

March 2017

Dear Chinquapin Homeowner,

Spring is coming, however, if you look at the 30 and 40 foot piles of snow around the property, it is hard to imagine. Mother Nature has given us a gift that appears to have eliminated the drought conditions in Northern California. Lake Tahoe is full now, even without all the snow melt that will still happen. The harbor master has been releasing water into the Truckee River for the last month.

Unfortunately, this “gift” was not free. The large amount of snow has caused extensive damage on the property and we do not know about what we cannot yet see because of the snow. There are 8 to 10 broken street and pathway lights, at least 6 downed trees with many large and small broken limbs, many large potholes in the roads, bent signs, broken stair railings, smashed garbage bins, one damaged roof from a fallen tree, leaking roofs, and probably worse of all – ground water seepage into 10 to 12 unit’s crawl spaces and bottom levels. Our General Manager, Bob Duffield, and WMC’s Aidan Miles have been working diligently with the affected homeowners to deal with the ground water seepage. We have been repairing and replacing sump pumps and will bring in additional pumps if necessary. Please be aware that damages from ground water flooding is a homeowner expense and that you will need to work with your contractor and insurance company, if necessary.

The CHOA Board of Directors has identified monies in the current budget that can be shifted to damage repairs and identified projects that can be delayed. Because the snow melt may take a while, some projects will be delayed any way – in particular, the installation of the bocce courts and pickle ball courts on tennis court 6 will not occur this Spring. Our expectation is this project will occur in the Fall of 2017 after the water seepage problem under the tennis courts has been resolved.

The development work for the revised Chinquapin Homeowner website is almost finished and we expect to do testing of the website during the month of April and go “live” in the beginning of May. This is one month later than the original schedule as we wanted to make additional content revisions.

It is not too early to think about joining the CHOA Board of Directors. We expect to have at least one opening for a new board member. It is a very rewarding experience and you can make a great contribution to our community. Please contact Charles Quaglieri or Carl Bertelsen: the nominating committee with your interest.

Recently the US Government stated that it would make funds available for Lake Tahoe Basin forest fuels reduction programs. Chinquapin is working with local forestry officials to make sure we receive some of that funding. Twelve years ago, under a similar program, we got significant benefits from that program in eliminating potential forest fire hazards. It is time to do it again.

We look forward to seeing many homeowners on Memorial Day weekend. At the CHOA Board meeting on May 27, the Dollar Estate Planning Committee will present their final report and recommendations for the use of Cabins 1-3. All homeowners are welcome to attend the meeting.

Yours truly,  
Tom Popek  
President, CHOA Board of Directors