

Newsletter

End of Summer 2009



IN SHAKESPEARE'S SHADOW . . .

A message from GHOA President Bud Hicks

As noted elsewhere in this newsletter, GHOA has ended its summer season and its 2009 fiscal year with a series of unprecedented accomplishments. While the national economy has wreaked havoc with just about everyone in the past year, GHOA has carefully handled its expenses, minded its revenue collections, negotiated favorable contracts for services, and has been tending to business on behalf of its members.

Thanks for this goes to many people, not the least of whom is GHOA's Chief Operating Officer, Linda Bradley. Since starting with GHOA in April 2006, Linda has worked with the GHOA Board of Directors to bring a series of financial surpluses to GHOA at year end while improving employee efficiency and morale, increasing member satisfaction across the board, and getting the community's appearance to a level never seen before. At a time when banks were reluctant to make new loans, Linda found competitive bids for financial services and funding for the Roads Project at very favorable terms for GHOA. And, while doing all of this, Linda coordinated and directed the GCTA's pathway and driveway paving project.

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GHOA OFFICERS AND COMMITTEES FOR 2010 FY APPOINTED

Acting at its 4th Quarter Meeting for FY 2009, the GHOA Board of Directors appointed the following persons to serve as Officers and/or Committee Chairs during the 2010 Fiscal Year which commenced October 1, 2009:

Bud Hicks, President Dick Stuart, Vice President
Kat Taylor, Secretary Pete Jensen, Assistant Secretary
Mick Guheen, Treasurer

Management Committee: Bud Hicks, Dick Stuart, Mick Guheen & Sharon Bowman (GCTA Liaison)

Design Review Committee: Joe Miller (Chairman), Joanne Stockman, Larry Tietig, Bob Boyd (Alternate), & Lynn Brantley (Alternate)

Landscape Committee: Ross Barnett (Chairman)

Pier & Buoy Committee: John Deane (Chairman)

Recreation & Special Events Committee: Kat Taylor (Chairman)

Roads, Drainage, and BMPs Committee: Dick Stuart (Co-Chairman) & Pete Jensen (Co-Chairman)

Glenbrook Fire Safety Committee: Mick Guheen (Co-Chairman) & Bob Smith (Co-Chairman)



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Bob Smith, who left service on the GHOA Board and as GHOA's Treasurer at the end of the 2009 fiscal year, greatly improved the Association's budgeting process and financial communications, and provided leadership in strengthening the Association's financial condition. In addition to his financial skills, Bob also provided leadership in developing the Glenbrook Fire Safety Plan. New Board Member Mick Guheen worked with Bob to coordinate the Slaughterhouse Canyon Fuels Removal Project with the Tahoe Douglas Fire Protection District, the TRPA, and the other governmental agencies and vendors involved in that massive undertaking. Our neighbors, Gordon and BJ Pefley and Scott and Shaoli Pogoda, generously allowed the workers doing the clearing work on this important project and their heavy equipment to cross their properties in order to access the areas where the fuels reduction work was done.

Board Members Dick Stuart and Pete Jensen developed a top notch, professional request for bid proposals and contract for the Roads Project, got 5 first rate contractors to bid on the project, and actually got the winning bidder to reduce its bid to match the lowest bid made. Dick and Pete have overseen the Roads Project throughout the 2009 construction season, keeping change orders to a minimum and keeping the project within budget and on time. GHOA COO Linda Bradley has helped coordinate construction work on the Roads Project to keep Glenbrook residents informed and to minimize inconveniences to them caused by the Project. As a result of Linda's efforts, complaints by residents relating to such inconveniences have been kept to a minimum and have resulted in compliments from many of GHOA's critics, while maintaining the high quality of GHOA's landscaping enhancements in the community and keeping GHOA's recreational activities on schedule and successful.

