

Fleur du Lac Estates

Summer 2018 Newsletter



FLEUR DU LAC ESTATES

SUMMER NEWSLETTER 2018

SUMMER AT LAKE TAHOE, WHAT'S NOT TO LOVE?

It's a bittersweet moment when you realize that the sun is now rising so much farther north than it has been for the past few months. Even though the afternoons are still quite balmy, biting cold greets you as you emerge from the house in the morning. Dried and crinkled leaves swirl upon the gusty afternoon breezes. Summer here is never long enough!

The lake has been full all summer, dropping a mere four inches from its limit, making smaller beaches for the bigger than usual crowds, as folks attempted to escape the smoke from California's earlier than usual forest fires. We were fortunate here to have less smoke than much of the state, but that made for more folks in town. Fortunately, the new bridge out to highway 89 North is nearly complete, (beware possible 20 min. delays there) so next summer traffic may be slightly improved, however, we still have the build out of the three new roundabouts yet to come as well as the reconstruction of Fanny Bridge, so we're not out of the woods yet! Major repairs are also being made on the shared use pedestrian/bike path from Tahoe City to Alpine Meadows turn-off as well.

Interested in learning of the progress and projected dates of work to come? Here are several links for more information on these Tahoe City and West Shore roadwork projects:

flh.fhwa.dot.gov/projects/ca/truckee,
tahoetransportation.org/fanny-new-1,
tahoedailytribune.com/news/local/truckee-bridge-construction-taking-off-in-tahoe-city.

* NEW HOMEOWNERS*

As many of you know, Unit #13 has been on the market. What you may not know is that it has just sold!

Alas, the time has come to say our sad Goodbyes to longtime owners, Bruce and Julia Black and their family but also to rejoice for them, and greet our new residents, Chris and Jennifer Skarakis.

Chris and Jennifer are thrilled to be a part of the Fleur du Lac Community; they look forward to making lasting family memories and experiencing our seasons here in the mountains. They love music, fly fishing, mountain biking, and playing tennis. They are excited to get to know others in our little community, and ask that you please stop by and say "hello"...
"We can't wait to meet our new neighbors!"

Stay tuned for more about the Skarakis family in our next newsletter!

***INTRODUCING THE
SKARAKIS FAMILY!***



THE BOAT HOUSE PROJECT

Before...



And a much improved After!



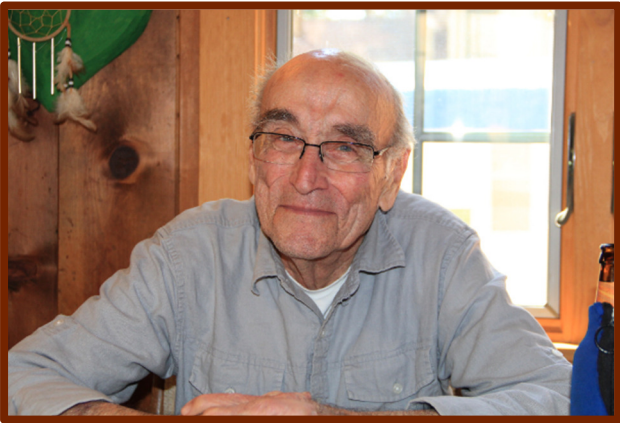
One of the biggest improvements made just in time for summer was the Boat House piling replacement and deck repair project. Not only were there many pilings that were rotten and badly in need of replacement beneath the Boat House in order to assure its structural integrity, the adjacent deck had been under water since we have had high water, for the past two years. Before that – due to being exposed to the air during the four prior drought years – the wood was rotten, unsightly, and unsafe. Pacific Built

of Tahoe City replaced the pilings most in need and at the same time, used their barge, personnel and expertise to add new Trex decking to the previously underwater deck. We then spruced it up by adding patio furniture and flowers to make the deck functional and attractive. You can now look forward to having one more place to entertain guests or family with a game of cards or for a late afternoon visit over cocktails.

SPOTLIGHT ON ...

Earl Hagadorn

The Unofficial "Earl" of Fleur du Lac!



