

Lake Forest Glen Homeowners Board of Directors

Thursday 24<sup>th</sup> April, 2008

Dear Homeowners,

In my covering letter to this year's spring mailing I would like to update you all on several important projects that have been worked on over the past winter and share with you some of the changes that you'll see and experience around the Glen this summer.

I'd like to start, as is traditional for an Englishman, with a review of the winter weather. Those of you who were around for the season in part or whole will have witnessed some pretty extreme weather. Yes, we enjoyed some excellent snow, especially in January and February, but we also had a much higher number of overcast days which resulted in the heaviest build-ups of ice on our roofs for more than 30 years. Before I talk about some of the implications of this, I'd like to pass on my thanks to Alan, Heather and the team here in the Glen for working some crazy hours and helping to ensure that our properties were as well cared for as possible and that we could come and go with relative ease even with some serious snow falls.

### **Leaking Roofs**

On many units this winter, the ice build up on the north side of your roof was likely spectacular. This resulted in ice damage and leaks being experienced in 21 out of 92 units with gambrel roofs, with some consequential disruption to interior furnishings. Alan and team worked hard to minimize this and hopefully dry everyone out as soon as possible. The board reviewed this situation as it developed and in one case went ahead and fully replaced the roof on one unit and its neighbor. We contracted with one of the leading roofing experts in the area and used the exercise as a test case for developing the methods we plan to use when we replace the remainder of the roofs in the Glen. Some of you may have noticed that we ended up using a heavy weight composite shingle, since during our research this has consistently achieved the best ratings for our climate and specific application. We hope you approve of its looks.

In addition, we discovered that in this unit, the majority of the leaking was probably due to the improper fitting of the replacement windows. We are taking this seriously and to assess the overall situation you should all have received a questionnaire recently asking for details on your windows and any replacements that have been fitted. Based on this information we will be able to decide on any larger window changes that may be required as we consider our forthcoming roofing project.

This leaves the question of what steps will be taken for those owners who experienced leaks? As a board we are looking at what steps would be necessary to pull in the timing we had planned for our overall roofing project. Just replacing the gambrel roofs is difficult as they are all adjacent to other units. As well as addressing leaks, this would also reduce many of our fears over fire danger from last summer, and save us about 10% on our annual insurance. In addition, with the current well publicized housing slump, building materials are relatively less expensive than in the recent past and fuel prices will clearly not be going down any time soon. Earlier replacement of our roofs would also reduce increasing maintenance costs on the existing shakes. While the roofing project is currently planned to start in 2012, at this time we do not have all the money needed to complete this work. As a board we see an assessment as a last resort. We also have to consider that the ice we experienced this winter was the worst for 30 years. We are also investigating other ways we might finance the project early without recourse to big changes in dues.

In conclusion, the board is considering all the options and I would be happy to hear from any homeowners with their views and thoughts on this matter. As you know, the roofing project is the biggest expense we have in the next 5-6 years. In the meantime, I will keep you apprised of any options and decisions.

### **Update from the annual meeting**

Over the winter we have pulled together all of the inputs we received at last October's annual meeting and posted this to our project's web page, "Creating the Future of Lake Forest Glen". (as a reminder of how to view this, it can be found at: <http://lfghoa.pbwiki.com/?pwd=Rzs2btZK4D> . The invite key is Glen, then please enter your name and email address).

As a direct result of recommendations from the annual meeting, number and structure of the board's committees has been reviewed. We have formed a new committee named Ground/Security/Facilities (Chair: Kelly Atchley) focusing on the Glen's non-building related amenities and environment. Second, we have re-named the Infrastructure committee to "Structures" (Chair: Steve Vanni) solely on the roofing and painting projects.

## A New Playground for Lake Forest Glen

I am happy to report that after many months of hard work by the playground committee, we have settled on a design, supplier and location for our new playground, which will be installed in June. Designed for 5-12 year olds, I am sure that this will enhance the fun our younger residents and visitors experience at the Glen. Thanks to Mike Luken, Brian Kane, Reginald Howard, Sandra Groom and others on the playground committee.



To help reduce the cost of the project we will be constructing our own foundation piers and assembling the play structure. Any homeowners who wish to join in this community activity and provide help on the weekend of June 21<sup>st</sup>/22<sup>nd</sup>, please contact Heather in the office by May 31<sup>st</sup>. We would like to have a real community event and are thinking about an evening event of some kind as well.

## Water meters in the Tahoe Basin

Some of you will know that the TCPUD is moving to install water meters in line with the State's requirement and that starting in 2010 customers will be billed on consumption. Details of this program can be found on their web site at <http://www.tahoe-citypud.com/download/utilities/water-meter-plan.pdf>. In Lake Forest Glen we have a single water main providing all of our water and we have agreed with TCPUD that the Glen will have a single water meter. This saves significant installation costs and the work will likely be completed this summer. While billing will not immediately change, we will be able to start to build a database of our overall water use. Eventually, you will be receiving your water bill from the association, not TCPUD, and we anticipate that while not billed by individual unit, each of our bills will actually go down, based on the occupancy of units in the Glen. The details of this are yet to be worked out and I will provide more information as TCPUD provides this.

## Charcoal BBQs

As a final reminder, charcoal BBQs are no longer permitted in the Glen from April 1st. This step was taken as a fire precaution and any homeowner who would like assistance with the disposal of their charcoal BBQ should contact the office. Thank you in advance for your assistance in making this transition smoothly.

That only leaves me to wish you all a pleasant Spring. As ever, if anyone has questions, please do not hesitate to contact myself, Alan or one of the other board members.

*Mark*

Mark Pierpoint  
President  
Lake Forest Glen Homeowners Association

## Enclosures:

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| A. Annual Audit                                | F. Simplified Rules & Regulations                              |
| B. Board Meeting Dates                         | G. Common Area Standards                                       |
| C. Insurance Requirements                      | H. Architectural Standards (updated April 2008) w/cover letter |
| D. Alternative Dispute Resolution Requirements | I. Rules Enforcement Procedures & Monetary Penalty Schedule    |
| E. Rules & Regulations (complete version)      | J. Safety & Security   |