

Beach House Restaurant Update

We are beyond thrilled to announce that we have retained talented and locally-loved, Scott Yorkey as our chef for the 2020 summer. After working in kitchens from age 14 in San Jose, CA, a young Scott pursued his gastronomic dreams by enrolling in Santa Barbara City College Culinary School. Since graduating in 1999 he has worked in esteemed venues in London, Maui, Santa Barbara and recently as the executive chef for Jakes on the Lake in Tahoe City. Scott and his wife Shelby are the parents of two beautiful girls, Kyla and Kenzie and little boy Cruz.

Scott brings with him, Jeff Hill to assist in providing a new level of service to the "front of house" experience. Jeff is a Tahoe local (graduating from the same high school as GM Heather) that began working in the restaurant industry at the age of 14 at Sunnyside Resort on the west shore of Lake Tahoe. After graduating from Chico State with a Journalism and PR degree in 2001, Jeff moved to the island of Maui where he worked at Kimo's in Lahaina and then moving to Southern CA to accept a job managing Duke's in Huntington Beach, Ca. In 2007 Jeff returned home as the Service Manager and Bar Manager at Sunnyside. In 2012 Jeff moved over to Jakes on the Lake

to accept the job as General Manager. Jeff love's Tahoe's lifestyle - boating, mountain bike riding, and skiing. Jeff and wife Beth have two beautiful daughters, Hannah and Harper.

Jeff and Scott come to Stillwater with the hopes of creating a long-term relationship. They are currently working on installing a point of sale system which will allow for online reservations and improved accounting. They have already spent hours putting together potential menus, interviewing "fine dining" waiters/waitresses and more.

Our plan is to move full-steam ahead into the summer and open the Beach House on June 19th, 2020. However, due to the unknown with COVID-19 we have options in place should we not be able to open as normal. Scott, Jeff, Heather and the board will meet on May 15th to look at current guidance from the state and if it is looking though we will not be able to open the dining room, Scott and Jeff plan to switch gears and open a TO-GO only operation (with a reduced minimum). If we are able to open as normal, we do plan on taking some additional precautions such as; more table spacing, sanitizing stations, outdoor bar, robust TO-GO menu, etc.

We love dogs at Stillwater but need to make sure they are picked up after! New policy explained below...

Lately we have noticed an increase in the frequency of dog waste being left behind on the property. Please remember to always pick up after your dog(s) and to remind any family members who visit with dogs to do the same. Picking up dog waste is much more than just keeping common areas (and shoes) aesthetically clean; it is a health hazard and a pollutant that has can have an adverse effect on our environment. As excrement lays in the grass and decays, toxic bacteria seeps into the soil and contaminates our waterways. After filtering into the lake, it absorbs oxygen and releases ammonia, two things that can be lethal for aquatic life. Pet waste also contains nasty pathogens and bacteria like e-coli, salmonella, and giardia; things that can be hazardous and cause considerable health complications in humans (not to mention the risk of roundworm, tapeworm, and

hookworm). Going forward, if an owner is found to have their dog off leash (outside of the dog walk area and approved times on the pier/beach) and in violation of Association policy, the following repercussions will occur: for the first offense, a documented verbal warning; for a second offense, a written warning; for a third offense, a \$100 fine. Consecutive offenses and egregious violations will result in the fine tripling each time. If a homeowner is witnessed failing to pick up their dogs' waste, it will result in an immediate \$300 fine. There are several dog waste bag stations throughout the property to help prevent future infractions (two in the fenced dog walk area by the entrance, one by the tennis courts and one down on the beach). Thank you in advance for your help with this matter!

Looking for Committee Members

The board of directors is looking for volunteers to be a part of the following committees: architecture committee (oversees remodels), landscaping committee and Beach House restaurant Committee.



Welcome Back and Happy Spring Homeowners!

I hope this newsletter finds you and your family doing well and staying healthy. Despite the unsettled spring, I'm looking forward to another excellent summer. With the addition of one new face on the resident services crew, we have our same team returning for the summer of 2020. We have spent the winter diligently working to update the properties amenities, offerings, overall appearance and service levels. I've kept this newsletter offerings with the hope that we are able to operate as normal this summer. In the coming weeks, management and the board will further monitor the changing status of State and County regulations regarding CONVID-19, refine summer operating plans, and provide more detail to assist you in making plans for the summer. I thank you for your patience as we adjust operations and events to be able to offer as many safe and available amenities as possible for your enjoyment. In the meantime, be safe and remain healthy.

