

# northstar Living

NEWS MAGAZINE OF THE NORTHSTAR  
PROPERTY OWNERS ASSOCIATION

SPRING 2025

NCS D Upcoming Projects 11  
NPOA Summer Employment 12  
NPOA Community Reminders 18



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P| 530.562.0322  
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**Office Hours** (Subject to change)

8am – 4pm, Monday – Saturday

**Fall/Winter Recreation Center Hours**

(subject to change)

8am – 9pm Daily

For up to date information please visit  
the NPOA website [www.npoa.info](http://www.npoa.info)

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## meeting dates 2025

Meeting details will be sent via  
Eblast prior to meeting dates. If you  
are not signed up for electronic  
communications please contact the  
NPOA Office for a form: [npoa@npoa.info](mailto:npoa@npoa.info)  
or 530.562.0322.

**March 18 @ 8am**

NPOA Board of Directors  
(If necessary)

**March 25 @ 9am**

Design Review Committee

**April 12 @ 9am**

NPOA Board of Directors

**April 29 @ 9am**

Design Review Committee

**May 13 @ 8am**

NPOA Board of Directors  
(If necessary)

**May 27 @ 9am**

Design Review Committee

## community comments policy

Northstar Living welcomes your comments that are pertinent to the Northstar community and will publish those comments on a space-available basis. Articles should be addressed to Northstar Living; signed by the author, unless sent electronically; and should include the writer’s name, his or her Northstar address and the telephone number at which the writer can be reached most easily.

Comments not meeting these requirements or containing solicitations, inaccuracies, libelous or incorrect statements, lacking clarity or having no pertinence to the Northstar community or the Association will not be published. Comments must be received by February 1, for spring issue; May 1 for summer, August 1 for fall or November 1 for winter. Comments are accepted in person at the NPOA office, by mail to NPOA, Attn: Community Comments, 2200 North Village Drive, Truckee, CA 96161; by email to [sean@npoa.info](mailto:sean@npoa.info).

*Disclaimer : Readers are advised that the opinions expressed are those of the individual, not of all the association. The original content of these comments has not been edited.*



It is my pleasure to provide you with an update on the latest developments in our community. As we move into the spring season, we have several important updates to share with you.

**Winter Yoga**

Tahoe Yoga and Wellness has been offering Saturday morning yoga classes at the Rec Center at 9:30am this winter. Many members are enjoying and taking advantage of this convenient class, however there are still spaces available through March 29th. Sign up in advance to secure your spot. If we do not have enough sign-ups, the individual class may be cancelled. Let's try to avoid that! Yoga classes will not be offered during April and most of May, but classes will resume starting on Memorial Day Weekend, Saturday May 24th. Please remember to bring your own yoga mat. For sign-ups, please call 530.562.0320.

**Massage Services**

Last summer Tahoe Yoga and Wellness also began offering massages throughout the year at our Rec Center. Many members mentioned interest in having this service return to the Rec Center after it was discontinued during the COVID pandemic. If you are interested in using

their services, you can contact them at their website at [www.tahoeyoga.com](http://www.tahoeyoga.com) or call 530.550.8333.

**Holiday Party**

On December 21, 2024, NPOA hosted our second holiday party in our New Member Lounge. The party was a wonderful success with a whiskey tasting bar as well as complimentary wine & beer and light hors d'oeuvres. The Game Room was filled with kids enjoying free arcade games. Over 140 adults and children attended the party, and we hope to continue to offer this event in the coming years. The NPOA Board would like to thank Colette Findley, our Special Events Chair for working so diligently on creating such a wonderful event.

**General Release and Waiver of Liability Program**

In our ongoing commitment to maintaining a safe and enjoyable environment for everyone, the NPOA board has approved and NPOA Staff will be instituting a new requirement for all members and guests to sign a general release and waiver of liability agreement before using the facilities at the Rec Center. Many of us who belong to sports clubs are familiar with this type

of document. This measure is designed to help manage liability risks and protect both our community and its residents from potential legal claims related to unforeseen incidents. By having everyone acknowledge and accept these terms, we are better able to meet updated insurance requirements and ensure that our Rec Center remains a secure and welcoming space for all.

We are planning to begin this program this Spring and we will ask each member and guest to sign an electronic version of the NPOA Release and Waiver of Liability Agreement before using the facilities at the Rec Center. For your convenience, we will be emailing the waiver link to homeowners registered to receive eblasts to complete the waiver at your own leisure remotely. Parents and guardians are obligated to provide a signature for children under the age of 18. You will have to sign this agreement just once. We appreciate your understanding and cooperation as we implement this important policy change.


