

Beach House Restaurant

Back by popular demand for the third season in a row we have retained Hospitality Kitchen Concepts to run the restaurant this summer. HKC is the creation of talented Chef Scott Yorkey and his front of house counterpart Jeff Hill. Together they bring in decades of experience in the restaurant industry and have loved spending the last two summers bringing excellent food and service to Stillwater.

Scott has been working in kitchens since the age of 14 in San Jose, CA. He attended City College Culinary School in Santa Barbara and has worked in esteemed venues in London, Maui, Santa Barbara, Houston, and Jakes on the Lake in Tahoe City. Jeff Hill is a Tahoe local and also started working in restaurants at age 14 at Sunnyside Resort on the west shore of Lake Tahoe. After graduating from

Chico State and before returning to be the general manager of Tahoe City's Jakes on The Lake in 2012, Jeff spent years working in restaurants in Maui, San Diego, and Tahoe City.

This summer they plan to elevate the Beach house experience with an addition of a diverse menu items, a number of to-go options, and hope to create a cocktail hour during high occupancy weekends.

The restaurant will offer gluten free and vegetarian entrées at each meal, but if you have any other requests, please feel free to let the main office know and we will do our best to accommodate any dietary restrictions. This team aims to delight; I have often heard Chef Yorkey say "the only no we say here, is no problem!"

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 units are 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 the insurance.

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

Ron Wright with Mike Menath Insurance, who is the agent for Stillwater Cove, will be hosting an open forum for Stillwater Cove homeowners to learn about what is covered by the HOA and what owners need to have covered under their own policies. This will take place at the Stillwater Beach House on June 2nd at 10 a.m. Please let us know 24 hours in advance if you plan to attend.



Welcome back and Happy Spring Homeowners!

I hope this newsletter finds you and your families doing well, and that you were able to get out and enjoy the snow (or lack thereof) during the winter months. With the light snowfall, we have been able to get a lot of projects underway in early spring and are anxious to kick off the summer!

This year the Stillwater Team has been restructured and is better than ever. Most faces will look familiar from past years but their roles have been revamped. Spencer Buffington, past Marina Manager has taken on a full-time position as Operations Manager, and not only will he be running the marina, but all other homeowner amenities such as: golf cart inspections, monthly unit checks, owner vehicle upkeep, and overseeing our Resident Services Team. Allison McCutcheon has worked the last two summers as a server/bartender down at the Beach House, joining the team in December as the new Office Manager. She is taking on all things related to the main office, such as beach house reservations, mail, and any other concierge assistance you may need. Longtime employee, Edgar Chavez, is now heading the maintenance department along with his father, Javier. They are back for another season to help in all things outdoor maintenance related. Heather Garayoa is leading all departments as General Manager for the twelfth year. Please feel free to reach out to each manager directly if you need assistance in something pertaining to their department.

It appears that we are finally coming to what seems to be the light at the end of a long Covid19 tunnel. The Tahoe Basin is rapidly returning to a new type of normal. Mask mandates have been lowered, and covid cases in the area have been on a rapid decline since a spike in late January of this year. Unfortunately, the pandemic has hit the hospitality industry hard and Lake Tahoe has been no exception. Most restaurants have taken to closing one or two days a week to relieve staff, so make sure to check out their new hours before heading out to dine. We expect this summer to be action packed around the lake, and we are anxiously awaiting your return!

Board of Directors

- President Betsy Cole
Vice President Jonathan Kennedy
Treasurer Rodrigo Sales
Secretary Ed Grammens
Director Ed Scott

Staff

- General Manager Heather Garayoa
Office Manager Allison McCutcheon
Maintenance Manager Edgar Chavez
Operations Manager Spencer Buffington
Office Support Jessica Krupa
Maintenance Support Javier Chavez
Resident Services Ricardo Chavez, Ron Figueroa & Sarah Husberg
Landscapers ... Oswaldo Zavala, Estaban Freire

Important Property Information

- WEBSITE www.stillwatercovehoa.com (Login: hoapass)
EMAILS heather@swchoa.com, allison@swchoa.com, spencer@swchoa.com, edgar@swchoa.com

PHONE NUMBERS

- Office (775) 831-5400
Operations 775-831-5400 (ext 100)
Maintenance (775) 831-5401
Fax (775) 831-8909
Marina 775-831-5402
Beach House (775) 831-5404