Many members and Glenbrook residents stepped forward to make the 2009 summer season truly remarkable. Kat Taylor and Tom Steyer opened their beautiful and newly remodeled lake front home to the community to sponsor an exquisite barbeque and forum for fire safety education. Working with COO Bradley, Kat also oversaw all recreational activities in the community during the 2009 summer season. Ross Barnett continued in his service as head of GHOA's and GCTA's Landscaping Committees, working to meet the challenges of doing landscaping improvements in the middle of a construction zone. John Deane again oversaw the operations of GHOA's buoy fields and buoy shuttle service which, once again, provided an appreciated service to all Glenbrook residents. Appreciation is also due to the members of GHOA's Design Review Committee, Joe Miller, Joanne Stockman, Larry Tietig, Bob Boyd, and Lynn Brantley, all of whom continued in their thankless tasks of enforcing GHOA's design and architectural controls throughout the GHOA subdivision. Susan Clemons and Julie Breitfuss organized the Children's Faire and with a number of other Glenbrook volunteers, again brought joy to Glenbrook's children. Jim and Lorraine Brinton again worked with COO Bradley to organize and coordinate the 4th of July events for the community. Dick and Jane Stuart oversaw the 4th of July fireworks display, capping-off America's birthday for all Glenbrook residents. Thanks are also due to the Glenbrook Club, for allowing its facilities to be used for GHOA and other community events, and to Clif Chase for sponsoring the Summertime Movies events.

Our community, located on the shores of one of America's greatest treasures and in the shadow of Shakespeare, is a special place, not only for its geographic location and amenities but also because of its people. Words cannot adequately express the appreciation and thanks due to Glenbrook's volunteers, management, consultants, and employees who make this special place so extraordinary.



Summer fun in Glenbrook!



LONG TIME GLENBROOK RESIDENT REMEMBERED

Jay Miller, whose time in Glenbrook spanned four generations, passed away peacefully at his Carson City home on September 30 after a lengthy battle with cancer. He was 75.

Jay was born in San Francisco in 1934 to Joseph and Irene Miller. In the late 1940's, the family purchased the "Red House" in Glenbrook, where many lifelong memories and friendships were formed. One of his first jobs was as a golf caddy employed by the Glenbrook Company. His weekly take-home pay in 1951 was \$18, then considered a princely sum. His sons, Mike and Joe and their families, now share a home on Engine House Circle.

After more than 35 years in the insurance business serving the construction industry, Jay retired in 1992 and moved to Carson City. One of Jay's greatest pleasures was spending time in Glenbrook with his family, where he was always up to the challenge of a good game of dominos, poker, baseball, and games with his grandchildren, or a simple walk to the beach or pier.

Jay is survived by sons Mike and Joe Miller, daughters Karen Nixon and Logan McDowell, their spouses and four grandchildren, sister Joanne Graham, and his brothers Russ, Mike, and Bill Miller.

"To leave the world a bit better, whether by a healthy child, a garden patch or redeemed social condition; to know even one life has breathed easier because you have lived, this is to have succeeded."

Emerson

NEW E-MAIL ADDRESS FOR GHOA:

GlenbrookHOA@GlenbrookTahoe.org

The former email address for GHOA was established several years ago and, because of various computer viruses suffered on GHOA's computer, GHOA has changed its office email address. The new email address is GlenbrookHOA@GlenbrookTahoe.org. Emails to the old address will be forwarded to this address until December. Please use the new email address for your communications to GHOA. You may also email directly to our Chief Operating Officer, Linda Bradley, at LB@glenbrooktahoe.org.

OLD NEIGHBORS RETURN TO GLENBROOK AREA

Congress acted in 2009 to correct earlier legislation to cede substantially all of Skunk Harbor back to its original owners, the Washoe Tribe of Nevada and California. Acting through the Carson Lands Bill (Public Law 111-11), Congress modified an earlier grant so that a substantial portion of the Skunk Harbor region was conveyed back to the Tribe.

Although public access to a portion of Skunk Harbor is reserved to the public, the U.S. Forest Service is mandated to work with the Washoe Tribe to limit public access if the Tribe wishes to use Forest Service Land for a migration ceremony up from the Carson Valley to the shores of the Lake in the Skunk Harbor area. Survey crews worked throughout the 2009 summer season to survey and mark the portions of the Skunk Harbor area that are now officially held in trust for the benefit of the members of the Washoe Tribe by the Secretary of the Interior. Total acreage in the Skunk Harbor area that was conveyed in trust for the benefit of the Tribe is reported as being 293 acres and includes approximately 300 feet of sandy beach. Approximately 90 feet of sandy beach located near the historic Newhall House was reserved for public access. In testimony before Congress, it was revealed that approximately 6,000 people use Skunk Harbor annually.