**2024 Financials**

We are in the process of finalizing our financials for 2024. The good news is that

*Continued on page 6*

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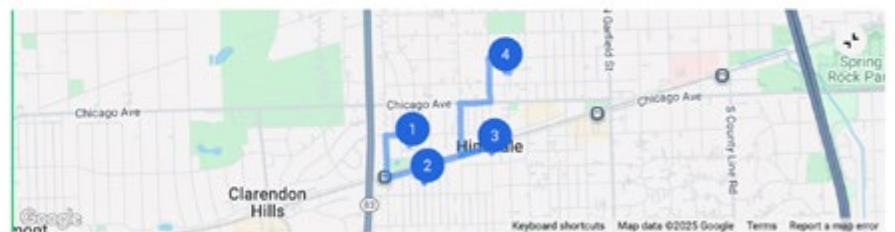
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we managed our expenses very well this past year and are under budget for 2024. As we have done for the past several years, we have allocated \$250,000 to our Reserve Fund. Once our 2024 Audit is complete, we may choose to make an additional contribution from our excess funds in the 2024 Operating Budget to our Reserve Fund. Please keep in mind that the NPOA Board is committed to managing our finances carefully and making decisions that are in the best interest of our entire community. Our 2024 audit will begin this month and should be completed by the end of April.

### Upcoming Improvements

**Women's Bathroom Remodel:** We are delighted to announce that we are currently planning to remodel the Women's Bathroom. We are working with a local contractor and by summer, hope to be finalizing the plans to improve the showers, sinks, changing rooms and toilet areas. If all goes according to plan, we will be starting this remodel in the Fall.

**New Dining Patio Furniture:** This summer, we finally will be revealing our new dining tables, couches and large cantilever shades for the dining patio area near the Game Room. We worked with a professional designer to select better shading

and seating options for that area. The new shades are meant to withstand the wind better and provide more protective shading which we are always looking for during the summer months.

**Maintenance Projects:** We have several maintenance projects scheduled for this year as well. A list of them can be found under the General Manager's Report with descriptions and timings. All these projects are funded by our Reserve Fund that we maintain by making annual contributions to this fund.

### Trash Policies and Donations

Please take time to read the NPOA Dumpster Site Rules. A card is required for access plus we have surveillance cameras, so when homeowners or guests dump things in violation of our rules, they are called to a fine hearing. These dumpsters are meant to be used only for household garbage and recycling. If you are remodeling a home, your contractor should not be using these dumpsters. Also, homeowners are not allowed to dump old furniture, household appliances or sporting equipment at the NPOA dumpsters. This is also against the rules, and you will be called to a fine hearing. The Truckee area has several donation centers that would be delighted to recycle these items for you.

Most importantly, condo dumpsters are only to be used by condo homeowners. If you live in a single-family home, you should only use your own bear box or the NPOA site dumpsters. Also, the condo dumpsters are meant for household garbage only and recycling items should be taken to the NPOA site dumpsters.

### NPOA Staff


I wanted to take this opportunity to thank the NPOA administrative staff and maintenance teams for their hard work this winter. They played an integral part in making our holiday party a success and they do a wonderful job operating and maintaining our Rec Center. We are very fortunate to have such a dedicated team keeping our Rec Center clean, safe and well-maintained.

We hope you find this update informative and helpful. As always, if you have any questions or concerns, please do not hesitate to reach out to us. I hope you all had the opportunity to enjoy the snow that finally arrived in February. See you all this Spring!




Jackie Apple,  
Board President

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# general manager's report

Thank you for taking the time to read the Spring edition of Northstar Living. I appreciate the opportunity to provide a few updates, notifications, and reminders.

**2025 Annual Assessments** By the time this publication, hopefully all homeowners have now paid the 2024 assessment. As of February 1, about 93% of homeowners have paid the annual assessment in full for 2025. And the remaining payments continue to arrive daily. The annual assessments are the primary source of revenue for NPOA, so thank you very much to the large majority of our membership who paid the annual assessment on time. If you have not yet paid the 2025 assessment, always feel free to contact the Administrative Office at 530-562-0322 for assistance in making the payment.