Born in El Paso, TX, Earl moved with his family to California in 1932. He entered Stanford as a Junior in 1950 and graduated with a degree in Civil Engineering in 1957 after serving in Korea in the Army Security Agency there. He was Co-Chair of the Associated Students Foreign Scholarship Committee and a recipient of the Charles B Wing scholarship. Professor Wing was the designer of the old football stadium which seated 100,000 people.

Earl and his wife Louise moved to Lake Tahoe in 1965 and he began practice as a partner in Grimm/Hagadorn, Inc. He first visited the old Henry J. Kaiser shoreline estate after the record storm of December 1968, and subsequently provided design services to James J. Viso, who had purchased the property from John King diMaria who bought the estate after Kaiser moved to Hawaii. Those services included the drainage outfall along

Grand Ave. discharging into Lake Tahoe at the outfall structure that remains today.

In the mid-1970's Viso leased the property to Paramount pictures for the filming of the Godfather Part II under the direction of Francis Ford Coppola. Viso also proposed a subdivision of the 15-acre shoreline property and the four-acre parcel on the west side of highway 89. The 50 units on the main parcel and 10 on the smaller parcel were to be air-space condominiums, and the tentative map was approved by Placer County. The Tahoe Regional Planning Agency (TRPA) rejected the plan, but Viso challenged their action in court and won. Upon that victory in 1979, he sold the property to Fred Sahadi who proposed 22 luxury condominiums on the shoreline property with the small parcel to remain as open-space land.

Fred Sahadi retained Earl in 1980 to be the project engineer for the design and construction of all site improvements necessary for the development of the condominiums and restoration of the original Kaiser Yacht Club, Boat House, and harbor facilities. Earl's first assignment was the design and oversight of the perimeter estate wall preparation of the master site drainage plan. Earl and Louise lived in the Kaiser-constructed Wild Canary (now the association Office) and the adjacent pre-Kaiser Aspen house until 1984 when the first sales of completed Units 11 and 12 were made. Fred had remodeled the Yacht Club and provided two of the original boat slips beneath the building to house the

irrigation and fire protection pump station. The station has a capacity of 3,000 gallons per minute and the system remains the best private facility in Placer County.

Over the years, Earl continued to provide the plans and reports required by the Tahoe Basin regulatory agencies, and validated land coverage compliance for that which was permitted in the court judgement in the TRPA litigation.

In 2015, Earl and Louise retired to a senior living community in Sacramento where Louise passed in 2016. Of their four daughters, two continue to live at Lake Tahoe, one in Sacramento, and the youngest in Los Angeles where she is a senior flight attendant for American Airlines.

Sadly, Earl passed away August 23rd. We are so grateful to have been able to spend our First Annual Fourth of July Celebration with him, and glad that he is once again with his beloved Louise.



GOOSE ABATEMENT

This June, we followed the advice of Rob Zerbst and installed three-foot high netting, supported by thin bamboo stakes, all along the shoreline. This deterrent worked beautifully all summer long as the geese moved further south to other properties all summer long, much to the delight of all the homeowners. Unfortunately, around Labor Day, the geese finally figured out that they could actually fly over the netting rather than simply turn away thwarted as they approached from the beach. We will be installing the netting again next year with stronger stakes and at an earlier date – possibly in April? – to get a head start on the geese. But we may have to become smarter than they are to prevent them from flying in, as this trick will doubtless be remembered and shared by a bird whose brain is proving to be more the size of a walnut than a peanut.

Exploring and Honoring our FDLE History By Paula Boldt

Since the Fourth of July Celebration, Bob and I have continued our quest to uncover the interesting stories and photos of the property leading up to the modern Fleur du Lac we know. The focus this summer was to continue gathering oral history provided by local parties who knew the Kaisers, had stories relating to the Kaiser boats, or those who could provide further accounts of the history of the property once it was sold by the Kaisers. A small group of homeowners joined us for an initial presentation in the Yacht Club in mid-July; we focused on the boating history, shared pictures of the property as it looked in the Kaiser era, and also showed film footage of Kaisers and friends enjoying the property and boats. Guests from the Maritime Museum were on hand to share information on current projects underway to preserve boating history on Lake Tahoe.

