

EAST MEADOWS
HOMEOWNERS ASSOCIATION
PO Box 9341
SOUTH LAKE TAHOE, CALIFORNIA 96158

October 18, 2011

Dear East Meadows Owner:

We seem to be enjoying a warm and wonderful fall this year after a little early snow fall to warn us of the fast approaching ski/board season! Fall colors are at their peak and we are highly anticipating our first big winter storm for the mountains. The Board would like to thank all of you who attended the General Membership Meeting this past July. It was great to see some new faces at the meeting and once again we had a very good turnout. Your participation in our annual meetings is very important to running our Association smoothly.

SNOW REMOVAL:

We have once again signed a one-year contract for snow removal services with Kirkwood Meadows Public Utility District. The snow removal period runs from October 15, 2011 to May 15, 2011. The snow removal supervisor at KMPUD is Davis (Dave) Waddle. Mr. Waddle would be happy to meet with any homeowner that has special snow removal needs. If you have a delicate spot in your driveway, a special plant you don't want buried, or you just want to tour their nice facility in Kirkwood, please call Mr. Waddle at 209-258-4444, ext. 6. Please call Mr. Waddle **before** the snow comes if you want to meet with him about your special needs, as he will be out on the plow as soon as snow removal season starts. If you plan to come up and are worried about snow removal, give the KMPUD a call at 209-258-4444 ext 0 or 1 or send an e-mail kmpud@volcano.net, Monday through Friday. The KMPUD is working on staffing this number on off hours, but as of today the off hour system has not been set up. The KMPUD staff will make all effort to have your driveway clear during your stay. During off hours and weekends you can call and leave a message on the main KMPUD above or call Mr. Waddle at ext 6. Please note Mr. Waddle may be in the plow and can not hear your call, but he does check his messages. If you want to be a priority for plowing, make your home look lived in. Turn on your outside/entry lights and give the home a lived in look. They will see your lights on and shoveled entry and know you need priority plowing over dark snowed in homes. If you have a major emergency during evenings or weekends related to water, sewer you can call the emergency number at 209-296-8668 to request help. This emergency number is **not** for snow plowing. Please only call this number for KMPUD utility services. If there is a medical emergency you need to call 911. If you have issues with the KMPUD snow removal service and contacting Mr. Waddle has not solved the issue, please contact either Jean Solberg (jssolberg@hotmail.com) or John Schroeder our Snow Removal Board Member (408-621-9197, schroederjohn@comcast.net). Jean is the association consultant and John is the Board Member taking on the Snow Removal issue once again this year. Jean and John will try to get things straightened out for you if your calls to the KMPUD don't seem to solve your problem. Snow poles are being installed by KMPUD but it is a homeowner's responsibly to keep your driveway snow pole holding mechanisms in good repair. Snow removal rules are enforced from October 15-May 15 of every year.

WINTER CONSTRUCTION:

It looks like we will have very little outdoor construction in East Meadows this winter. We currently have no new home starts on the horizon for next building season. If you plan to have any work done on your home over the winter months, please make sure your contractor does not leave any equipment or supplies in the roadways, parking areas or driveways during our snow removal months. If anything is left in the driveway, please clearly mark its location and contact KMPUD about your special snow removal needs.

WINTER RULES:

Please make sure you have removed any firewood, toys, dog bowls, equipment, etc. from your driveways. Make sure your driveway is freshly swept and clean of any debris with snow pole holders in place if you remove them during the summer months. Boats need to be out East Meadows and stored in an off site location.

Homeowners are responsible for any damage or injury caused by the presence of any objects in snow removal areas. This includes damage to the snow removal equipment. Should damage occur, the homeowner would be billed for the loss. In the event that damage occurs to your property from snow removal operations, we request that you provide written notification to the EMHOA Board immediately, and definitely prior to June 1st 2011. Please take pictures of the damage as soon as it occurs as waiting until summer is too late to work with the KMPUD on your loss.

Please remember that from October 15 to May 15, parking is not allowed on the streets in East Meadows. All vehicles must be parked in your garage, driveway, or in a common area parking area. Vehicles left on the street can be towed at owner's expense.

Please post the enclosed warning notice in your home for all to read. Property owners are responsible for all those that visit and utilize your home. We need to make sure everyone knows the WINTER RULES.

SPEED BUMPS:

Speed bumps have been removed for the snow removal season. Please watch your speed and drive safely. Visibility is not always good on our sometime icy and snow covered roads in the winter months. Keeping your speed down will help prevent accidents at EMHOA.

STREET ADDRESSING:

Emergency Services as well as friends need to be able to locate your home during all times of the day or night. Please make sure your home's street number is clearly visible from the street. **Many homes are missing their street numbers** and your family's safety could depend on it. Please check your home as it is so easy to have a street number on your home and it could save someone's life! Jean Solberg will be contacting property owners that currently have missing street numbers on their homes.

INTERNET WEBSITE:

The website is now actively managed with updated information on important issues such as utility issues, chipper programs and emergency notices. Please go to **emhoa.org** and sign up for notifications! You will then get e-mail notices when information is posted so you have immediate knowledge of issues that should concern property owners at East Meadows. We also keep updated contract lists on the website. Please contact Karen Higgins if any of your contact information has changed, especially your email address. You can just note the change when you send your HOA Payments in, thus keeping our contact list up to date.

UTILITY ISSUES:

Please go to **emhoa.org** to read up on the latest Utility Issues. We have a whole web page and many document links on the website dedicated to just Utility Issues. Please sign up at **emhoa.org** so you can get up to date information!

Thank you for your help in preparing for the upcoming snow season and see you out enjoying the snow this winter!

East Meadows Homeowners Association Board of Directors