In Loving Memory

A beloved homeowner, Dorothy Frances Kitt of unit #20, passed away at the age of 86 on February 9th, 2022, in pursuit of healing a heart condition. Dorothy is survived by her devoted children, her loving grandchildren and three great-grandchildren. Dorothy was born on April 17, 1935, in San Francisco. She remarked in a San Francisco Chronicle biography: "This city has everything, a glorious past, a wonderful future." She grew up in Cow Hollow on Union Street, attended Winfield Scott, Grant School, and Notre Dame Belmont College. In addition to raising a family, she worked full-time on the Kitt family real estate business and served as President of many volunteer organizations including the San Francisco Heritage Council, Little Children's Aid, Lawyer's Wives, and more.



She also participated on the San Francisco Civil Grand Jury for a year in the 1980's. Dorothy received many awards for her volunteer work, including accolades from the Needy Children of San Francisco and the prestigious Alice Phelan Sullivan Award from Catholic Charities, while also working as a board member of Notre Dame Belmont. Additionally, she was a Dom of the Equestrian Order of the Holy Sepulchre. Dorothy Frances traveled the world with her family and friends, a source of great joy and discovery for her. She hosted many a holiday party at her lovely home, most famously her annual St. Patrick's Day celebration. Family and friends will miss her gracious, courteous, and intelligent interactions with them, as well as her thoughtful counsel.

Please join us for the Owners Welcome Back Kick Off Party

June 29th 6-9pm

Live Music from Ike & Martin, Heavy Appetizers, and an Open bar will be provided to welcome back the homeowners for the summer!



Maintenance Schedule

- Trash collection.....Daily, 10am-12pm
- Lawn mowing: Thursdays, 10am-2pm
- Property-wide leaf blowing Mon, Weds and Fri, 2-3pm
- Tennis court cleaningFridays, 9am-11am (also upon request)

- Golf cart washing.....Wednesdays, 9am-12pm
- Pool cleaning..... Daily, 7am-10am (pool will be open)

Important Dates

- May 27 Cart Barn cart servicing
- May 15 Marina Opens
- June 17 Beach House Restaurant Opening Weekend
- June 1 Pool Opening (weather permitting)
- July 30 Annual Homeowners Meeting
- September 17 Jencie Fagan (30+ year homeowner of unit 36) will be hosting her son-in-law to be and daughter's Wedding down at the Beach House. This is a private event closed to homeowners, unless personally invited. Please be aware of noise from 3p-11p this evening.

ASSOCIATION SERVICES

Our staff is happy to assist with the following services, simply make a request at the office and we will take care of the rest:

- Mail pick-up from the Crystal Bay Post Office
- UPS/FedEx/DHL package delivery to units
- Mail Forwarding
- Notary Services
- Interior/exterior plant watering
- Furniture delivery acceptance
- Occasional dog walking (please note that we can only offer this on an occasional basis and only if the staff member on duty is comfortable around animals)
- Assistance with luggage and groceries to units
- Weekly car starting during extended absences (to charge battery)
- Weekly unit inspections
- Heat/thermostat adjustment
- Entry deck snow removal
- Window opening
- Trash/recycle removal
- Assistance with reservations at local restaurants
- Assistance with scheduling repair services
- Firewood delivery
- Deck Cleaning
- Light bulb replacement
- Smoke detector battery changes
- Golf cart washing (Wednesday 9am-12pm)
- Facilitation and coordination with Beach House private parties

Reminders

Property wide DOG Rules: Lake Tahoe is a very dog friendly place, and we love to see your furry family members but please remember to keep dogs on leashes throughout the property except in the dog walk area and approved times on the beach. Please remember to always pick up after your dogs and remind your family members who visit with dogs to do the same! Let us all do our part to keep Tahoe blue.

Golf Carts: All drivers must be at least 16 years of age, possess a valid driver's license as well as insurance. Homeowners and their guests may use an association cart for a maximum of 15 minutes at a time, after they have received permission from management.

Maintenance: The association is responsible for any repairs outside of your building. Should you need any help with any minor unit repairs, assistance is available from the maintenance crew for 15 minutes or less. To make requests please email Edgar at Edgar@swchoa.com

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

Building Staining: This spring the highest priority buildings will be stained: 45-47, 31-34 and 27-30. They will try to stain as much as they can but they estimate three buildings will be their limit during this time. In the fall they will stain units 48, 3 and 9.

