

The Boulders Condominium Association

Hello Spring

**NEXT VIRTUAL BOARD MEETING:
MAY 18, 2022 AT 4:00 P.M.**

Hot Tub

The hot tub has received extensive updates, including a new heater that will serve both the hot tub and the pool.

Fitness Center

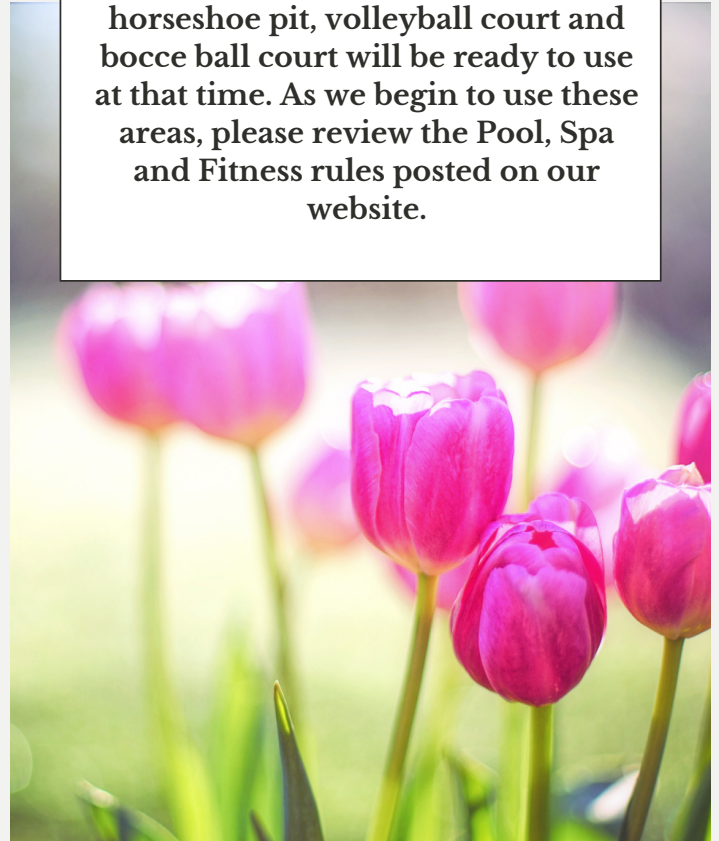
Hand wipes are available to wipe down equipment before/after use. This winter the HVAC malfunctioned and has been replaced.

CC&Rs and Bylaws

Anyone who has not submitted a ballot is encouraged to send it in immediately. We hope to be able to count *all ballots* at the upcoming board meeting.

SPRING OPENING!

Our pool is opening on Memorial weekend, weather permitting. Other common areas such as the horseshoe pit, volleyball court and bocce ball court will be ready to use at that time. As we begin to use these areas, please review the Pool, Spa and Fitness rules posted on our website.



In 2021 we invested in clearing out excess brush and trimming trees to help make us less vulnerable to wildfires. The Firewise USA certificate for 2021 is posted on our website.

This year's plans:

- Trim damaged tree branches from the December storm
- Install enhancement plantings along eastern stretch of Cinnabar Way spur and replace existing non-performing irrigation system
- Install mulch along Boulders and Cinnabar to make the landscaping areas more attractive, keep weeds down, help retain moisture and insulate root balls from temperature swings
- Continued removal of ladder fuels where necessary - including volunteer trees and limbing



PROPERTY MANAGEMENT: CAMCO

With our desire to keep our owner assessments as low as possible, it is important that all homeowners work with CAMCO and be courteous and patient. CAMCO responds to individual owner requests regarding common area requirements, and you can make a request via phone or email. Please note, as with many providers in Truckee, labor is increasingly difficult to find and time to repair is lengthening. If you need a repair, please be patient while we navigate these tough times.

As summer approaches, they will:

- Remove ice melt containers from each building and put in storage
- Wash and clean building entranceways, ceilings, walls, stairs, deck landings
- Prepare the pool area for use (add furniture, clean decking, etc.)
- Clean all roofs and gutters of debris, report back on any damage
- Install speed bumps
- Provide more frequent janitorial service at the fitness center (especially during holidays)
- Continue to remove waste from dog stations
- Manage our contractors on major projects such as painting and fire system testing
- Continue to perform regular property inspections, and make recommendations and repairs
- ... and much more!

CAMCO: (530) 587-3355

Reminders

Party Foul

Glass bottles or containers in the pool/spa/fitness center areas are not allowed. Additionally, no organized parties unless approved by the board, and no BBQs in the pool area. Wood and charcoal BBQs are prohibited by the Town of Truckee.

When nature calls...

Please pick up after your dog!

Waste bins have been provided throughout the community in case you can't reach your own trash bin.

Bear Necessities

The snow has melted on the trainbelt hill, and the hike from the east up the hill to the railway road and west to Splitrock is a nice one. For all who do the hike, please keep the trail pristine by picking up after your dog and bringing all trash out. Be aware of bear activity and bring a bear deterrent if possible.

Learn more!

Visit our website at truckeeboulders.com. The website contains relevant information and historical documents for homeowners, including answers to frequently asked questions. If you no longer have the password, contact CAMCO