

Beach House Restaurant

After three great years with Hospitality Kitchen Concepts, led by Chef Scott Yorkey and Jeff Hill, we will welcome a new crew to operate the Beach House restaurant this summer. We wish Scott & Jeff a wonderful and successful summer as Scott continues to run Private Chef Scott Yorkey events and Jeff, co-owner of the Old Post Office in Carnelian Bay. They would love to see you all this summer at their perspective venues.

I want to give a warm welcome to Rick Brown, owner and operator of Swiss Lakewood Restaurant, Fire Sign Café, and currently renovating the Obexers Market, soon to become Dockside Trading Co. Rick has a long-standing history in Lake Tahoe, beginning when his grandfather bought Homewood Resort in 1936 and turned it into a ski area in 1961 to have a "ski hill" for the grandkids. After attending the University of California, Davis, where he studied agriculture, he started farming tomatoes for Campbell Soup and T.H. Richards Canning. With this experience, Rick moved on to open a production company that served Lake Tahoe and the Sacramento Area. The company was unique as produce was picked early and delivered to restaurants before 10 am. Rick believes that fresh produce is a must in establishing a great restaurant. Throughout the summer, his team will bring fresh fruit and vegetables from the fields of the Sacramento area to Stillwater Cove Beach House.

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 incorrect. 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 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. It will gladly give owners a reference and contact information, but they cannot be required to arrange the services or oversee the work. Moreover, each owner should carry insurance for the condominium's betterments, improve-

This summer, Renae Breck (Rick's first hire in 2008), now Chief Operations Officer, will assist in day-to-day management down at the Beach House. Gumaro Martinez will cook, supervise, and conceptually create the nightly menus in the kitchen. Rick also plans to be on the property most of the time, and we couldn't be more excited to see what his team will cook up!

Rick's menu will be a range of casual and fine dining fare, with nightly gluten free, and vegetarian offerings.

Please make all reservations with Allison or Heather in the office by email (allison@swchoa.com , heather@swchoa.com) or by phone 775-831-5400. On high volume weekends all reservations will be called on Friday to confirm your reservation time. If seating permits, walk in's will be welcomed, but most likely will be seated inside the Beach House dining room. To-Go orders will be available during all times of service and will be delivered to homeowners unit's for a \$10 fee.

By popular demand on this year's survey, we will be assigning tables on a floating basis throughout the summer so that everyone will get a chance to sit in their favorite spots. Please understand that although you may have had your designated table in past years, we want to make the Beach House as enjoyable for all homeowners.

ments, and contents or damages that the insurance or the association does not cover. Each owner's condominium is a separately owned type of real estate. Because individuals own the association, 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 Cover Insurance: Mike Menath Insurance – Ron Wright or Lori Nelson 775-831-3132

Ron Wright with Mike Menath Insurance, the agent for Stillwater Cove, will host 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!

We hope this newsletter finds you and your families well and that you were able to enjoy the very snowy winter we had here at Stillwater Cove! This winter has been recorded as the 2nd snowiest on record since the Central Sierra Snow Lab started to record snowfall in 1946. We look forward to seeing all our homeowners this summer for another great season of boating, dining, and recreation in our little slice of paradise here on Lake Tahoe. It seems hard to imagine now, as we look out at several feet of snow, that we will be enjoying sunshine & cocktails on the Beach House deck soon! We expect this summer to be busy at Stillwater Cove as Lake Levels have continued to tick in an upwards trend, surpassing the Lake Levels of 2022 and 2021 as of March 30th.

We are happy to say that most of the staff will look familiar to you, as our core team is returning. Heather Garayoa is leading our small but mighty staff for her 16th year at Stillwater Cove as General Manager. Allison McCutcheon heads the office, Spencer Buffington leads Marina and Operations, and Edgar Chavez manages the maintenance crew. Please feel free to reach out to each manager directly if you need assistance in something pertaining to their department.

Board of Directors

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

Staff

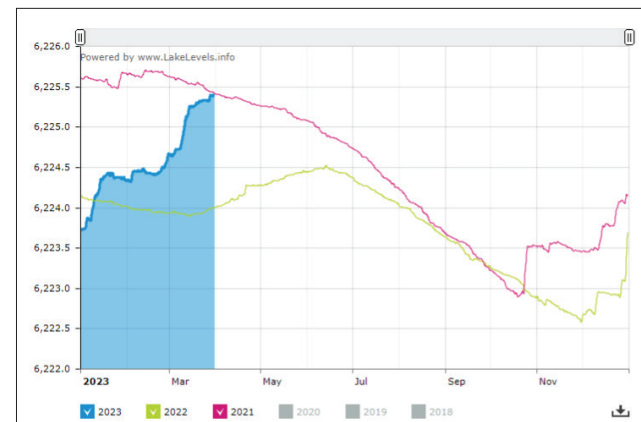
- General Manager Heather Garayoa
- Office Manager Allison McCutcheon
- Maintenance Manager..... Edgar Chavez
- Operations Manager Spencer Buffington
- Maintenance/LandscapingJavier Chavez, Oswaldo Zavala
- Resident ServicesRicardo Chavez, Ron Figueroa & Mark Reiss
- Dock Attendant..... Luke Giacobazzi