Parking: All guests are required to park on the top level of the garage. During the peak summer season, all homeowners must park primarily in their assigned spot. Please park your cart in designated cart parking areas only. Please refer to the complete Rules & Regulations to address matters which are specifically covered herein.

Newspaper: Due to lack of demand we will no longer be able to offer newspaper ordering and delivery service Starting May 1st.

Unit 2 for sale. 2-bedroom 3 bathroom, approximately 1900 sq. ft.

Shuttle Carts: Both new and old Marina Shuttle carts are in perfect working condition. They are available for trips down to the restaurant, beach and marina from anywhere on property. During marina hours please call the marina phone: 775-831-5402 and after marina hours call the main office 775-831-5400 for a ride!

Carpet Cleaning & Window Washing: The association is asking that homeowners schedule any carpet cleaning and window washing services directly with the desired laborer. Vendors that we recommend are:

- **Carpet cleaning:** Summit Carpet Cleaning, (775) 831-9495; Evergreen Carpet Cleaning 775-825-7569. There is no carpet cleaning permitted between June 15 and September 7.
- **Window washing:** Lakeview Window Cleaning, (775) 240-7596

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

Marina

When planning to use your vessel, please call or text the marina cell phone (775-831-5402) so that we can initiate your request promptly. Whether you have a specific time or would like to use your vessel immediately, please arrive within a 15-minute window of your request. We will have limited docking space this year with the marina at full capacity.

We encourage homeowners to communicate their plans for inflatables and towable tube use to the marina staff so they can inflate and deflate accordingly. Storing the inflatables daily has become a hazard with low water levels and curious children jumping from the pier. When you are finished using your inflatable, please let marina staff know so they can deflate and store it properly. Staff is happy to retrieve and prepare your toys for you.

Serious weather events can bring about dangerous conditions on the lake. The marina staff would like to remind you all of some of our policies in place to protect our staff and homeowners. If there is a Red Flag warning on the lake, no dock services will be offered. If you are out on the water and the weather turns hazardous, we encourage you to return to the pier immediately and tie off your vessel. Once conditions allow, Marina staff will return your vessel to its proper berth. We also request that all those planning on boating for the day, stop and take time to read our well-researched weather advisory on the Marina whiteboard. Even a 10% chance of thunderstorms is a hazard to all boaters because of potential lightning strikes. A good practice is to check a reliable weather app every couple of hours and watch the surrounding peaks for approaching storms. Weather Underground, NOAA, Dark Sky, and Wind Finder are reputable apps that we recommend.

Paddleboard/ Kayak Storage:

The association has agreed that we will no longer be charging a fee for paddle board and kayak storage at

MARINA HOURS

Fri/Sat/Sun: 8 a.m.-8 p.m.
Mon-Thurs: 9 a.m.-5 p.m.

the beach house and pier locations! Moving forward this will be an amenity that all homeowners will get

to take advantage of. If you aren't a frequent user of your beach toys, we appreciate if they were stored safely under the beach house deck to allow daily users access to the racks. All marina staff will be able to assist in carrying and prepping your beach vessels.

Fuel System:

As mentioned at the annual meeting last year we are upgrading the under-dock piping and the dispensing system for fuel distribution at the Marina. Due to manufacturing delays the project is now scheduled to be completed by May 15th, Marina Opening. This is a major upgrade to our fuel system. It is both securing the fuel and reducing the visual impact of the piping. The dispensing box will be upgraded and re-oriented to improve utility and function, a necessity with lower lake levels.

TRPA Shoreline Program:

The shoreline project is currently in Phase II of its implementation. During Phase III, set to begin in 2025, Stillwater's buoy field qualifies for a 20% expansion, equalling 3 more moorings. Until then, we will not be drastically moving buoys to accommodate larger vessels because all buoys are geographically confirmed by TRPA. Any movement could jeopardize our chance in qualifying for expansion in Phase III.