**Reserve Projects 2025** In addition to the Fitness Center Women’s bathroom remodel and new patio furniture mentioned in the President’s Perspective, there are multiple other projects already approved and tentatively scheduled for 2025. These include:

- Replaster and Tile of the Lap Pool and Covered Spa starting in early September. The demo portion of this project will be quite loud and dusty for the first week. We anticipate this work to be completed by early October. The new plaster will need to cure for at least 30 days, meaning they should be available for use again starting in November. We intend to keep the Main Pool available this fall while the Lap Pool is closed for this project.
- Tennis courts 6 – 8 are scheduled to be resurfaced late spring as weather allows. We will remark one tennis court (#6 closest to the entrance gate) to four pickleball courts to provide additional overflow capacity for pickleball. At the same time this work is completed, crack repairs will be completed on the existing pickleball courts.
- Concrete steps from the entry building to pickleball courts. The current concrete is deteriorated and needs to be replaced again in late spring as weather allows. Further, we are taking this opportunity to revise the design to improve the flow as well as additional railings for better safety. While we have a concrete contractor on site, we will also replace the concrete steps from the deli area to the Fitness Center.
- Office Kitchen is being refurbished to improve and increase the amount of cabinet storage while at the same time redesigning to allow for a full-size counter depth refrigerator with an ice maker, a much larger sink with a disposal, and most importantly the addition of a dishwasher allowing us to be more earth friendly by eliminating disposable waste such as plates, bowls, utensils, etc.
- New Cardio Equipment. Two new Matrix Treadmills were installed in December and one Peloton that should arrive this spring.
- Filtered Water - the seasonal water fountain by the Main Pool will be replaced with a bottle filling station / water fountain. A bottle filling station is also being added between the Family Restrooms



**Töst** Haven't had a chance to stop by Töst yet? Don't miss out - make plans to visit and experience Lake Tahoe's only ski-up, mountain-view bubbly experience! Töst is open from Thursday – Monday every week. You can find it tucked in the woods off of the East Ridge trail. Line up starting at 1:30 p.m. to receive a glass of bubbly (or cider) and toast with friends, both old and new!

## Northstar California Upcoming Events!

**S'mores** Finish your day with a sweet treat at The Village at Northstar. Enjoy complimentary s'mores served at 4:00 p.m. every Friday, Saturday, and Sunday throughout the season.

**Twilight Snowshoe Tours** Enjoy the peaceful scenery of the Sierras on a guided snowshoe tour! Embark on a 2-2.5-hour tour from our Cross-Country Center and meander through the pines as you gaze up at the stars. The tour concludes at The Village at Northstar, where you can enjoy s'mores and hot chocolate to end your evening adventure. Dogs on leashes are permitted to join the tours. Tickets required; advance purchase suggested.

**Live Music in the Village** Northstar hosts live music in the Village every weekend throughout the season. Stop by to listen to some tunes by the ice rink, then head to dinner at one of our many delicious Village restaurants! Live music runs from 4:00 – 7:00 p.m. on Fridays, and 3:00 – 6:00 p.m. on Saturdays & Sundays.

For more information on all upcoming events, please visit [northstarcalifornia.com/events](http://northstarcalifornia.com/events).





in the Game Room. These additional locations should greatly reduce the number of people in swimsuits using the bottle filling station in the Fitness Center during the summer season.

- New umbrella stands will be purchased for the pool deck lounge chairs that will be heavier in order to better secure the umbrellas.
- Several smaller reserve projects have been approved including replacing the security system controller and boiler system controller. Additionally, we will replace pool and spa motors, pumps, and other equipment as needed through the year to ensure these amenities are maintained and open for your enjoyment.
- One reserve project postponed to a future year is an asphalt overlay of the parking lot. For 2025 we will do the normal crack fill, sealing, and striping maintenance as weather allows this spring.
- Finally, many of the existing signs at the intersections throughout the community, excluding Northstar Drive, have letters that are peeling, faded, or placed on posts in poor condition. The cost to purchase and install new signs is quite expensive. Seeking an alternative, I approached Placer County about replacing these signs with the standard

wood posts and green/white County signs. After much discussion with County representatives, this does sound like a viable option for a nominal additional cost (25%) compared to replacing the existing signs. Most importantly, once the standard Placer County posts and signs are installed, then Placer County will maintain these signs and posts going forward! The NPOA Board has approved this approach. The goal is to complete the necessary process with Placer County this spring in order for the new signs to be installed at some point in 2025.

