

Homewood Homeowners Association

Newsletter

April 2025

Greetings to our Homewood residents and friends. We are contacting you and other Homewood property owners who are not currently members of the Association to update you about relevant local issues to Homewood and to encourage you to join us.

The Homewood Homeowners Association is not a mandatory HOA, unlike many others nearby. Over the years some people have asked why they should join if they don't have to. The benefits of being a member include:

- Getting Current Information on Community Projects
- Standing Together to Have a Stronger Voice on Local Issues
- Benefiting from the HHOA continuing efforts to have Homewood certified as a FireWise Community, which allows access to lower premiums for fire insurance
- Being able to use the Private Sections of our Four Beach Properties at the street ends of Fern, Silver, Oak, and Trout
- Protecting the Unique, Historic and Special Place that is Homewood

BEARS, BEARS, BEARS!

We have had an uptick in bear entries into empty homes last fall and early this spring already. BEAR League Strongly encourages second homeowners who aren't here all the time to get Bear Wires installed on your home. The damage a bear can do inside a house can be immense and very costly. If your excuse is, "I've been here many years and it's never happened to me before" that just means it will soon be Your Turn if you are not adequately protected. Call the BEAR League if we can help you in any way to keep your home off the Bears' Hit List. 530-525-7297

WINTER BOARD MEETING UPDATE

The HHOA Board met on February 20th via Zoom. Once approved, all minutes of meetings are posted on our website. We encourage our members to find them and other information about our community at HomewoodHOA.com

TAHOE BLUE CLEANUP DATES

Save these dates for Tahoe Blue Crew Trash 2024 Cleanup Days in Homewood:

Saturday, May 10

Friday, July 5—Annual Red, White and Blue Cleanup Day

Saturday, October 11

Cleanup events are from 2pm to 4pm. Contact Tiffany MacLaughlin w/questions @ 916-275-2357.

HMR UPDATE

For those of you who are unaware of the status at Homewood Mountain Resort, the TRPA approval was passed, and plans are for the gondola construction to begin this spring. Keep Homewood Public is confident that locals will have access to the mountain forever and at a fair rate. Due to HMR not opening this season we had some business closures, and this has been difficult for many of us. It exhibited how crucial the ski area is to our little West Shore community.

UPDATE ON TCPUD WORK THIS SUMMER

Phase Three of the Tahoe City PUD project to reconstruct the Madden Creek system is scheduled for summer 2025. It will completely rebuild the water system within Highway 89 right-of-way, from Fern Street to South Street, and within Sacramento Avenue south of Fawn Street. It will include construction of approximately 5,356 feet of 8-inch water main, 394 feet of 12-inch water main, 10 fire hydrants, and 56 new water meter pits (a space for future meters). See the attached flyer (pages 6-7) for more details. Installation of water meters will occur for the entire system as a single effort once all phases of the project are complete. All customers will be notified in advance of meter installation.

FIREWISE UPDATE

As a result of the efforts of the Association and Homewood residents over the past two years, we were able to get the Community Firewise certification. For those of you who are unfamiliar with this designation, it is a USA-wide effort to provide a collaborative framework to help neighbors in a geographic area get organized, find direction, and take action to increase the ignition resistance of their homes and community and to reduce wildfire risks at the local level. California has enacted "Safer from Wildfires" regulations that require insurance companies to recognize Firewise USA® designated communities by providing discounts for mitigation efforts done on an individual property and community level. The Homewood Firewise Committee will be presenting information at the summer party on the best ways for us to keep our Firewise certification going forward and how to continue to document all of our efforts to reduce the fire risk and help lower our insurance premiums. The HHOA Firewise certification has been renewed for 2025 and the new certificate is available on our website. Please reference this certification when obtaining or renewing your fire insurance for your Homewood property, because they should factor that into the pricing of your insurance. Let's work together to make our community as fire resistant as possible.