We were saddened to learn that Earl Hagadorn, the early architect of the modern Fleur du Lac died in his sleep late August before we could continue conversations begun Fourth of July. James Viso, who purchased the property from the diMaria family, entered hospice about the same time. Fortunately, we have spent a significant amount of time with Phil diMaria and Chad and Cherry Viso, who

offered to pass back to us (if we intend to have a dedicated museum display) some relics of

the Kaiser estate which they removed prior to the property going to the developer. We are still in the process of collecting the rest of the pictures, signage, lanterns, resort brochures, and various items of interest from both Viso's and diMaria's; we hope sometime in spring to meet with those who indicated an interest in this project so that we might explore where and how these items might best be displayed and shared with the entire FDLE community. As we continue our research through the winter, we hope to have further presentations to homeowners with guest speakers by next summer and plenty of chances for interested homeowners to help us create a display to honor our history. Please contact Lane, Bob or myself if you have information or contacts to share or if you wish to help underwrite or be a part of our FDLE History Project.

Original carved Fleur du Lac Sign



WATER-LINE REPLACEMENT & SPA/POOL UPDATE



The Fleur du Lac pool and wader was re-plastered this summer, and what a difference it makes in the overall appearance of the pool Area!



It has been determined that the spa needs some repairs so the re-plaster of the spa will be done after those repairs are completed this fall.

COVERAGE STUDY

In the fall of 2017, the TRPA refused to grant even a small amount of coverage increase for a generator pad to be added to a unit until or unless FDLE conducted an updated Coverage Study. The last time FDLE had provided that update was 2005, and it is required to be provided every 5 years! Of course that prompted the Board to conduct a much-overdue Coverage Study. The Board enlisted the help of Jan Brisco, who has worked with all of the government agencies on coverage and shoreline issues for over thirty years, to help us guide our Coverage Study. The Board, the staff, and Jan have been working for months in conjunction with local surveying company Terragraphics to come up with correct numbers of where we currently stand on coverage (it turns out we are over our allotted coverage by about 8,000sf) and to provide solutions to reduce our coverage which will best serve all the homeowners going forward. The service road between the Association Office and Unit 21 in particular is being re-evaluated as we try to get a service road closer to where we must legally store such piles as firewood, wood chips, mulch, and plant debris (not in the stream zone where we have been storing them against regulations, but closer to the Aspen House which is allowed). The Board has also closely examined other ways to reduce coverage along main arteries and other paved areas that can be reduced without negatively impacting homeowners while still

returning to compliance with the TRPA, and being able to allow homeowners to add an AC or generator pad or bring their patio to the allowed 518sf if it is still smaller than that allowance. Jan is hopeful that our proposals for change will be accepted by the TRPA and Spring will see some changes for the better around the property - - stay tuned!

DOMESTIC PLUMBING

Phase II of the domestic plumbing upgrade at Units 5-8 is due to begin shortly. The pavement has been marked and this work should be completed by mid-Oct. Paved areas affected by this work will be repaved as they were out in from of units 1 and 2 this Spring. We apologize for any inconvenience this may cause to the folks in the affected areas, but the result should be a welcome improvement!

WILDFIRE POTENTIAL IN THE SIERRAS

We have been very fortunate not to have experienced any out of control fires here in the Tahoe basin lately. (I'll bet you didn't know there has been a small fire every day this summer!) Unfortunately, we know, it's not a question of *if* it will happen but *when*. It's very important to learn what to do before it happens. Please, be prepared and take some time and visit livingwithfire.info/blog/prepare-for-wildfire-pack-a-to-go-bag now. It will be too late when you have only five minutes!

SOCIAL EVENTS ...

This summer marked the first FOURTH OF JULY JAMBOREE at Fleur du Lac! It started with the Annual Children's Fourth of July Parade where the kids and grandkids paraded whatever mode of transport they wanted to display in the colors of our great USA! From baby strollers to roller skates, from bicycles to skateboards, and with none other than the colorful Earl Hagadorn as the Grand Marshall riding in a decorated Fleur du Lac golf cart. This honored tradition originated by Loretta Allred was the best ever!