Important Property Information

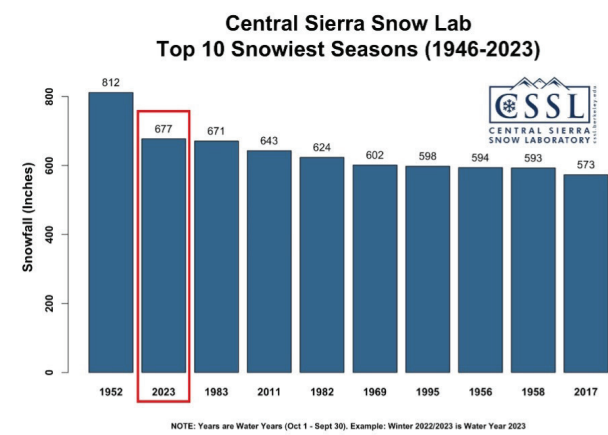
- WEBSITE..... www.stillwatercovehoa.com (Login: hoapass)
- EMAILS heather@swchoa.com, allison@swchoa.com, spencer@swchoa.com edgar@swchoa.com
- PHONE NUMBERS
- Office..... (775) 831-5400
- Maintenance.....(775) 831-5401
- Fax.....(775) 831-8909
- Marina.....(775) 831-5402
- Beach House(775) 831-5404

Winter 2022/2023

Winter 2023 in the Northern Sierra has been one we will not forget. The skiing has been phenomenal this season, and most mountains have extended their operating seasons into early summer. This is also great news for California, as the snow melts throughout the spring and early summer will continue replenishing streams, lakes, and rivers statewide for months.



With all of this snow, we expect the lake to be full and our beach to be minimal and continue to shrink throughout the summer until about August, so be prepared for lots of time hanging out on the pier instead.



We are doing everything we can now to begin the spring cleanup process, but due to snow, major cleaning of lawns and common areas will be delayed several weeks.

Upcoming Assessments and On-Going Property Improvements

NV Energy Power Upgrade - The proposed project to upgrade the power supply for the Stillwater property is still in the design phase. We hope to have plans for an association-wide electrical increase this summer.

Security Cameras - We are reviewing multiple bids now and hope to increase security at the entrance gate, the pier, and the buoy field.

Garage Infrastructure Rebuild - This project assessment is planned for late spring.

Sewer Inspections --- Stillwater will complete its annual videoing and inspection of all association sewer lines in mid-May.

Blacktop Sealing - The Stillwater Path's will be finished up with their sealing in early May, weather permitting by Blacktop Sealing Tahoe.

Maintenance Schedule

- Trash Collection Daily, 10am-12pm
- Lawn Mowing Thurs, 10am-2pm
- Property-wide leaf blowing Mon, Wed, Friday, 2pm-3pm
- Tennis Court cleaning Fri 9am-11am (as well as upon request)
- Golf Cart Washing..... Weds, 9am-12pm
- Pool cleaning.....Daily 7am-10am (pool will remain open)

Important Dates

- Early May Cart Barn Cart Servicing
- May 15th Marina Opens
- June 16th Beach House Restaurant Opening Weekend
- June 15th Pool Opening (weather permitting)
- July 29th Annual Homeowners Meeting at the Stillwater Cove beginning promptly at 10 A.M. at the Beach House, Crystal Bay, NV.
- September 16 Harold Eastridge Memorial Service will be hosted by Tom & Pauline Tusher (unit #42) to remember long-time homeowner Harold. This is a private memorial closed to homeowners unless personally invited.

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 the battery)
- Monthly unit inspections
- Heat/thermostat adjustment
- Entry deck snow removal
- 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

Parking: Please remember that garage parking is limited to homeowner's vehicles only. Each homeowner has one designated car parking spot. When homeowners leave the property for an extended period, the staff will turn their parking spot into a "floating" homeowner spot, which other homeowners may use for an additional vehicle. These floating spots are for homeowners only; all guests must park on the upper level of the parking lot throughout the high season (Jun 1- Sept 30). Please allow staff 24 hours' notice of your arrival to ensure that we have your designated parking spot open for you.

Property-wide DOG Rules: Lake Tahoe is a very dog-friendly place. 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 pier/beach. Please 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 and possess a valid driver's license and insurance. Homeowners and their guests may use an association cart for 15 minutes after receiving management's permission.