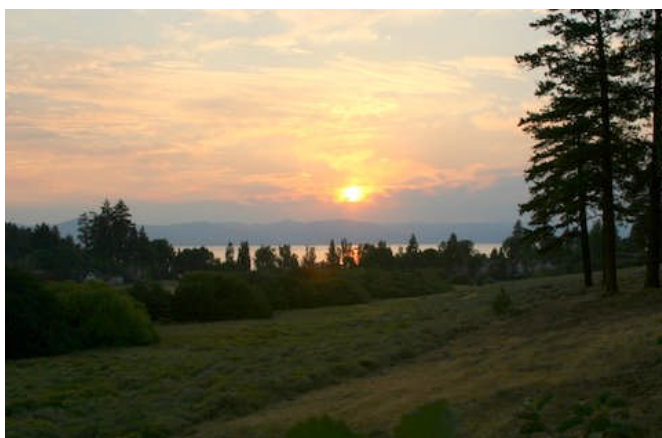
The bill also provides that the Tribe must limit the use of the parcel to "traditional and customary uses and stewardship conservation for the benefit of the Tribe" and that the Tribe shall not permit any permanent residential or recreational development on, or commercial use of, the parcel. A further condition requires the Tribe to comply with environmental requirements that are no less protective than environmental requirements that are required by the TRPA Regional Plan. The bill was sponsored by Senator Harry Reid of Nevada.

TAHOE DOUGLAS FIRE PROTECTION DISTRICT TO COMMENCE CONTROLLED BURNS ON GHOA LAND IN SLAUGHTERHOUSE CANYON THIS FALL

With the permission of GHOA, the Tahoe Douglas Fire Protection District (“TDFPD”) will commence controlled burns of forest fuels removed from GHOA lands in lower Slaughterhouse Canyon this past year, pursuant to the Plan previously approved and authorized by GHOA.

Battalion Chief Mark Novak, appearing before the GHOA Members attending the Annual Meeting of Members, described the procedures and requirements to be followed with regard to such burns, and responded to questions by the Members. With the aid and assistance of other fire protection agencies, including the Incline Village Fire Protection District, one of the most experienced Fire Districts in such matters in the United States, and in compliance with State and TRPA requirements, controlled burns will be conducted at various times throughout the Fall, Winter, and Spring months. Although advance notice of such burns will be given, it is not possible to give more than 24 hours notice due to climate conditions that must be satisfied. Persons wishing to be notified when burns are scheduled should contact the GHOA office in order to be put on the list for advance notice. Additionally, information will be posted to the GHOA website about such activities as notices of burning are received.

The controlled burns to be conducted by TDFPD in the lower Slaughterhouse Canyon Area are to be distinguished from burns conducted by the BLM and US Forest Service on Forest Lands in upper Slaughterhouse Canyon. Although both fuel reduction programs have proceeded simultaneously, different agencies are involved. Consequently, there may also be BLM / Forest Service burning activities going on during the same time periods.



Sunset over Lake Tahoe

THREE HURT IN ACCIDENT AT GLENBROOK EXIT

Around 1:00 o'clock on a sunny Sunday afternoon, September 27, three people were involved in a terrible accident at the Glenbrook exit on to U.S. Highway 50 when the driver of a sedan pulled out in front of a westbound Harley Davidson motorcycle. The two people riding on the motorcycle were both thrown from the cycle, sustaining serious injuries according to the Nevada Highway Patrol.

The motorcyclists were flown by Cal Star helicopter to Renown Regional Medical Center in Reno for treatment. The sedan's driver was pinned in his vehicle and had to be cut free. He was taken to Barton Memorial Hospital by Tahoe Douglas ambulance. Their conditions are unknown at this time.

Identities of the injured persons were not disclosed; however it is believed that none were Glenbrook residents. The weekend of the accident was “Street Vibrations” in Reno, an event that drew an estimated 25,000 motorcycle enthusiasts to the Northern Nevada Area. Once again, the dangers of a left turn on busy Highway 50 were illustrated by this terrible incident. Glenbrook residents are advised to be especially cautious when turning left out of Glenbrook on to the Highway, and to make sure their family members and friends understand the risks posed at the exit to the community.