Board of Directors

- President ..... Betsy Cole
- Vice President..... Terry Clapham
- Treasurer..... Chris Miller
- Secretary .....Ed Grammens
- Director ..... Rodrigo Sales

Staff

- General Manager ..... Heather Garayoa
- Assistant Manager..... Chris Rossborough
- Office Assistant ..... Jessica Krupa
- Maintenance Manager..... Javier Chavez
- Maintenance Asst/Res Services . Edgar Chavez
- Resident Services Lead ..... Bob Sillery
- Resident Services .....Ricardo Chavez, Bob McDermot
- Marina Manager ..... Spencer Buffington
- Marina Assistant ..... Ian McLens
- Landscaper ..... Luis Chavez, Samuel Navarro, Oswaldo Garces

Important Property Information

- WEBSITE..... www.stillwatercovehoa.com (Login: HOAPASS)
- EMAILS ..... heather@swchoa.com chris@swchoa.com jessica@swchoa.com spencer@swchoa.com

PHONE NUMBERS

- Office.....(775) 831-5400
- Fax.....(775) 831-8909
- Beach House .....(775) 831-5404
- Pier .....(775) 831-5402

## Property Enhancements

### Pier

Construction and repairs on the pier began in March, and things are coming along quite nicely, Pacific Built out of Tahoe City is doing excellent work. At this point, they have removed all of the wooden fender piles which are being replaced with rolled square marina-grade steel tubing affixed with black bumpers to match. These fender piles will be one foot longer than the old ones to decrease the possibility of damaging vessels parked on the pier. The bumpers affixed on these new piles will be twelve feet long, so we are prepared for fluctuating lake levels. They have also removed all of the carpet/glue on the slip fingers which are being replaced with Island Mist TREX boards paired with a fascia mounted on the side to finish. Previously we had carpet on the slip fingers, and after a year or two underwater, the adhesive became defective and then would peel away, causing a safety hazard. The new system will be safer, more secure, and match the professionalism we are seeking to attain. Once the fender piles and slip fingers have been repaired and remodeled, the dive team will amend any corrosion that affects the structural integrity of the pier.

Once Pacific Built has completed their part of our remodel, Simonian flooring will come in with the final touch and install the new carpet. We decided to go with a rug that is a very similar color to the previous, but has more texture and life expectancy. I think all of you will be pleased with the overall look of the pier once finished, and I encourage you to express your joy.

### Office/Gym Expansion and Remodel

Griggs Custom Homes broke ground on the remodel in early March and have been making quick progress. As of the writing of this newsletter, all framing and electrical is complete and drywall should be installed by early

May. The office space already seems more functional and I know the staff looks forward to having a cleaner and more functional work area. Even seeing the shell of the gym has been exciting! You can look forward to seeing state of the art ellipticals, treadmills, spin bikes, Pilates reformer, multifunction cable machine, leg press machine, free weights, medicine balls, resistance bands, kettle balls and more! Whether you utilize the office space to speak with staff, spend your days in the gym or just sit by the new fireplace to wait for guests, this new space will offer something for everyone!

### Dogwalk area

Management is in the process of collecting bids to install an enhanced dogwalk area. We are looking create a partially landscaped area behind the children's playground and next to the tennis courts that would be nicely landscaped with grass in some areas so that owners could enjoy time with their dog off leash in a welcoming, grassy area that will provide a view with peeks of the lake.

### Speed Limit at Property Entrance

In the fall of 2019 Ed Grammens and GM Heather Garayoa began working with the state DOT to install speed regulation signs and get the 25 MPH speed limit zone extended along exterior of the property due to safety and noise concerns and we succeeded! In early December, the district and Traffic Operations field staff identified the locations to relocate the 25-mph posted speed approximately 425' east/south towards Incline at the crest of the last hill heading west/north. This is will hopefully allow owners to cross the street without fear of speeding cars, making it easier to pull out of the property and minimize engine and brake noise from passing vehicles!

### Maintenance Schedule:

**Trash Pickup from unit:** ..... Daily between 10 a.m.-12 p.m.  
**Lawn Mowing:** .....Thursday's between 10 a.m.- 2p.m.  
**Property Wide Leaf "blowing":** ... Mon, Wed, Fri 2 p.m.-3 p.m.  
**Tennis Court Cleaning:** .....Friday's 9 a.m.- 11 a.m.  
**Golf Cart Washing:** .....Wednesday's between 9 a.m. - 12 p.m.  
**Pool Cleaning:** ..... Daily from 7 a.m. - 10 a.m.  
*(pool will remain open)*

### Annual Homeowners Meeting

- Saturday, August 1st, 2020 @ 10 a.m.
- Continental Breakfast @ 9:30a.m.