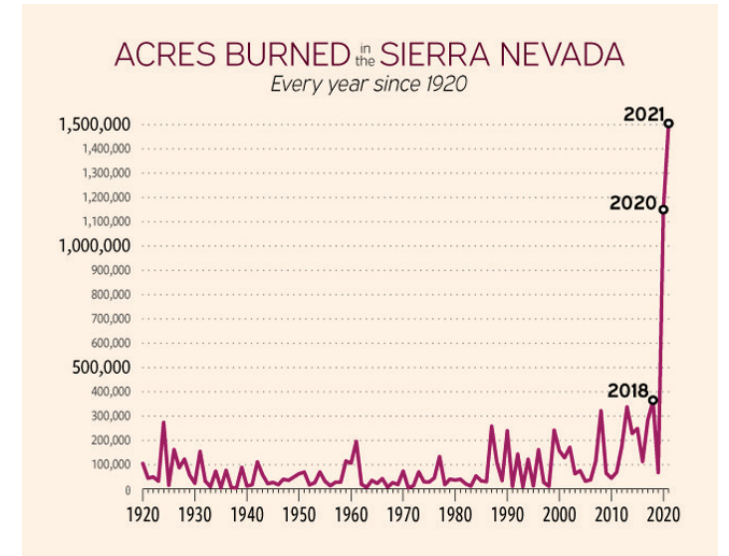
Water Level:

With the water level looking very similar to the previous summer our buoy field will face issues with proximity to shoreline. All vessel locations in the buoy filed are subject to change if deemed necessary by Marina Management and High Sierra Marina technicians. The being said, all previous locations will be designated until deemed unsafe.

Climate Change, Wildfires & Minimal Snowfall, oh my!

It is no secret that last year we faced an enormous number of fires surrounding Stillwater for most of the late summer. Even indoors it was an effort to escape the smoke. Labor Day weekend of 2021 left Stillwater Cove as an unusual, eerie ghost town. AQI levels were reported by Andy Chapman, President and CEO of the Incline Village Crystal Bay Visitors Bureau, to have reached the 400-600 range in August. Over 1.5 million acres burned in the Sierra Nevada in 2021 breaking the previous record set in 2020, and with the driest January- February in recorded history, it is all but inevitable for a third-year draught. It is imperative we do our best to prepare for another high fire danger summer. Tahoelivingwithfire.com is a great resource to use to educate yourself on fire prevention, health effects, and evacuation plans. You can also sign up for emergency alerts on their website which will send prepared messages via text, email or telephone in case of an evacuation.

Fortunately, there is some positive news as preemptive efforts are being made to fix the Sierra Nevada wildfire crisis. "California policymakers made an unprecedented \$1.5 billion investment in Sierra Nevada



wildfire resilience in 2021 that allowed the Sierra Nevada Conservancy to fund \$19 million in early-action wildfire resilience projects and announce another \$25 million wildfire recovery and forest resilience grant round that is accepting proposals until January 31, 2022." This winter there have been continued prescribed burns throughout the basin to hopefully aid in a less smokey summer!

Restaurants: Finding What's New and What's Open

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Boulder Bay Now Called The Resort at Tahoe and Residences Development Project

The project once known as Boulder Bay is now called The Resort at Tahoe and Residences (RTAR) after it was purchased by California-based EKN Development group ("EKN") in October of 2021. To sum up an article released by the Incline Village - Crystal Bay Community first website: On January 28th 2022, EKN held a "neighborhood meeting" via zoom regarding their plans for the upcoming development. The founder and CEO of EKN gave a 33-minute presentation to some 50 community members, without giving the attendees an opportunity to comment or ask questions. He directed everyone to their website's frequently asked questions page. In looking at the FAQ website, EKN is planning a 10,000 sq. ft casino with a lakefront beach clubhouse (the current Beesley Cottages property in Tahoe Vista), a thirteen-floor hotel, and a total of 334 condominium units, and related retail. As you may know, the original developer of Boulder Bay (and prior owner of the Biltmore) received approval from the Tahoe Regional Planning Authority ("TRPA") to redevelop the Biltmore Site into a hotel/condo/retail project....it is not clear from EKN's site whether what they propose to develop is the same as what was approved by TRPA. ENK has requested 5 years to complete the project, with the possibility of blocking the 4th exit from upper Crystal Bay, which the community has been fighting to maintain since 2008. Demolition of the existing structures is currently scheduled to start in May of this year, but as of February EKN has yet to submit a proposal to TRPA.

