

# FLEUR DU LAC ESTATES

WINTER NEWSLETTER 2018

“WINTER” 2017-2018

~ In name only ~

**Mother Nature is toying with us...**

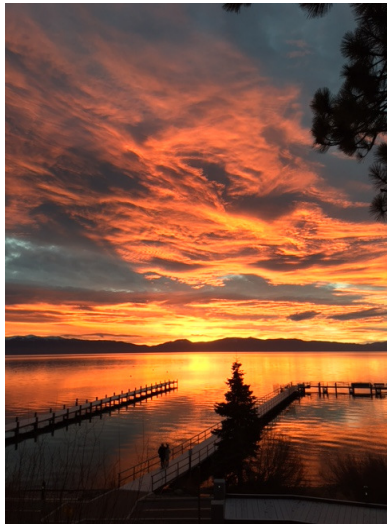
In some ways a welcome respite from the rain-soaked “Snowmageddon” we endured last year, this year we’re beginning to have thoughts of spending time on the beach!

Temps have been in the high 50’s and even the mid-60’s lately. It’s feeling so spring-like here at lake level, that I-for-one am contemplating my gardening projects. As long-time residents here

know, however, that can, and often does, change. Often times, March proves to be our biggest snow-producing month of the year.

Despite our slight snow-pack, skiers have been reporting

great skiing, especially on the north-facing slopes. Those willing to hike have been enjoying great snow at the higher elevations even on southern exposures. Resorts with lower elevation base areas such as Homewood Mountain



BEAUTIFUL SUNRISE ~ BUT NO SNOW!

Resort are not faring as well and have been struggling to stay open. So, even though we’ve been enjoying the

beach-like temps, we’re all keeping our fingers crossed for more snow and desperately needed water reserves for California.

Now, I think I’ll go wash my car!

FLEUR DU LAC  
~IN THE NEWS~



Sotheby Realtors Craig Miller and Katherina Haug have generated renewed interest in our little piece of Heaven! After print articles posted Nationwide, and a recent onsite news piece aired on Fox News, folks with previous ties have been coming forth. One previous owner, as well as another gentleman who grew up on the property prior to his ownership, have reached out to us. We hope to engage the two of them to participate this summer in a presentation to share historical facts, photos, artifacts, and stories of times gone by. Stay tuned for more details on this enlightening event!

## SPOTLIGHT ON...

### *New Homeowners!*

We'd like to offer a heartfelt warm welcome and introduce our new owners of Unit 5: Robin and Michelle Baggett. This talented, vivacious and well-traveled couple work together as vintners of three wineries: Alpha Omega in Napa Valley, Tolosa in San Luis Obispo and Perinet in Spain's Priorat region. Their family also includes their two very well behaved border collies, Sheri and Patrick, who are featured in the book, "Wine Dogs California 2".

The quartet splits its time between their homes in Napa Valley and Pebble Beach, but you can expect to see the Baggetts frequently at Fleur du Lac with their children and grandchildren, for Lake Tahoe holds a special place in Robin's heart. Born and raised in Salinas, California, Robin spent childhood vacations initially at Meeks Bay and later at his family's cabin, less than a mile north of Fleur du Lac on West Lake Boulevard. This



home was sold in the mid-1970s while Robin was in law school. For decades, Robin has longed to own a place in this slice of paradise. After vacationing a couple of times a year in Tahoe for over a decade, the Baggetts finally found a place of their own in our beautiful Fleur du Lac. They both enjoy snow and water skiing and are looking forward to taking up cross-country skiing with their newly acquired gear.

Robin, the sole managing partner of Alpha Omega and Tolosa, is quite the sports fanatic, which should come as a no

surprise considering his 40-year career as an attorney that includes an eight-year stint as General Counsel to the Golden State Warriors. The former college baseball star is in the Hall of Fame at Cal Poly, and the baseball stadium there is named after him. Michelle, Executive Director of the Alpha Omega Foundation and a marketing whiz, uses her creative talents at all three wineries. The couple had barely picked up their house keys before Michelle began bubbling with ideas to make our Fleur du Lac community even better. They look forward to meeting fellow homeowners and, of course, sharing their wines, good times and good food with their new friends here at Fleur du Lac!

## NEW YEAR'S EVE \*EVE\* AT FLEUR DU LAC ... RECAP FROM BOARD PREIDENT PAULA BOLDT

With many of our homeowners choosing to bring in the New Year at Lake Tahoe with family and friends, Bob and I proposed a cocktail hour and potluck in the Yacht Club for New Years Eve-Eve. The impromptu event was a roaring success with 30-40 homeowners and guests present. It turned out to be a great opportunity, too, for some homeowners to meet and welcome our newest residents, Robin and Michelle Baggett (Unit 5) as well as Bob and Anne Zerbst (Unit 19). A good time was had by all as everyone vowed to reconnect in the spring and summer. Many homeowners will be on property at that time and many have expressed an interest in better connecting with our community. (Sorry, we were so busy having fun; we seemed to have forgotten to take any pictures!)