Everyone should have received the email notification asking for board nominations. We have two current board members whose two-year term is up for re-election. Both current board members plan to rerun but it is HOA governing policy that requires all owners to have the opportunity to put in a nomination.

## ASSOCIATION SERVICES

We will happily assist you with the following:

- Mail pick from the Crystal Bay post office
- UPS/FedEx package delivery to your unit door
- Newspaper Delivery (USA today, NY Times, Sacramento Bee, Wall Street, SF Chronicle, Reno Gazette and Incline Bonanza)
- Mail forwarding
- Notary Services
- Interior and Exterior Plant Watering
- Furniture Delivery Acceptance
- Occasional Dog Walking\* (please note that we can only offer this on an occasional basis's and only if the staff member on duty is comfortable around animals)
- Golf Cart Shuttle Service to and from the marina
- Assistance with luggage and/or groceries from your car to your unit
- Weekly car charging (by starting the car and letting the battery charge) when you are off property for extended periods of time
- Weekly unit inspections
- Turning heaters on/thermostat adjustments\*
- Entry deck snow removal
- Window opening
- Trash/Recycling removal
- Assistance with reservations at any local restaurants
- Assistance with scheduling repair services
- Assistance scheduling housekeeping
- Firewood delivery
- Deck cleaning
- Lightbulb changes
- Smoke detector battery changes\*
- Golf Cart Washing (washing offered on Wednesday's between 9 a.m.-12 p.m.)
- Assistance and coordination with Beach House private parties
- Snow Removal from common areas and entry decks

## Sign-Ups

Stillwater Cove is pleased to once again be offering window washing services to all homeowners this summer. **Lakeview Window Cleaning** has set aside some time specifically for us on June 17th and 18th, as well as July 15th and 16th. I know that given the current pandemic, a lot of folks are concerned about letting others into their homes, so they have assured me that all of their cleaners will be wearing masks and gloves at all times while working the property. If any homeowners still feel uneasy about allowing access to them even with gloves and masks, exterior only window cleaning is an option. Please reach out to management at your earliest convenience either via phone or email to make a window washing appointment for one of the listed dates, and be sure to let us know whether you would prefer exterior only, exterior/interior, or exterior/interior plus showers and

mirrors. Costs will vary depending on requested services and square footage.

**Summit Carpet Cleaning** is currently closed but if hoping to reopen in May and be available for various dates in May and June to have your carpets cleaned. Please contact the office to schedule. They will need to know whether you want, "All carpets" (this includes moving furniture), "High traffic areas only", and/or Couches, chairs, sofas. Please remember there is no carpet between June 15th and September 8th.

**Cart Barn** will be on the property on May 27th to inspect and service the golf carts. The cost is \$95.00 per cart, which includes a full inspection plus tune up. Any additional work will incur additional costs. Please confirm if you would like to sign up for this service before May 20th.

## Reminders

**Maintenance** - The association is responsible for any repairs outside your building. Should you need help with any minor unit repairs, assistance is available from the maintenance crew for 15 minutes or less. Please contact the office to coordinate. Please make all requests for maintenance work through the office.

**Golf Carts** - All drivers must be 16 yrs. of age, possess a valid driver's license and insurance. Homeowners and their guests may use an association cart for a maximum of 15 minutes at a time, after they have signed a golf cart waiver and with permission from management.

**Child Supervision** - When in the pool area or on the pier, children 13 and under MUST be supervised! All parties need to respect the fact that this area is shared between both children and adults.

**Facilities Use** - Guests must first sign a facility waiver before using any of the facilities at Stillwater. Guests of owners and tenants

must be accompanied by such owner/tenant when using any association facilities. Other guests staying in a unit without the member being in residence may be subject to additional restrictions as well. See management for details. Owners and tenants must first submit facility waivers to the office before or at the time of their guest's arrival. Owners are welcome to pick up several waivers at any time so that they have them on hand.

**Construction** - There will be no construction allowed the week between Christmas and New Year's holidays or between June 15th and September 8th. Emergency or common areas construction may be permitted.

**Parking** - All guests are required to park on the top level of the garage. All homeowners must park in their assigned spot. Please park your cart in designated cart areas only.