EKN's plan as of now is to remove the top 30 feet of soil over the 4+ acre site and all of the trees on this section of land, and to perform substantial excavation in order to accommodate a sub-surface parking facility. This is not as of yet a (TRPA) approved project and Public Information Officer of the TRPA, Jeff Cowen, says he has yet to see any formal proposal. An email from Paul Neilsen, TRPA, states: 'Based on what I have seen in meetings, it does not appear

what they may submit is likely to be in substantial conformance with the original approved project [from 2011] and will therefore require additional review and approval by TRPA'. However, "Washoe County Board of Adjustment approved a special use permit for EKN on February 3rd, which approved major grading of the project site as serious demolition needs to occur prior to any new construction."

There have been concerns expressed by residents of the Crystal Bay, Tahoe Vista, and Brockway communities about the negative effects brought on by the demolition of the existing structures and the subsequent grading and construction. Presently it can already take up to an hour to get from Incline Village to Kings Beach in the summer months. During the course of development of the project, it has been forecast that during some periods as many as 200 dump truck loads of debris/dirt would be leaving the site per day for an extended period, which if true would substantially hamper traffic flow on Route 28.

This project is also a major concern for locals who are skeptical of the idea of building a large resort in a town which already does not have adequate affordable housing and is suffering a worker shortage. Anna Nicholas with North Tahoe Prevention Alliance ("NTPA") has been doing her best to appeal the forward movement of this project, but as of right now it certainly appears as if the project is going to go forward, we just don't know how soon and what the final scope would be.

The February 3 Washoe County approval, mentioned above, was subject to further hearing on March 22, in which several community members, including Ms. Nicholas and NTPA, attempt to appeal the prior approval. If residents would be interested in hearing from Anna Nicholas as to NTPA's view of the project, please let me know; we can see if we can arrange a time on which she could debrief Stillwater owners.

New Improvements to Stillwater!

Maintenance and operations have been working hard on improvements over the winter months to upgrade and elevate the property. From the non-visible projects like cleaning out our three workshops, taking inventory of all of our tools, staining transformer cover boxes, and building new wine racks and securing air conditioning for our wine room in the beach house, there have also been some big visible improvements.

New Garage Lighting

After a long and exhaustive search to find a good LED option for the garage we finally found the perfect fit. A 1000 Lumen wall pack that only pulls 12 watts and has a nice cool white color temperature. With low profile mount and a sleek design, it fits well on every garage level. The wall pack is intended to handle all damaging weather conditions. A perfect fit for our varied mountain weather conditions. With improved brightness and uniformity, the garage has a cleaner more welcoming feel. We hope you enjoy the upgrade to our parking structure!

As our number of owners that visit in the winter grows, we have been working to find more ways to make Stillwater pop in the winter. One of the additions this year was adding several more tree lights at the entrance of the property and outside the office.

We are also currently awaiting an estimate from Madole construction to make repair and sealing of the parking structure this spring.

NV Energy Power Upgrade

The proposed project to upgrade the power sup-

ply for Stillwater property is underway. The date for breaking ground has yet to be established but we expect to have this finished before June 1st. This is a much-needed improvement for the property after years of problems with under supply.

Monthly Unit Checks

Unit checks are completed monthly by Spencer and include the following: checking all thermostats for desired temperature setting (default being 55 degrees if no temp is requested), general building inspection – checking open doors, open windows, pests, water damage or unwanted smells. All sinks and toilets are operated to ensure proper flow.

Standpipe Inspection

Inspection and service of our fire management system, including: pressure, hoses, fire hydrants, and standpipes will be preformed this spring.

Recycling

Maintenance and operations along with the help of homeowner JoAnne Powell are working on implementing recycling at Stillwater! Once space in the gravel yard has been cleared for the dumpster, and a swing gate is built you will be able to place all recycled goods into blue bags that will be picked up daily along with usual trash pick-up.

Upgrading Lighting in the front entrance creek

We are looking to find LED lighting that we can keep on year-round in the entrance creek.

Available Yard Games For Check Out

Starting June 1st, Stillwater will have all lawn and beach games available for homeowner use. On Holidays and special occasions these amenities will be set up for use by everyone on property. If you wish to use these items on your own time then please stop by the office to check out the recreation of your choice. If you are planning to use a game for multiple days then please schedule with the office to have it set up for you.

These rentals include: pickle ball paddles and balls, croquet, corn hole, bocce ball