

Beach House Restaurant

This year we have a new crew running the Beach House restaurant. Pigs & Pickles LLC, also known as the owners and operators of Tunnel Creek Café in Incline Village, Evan Roa and Chad Burns. Both Roa & Burns have ten years of restaurant experience in a number of local restaurants. Evan Roa has worked in the back of house at Martis Camp & Big Water Grille prior to purchasing Tunnel Creek with Chad in 2022. Evan’s flavors and dishes are inspired by his Puerto Rican upbringing where he was immersed in Cuban and Caribbean food before moving to Reno in 2001 where he became a manager of restaurants in both Las Vegas & Reno. They look forward to spending the summer down at the beach house offering some fun and unique flavors to our homeowners!

BEACH HOUSE RESTAURANT HOURS	
Friday Dinner:	5pm-9pm
Saturday Lunch:	11am-2pm
Saturday Dinner:	5pm-9pm
Sunday Brunch:	10:30am-1:30pm

Reservations

Please make all reservations with Allison or Heather in the office by email (allison@swchoa.com , heather@swchoa.com) at any time, or by phone (775) 831-5400 between 9am-4pm. 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.

This year we will continue to pre-assign tables on a rotating basis throughout the summer so that everyone will get a chance to sit in their favorite spots.

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,

improvements, 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 Cove 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 & Happy Spring Homeowners!

We hope that you had a wonderful winter, whether you enjoyed warmer weather away from Stillwater or were able to get up to the mountains for some skiing & snow. We look forward to seeing all of you this summer for another great season of boating, dining, and recreation in our little slice of paradise here on Lake Tahoe.

Most of the team will look familiar this summer, General Manager Heather entering her 17th season here at Stillwater, Allison in the office, Edgar heading the maintenance team, and Spencer down at the Marina with Dominic who has been spending his winter working resident services position this winter along with Mike and Ron.

Board of Directors

- President Jonathan Kennedy
- VP Ed Scott
- Treasurer Betsy Cole
- Secretary Ed Grammens
- Director Julie Teel

Staff

- General Manager Heather Garayoa
- Assistant Manager Allison McCutcheon
- Maintenance Manager Edgar Chavez
- Marina Manager Spencer Buffington
- Maintenance/Landscaping Javier Chavez, Oswaldo Zavala
- Resident Services Dominic Zeppa, Ron Figueroa & Mike Moser
- Dock Attendant TBD

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

ASSOCIATION SERVICES

Our staff is happy to assist with the following services, simply 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
- 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
- Although we no longer offer newspaper delivery the Tahoe Daily Tribune, Sierra Sun, and Tahoe Guide are available in the office.

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

- Golf Cart Washing**..... **Wednesday 10am-11am**
(Please have carts parked near the lower garage entrance by 10am to be washed)
- Lawn Mowing** **Thursday, 10am-2pm**
- Property-wide leaf blowing** **Mon, Wed, Fri ,2pm-3pm**
- Tennis Court cleaning** **Friday, 1pm-2pm**
(as well as upon request)

- Pool cleaning** **Daily, 7am-10am (pool will remain open)**
- Trash Collection** **Daily, 10am-12pm**

Important Dates

- Marina Opens** **May 15th**
- Welcome Back Kick Off Party**..... **June 20th, 4-6pm**
- Beach House Restaurant Opening Weekend** **June 21st**
- Pool Resurfacing** **Work Begins April 22nd**
- Pool Opening (weather permitting)** **June 15th**
- Annual Homeowners Meeting** **Saturday, July 27th**

Stillwater Cove Annual Homeowners Meeting

The meeting will be held at the Beach House at 10am on Saturday July, 27 2024.

Sign Up For Code Red! Community Notification Enrollment: coderedweb.com

Get notified by your local emergency response team in event of emergency situations or critical community alerts. Examples include: evacuation notices, bio-terrorism alerts, boil water notices, and missing child reports.

Reminders

Golf Cart Parking in the Garage: Over the winter our maintenance crew installed charging boxes and assigned spots for each homeowner’s golf carts! We hope with this new system will help to keep chargers off the ground, and all golf carts out of car parking spots in order to have more floating inventory for the summer months. If you have any questions about where your assigned golf cart spot is please feel free to reach out to Allison, Edgar or Heather.