**Please refer to the complete Rules and Regulations to address matters which are specifically covered herein.**

## Marina

Exciting news - our new Dinghy has arrived and is ready to drop in the water once we open. The vessel is 13'6" long and 6'3" wide, which will provide exceptional stability for transporting owners to their boats. Along with the new Dinghy, we have purchased a 25HP Suzuki motor with electric ignition. I am confident that this will be an excellent boat for the Marina Staff and will last us a long time. [should we have a naming contest, or offer the naming rights for a contribution toward the cost like Chis Miller suggested?

Beginning in May, High Sierra Marine will be inspecting our buoy field and completing any necessary repairs to the moorings. I plan to have them move a couple of the moorings to create necessary swing space for Stillwater's vessels. If you are new to a mooring at Stillwater Cove, please be aware that our buoy field is short on space in every way. To reduce the risk of hitting the shoreline or a neighboring vessel, I would suggest that your mooring line be 1/3 the length of your boat. The marina crew works to prepare and organize the buoy field in a way so that this does not happen, but shorter mooring lines are a great help in creating a safe berth for your boats. As a reminder, our buoy field is a limited resource, determined by TRPA and the Nevada State Lands department. Management's priority is the safety of homeowners, their guests and the boats. The mooring location of the boat is determined by lake level and the size and weight of the boat. Some buoys are not positioned to handle the additional swing required of larger boats. Additionally, some buoys are not anchored for larger boats. The marina manager will position all boats based on the above criteria. Consideration will be given to owner requests and previous buoy use history, but your boat will be moored in the safest possible location. No exceptions. The association currently maintains 5 (five) double blocked buoys designed for larger boats. These buoys can accommodate boats that are between 28ft-33ft. As a reminder, vessel length is limited to a maximum of 35 feet.

Please be sure to give our dock attendants at least 15 minutes or more notice before needing your boat to be brought to the pier. You may also use the dock attendants for occasional shuttle service to and from the pier and beach house.

The dock attendants will fill your watercraft's gas tank, at your request, using the dispenser at the dock. The

**MARINA HOURS**

Fri/Sat/Sun: 8 a.m.-6 p.m.

Mon-Thurs: 9 a.m.-5 p.m.

gas will be charged to your homeowners account. We are currently charging \$5.00/gallon for premium

fuel. This is subject to change depending on the cost.

After Hours Marina Assistance: If you need marina assistance before or after normal operating hours, staff can be available at a rate of \$30 an hour. The charges will be billed to your homeowner account. Arrangement for before and after service must be worked out with the dock attendant directly.

Boat Detailing: SWC offers boat detailing. \$10/per linear foot for a basic wash and \$12/ per linear foot for a premium. Please contact the marina crew for details.

Please note that the neither the marina manager nor the dock attendant are licensed boat mechanics or licensed captains and are not allowed to perform work that would fall under the category of a boat mechanic (example: changing/filling fluids, repairing or replacing boat parts, etc.) or private captain.

Spencer Buffington is back and will oversee the marina operation, pool operation and Beach House upkeep. Spencer can be reached at [spencer@swchoa.com](mailto:spencer@swchoa.com) or 775-831-5402 (starting May 15th).

Due to a drier 2019/2020 winter season in the Sierras than previous years, the lake level is currently sitting at 6,227.49 feet above sea level. This is slightly lower than both 2018 and 2019, when the lake was measured in late March at 6,228.62 and 6,227.93, respectively. Keep in mind that the maximum legal limit for the lake is 6,229 feet, a threshold that has been reached in each of the past three summers. For reference, prior to the huge winter of 2016/2017, most of California was locked in a drought pattern and the highest lake level we saw for a number of years was just over 6,224 feet above sea level. What does this all mean? Well, due to our somewhat depleted snowpack in 2020 there will not be nearly as much snowmelt and run-off as in recent years, and thus the lake is less likely to reach that legal limit. This means that although the lake will remain much healthier than the rough drought years, we will most likely have at least a portion of our beaches (including the Stillwater Cove beach) back for use this summer. Something to look forward to!

## Local News

## Coronavirus Impact on Tahoe Resort Industry

Lake Tahoe and the surrounding communities have been greatly affected by the coronavirus pandemic that has gripped the world for most of 2020 thus far. One thing that sets our region apart from other areas of the country is that we rely almost exclusively on tourism to keep ourselves afloat, in fact over 10,000 jobs in the basin depend on tourist visits to be successful. Overall, tourism alone comprises nearly two thirds of the total economy in the Tahoe region, which between the months of November and May is tied directly to snowfall and access to snow-related activities.

