

## Guide to Understanding HOA's

Condominium Ownership offers certain benefits and at the same time there are responsibilities for each owner. There is a mistaken belief that owning a condominium means the owners have no responsibilities – this is not correct. While the association is responsible for the maintenance and management of the common areas, the owners are generally responsible for their condominium units. The association has no duty to act as a property manager for the owners and their units. For example, the association is not required to provide and oversee the management and scheduling of interior work such as pest abatement or heating system repair. The association staff maintains a list of trusted contractors and service providers and will gladly give owners a reference and contact information but they cannot be required to arrange for the services or oversee the work. Moreover, each owner should carry insurance for the betterments, improvements and contents of the condominium or damages that are not covered by the insurance or the association. Each owner's condominium is a separately owned type of real-estate. Because the association is owned by individuals, the association is not responsible for any portion of the interior of the unit. It is recommended that all owners have their insurance agents contact Stillwater Cove's agents to make sure there are no gaps in insurance.

- Stillwater Cove Insurance:
- Mike Menath Insurance – Ron Wright or Lori Nelson 775-831-3132

## Bi-State Evacuation Drill (Incline Village/Crystal Bay/Kings Beach Community)

The North Lake Tahoe Fire Protection District along with Washoe County Emergency Management, Washoe County Sheriff's Office, North Tahoe Fire Protection District, Cal Fire, Placer County Emergency Management, Placer County Sheriff's Department, Red Cross, IVGID, and partnering agencies will be hosting a full scale simulated wildland fire and community evacuation drill, called the Bi-State Fire, on Saturday, May 19, 2018 at the Tahoe Biltmore (5 NV-28, Crystal Bay, NV 89402)..

On the day of the drill, Kings Beach and Incline Village/Crystal Bay residents will be receiving a reverse 911 call, which will test the system. The Bi-State Fire Evacuation Drill will affect Kings Beach, Incline Village and Crystal Bay neighborhoods, affecting approximately 1,100 residents. Residents are asked to voluntarily evacuate to Tahoe Biltmore. The NLFPD will be setting up three "mock fires" around the east shore of Lake Tahoe – east end of 267, bottom of Mt. Rose Highway and at Stillwater Cove HOA. In addition, NLFPD will be closing Mt. Rose Highway for the majority of the day to simulate what would take place if a fire was to start on the east shore of Lake Tahoe. Stillwater Cove homeowners should take note that because our property is being used as one of the staging zones, it will be a very busy and noisy place on May 19th.

All residents and visitors are invited to attend the drill and safety fair at the evacuation center and incident command post inside the Tahoe Biltmore between 9:30a.m. – 2:30p.m. There will be a free lunch, information booths and displays. Additionally, The Tahoe Biltmore is hosting \$500 Slot Tournament with free entry for everyone attending the safety fair. The Washoe County Regional Animal Services will provide free microchipping. Helicopters will be performing water drops above Crystal Bay. Please visit [www.nlfpd.net](http://www.nlfpd.net) for a map of the affected areas and emergency preparedness classes.

The Bi-State Evacuation Drill and Safety Fair is open to the public – We look forward to seeing you!

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## Ready, Set, Go!

There are two things that citizens should understand about this process. First, the reverse dial systems are loaded with the area telephone database. So, every citizen who has a landline telephone has their number in the database. Unfortunately, cellular carriers do not provide a database to 911 Dispatcher (they are not required by law and apparently there exists a technology barrier as well). This means that you must sign-up your cellular telephone number to receive these calls (Washoe County residents should go to [www.ReadyWashoe.com](http://www.ReadyWashoe.com) and click on "Get the Message" other County residents should contact their Emergency Manager for procedures). Please also be aware that the calls will appear as an out of area number (if a fire is in your area, always answer the telephone!) Please also remember that there are a variety of reasons that telephones can fail, telephone lines can burn, cellular towers can fail, etc. So, always monitor the local news station on radio and television and stay in contact with your neighbors.

The second thing to consider is that citizens must be prepared for short-notice action. Public Safety Officials are adopting a "Ready, Set, Go!" pattern of alerting.

- **LEVEL 1:** A level 1 Evacuation means "BE READY" for potential evacuation. Residents should be aware of the danger that exists in the area, monitor emergency services website and local media outlets for information. This is the time for preparation and precautionary movement of persons with special needs, mobile property and (under certain circumstances) pet and livestock. If conditions worsen, emergency services personnel may contact you via an emergency notification system.
- **LEVEL 2:** A Level 2 Evacuation means "BE SET" to evacuate. YOU MUST PREPARE TO LEAVE AT A MOMENTS NOTICE. This level indicates there is significant danger to your area, and residents should either voluntarily relocate to a shelter or with family/friends outside of the affected area, or if choosing to remain, to be ready to evacuate at a moment's notice. Residents MAY have time to gather necessary items, but doing so is at their own risk. THIS MAY BE THE ONLY NOTICE THAT YOU RECEIVE. Emergency services cannot guarantee that they will be able to notify you if conditions rapidly deteriorate. Area media services will be asked to broadcast periodic updates.
- **LEVEL 3:** A Level 3 Evacuation means "GO" Evacuate NOW. LEAVE IMMEDIATELY! Danger to your area is currently or imminent, and you should evacuate immediately. If you choose to ignore this advisement, you must understand that emergency services may not be available to assist you further. DO NOT delay leaving to gather any belongings or make efforts to protect your home. THIS WILL BE THE LAST NOTICE THAT YOU RECEIVE. Entry to evacuated area may be denied until conditions are safe. Area radio and TV stations have been asked to broadcast periodic updates.

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## We love Dogs at Stillwater Cove – but they need to be on leash

Last summer we noticed an increasing number of owners allowing their dogs to be off leash in common areas. While we do love dogs at Stillwater Cove (fun fact: Stillwater Cove now has 25 dogs that call Stillwater home) we need to remember that not all owners and/or guests are comfortable around dogs. Management received several complaints last year about dogs being allowed to run off leash in the area in front of the playground and the area in front of units #40-#42.

We are strongly encouraging dog owners to remember that your dog must remain on leash AT ALL TIMES unless they are in the fenced "dog walk" area or on the beach before 10 a.m. or after 6 p.m. Please understand that this means dogs must remain on leash when in any common area (this includes the office, pier, cart paths, lawns, etc.). If we are not able to see an immediate follow through on this rule, the board will be required to explore a fine system for owners who allow their dogs off leash in common areas. Thank you in advance for your corporation.

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