Immediately following the parade, we all gathered at the Boat House for mimosas, juice, coffee, pastries, fruit, and other goodies as we recognized Earl Hagadorn, the Engineer Extraordinaire of Fleur du Lac as we know it today. Earl's service and contributions have spanned many decades, and we were honored to show Earl our respect and gratitude for being the engineering architect in creating this place we all call home.

After our toast to Earl, it was "Let the Games Begin!!" with Jordan Koch at the helm. There were fun and entertaining games held out on the lawn in front of Units 9 and 10 ... the three-legged race was hilarious and very competitive. 😎

Everyone then proceeded over to the Yacht Club for a full-blown Barbeque with smoked meats, chicken, and ribs, all graciously donated by Robin and Michelle Baggett, and a

variety of delicious side-dishes kindness of all the homeowners. The band with whom our own Ed Platt's plays, Axton and Company, crooned away the afternoon with all our favorite tunes to wrap up the day.

The turnout for the FOURTH event was incredible, with over 100 homeowners, guests, and family members all enjoying what will be remembered as "The First Annual" Fourth of July Gig for the history books at Fleur du Lac. Some homeowners heard comments from people boating by during that time such as, "What was going on at Fleur du Lac on the Fourth of July?? We saw children playing games, a ton of people, a huge spread of food, and live music – it looked really fun!!" Many homeowners commented that this event was thoroughly enjoyable, what living in community is all about, and to quote Marcy Friedman, "This is THE NEW Fleur du Lac!" As we continue to tackle projects at FDLE, we feel it is very important to continue growing the spirit of community. The Fourth of July gig sure did that, and it is our hope to repeat the Fourth of July Jamboree every summer!







Labor Day also brought a flurry of activities while homeowners wrapped up the last days of summer with perfect 80-degree weather, lots of boating and other water sports, and tons of good food and merriment



ROOFING UPDATE

The Roofing of Units 11-12 and 13-14-15 was completed in late May with most of the punch list items completed in July.

Lebel Roofing jumped in on Units 5-6 right away to take advantage of the hot weather. Though Units 9-10 were next on the schedule to be roofed, Ed Platt and Joe Lyons discovered that there was a much greater need to get 19-20 roofed due to a much greater potential for leaks, so 19-20 started shortly after 5-6. Because of the familiarity with the design, Units 5-6 are already very near to completion and 19-20 are coming along quickly as well.

Jay Lebel and his crew have been a pleasure to work with: they are hard workers, they stay on track, and they also keep the job site clean!

would cost. The option of outsourcing this task to a consulting firm was declined and it was decided that

Strategic Planning Committee Members Chris Rufer, Bob Boldt, and Doug Stuart, along with General Manager Lane Murray and Maintenance Supervisor Ed Platt would perform the work in-house to save the Association the cost of an outside consultant.

The team has worked on this for two years, resulting in the realization that many components needing replacing had not been addressed. The Board then proposed a large Special Assessment spanning three years to address the needs of the property's aging infrastructure. The homeowners approved this Special Assessment in December 2017 by a 2/3's vote and it became effective in January 2018. Bob Boldt and Lane continue to work to align the Reserve Study, the internal budget, and the Strategic Plan while Ed Platt continues to get bids from contractors to perform the needed project work. Lane is working diligently on budget preparation so that the Board can approve a budget which will best serve all homeowners and the Fleur du Lac property.

It's doubtful that any outside consultant would have exercised the diligence and care demonstrated by our in-house team who holds Fleur du Lac near and dear. We owe Bob Boldt and the staff many thanks for spending so much time and effort on the Strategic Plan.

THE STRATEGIC PLAN

The Board made the decision in 2016 to begin addressing the many years of deferred maintenance by evaluating all Reserve components, determining when each needed replacing, and estimating how much each project

Fall Fun...

With Fall just around the corner, there are many activities to look forward to: For information visit tcpud.org/departments/parks-recreation or gotahoenorth.com/events, and for even more: visitrenotahoe.com

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Board of Directors

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

Fleur du Lac Staff

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

Security/ Maintenance Staff:

TJ Sheehan – Swing Shift
Pete Mondschein – Day Shift
Jeff Cleeland – Weekend Swing Shift

NEW Employee: Gary Sterle-Fill in part time

Landscaping Staff:

Danny Corona
Simon Hernandez

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