Among the social events which have been proposed:

- Continue our Fourth of July parade for the kids
- A day or an event learning about the history of Fleur du Lac honoring guests such as FDLE Engineer Earl Hagadorn to share stories of days gone by
- Summer games
- Brunch or barbecue, and a "Rally 'Round the Flagpole" event to celebrate our new flagpole
- A night (or several nights!) of music and fun (as Varda Rabin hoped to have last fall)

I am now heading this up as an informal committee, but I will be seeking volunteers to help make our ideas become reality. Feel free to give me a call if you have ideas for a particular gathering, or "just say yes" if you are approached for this fun opportunity to help build community.

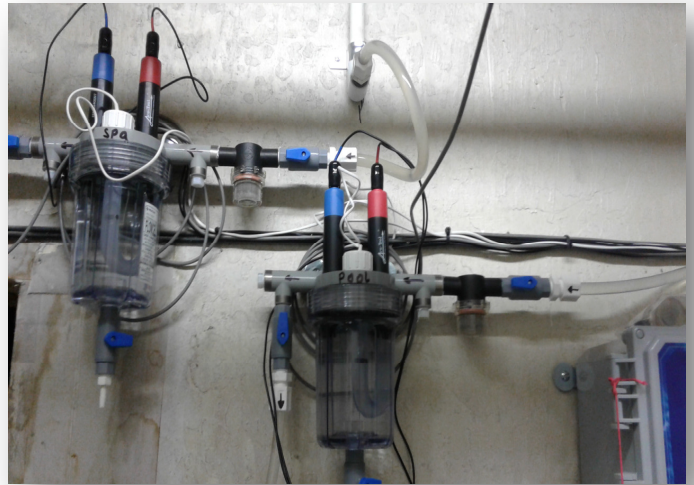
Thank you!  
Paula Boldt

## *PROPERTY STATUS UPDATES*

### *FROM MAINTENANCE SUPERVISOR ~ ED PLATT* **Pool and Spa Equipment Upgrade at the Cabana**

We are nearing completion of the Pool Equipment Room upgrade project replacing sanitizers, filters, and piping system at the pool and spa. We will now be using the more cost-effective liquid chlorine instead of bromine tablets as our sanitizer. Dispensed automatically along with the proper amount of other chemicals, the pool, wader pool, and hot tub will now be controlled independently by a single controller, which continuously monitors the water chemistry and makes needed adjustments spontaneously. The updated system displays the chemistry that we need to track as required by the county at a touch of a button, saving much time and effort. Previous filtering was done using cartridge filters, which required removal and disassembly to pressure wash and then reassemble. Our new sand filters also employ an automated backwash cleaning cycle, and the filter media lasts approximately 15 yrs. The old piping used to run along

the floor making it nearly impossible to keep clean. The new piping installation runs overhead so the floor can be kept clear and clean, which helps eliminate safety hazards. While there's still work to be done to patch the old drywall and treat the walls to complete the project, the equipment is up and running. We think the upgrades will save us many hours of labor, which we can now use for a plethora of more important tasks.



## *New Pool Room components*

## ***Boat House Pilings***

While Ed was under the Boat House trying to remedy a resident critter issue in the summer of 2016 and the lake was at an all-time low, he discovered that the Boat House pilings appeared to be rotting. The following winter of 2017 we received an inordinate amount of water in the lake, which covered the pilings, but the rot damage had not yet been addressed. In an effort to address the issue, we approached a company last October by the name of Advanced Marine who then came to FDLE with their divers. They prepared an underwater videotape of the

pilings to determine which ones were most in need of repair. Advanced Marine employs a new methodology to repair and/or replace pilings which includes not only casing the damaged pilings, but also pouring epoxy into the casings for stability and longevity. While the videotape was useful and necessary to proceed, additional research done in the fall revealed that the epoxy method done at South Shore last summer was not approved by our local government agencies. Until or unless approval for that methodology is granted, the Board has decided to

proceed with the installation of jacks and the already-approved piling method to secure the Boat House at selected pilings. We have encouraged Advanced Marine to return if and when they are able to gain approval for the epoxy method at Lake Tahoe. In the meantime, engineers for the already approved method came to FDLE on February 1st to determine which of the pilings should be done, and to provide a price and a timeline to proceed with the approved method. This may become a phased approach if agreed on by the Board.

## ***Roofing***

Here is the update from Ed about the roofing progress at Units 11&12 and Units 13, 14 & 15. Shingling is complete at the triplex, and mostly done at the duplex. Copper chase caps, gutters, finish stucco, siding and trim details are being worked on to complete both buildings. Further, Joe Lyons stated that with the experience and knowledge gained on the different roof designs, work is progressing on the contracts for Units 5 & 6 and 9 & 10, and he predicts material pricing to remain static. However, Jay and Joe both feel it would be prudent to wait until closer to Spring to make sure there are no unanticipated pricing changes to reduce the possibility of change orders. Previously, work to protect, and repair beams and beam caps were designated as an internal maintenance item; however, past repairs were found to have been incorrectly applied and should now be done concurrently with roofing, so that is now on the radar as well.