Maintenance: The association is responsible for any repairs outside of your building. If you need any help with any minor unit repairs, the maintenance crew can assist for 15 minutes or less. To make requests, please email Edgar at Edgar@swchoa.com or call him at 775-831-5401

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

Building Staining: This spring, the highest priority buildings will be stained: 9-10, 43-44. They will try to stain as much as possible, but they estimate three buildings will be their limit during this time.

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 the property. During marina hours, please call the marina phone: 775-831-5402, and after marina hours, call the main office at 775-831-5400 for a ride!

Window Washing: Angel's Window Cleaning has allowed us to book a week of their time at the end of June to wash the homeowner's windows. We will no longer assign specific time slots but will have a rolling list that Angel and his team will complete throughout the week. If you want your windows washed during this time frame, Please sign up with Allison in the office (allison@swchoa.com).

If you would like to schedule window cleaning for a different time of the summer, please feel free to independently reach out to Lakeview Window Cleaning at (775) 240-7596 or Angelsbuz5@gmail.com.

Carpet Cleaning: The association asks that homeowners schedule any carpet cleaning services directly with the desired laborer. Vendors that we recommend are:

- Summit Carpet Cleaning (775) 831-9495
- Evergreen Carpet Care (775) 825-7569

There is no carpet cleaning permitted between June 15 and September 4th.

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

Biltmore Project Updates

EKN Development Group is continuing to push forward with revitalizing the Biltmore project. In the last several months, they announced the addition of the Waldorf Astoria brand to their project. They are still getting TRPA permitting for the revised and updated version of their already approved 2011 plans. The revised plan includes a reduction in units, a change of entrance location - majorly benefiting Stillwater Cove as opposed to the original entrance opposite of our gates, and increased community access. More infor-



mation about the project is available at revitalizetahoebiltmore.com.

Cal Neva Sold to New Owners!

After nearly ten years of the Cal Neva sitting vacant Larry Ellison has sold the property to McWhinney, a Denver-based real estate investment company. In a news release, the real estate firm said they intend to turn the site into a Proper Hotel, a luxury boutique chain located in San Francisco, Los Angeles, and Austin. McWhinney and its partners sound incredibly ambitious that they "would like to open in 2026 to celebrate and honor Cal Neva's 100th Anniversary with the community."

Chad McWhinney, co-founder, chairman, and CEO, said: "Our vision is to reimagine and revitalize this iconic resort with deep historical roots into an exceptional experience for guests and the local community to enjoy for years to come." The lead investor of the property, billionaire Hayes Barnard owns a home here in Crystal Bay, and stated that he believes strongly in the expertise and ability of the McWhinney group to transform the Cal Neva back into an iconic property.

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. This year, we will have limited docking space, with the marina at full capacity. The easy loading area at the end of the pier is a 10-minute loading/unloading zone; please do not leave your vessel unattended without checking in with the dock attendant on duty.

If you wish to access your vessel outside of normal operating hours, the Stillwater Dinghy is available to use if you have been through the dinghy operation training with Spencer. Please schedule an appointment if you wish to be trained on the Stillwater Dinghy.

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

Severe weather events can bring about dangerous conditions on the lake. The marina staff would like to remind you of some of our policies 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 boat to its proper berth. We also request that all those planning on boating for the day stop and take the 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, and Wind Finder are reputable apps we recommend.

MARINA HOURS

Fri/Sat/Sun: 8 a.m.-6 p.m., Mon-Thurs: 9 a.m.-5 p.m.

If you wish to use your vessel after normal operating hours, please make an appointment with Spencer 24 hours in advance, and he will do his best to accommodate your request.

Paddleboard/ Kayak Storage: The association has agreed that we will no longer charge a paddle board and kayak storage fee at the beach house and pier locations! Moving forward, this will be an amenity that all homeowners can take advantage of. If you aren't a frequent user of your beach toys, we would appreciate it if they were stored safely under the beach house deck to allow daily users access to the racks. If you are coming up for a weekend and would like your paddleboard pulled onto a rack, please give us 24 hours' notice and we will get everything set for you! All marina staff can assist in carrying and prepping your beach vessels.

Fuel System: Last year the fuel system was upgraded, and the under-dock piping and the dispensing system for fuel distribution at the Marina. We are happy to report how well this system worked last season and are happy to continue its use. It is both securing the fuel and reducing the visual impact of the piping.

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, equally 3 more moorings. Until then, we will not drastically move buoys to accommodate larger vessels because TRPA geographically confirms all buoys. Any movement could jeopardize our chance of qualifying for expansion in Phase III.

Water Level: The water level looks higher than we have seen in the last couple of seasons. This should aid in extended and easy use of the pier this summer. If necessary, all vessel locations in the buoy field are subject to change by Marina Management and High Sierra Marina technicians. That being said, all previous areas will be designated until considered unsafe.