The 2019/2020 winter season had already been unseasonably warm and dry before the outbreak and business was trending downward relative to the last few years. Now, in response to social distancing and shelter-in-place initiatives enacted on both state and federal levels, all of our major resorts and local ski hills have shut down indefinitely, pushing tens of thousands of seasonal workers into unemployment with no end in sight. Furthermore, restaurants, cafes, shops, parks, beaches and the like have all had to close up shop. Many of these are businesses that also rely on tourism to flourish, and although many are attempting to stay open with skeleton crews to provide

## New Trails - Tahoe Basin &amp; Beyond

Several organizations and local county departments have recently come together in interstate cooperation to develop an extensive series of new multi-use trails in order improve mobility within the Tahoe Basin and beyond. Out of this cooperation, we have seen a number of projects come to realization, including the Tahoe East Shore Trail which stretches three miles from Incline Village to Sand Harbor (one of the highest trafficked areas of the lake), as well as improved bike paths on the west shore. Eventually, the goal of this initiative is to allow pedestrians and cyclists to circumnavigate the entirety of Lake Tahoe without having to stress about sharing busy roadways with vehicles. Additionally, the Legacy Trail in Truckee will be expanding in the coming years. For those of you unfamiliar, the Truckee

## Continued Housing Crisis

The Mountain Housing Council's (MHC) three-year mission, begun in 2017, is to accelerate solutions to the housing crisis in the Tahoe-Truckee region. The MHC defines our housing challenges as availability, variety, and affordability. The MHC has had some considerable successes to date, including policy recommendations already adopted by some municipalities to reduce fees associated with home construction, making fees appropriately scale with

take-out and delivery service, most have been forced to lay off their staff in order to stay afloat through this crisis.

Likewise, short-term rentals are not deemed an "essential service" in the state of California and have outright been banned in both Placer County and Nevada County, as small communities in the Sierras have struggled in recent weeks against a mass influx of folks fleeing the Bay Area in an attempt to isolate themselves. Truckee was recently declared a "COVID-19 hotspot" and local authorities are urging owners of second homes in the area to stay at their primary homes during the stay-at-home order. Although a popular measure locally, and ultimately helpful for preventing transmission and diminishing the risk of an individual bringing the virus from out of town, the ugly side of this is that many local property management companies are now resorting to laying off staff as they struggle to stay afloat with little to no income whatsoever. In contrast, neighboring Washoe County is doing things a little differently as short-term rentals in Nevada have been deemed by the governor as essential, although IVGID (Incline Village General Improvement District) is actively discouraging visitors as well as commercial business by short-term rental

Legacy Trail connects the Glenshire neighborhood of Truckee with downtown, and when completed will stretch along several miles of reinvigorated Truckee River shoreline to the intersection of West River Street and Highway 89, and from there all the way to Squaw Valley. This is "Phase Four" of the Legacy project and will be supplemented by new parks and environmental improvements along the new path. This new addition will also benefit the Tahoe-Pyramid Trail, which opened in fall of 2019 and connects Tahoe City to Reno/Sparks along the Truckee River (and will eventually stretch all the way to the Truckee River terminus at Pyramid Lake, 114 miles total from end to end). The Tahoe-Pyramid Trail currently requires walking/biking on highway 89 between Squaw Valley and Truckee.

dwelling size, and suggesting fee deferrals for affordable housing projects to make them more appealing to developers. Their work in affordable housing also has borne fruit with the Meadow View Place project, a proposed 56-unit development in Martis Valley for which the MHC helped secure a \$16 million state grant. Other topics the MHC is addressing include short term rentals and establishing housing funding pools for down payment assis-

tance, rental assistance, and development incentives – all of which are geared toward magnifying our community’s response to this crisis. The economic variables that have contributed to this crisis, the housing shortage, its accompanying labor challenges and cost of living increases, are many and complex. But it perhaps can be summed up most readily, albeit simplistically, by understanding the disparity between the increase in home prices versus the increase in incomes. According to the US Census, between 2010 and 2017, the median income in Truckee increased 36%, while over the same time period, the median home price increased 49%. Nationally, housing prices rose 5.1% in 2018, with only a 1.2% increase in real wages in the same year. (Bureau of Labor Statistics) This trend is not unique to Tahoe, but is widespread, increasing in severity, and worrisome, because housing prices are simply increasing faster than many people’s ability to afford them. It is not surprising to learn then, that in the Tahoe basin more than 60% of the population is considered “rent burdened”—a federal designation for those paying more than 30% of their income for housing. Nationally, the population that is considered “severely” rent burdened,