GHOA ENDS 2009 FISCAL YEAR WITH UNPRECEDENTED ACCOMPLISHMENTS

2009 was a very busy and very successful year for GHOA. The following matters were completed or were underway as of the end of GHOA's 2009 fiscal year, September 30:

PROJECTS COMPLETED

- GHOA finished the 2009 FY with an estimated surplus of approximately \$100,000 over budgeted expenditures. This surplus has been carried over to buttress GHOA's balance sheet, and may be used applied to defray some of the costs of the Roads, Drainage, BMPs Project (the "Roads Project") or to reduce the outstanding balance on the front entrance project loan.
- Permits were obtained for the bulk of the work required to be undertaken by GHOA pursuant to the TRPA mandated Best Management Practice Retrofit Plan relating to the Phase 1 of the Roads Project. Engineering plans and specifications were sent out to bid with 5 contractor bids received. A final contract was entered into with Cruz Construction for approximately \$1.2M for Phase 1 of the Roads Project which represents the bulk of the work that needs to be done on the primary access roads as part of the Retrofit Plan. The 2nd phase of the project involves work to be done on Glenbrook Road and parts of South Meadow Road. Final TRPA permits remain pending for the 2nd Phase of the project. It is expected that final permits from TRPA for these final parts of the project will be issued this winter and work on these remaining sections of GHOA's roads is expected to be done after the TRPA wet season moratorium on construction ends on May 1, 2010. The costs for the 2nd phase of the Roads Project are estimated to be approximately \$412,000, for a total project cost of \$1.897M which includes all planning permitting and consulting costs incurred in connection with the Project.
- The Board of Directors has secured a \$2M credit line from Mutual of Omaha Bank to finance the Roads Project, to be secured by member assessment receivables. The credit line will roll into a 5-yr fixed rate term loan in January 2011. This loan will be used to finance the costs of the Roads Project not funded directly by special assessments on members and additional funds raised from other community residents. Approximately \$456,000 was raised for the Roads Project in FY 2009 by special assessments on members. The GHOA Board of Directors has created a special committee to reach out to the non-GHOA property owners within Glenbrook to develop a mutually acceptable method of assuring their participation in the costs of mutually beneficial improvements to the community's roads.
- Phase 1 of the Roads Project was substantially completed before June 30, with some remaining items to be done this Fall, including replacement of the culverts under Lands End Road serving Slaughterhouse Creek. Due to weather delays and a need to reconstruct sewer lines under the road, work on Lands End Road was delayed and a special approval by the TRPA was obtained to allow the work to be done during the week of October 19. At the end of the 2009 FY, the Roads Project was 100% on time and within budget.
- Thanks to a lately received TRPA permit, the reconstruction and paving of the roadway from the Inn to the sewer pumping station, including construction of a rock seawall to replace the deteriorated wood-post wall, was completed in October.
- The Association successfully completed TRPA conditions relating to the addition of 15 new buoys to the Cabana Beach Buoy Field, and the buoys were installed at the beginning of the '09 season. All new buoys were fully rented out during the season.
- A second buoy shuttle craft was purchased to back up the existing craft and to be available during peak times of use.

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PROJECTS COMPLETED Continued...

- Landscape enhancements to the areas along Pray Meadow west of the cemetery were completed after all Roads Project work was completed in this area.
- Enhancements to Yerington Park were completed, including tree trimming, fuels clearance, the addition of an asphalt driveway, patio pavers and new recreational amenities were added including a sand volleyball court, basketball hoop, and horseshoe pit.
- The fuels reduction project in GHOA's portion of lower Slaughterhouse Canyon is on schedule and within budget, with burning of the piles of removed fuels to be scheduled during 2010 and 2011.
- The Glenbrook Fire Safety Plan was completed and distributed to all residents. Multiple presentations on fire safety issues relating to the community were held throughout the summer.
- GHOA's Rules were reviewed, updated, and republished for the benefit of all users of GHOA properties.
- The GHOA Website was updated and substantially modified to provide improved communication and more user friendly community information. Please visit the website at www.glenbrooktahoe.org.
- GHOA conducted a survey to determine satisfaction with operations of the front entrance gates. The survey reflected over 70% satisfaction with front gate operations, including current staffing hours and methods to access entry.
- Front gate operations were improved by the implementation of a vendors and contractors registration procedure regarding use of the front gate. Additionally, enhanced video monitoring of the front gate area by office staff was implemented to facilitate better access during unmanned hours, especially during the winter season.
- Management maintained a strict collection policy relating to delinquent assessments, resulting in a very low delinquency rate. At the 2009 fiscal year end, only 2 lots are one quarter delinquent, representing less than a 1% delinquency rate. The Mutual of Omaha bank loan for the Roads Project requires that GHOA maintain less than a 10% delinquency rate to avoid default.
- Management lowered maintenance costs by eliminating one full-time position previously dedicated to grounds maintenance and improved supervision of the landscaping activities done by the independent landscaping contractor.

