

The Boulders Condominium Association

Summer 2023 Newsletter

Rec Center

Pool:

The pool is open! We lost one pump and some of the solar panels but the pool will still be heated via boiler. A replacement pump is on order and solar panels will be replaced.

Spa:

New Spa covers ordered in January were damaged in transport and sent back for repair. No ETA for delivery. We will attempt to create temporary covers.

New Rec Equipment:

New Stationary Bike and Weight Bench delivery are TBD.

Painting

The five single-family condos, Rec Center, and three more buildings are scheduled to be painted or stained this summer. There will also be some building touch-up, and around 25 decks that will receive touch up.

While we don't yet have a firm schedule, owners will be notified in advance so they can close windows and remove items from decks.

Roofs

The HOA has engaged three consultants to provide us with a proposal to do a thorough investigation of our roofs and offer recommendations for how to mitigate the occurrence of ice dams in our community. We expect to receive those proposals by June 15 and will select one to do the investigation and make written recommendations. Once we get those recommendations we will use them to guide our actions.

Some units may experience loss of heating capability because snow is covering the vent. Work to extend those vents has begun and should be completed this year.

Repair of heat tape and gutters will again be a priority this summer. Our challenge once again is getting contractors to do the work (electricians, gutters, heat tape, etc.).

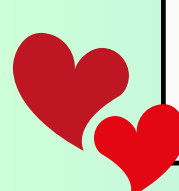
Landscape Plans

- Repair extensive damage from the winter snows
- Remove Bender Board from pathways to eliminate safety concerns
- Do landscape enhancements (TBD once damage is repaired)

Firewise

Did you know that you may be able to get a discount on your insurance because we are a certified Firewise community? The certificate is posted on our website.

Projects this year will include new, reflective house numbers and 1/8" vent screening.



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Signs

As you may have noticed, we have received our new street signs. These will be installed during June.

The planned monument sign is awaiting approval from the Town of Truckee.

Updated Rules

We have updated our rules to conform to the revised CC&Rs approved last year. We will send these to the board to review, then to owners for a 30-day review and comment period. We hope to be able to have a board vote to adopt these at the August board meeting.

Website

You can find your Board of Directors, Property Manager, Governing Documents and much more on our website:

truckeeboulders.com



Other Projects

- Roof Vent Extensions (has started)
- SB 326 Deck Inspections start 6/8
- Concrete repairs TBD
- ... and more

Did you know...

- This year we partnered with the Deerfield Community Church (next door) to store our excess snow in the unused area of their property, avoiding expensive removal of snow from our property. Huge thanks to Bob McClintock for suggesting this!
- The Legacy Trailhead is open and is located right next to the parking lot of the Deerfield Community Church parking lot. It's paved and you can go all the way to Donner Lake on foot or bicycle.
- Our own Trailhead (near the new condo buildings) will include a dog station for those coming back from their forays into the back areas.

President's Notes...

There's so much to do and so little time! As your HOA President, I wanted to take a moment to address some pressing matters and express my gratitude for the support we have received from our community.

You will notice a lot of plans but a lack of definitive completion dates for many of our projects. If you're frustrated by this, we understand. We are too. (cont'd on next pg)

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President's Notes...cont'd

While we understand the urgency and time sensitivity of the various pending tasks that require completion within our neighborhood, we continue to face challenges due to busy suppliers who have been unable to provide firm completion dates, or are unable to do the work. Rest assured, the HOA is fully aware of the importance of these tasks and the impact they have on our community's overall well-being. We are actively working behind the scenes, applying constant pressure on suppliers, and exploring alternative solutions to expedite the process (one contractor has been brought from the Bay Area to do work). Please bear with us as we navigate these obstacles and work diligently to bring our pending projects to a satisfying conclusion.

On a brighter note, I want to extend my heartfelt appreciation to homeowners who have stepped up to contribute their time, effort, and expertise:

- A big THANK YOU to Cathy Switzer and Glen Rothell who took the initiative to remove garbage left by the winter in the common area near the volleyball court.
- Thank You to Jill Short who volunteered to head up Landscaping, and Julie Ebert who volunteered to take over our Firewise program to maintain our certification (and maybe save you some money on your insurance).
- Thank You to Bob McClintock for all his work on the Finance Committee. His expertise has been invaluable!

The proactive involvement of all these folks and our Board of Directors is a testament to the strength of our community and the shared desire to create a better living environment for everyone. Their dedication and support are truly inspiring.

In closing, I want to express my deep gratitude for your understanding, patience, and collaboration during this time. Together, we will overcome the challenges we face and continue to build a vibrant and thriving neighborhood. Should you have any questions, concerns, or suggestions, please do not hesitate to reach out.

Wishing you all an amazing summer filled with laughter, unforgettable moments, and the abundant beauty of our surroundings.

-- Sheila