## *Coverage Issues*

The issue of coverage – how much we do, or do not have has been bandied about for many years now, and it has now become crucial for us to attack this head-on by hiring a surveyor. TRPA will not allow any further approvals on the premises until we have current coverage summary documentation on file with them. Having an up-to-date survey will be a boon to us in navigating the systems we are bound to, and it is hoped that this work shall commence in the next week or two.

## *Water Softeners and Window Glazing Seals*

Water Softeners and Window Glazing Seals were discussed at a recent board meeting. After reviewing past meeting minutes and the CC&R's it was decided that water softener units are considered an appliance within the airspace of the owner's unit under their individual control. The Window Glazing seals were confirmed to be part of the window assembly and are therefore the responsibility of the homeowner. The caulking and painting of the window trim however, is the HOA responsibility. The Window Glazing Seals are being repaired, and think we have settled on an efficient repair that our painter can employ while performing his painting and window finishing duties. An email was sent out to owners explaining this on Jan. 19<sup>th</sup>, 2018.

## *Storm Damage*

On 12/16/17, strong winds caused the floating dock section to be swept off the jetty deck where it was stored for the winter, and caused it to straddle the sheet pile extension at the harbor entry. Waves and wind then proceeded to shove it along, peeling off the lights, and breaking it in two, washing it into the harbor upside down. Matty Daniels, our Marina Contractor has removed the damaged docks and is making repairs now.

Waves from the same storm also crashed over the sheet piling by the old horse-shoe pit, peeling back the turf and washing out soil and plants covering the electric conduits along the landside base of the sheet pile wall. Old EMT conduits were found to be rusted and full of holes. Electrician, Russ Viehmann will replace and simplify with plastic, and plastic flex conduit. We've cleared debris from the lawn and temporarily bedded the shrubs that we could save in mulch in the back of the maintenance yard. Landscapers will be getting the area back in shape in the spring.

## Upcoming Events

### Annual Homeowner Meeting

It was decided that due to July 4th falling midweek in 2018, the annual homeowners meeting will be held on July 7th with the annual board meeting to follow immediately afterward. The annual walking tour will be on July 6th at 4:00PM with a wine and cheese reception to follow.

### **37<sup>th</sup> Annual SnowFest is coming!**

**March 1st ~ 11th, 2018**

Bring the kids, bring the dogs (or not)! There are events to suit everyone here! From Fireworks and Parades, to dress up your dogs and other wild and crazy contests; the serious, and the wacky ski and more race events; ice/snow sculpting, food and parties galore. A fun time can and will be had by all!

Learn about it here: [tahoefest.org](http://tahoefest.org)

### **Meet the Candidate Event**

#### **Clair Tappan Lodge**

Congressional Candidate Regina Bateson

Details Here:

[bateson4congress.com/events/2018/3/11/community-gathering-clair-tappaan-lodge-norden](http://bateson4congress.com/events/2018/3/11/community-gathering-clair-tappaan-lodge-norden)

### **Alpenglow Winter Film Series**

**Another round of thrill seekers shares**

[alpenglowsports.com/winter-film-series](http://alpenglowsports.com/winter-film-series)

### **Kid-o-Rama is back: 2/17-24/18**

**Kid friendly events all week!**

[squawalpine.com/events-things-do/kid-o-rama](http://squawalpine.com/events-things-do/kid-o-rama)

## Winter Wondergrass Festival

**April 6th – 8th, 2018**

[winterwondergrasstahoe.com](http://winterwondergrasstahoe.com)

### **Spring is just around the corner!**

Just a reminder; We will need to have your watercraft insurance documentation in our files prior to its arrival here in the harbor for the upcoming 2018 summer season.

Also along those lines ~ we will soon be sending out our annual Spring Services letter, so be thinking of what Spring-Time items you will want us to address for your units.

### **Board of Directors**

President: Paula Boldt

Vice President: Woody Shackleton

Treasurer: Stewart Koch

Director: Chris Rufer

Director and ACC Chair: Bob Zerbst

### **Fleur du Lac Staff**

General Manager: Lane Murray

Maintenance Supervisor: Ed Platt

Administrative Assistant: Kathy Taylor (K.T.)

Landscape Supervisor: Marty Devanna

Maintenance Foreman: Wayne Brackett

Security/ maintenance Staff:

TJ Sheehan – Swing Shift

Pete Mondschein – Morning Shifts

Jeff Cleeland – Weekend Swing Shift

Landscaping Staff:

Danny Corona

Simon Hernandez

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