**Spring Maintenance Week** Each spring and fall, the Recreation Center is closed for 4 days in order to complete a deep clean of the facilities with an emphasis on the Fitness Center building work out areas and locker rooms. In addition, while each year is different, we typically try to also schedule any impactful reserve or operating projects to minimize the impact on daily operations. For this spring, the maintenance week is scheduled for May 12 - 15. We will also send notifications electronically and post signs at the Recreation Center in advance of this scheduled closure. On behalf of all our hard-working team, thank you to all of our members for your continued cooperation and understanding.

**2025 NPOA Election** By early March you will receive a notice via US Mail regarding the upcoming 2025 NPOA Board of Directors Election! This year, four director seats are up for election with multiple incumbents. The nomination period will run from early May to early June, and it is during that time, interested candidates in running for the NPOA Board may submit a candidate form to our offices or to our Operations Manager directly at [sean@npoa.info](mailto:sean@npoa.info). More information will be sent out to membership as we get closer to our nomination period and the election date, but if you have any questions in regards to the upcoming election, do not hesitate in reaching out to our Administration Offices.

**Summer Seasonal Employment Opportunities** As our many long-time homeowners know, summer time is prime time at the NPOA Recreation Center. As we do every year, there will be numerous seasonal part-time and full-time positions available for the summer season. Please see the Summer Employment Opportunities section in this edition of NSL for more information.

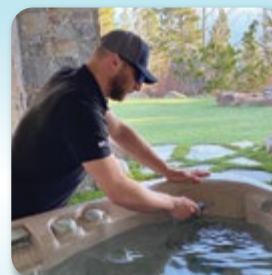
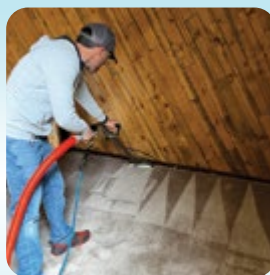


Tim Fulton,  
General Manager



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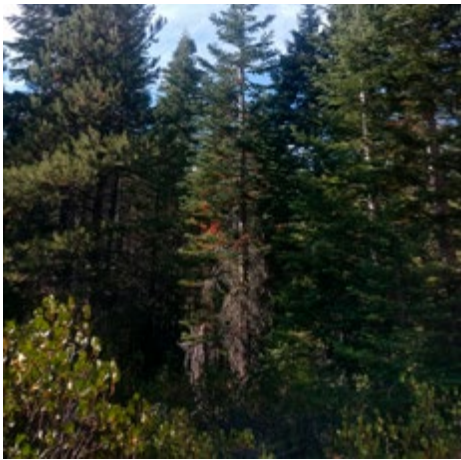


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## What are we doing to protect our forests and meadows?

Large and devastating wildfires, like the one in Los Angeles serve as an urgent reminder to the work that needs to be done in our area to mitigate the risk and destruction of a wildfire in our surrounding forests. For the past decade, the Truckee River Watershed Council (TRWC), with our partners, has been working urgently to restore forests and meadows in our region.

- In 2010, TRWC joined a collaborative project with the Sagehen Creek Field Station to help restore forests around Sagehen and bring back their natural resilience.
- In 2019, TRWC conducted a Forest Health Assessment to identify areas in the Middle Truckee River watershed

where forest health treatments could have the greatest benefit.

- In 2022, Middle Truckee River Watershed Forest Partnership (MTRWFP) was formed. Our Partners include National Forest Foundation, US Forest Service, The Nature Conservancy and Truckee Meadows Water Authority. The MTRWFP aims to complete 60,000 acres identified in the Forest Health Assessment over the next decade. The goal is to increase ecosystem resilience, reduce the risk of catastrophic wildfires, safeguard water and air quality, and protect fish and wildlife habitat.
- In 2023, with our partner, US Forest Service - Tahoe National Forest, we completed fuels reduction treatment

for 430 acres in Independence Creek Basin.

- Last year in 2024, the MTRWFP reduced hazardous surface and ladder fuels across 2,865 acres, increased forest health and resiliency across 2,537 acres, and prepared an additional 6,842 acres for treatments in the coming years.

Currently, TRWC is leading three forest health projects, now in design, totaling 10,000 acres through the MTRWFP that also all have a meadow restoration component included. These projects include Boca, Hobart, and Sayles Forest Health and Meadow Restoration projects that will reduce the risk of extreme wildfire and disease, improve hydrology, enhance ecosystem resilience and protect critical infrastructure.