Parking: Please remember that garage parking is limited to homeowner’s vehicles only. Each homeowner has one designated car parking spot. Please utilize your designated spot first, before using a floating homeowners spot. When homeowners leave the property for an extended period, please turn your reserved spot to 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.

Gym: The gym will be cleaned weekly on Friday afternoons between 1-3pm. This is an amenity open to all homeowners, so we ask that you please pick up or move back any equipment you use during your work outs to make the space easily usable for all homeowners.

Unit Checks: Unit checks are preformed bi-monthly in the off season and monthly during high season for any unoccupied units. The main things we look for are: lights on, all doors and windows being closed, temperature (generally set at 55-60 when unoccupied unless otherwise requested), signs of and critter or water damage and flushing of toilets.

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.

New Security Camera Installation: This winter we have also installed a nest security camera outside of the office to monitor both the entrance and exit gate. This will not be reviewed daily, or used to see who is coming and going on property but instead for security purposes if there is an incident.

Building Staining: This spring, the highest priority buildings will be stained: 35-37, 9-10 and the main entrance fence.

Shuttle Carts: Marina Shuttle carts 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.

Recommended Vendors

Housekeepers:

- Maria Villa 775-671-0865
- Connie 775-721-3072

Plumbers:

- JM Plumbing 775-842-1192
- Craig Price Plumbing 530-587-4081
- Thomas Ryan 775-420-2333

Electricians:

- Bradley Electrical 775-883-1025
- Holm Electric 775-831-3781

Marina

General Marina Procedures:

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.

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.

Marina Staff:

We have multiple well qualified prospects for the Dock Attendant position this summer. We will be conducting interviews throughout April and May to hire the most qualified individual(s). Spencer will be returning this summer to Manage the Marina and can be reached via email(spencer@swchoa.com) for any questions or concerns.

Inflatable's/Towable Tubes:

We encourage homeowners to communicate their inflatable 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 onto them 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.

MARINA HOURS

May 15th - October 15th

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

Marina Cellphone: 775-831-5402

Marina Email: spencer@swchoa.com

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.

Weather Hazards:

Severe weather events can bring about dangerous conditions on the lake. We would like to remind you of some policies to protect our staff and homeowners. If there is a Red Flag Warning on the lake, issued by NOAA, 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 and violent outflow winds. Outflow winds are often not considered for wind forecasts, as they result from drastic pressure change from thunderstorms. 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.

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/kayak positioned to the rack, please give us a 24-hour notification and we will get everything set for you! All marina staff can assist in carrying and prepping your beach vessels.

Fuel System:

With the previous upgrades to the fuel system, it operated flawlessly last season. Our annual Washoe County inspection passed with flying colors. Upon our first delivery of fuel for the season, you will be notified of the cost per gallon for the summer.

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, equaling 5 more moorings. This spring I will be putting together a Special Assessment for the installation of the additional moorings, which I will be presenting to the Homeowners at the annual meeting in July.

Water Level:

The water level will be very similar to last season if not slightly higher. 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 mooring locations will be designated until considered unsafe.

Pigeon Remediation Update:

Weather permitting Raptor Pest Control will start pigeon remediation as soon as the snow melts. Raptor expects to spend about a month on property starting with trapping for the first initial two weeks, while also cleaning & disinfecting, adding bird screening to chimneys, bird wire to load bearing beams, and netting on the backside of deck steps. It is our hope to have our property be a pigeon free zone by the start to summer!

Concept for Cal-Neva Revealed with hopes to open 2026



In early September 2023, community members were invited to Bowl Incline to view conceptual plans for the Cal-Neva Resort. At this point everything presented is still in the conceptual phase, and there is still room for suggestions from the community prior to the plans being submitted to TRPA. They are ambitiously hoping to open by 2026 for the 100th year anniversary of the Cal-Neva. Their plans up to this point include tearing down some of the cabins on property, including the historic cabin frequented by Marilyn Monroe. They will build new cabins & a new wellness center. Besides these two additions, the rest of the property will just be revitalized, preserving as much as the originality to the building as possible. For more information and updates their website is: www.revitalizecalneva.com