

*Fleur du Lac Estates
Spring 2019 Newsletter*

May 17th, 2019



SPRING NEWSLETTER ~ 2019

IS IT SPRING YET???

It's mid-June and *finally* starting to feel like Spring in the Sierras. The daffodils are nearly done now, but if anyone is interested in having a snowball fight, there are *still* patches of our recent never-ending snow to be found around the surrounding west shore neighborhoods! Here at

Fleur du Lac, we've almost forgotten what Springtime is like! Just last week, after nearly eight months of frigid temperatures, walking out of the office I was completely taken aback by the scent of flowers wafting upon the warm afternoon breeze. Where it had not even crossed my mind since last October, I felt the immediate need to rush

home and quickly fire up the barbeque lest I miss the opportunity! Now that warm temps have arrived, seedlings are finally beginning to

emerge and the property is trying to catch up from its long winter nap. At long last... Spring has sprung and a fun-filled Summer is just around the corner! The lake is topped off, and the rivers are raging. It's going to be a great Summer on the water!



SNOWMAN BROUGHT TO YOU BY BOLDT GRANDCHILDREN

Speaking of fun, be sure to join us for the festivities this Fourth of July!

MARK YOUR
CALENDARS!

FOURTH OF JULY IS JUST AROUND THE CORNER!

10:00 AM KIDS PARADE

Bikes, scooters, and skateboards galore, all decked out in red, white, n' blue... Kids have all the fun! Starts at the tennis court.

11:00 AM LAWN GAMES

Bocce Ball, 3 Legged Races, Water Balloon Toss, Croquet, and more! Come cheer on the contestants!

12:00 PM The Big ... BAR-BE-QUE!

Pot-luck style: This year a Lamb Roast is generously being provided by the Pappas Family... Hot dogs and hamburgers too, courtesy of the Zerbst Family!

All the rest is up to you... Please RSVP to Denise Shackleton at denise.shackleton@gmail.com and let her know which one of your favorite family recipes (or store-bought something) you will be bringing!

Also... You'll get to enjoy your meal accompanied by the delightful vocal harmonies of our own Ed Platt and his band,

Axton and Company graciously provided once again by the lovely Varda Rabin.



JOIN THE FLEUR DU LAC SECOND ANNUAL

FOURTH OF JULY PARTY!!!

- 10 AM: CHILDREN'S PARADE (TENNIS COURTS) – ORGANIZED BY ALLRED FAMILY
- 11 AM: LAWN GAMES FOR YOUNG AND OLD (BOAT HOUSE) – ORGANIZED BY JORDAN KOCH.
- NOON - 3 PM: BBQ AND LIVE MUSIC (YACHT CLUB) – ROAST LAMB, THE KINDNESS OF THE PAPPAS FAMILY; HAMBURGERS AND HOTDOGS, THE KINDNESS OF THE ZERBST FAMILY); LIVE MUSIC WITH AXTON & COMPANY KINDNESS OF THE RABIN FAMILY
- POTLUCK STYLE – BRING A SALAD, SIDE DISH OR DESSERT. FOOD AND SET-UP COORDINATED BY DENISE SHACKLETON. VOLUNTEERS WELCOME - CALL THE OFFICE!

PLEASE RSVP DIRECTLY TO DENISE AT denise.shackleton@gmail.com WITH NUMBER OF CHILDREN, ADULTS, AND MEAT PREFERENCE AS WELL AS WHAT YOU WOULD LIKE TO BRING FOR THE POTLUCK!

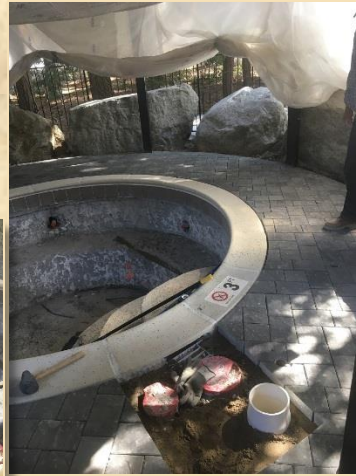
PROJECTS UNDERWAY

Roofing work at Units 9 & 10 slated to commence mid-May finally began on June 5th with the prediction of three consecutive days of clear weather. Lebel and crew may work some Saturdays to make up for time lost due to inclement weather.



The Spa Rebuild and paver addition have been completed.

Ed's researching costs for a new Spa cover and replacing the broken handrails for the pool at the exit



ladder. Our pool contractor is unable to schedule the handrail replacement until the fall and we must have it in place to comply with county ordinances, so this work may have to be done by FDLE crew.



At the last Board Meeting, Ed presented the final **service road** design modification. He explained planned use of the TcB5-zoned space for the staging of various materials necessary to support FDLE's ongoing operations. As coverage management is a key Board concern, Ed assured the Board that use of space beyond the paved service road will be managed such that no future

claims of 'additional coverage' come from this service road plan. Ed also looks to keep FDLE's staging volumes tightly managed in line with available space and to minimize inefficiencies related to ongoing ground protection efforts related to frequent movements over this ground. The final drawing of

the Service Road will have a total of 3,000 sf. and will provide out of sight parking for vendors and employees in addition to much-needed work-space for staff.