FALL GENERAL MEMBERSHIP MEETING AND GENERAL ELECTION

Our Annual General Meeting will be held on Sunday, August 31. We'll start at 10:00 am. Details of the location will be sent to our members at a later date. There are four open seats on the Board of Directors this year. If you are interested in running, contact Allen Sayles for more information. Email homewoodhoa.secretary@gmail.com with subject 'For Allen Sayles/Nominations'. Ballots will be mailed out this summer to all active dues-paying members.

MEMBERSHIP DUES

We hope that you have found the above information helpful and we encourage you to join your neighbors in being a member of the Homewood Homeowners Association. Membership Dues for 2025 will remain at \$150.00. Instructions for sending payments are included with this Newsletter mailing (see page 5) and they can also be found on our website at HomewoodHOA.com. If you are planning on joining, we would appreciate it if you would pay your dues by June 1st. We will also need your name, email and physical addresses, phone number and some other information on the New Member form (see page 4).

SUMMER PARTY

If you are going to become a member of the Association, we would love to have you join us at this year's summer party, which will be held on Saturday, June 21st from 3-5 p.m. at the Scharf residence, 4910 West Lake Blvd. We plan to cater snacks this year and will also provide wine, beer and soft drinks. Last year we welcomed several new members and enjoyed the presence of some children. We will limit the number of speakers so we can focus on socializing together with our neighbors and enjoying one another. Board members will be honored to chat and answer any questions or take any input you may have. Once again, we are most grateful to the Scharf Family for hosting our gathering. Please join us!

QUESTIONS FOR HHOA

Any questions can be sent to the board at homewoodhoa.secretary@gmail.com.

Membership Information update for New Members

Homewood Homeowners Association

Please fill out this form and EMAIL to:

HomewoodHOA.secretary@gmail.com

Member #1 will be the person responsible for future Dues Payments

Member #1 Name: _____

#1 Email Address: _____ **All**

future Newsletters, Dues Notices, and Ballots will be sent to the Email Address above.

Member #1 US Mail Address: _____

Member #1 Home and/or cell phone: _____

Other family members/co-owners of the Property who want Newsletters,

Name/Email #2: _____

Name/Email #3: _____

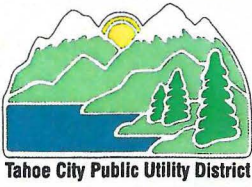
Tahoe Property

Street Address: _____

Tahoe Phone #: _____

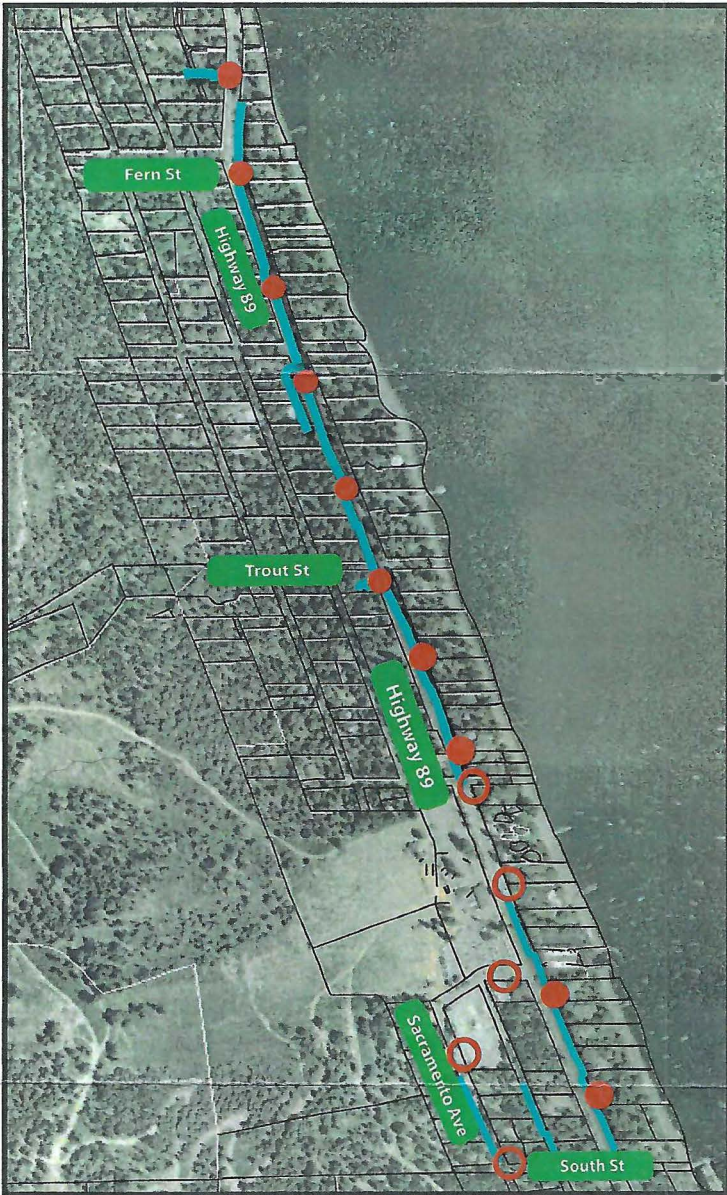
How long have you owned the property? _____