In Loving Memory

Harold Eastridge

Harold was an owner from 1992-2020 and still holds the record for the longest board tenor. Harold was instrumental in helping Stillwater maintain its top-tier level.

On Friday, September 9, 2022, Harold M Eastridge, loving husband, father, grandfather, and great-grandfather, passed away at 78 in San Diego, California. Harold was born in Watford, Herts, England in 1944 to Harold Connolly Eastridge and Doris Atkinson Eastridge. He came to America in 1945 and spent the first 16 years at various locations in the Northeast. His family moved to Yuba City, California in April of 1961. He graduated from Yuba City High School that same year in June. He spent the next five years working in the grocery industry. Harold met his wife Margaret at Yuba City High School, and they were married in May of 1963. They raised two children, Pam and Michael.



In 1968 he entered Sacramento State University on an accelerated business program and graduated with honors and a minor in finance in three years. After residing in Yuba City, He and Margaret established permanent residency in the State of Nevada in 1997 while maintaining part-time homes in Yuba City and the Arizona desert. Between 2017 and January 2020 they sold their homes in Arizona and Lake Tahoe to set up permanent residency in San Diego, CA.

Harold successfully owned and operated Trident Investment and Property Management Inc and Feather River Construction Inc from 1973 to 2006. He was a founding director and former Chairman of Feather River State Bank of Yuba City and past director and President of the Yuba-Sutter Board of Realtors. He was a director of the Stillwater Cove Homeowners Association of Crystal Bay, NV, and Chairman of the Board from 1993 to 2004. From 1992 to 2019, Harold was a Chevalier member of the Chevalier du Tastevin Nord Nevada. Harold was an Inaugural Director of Desert Mountain Golf and Country Clubs in Scottsdale, AZ, where he led the purchase of all their golf courses from the original developer. From 2019 until his passing, he was CFO of Meridian Residential Association in San Diego and was a director and leader in many other businesses and organizations during his successful career.

Harold rose from humble beginnings as a clerk at Lucky Stores to become a very successful real estate developer. He was passionate about waking up his young children on a school day and skiing them to Lake Tahoe. He had them on snow and water skis just about when they were old enough to walk. His children looked up to him as their guide in life; they valued his vast knowledge and intelligence (especially with numbers) and his leadership. Harold's family and friends loved his quick wit, especially when he got a bigger kick out of his jokes than everyone else. His close friends will say Harold was always there to support them when the chips were down. He was a true and loyal friend.

Harold was preceded in death by his father, Harold his mother Doris. He is survived by his wife Margaret, his two children, Pam and Michael, and six grandchildren and two great-granddaughters. The fam-

ily asked that any memorials to Harold's memory be sent to the American Cancer Society. The family plans a Celebration of Life for him at Lake Tahoe sometime in the late summer of 2023

Mary Schwager

Mary Topinka Schwager, born July 20, 1954 to parents Leone Michalski Topinka and Rudolph "Rudy" J. Topinka, peacefully departed her earthly home March 18, 2023 in the company of family. Mary was beloved by all who knew her and touched innumerable lives with her generosity, warmth, and selfless acts of love. She enjoyed literature and quilting and was fascinated by the call of the loons and natural beauty surrounding her lakeside and coastal residences, but perhaps her greatest passion was helping others wherever she saw need. She was known for her contagious smile and laughter, which could immediately illuminate a room and lift the lowest of spirits. As a devout Christ-follower, she was an integral member of the Christian community and dedicated her life to spreading her savior's message of light and love. Mary was equally devoted to her family, for whom she expressed her unconditional love by building a supportive, joyous, and nurturing home for her husband and daughters and being a loving nana to her grandchildren. She is survived by her husband Robert, daughters Anna and Emilie, and siblings Carol, Sally, Susan, and Thomas. Mary's presence will be deeply missed but her spirit will continue to brighten this world as it lives on in the hearts and memories of all who love her. In lieu of flowers, donations made "in honor of Mary Schwager" will benefit the Mothers with Children Program at the Bridgeport Rescue Mission, online at <https://bridgeportrescuemission.org> or by check to Bridgeport Rescue Mission P. O. Box 9057 Bridgeport, CT 06601.



Stillwater Cove Survey

As most of you know, a survey was sent out at the beginning of the year to gauge what the association can do to improve homeowners' overall happiness here at Stillwater Cove. We would love to encourage all homeowners to participate in these surveys. We want everyone to be able to give an honest, anonymous opinion so we can make Stillwater the best it can be for every homeowner.

This year's survey results presented overall happiness with staff friendliness, property

safety & security. The association would like to improve in advancing our accounting system, adding occasional happy hours to the Beach House service, and adjusting the Beach House reservations system so that all tables on the deck will be given out in a more rotating system. This will allow every homeowner to sit at the more desirable tables on the deck, so be prepared to enjoy the lake from various vantage points throughout the summer.