PROJECTS PENDING

- Restoration work in the ballpark area adjacent to the Cemetery which was used as a staging area for the Roads Project remains to be done in a fashion that satisfies TRPA mitigation requirements. Additionally, the GHOA Board of Directors is looking into proposals to implement improvements to this area in order to offer increased recreational use of the area.
- The GHOA Board of Directors has approved work to crack, seal, and slurry GHOA roads and pathways not included in the base contract with Cruz Construction in order to bring all GHOA roads to restored condition as part of the Roads Project. This work relates to secondary roads within the subdivision including Short Road, South Meadow Road, Glenbrook Inn Road, Slaughterhouse Creek Road, and the Yerington Park area. Due to required temperature minimums and early storms, this work has been postponed to June 2010.

PROJECTS PLANNED FOR FY 2010

- Planning for long term capital improvements include development of solutions regarding needs for meeting/event space and on-site storage space of GHOA vehicles, equipment, and supplies.
- Work with TRPA to establish total used and available land coverage for GHOA properties and common areas for possible recreation and facility expansions.
- Conduct further member surveys regarding desired summer activities and long term recreational amenities, as well as other matters requiring member input.
- Planning for further recreational enhancements to China Garden Park and Yerington Park.
- Additional community events.
- Addition of at least one more telephone service provider on the Glenbrook cell tower.
- Work to continue with utility vendors to enhance visual appearance of the community, such as screening of cell tower equipment and old telephone building, replacement or repainting of utility boxes, etc.
- Development of a method to assure fair share financial participation by all Glenbrook residents in costs of maintenance of community infrastructure and implementation of procedures to assure collection of such payments.
- Continued efforts to implement the Glenbrook Fire Safety Plan and to increase safety within the community.



Children on Glenbrook's Beach

GHOA BOARD ELECTIONS RESULT IN RETURN OF 3 INCUMBENTS AND 1 NEW MEMBER

Elections to the GHOA Board of Directors were completed on September 6 with incumbents Bud Hicks, Pete Jensen, Dick Stuart and new Member Mick Guheen being elected to 2 year terms to the Board. They will serve with Board Members Jack Diepenbrock, Kat Taylor, and Joe Miller who were not up for election this year.

Mick Guheen, the Board's newest member, and his wife, Cheryl, came to Glenbrook in 2002 and are full time residents. A native of San Francisco and a 9th generation "Californio", Mick is a descendent of one of the founding Spanish Dons of California, Luis Arguello. Until his retirement in 2002, he was one of the Founding and Managing Partners of one of the world's largest and most profitable privately held business and technology consulting partnerships, Accenture (formerly known as Andersen Consulting). In addition, he was the Managing Partner for one of twelve worldwide Industry Groups within Accenture which, during the early 2000's, was comprised of approximately \$14B in annual revenues, 2,800+ partners, and 60,000+ consultants based around the world. His Industry Group was focused on the global Electronics and High-Technology Industry, and was headquartered in Silicon Valley. Mick has traveled extensively throughout the world in connection with his work with Accenture.

Since coming to Glenbrook, Mick has served on the Board of Directors of The Glenbrook Project, a private 501(c)(3) foundation that was formed to address fire risk mitigation within the Glenbrook community. He has also served in the formation of the Glenbrook Fire Safety Committee. In addition to serving as a member of the Board of Directors, Mick will also serve as Co-Chairman of the Glenbrook Fire Safety Committee along with former Director and Treasurer, Bob Smith.

Notice: The GHOA newsletter is a publication of the Glenbrook Homeowners Association and is provided free of charge to all residents of Glenbrook, Nevada. The newsletters are also available on the GHOA website at www.glenbrooktahoe.org. Glenbrook residents are welcome to comment on the matters addressed in the newsletter, and to other articles, photographs, and news items. Bud Hicks, GHOA President, serves as volunteer (i.e., unpaid) Editor. Please forward comments to Glenbrook-HOA@GlenbrookTahoe.org or by mail to P.O. Box 447, Glenbrook, NV 89413. God Bless America.

"Reflect on your present blessings, of which every man has many; not on your past misfortunes, of which all men have some."

Charles Dickens, English novelist



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