dear Member and Affiliates:

The annual "clean-up weekend" has been scheduled for the weekend of June 25. The Association will provide two dumpsters for the use of members that will be available on June 23 and picked up on June 27. One dumpster will be placed on Fawn Street at the South entry to the ski area's north lodge. The other one will be placed on the corner of Oak Street and San Souci. Both will have the Association banners on them. Hazardous materials or large appliances are not allowed, and the dumpsters cannot be filled past the line on the side. We also ask that you not discard any food in the dumpsters so that bears will not be attracted. Thanks for your cooperation.

This year's Association party is scheduled for 4pm on June 25th at the Turner residence (4860 West Lake Blvd.) The Association will provide beverages; and, if you are interested in bringing hors d'oeuvres, please do so.

It is to all our advantage to keep the Association strong with as many members as possible. If you have a neighbor that is not currently a member, please invite them to the party and hopefully we can convince them to join. If you have paid your dues for 2011, we thank you and your membership card should be included in this mailing. However, if you have not paid your dues yet, please do so as soon as practical. If you no longer have the Membership form, you can download it from our website at: www.homewoodhoa.com/

News:

The Villas:

The person who purchased 3 of the lakefront lots directly across from the ski area is planning on changing the permit to allow him to sell the houses as single family residences rather than the current fractional ownership that was allowed by Nate Topol's permit. I have made contact with him and he has assured me that he intends on honoring the remainder of Nate's financial obligation to the HHOA for improving the legal status of our Beach Parcels. To date, no permitting changes have been applied for at TRPA or Placer County.

Buoy Permits and Shorezone Ordinance:

The HHOA board of directors met in Roseville on April 14. Curt Sproul gave us his recommendation that it would not be in the best interest of the Association to execute the MOU with the county that was described in the 3-10-11 newsletter. The board agreed with that recommendation and voted unanimously to terminate those negotiations. It was judged that little would be gained since the HHOA now has the Assessor's parcel numbers (APNs) for each of the 5 Beach Parcels. In addition, Curt has compiled an extensive set of documents that leaves little doubt about the Association's littoral rights for the Beach Parcels and the lakefront owners' littoral rights for the land in front of their homes. For purposes of our upcoming meeting with TRPA to clarify the situation, the board also unanimously approved the following resolution: "*The Board of Directors of the HHOA is in favor of TRPA and the California State Lands Commission (a) recognizing the littoral rights of lakefront owners for the portions of Lake Avenue lying lakeward of their lots and (b) recognizing the littoral rights of the HHOA for those portions of Lake Avenue lying lakeward of Fern, Oak, Trout, and Silver Streets.*"

In addition, due to the court action to suspend the new Shorezone Ordinance, TRPA is not currently issuing buoy permits or taking any enforcement action. TRPA will be clarifying what their intentions are on these issues over the next month or so.

Association Website:

The Association website (www.homewoodhoa.com) contains a copy of the bylaws, newsletters, and the minutes of past board and membership meetings. We will be posting drafts of the minutes within a few weeks of all meetings for your review while they are fresh. Those minutes will then be formally approved at subsequent meetings.

Sincerely,



Dave Powell
President