The preliminary **Goose Netting** has been put up. Please note that while the geese are preparing to nest, netting is largely ineffective until they're past the mating season. The new, upgraded bamboo poles are stronger and are being reset with pass-through areas to facilitate beach access.



The new Tekleen **water filter** for our irrigation/fire pump is installed and working well. An underwater repair to the separated electrical conduit for the deep-water pump was started the weekend of June 1st, and the divers return to finish soon. Our deep-water pump is required for the system to have adequate supply in low water years.



Green Envy began the **Spring Clean-up and Mow & Blow** this week. The solution to the clover growth in the big meadow is still under investigation. Per TRPA, Zero Phosphorus fertilizer should be used. Many Weed & Feed formulas contain phosphorus, making this a challenge.

One of our **gardeners** (Simon Hernandez) quit and we have hired Jarred Durante in his place.

We also lost our weekend Swing Security guard (Jeff Cleeland). We moved staff to cover the two days of Security for the time being (one day from Maintenance, and an OT day for Security). Being behind in our projects due to May weather, we cannot afford a loss of Maintenance help. After much discussion, the Board felt they would rather do without the two days of Swing Security. The Board also suggested we search local temp agencies for options and costs as this might only be seasonal.

Lane suggested we hire a utility individual to work Security two nights/week and Maintenance three days/week. With more homeowners using the property, combined with a number of large property-wide projects, the workload has increased while the staffing levels have not. We also have no back-up for Security and Maintenance to take the vacation they have earned. Nonetheless, the Board discussed that the budget forecast for 2019 is already running over our present assessment capability due to overages in other categories. Dues have just been raised, and we are not prepared to increase staffing levels above the present plan. Lane noted that it will be difficult to deliver homeowner services that are expected without going into an overtime situation, which is costly and leads to employee burnout. We will continue to seek replacement part-time help for

the Swing Security this summer and look to hire one additional utility person full-time next year.

At present, there is no Swing Security on Wednesday and Thursday until we replace Jeff, and homeowners will be notified. The Board and Management both realize that staffing is at minimum levels compared to the work that needs to be accomplished property wide.

The new construction project south of FDLE has inquired about tapping into FDLE Fire Suppression System. We had NTFPD come to test the amount of water flow, and they said there is sufficient flow to accommodate both properties in the event of a fire.



The minimum cost for any new construction \$75K to either install the necessary plumbing or to contribute to the NTFPD Fund to pay for new fireboats in the district. We will need to hire legal counsel to consider sharing our system. The advantages and cost savings are clear for our neighbor, but further study is necessary for FDLE to evaluate liabilities and arrive at an appropriate price.

Beam Restoration Work...





We moved Timbercraft Construction from the **Beam Restoration** at Units 19-20 to the Yacht Club. KML Painting will work in conjunction with Timbercraft Construction to scrape, sand and paint the YC window frames; the project will wrap up Mid-June. The two contractors will then refocus on completing the Beam Restoration work at Unit 19 & 20.

The annual **dock repairs** at the Marina have been completed. They are functional and safe for use at this time and are on the list of future replacement projects.

Lane is working to prepare a list of items for Board review to share with homeowners on the Property Walk-About so that homeowners can then be aware of replacement needs going forward. The priority tasks can then be included in coming year's budgets.

FIRE SEASON

As we all know Wildfire is a very real threat especially here in the Sierras where evacuation routes are limited. It's best to become educated before the need arises. We suggest you visit <https://tahoe.livingwithfire.info> as well as reading through the EMERGENCY PREPAREDNESS AND EVACUATION GUIDE put out by our local fire protection districts. We have extras in the office if you need one, and they come in a handy magnetic sleeve so that it can be placed in an easily accessible spot. Also... Sign Up for Emergency Notification using the links below for your desired areas:

West Lake Tahoe: Placer County: placer-alert.org & El Dorado County: ready.edso.org

East Lake Tahoe: Douglas County: douglascounty.onthealert.com and Washoe County: washoecounty.us/em/RegionalAlerts.php

Since you never know where you might be when a fire starts, Fire survivors recommend keeping a "Go Bag" near your front door or in your vehicle with supplies for you and your family (and pets) at all times. Little things like a toothbrush and a clean change of clothes go a long way in your comfort level should you be displaced. There are many great websites to help know what to pack (and NOT), but it's best to have this at the ready as well as a list of items you want to grab should there be enough time. Remember that if the power is out your garage door opener will not function.

Our local fire districts have planned for a lot of work this summer in the forests west of Fleur du Lac to clear the thick fuels that have developed over time in Blackwood Canyon and beyond. You will likely see evidence of this activity throughout the summer and fall months.

Board of Directors

President: Paula Boldt
Vice President: Woody Shackleton
Treasurer: Stewart Koch
Secretary: Doug Allred
Director and ACC Chair: Bob Zerbst

Fleur du Lac Staff

General Manager: Lane Murray
Maintenance Supervisor: Ed Platt
Administrative Assistant: Kathy Taylor (K.T.)
Maintenance Foreman: Wayne Brackett

Landscaping Staff

Supervisor: Marty Devanna
Danny Corona
Simon Hernandez

Security Staff

TJ Sheehan – Swing Shift
Pete Mondschein – Day/Morning Shifts
Cameron Emami –Swing Shift Fill-In