Thanks!



CONSTRUCTION UPDATE

April 2025



Madden Creek Water System Reconstruction Continues This Summer

Phase Three of Project Will Focus on Water Mains Under Highway 89

WHAT: Contractors for TCPUD are planning in April to begin work on Phase Three of the Madden-Creek Water System Reconstruction Project to:

- Build 5,356 feet of 8-inch water main and 394 feet of 12-inch water main.
- Install 10 fire hydrants.
- Install 56 new water meter pits for future meters.

This phase will completely rebuild the system within the Highway 89 right of way from Fern Street to South Street, and replace portions on Sacramento Avenue and Sans Souci Terrace south of Fawn Street.

WHY: The 80-year old water system has exceeded its useful life and is actively failing. Reconstruction will upsize water mains for improved flow and fire suppression capacity.

WHEN: Construction is scheduled to begin with tree removal on April 20th and last through Fall 2025.

WHAT TO EXPECT: A number of trees along the highway will be removed at the start of the project due to conflict with the new water main location.

Expect construction noise and temporary traffic controls. Work will move through the area in small sections, with impacts lasting about 2–3 days per location.

Access to properties will be maintained, though brief restrictions may occur. Crews will work to minimize disruptions.

CONTACT:

- Aaron Hussmann, Public Affairs Specialist ahussmann@tcpud.org, (530) 580-6291; or
- Phillip Tapia, Construction Project Manager ptapia@tcpud.org, (530) 580-6046;

LEGEND

- New Fire Hydrant
- Existing Fire Hydrant
- New Water Main

PROJECT WEBSITE
www.tcpud.org/maddencreek

2.4 Miles of West Shore Trail to be Reconstructed in 2025



TCPUD is investing \$4.8 million to reconstruct 2.4 miles of trail between Sunnyside and Blackwood Creek.

Originally built in the 1970s, the West Shore Trail has benefited from TCPUD’s regular maintenance, but after nearly 50 years, a full reconstruction is necessary.

The project will improve:

- Pavement integrity and safety
- Slope and alignment for a smoother ride
- Visibility for pedestrians and vehicles
- ADA compliance
- Drainage and erosion control

Trail Impacts

During peak construction, the trail may experience full closures. However, on weekends and from June 28 to July 13, the trail will either remain open or have detour options available.

Thank you to the Placer County & NTCA TOT-TBID program and the Tahoe Fund for project funding support.



Progress on West Lake Tahoe Water Treatment Plant Continues



Work continues to bring the new West Lake Tahoe Regional Water Treatment Plant online, with full operation expected in Summer 2025.

The new water treatment plant replaces a temporary facility in Chambers Landing. The new plant will provide a permanent, drought-resistant drinking water source from Lake Tahoe and support improved fire suppression capacity.

Stay Connected



Learn more about our Capital Improvement Projects at www.tcpud.org/CIP



Sign up for monthly e-news at www.tcpud.org/join



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