### Ski Area Improvements

Although the 2019/2020 ski season was unfortunately cut short due to the coronavirus pandemic (and right as we started to receive significant snowfall in the Basin, go figure), there is a lot to look forward to in the industry. First and foremost, the Forest Service recently authorized changes to the special use permit possessed by Mt. Rose ski area, allowing the resort to pursue an aggressive expansion across the Mt. Rose Highway, adding 112 acres of beginner and intermediate terrain in an area called the Atoma Area. The new terrain would include eleven new ski trails, two lifts, restrooms and 130-foot-long skier bridge over the highway to connect the expansion with the established resort. The project is expected to be completed as soon as 2023.

At neighboring California resort Squaw Valley Alpine Meadows, parent company Alterra has committed to investing millions of dollars in capital improvements for the 2020/2021 season, specifically the Gold Coast Lodge at the top of the Funitel at Squaw Valley, the deck of the Chalet mid-mountain restaurant at Alpine Meadows, and improved snowmaking capabilities resort-wide, boosting early season terrain openings and snow quality in crucial high traffic zones. All in all, Alterra plans to invest \$223 million across its 15 North American mountain destinations (which include the likes of Steamboat and Winter Park in Colorado, Squaw Valley Alpine Meadows and Mammoth in California, Deer Valley in Utah, and Stratton and Sugarbush in Vermont, among others) for the upcoming year, including \$50 million for base area facility development, \$48 million towards new lifts and upgrades,

paying more than 50% of their income for housing, has increased 42% since 2001. Also, nationally, rental costs have far outpaced wages, increasing on average 3% annually between 2001 and 2015, with wages decreasing on average 0.1% annually in the same period (Pew Institute, 2018). With more resources going toward housing costs, usually the single largest household expense, individuals and families are more financially fragile and draw more on federal, state, and local aid services. They also have less income to inject into local economies. It is clear that the fault lines are widening between those who can afford property, and glean the benefits of financial stability or rental income that accompany it, and those who cannot. The polarization of wealth in our country is at its widest point in almost 100 years. (Center on Budget and Policy Priorities) Out of Balance In a resort area like Tahoe-Truckee, these trends and the resulting economic fragility are exacerbated by a local economy inexorably tied to tourism, a dominant second-home real estate market that makes building affordable homes less attractive, and a seasonal rental market that uniquely removes more units of housing from available inventory than in other communities.

expanded terrain, and state-of-the-art snowmaking, \$30 million in technology including Ikon Pass and destination app development and utilization, \$27 million toward enhancing base area and on-mountain dining experiences, and \$7 million towards various summer and winter activity investments. Altogether, in the three years since Alterra

Mountain Company formed and through the end of the 2019/2020 season, the parent company has committed to spending \$575 million in capital improvements at its resorts.

The question now becomes how much of this will actually be realized and accomplished in the upcoming year, as the coronavirus pandemic continues to wreak havoc on mountain communities nationwide. According to Alterra CEO Rusty Gregory, the company plans to postpone more than 50% of its previously planned capital expenditures, although which projects will end up taking priority this year remains to be seen. Alterra Mountain Company was recently forced to furlough year-round employees who are unable to work due to resort closures and “the prospect of zero revenue for the foreseeable future”, even after laying off 17,000 seasonal employees in mid-March. “While I will continue my work as your CEO, I will go without a paycheck until each of our year-round staff returns to work,” Gregory wrote. “All other employees able to continue working will receive their full pay rate, with the understanding that this situation is fluid and we need flexibility to react as things change. While it is my fervent intent to avoid reducing anyone’s full pay rate for work going forward, we do not know how long this crisis will continue, and it is imperative that we ensure that our finite resources

last long enough to get us to the other side of this pandemic and fully open for operation when the time comes.” Just days before, in an analogous letter addressed to employees, CEO of Vail Resorts Rob Katz announced

### Fire Safety

Our neighboring state has endured the worst damage from Wildfires in our nation’s history over the past two years. It is extremely important that all owners are diligent of emergency wildfire protocol.

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

### 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

similar furloughs and salary reductions for its employees, in addition to outright cancelling all chairlift construction and expansion projects intended for its resorts over the next year.

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.

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