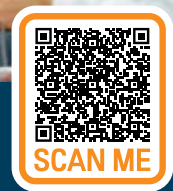
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### Upcoming Trail and Wood Energy Facility Projects

Northstar Community Services District (District) staff are working diligently to deliver two community projects. Project summaries are as follows:

- **Martis Valley Trail Segment 3F** - This project entails extension of the Martis Valley Trail (paved Class 1 multi-purpose trail) from the Castle Peak Parking Area to the Northstar Village. The project was publicly bid in May 2024. Unfortunately, the proposals received exceeded available funding for the project. Additional funding has been secured for the project, and redesign measures have been implemented to reduce construction costs. The project will be re-bid this spring, and, assuming adequate funding is available to award a contract, work will break ground this construction season.
- **Wood Energy Facility** - The proposed wood energy facility will utilize forest waste residuals from regional fuels management projects to generate renewable heat energy for pools and buildings within the Northstar Village. Work to install the energy distribution piping for the project was completed in summer

2024. Work at the facility site will resume in 2025, and heat delivery to connected entities is expected in Winter, 2025/2026. Detailed project information is available on the District's website or scan this QR code.



As always, the District will manage projects to minimize disruption as much as possible; however, inconveniences within the project areas may be unavoidable. We ask that you please be patient and take caution within construction cone zones to help make these projects a success. Please check the District's website regularly for project updates during construction. [www.northstarcsd.org](http://www.northstarcsd.org)

For specific questions/concerns related to the upcoming project activities, please contact NCSD at 530.562.0747 or [customerservice@northstarcsd.org](mailto:customerservice@northstarcsd.org).




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### Massage Therapy at the NPOA Recreation Center

Hey Northstar! We're thrilled to be offering Massage Therapy onsite at the NPOA Recreation Center! Some of you may know us from our 20+ years as the premier Yoga and Wellness Center in Downtown Truckee CA. Others may remember us from our time operating Tahoe Spa & Wellness in the Northstar Village.

Our goal is to have our clients leave their massage feeling profound change and more comfort and ease in body and mind. We also believe strongly in the power of self-care and encourage regular massage as part of an ongoing wellness lifestyle. We look forward to working with you and being part of your wellness team!

Our opening in 2024 of a boutique massage studio at the Rec Center began on a limited basis. We are now excited to announce an expanded, daily offering of massage therapy available to Northstar homeowners, guests, and visitors. Our highly skilled massage therapists use a variety of modalities, including deep tissue, sports massage, and relaxing Swedish techniques. We also offer high quality enhancements, including cupping, hot stones, and organic CBD balm. Each treatment is customized specifically to your preferences and needs.

Schedule a Massage by scanning the QR code, or call us at 530.550.8333. We offer PREFERRED PRICING for Northstar Homeowners! Show your NPOA ID card at your first massage for your special rates.

Coming Summer 2025 - Facials and Skincare Services  
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## Give the Gift of the Mountain

New scents by local artisans evoke the atmosphere of your mountain home.

You love the fresh mountain air and the scent of the Tahoe National forest (it's why you have a house here, after all!). Reno/Tahoe-based artisans Outlaw Soaps have released two scents (available in soap, lotion, body wash, cologne, and room spray) that capture our Northstar scent just *perfectly*.

With special pricing for volume purchases like corporate gifts, wedding favors, and hospitality (your Air BNB guests will rave!), they're a natural choice.

Buy direct at [LiveOutlaw.com](http://LiveOutlaw.com) or inquire about volume pricing or custom blends from [Danielle@LiveOutlaw.com](mailto:Danielle@LiveOutlaw.com)



### Summer Employment Opportunities!

The NPOA Recreation Center is now accepting applications for all summer employment positions. Many of our summer staff comes from the families of our members, so it is never too early to consider us at the Rec Center!

If you or anyone you know are interested in any of the following positions, please visit [www.npoa.info/jobs](http://www.npoa.info/jobs), or contact our Admin office at 530.562.0322. You may also email our Operations Manager directly at [sean@npoa.info](mailto:sean@npoa.info).

- Lifeguard/Head Lifeguard
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**Northstar California Golf Course Winter 2024/25**

Well folks it's been a dismal winter with cold temperatures and very little snowpack. As you are reading this a storm may have finally hit the Tahoe area. Obviously, the golf course is closed until late May - early June. We hope everyone is having a happy and safe winter season and hope to see you on the links come

spring! Season passes for homeowner's and public will be available in the golf shop once the course opens. Passes are no longer available online for purchase.

With the light snowpack and freezing temperatures, there is concern about the grass and most importantly the greens. Heavy snowpack and insulation are better for the grass and turf coming out of winter. I can't emphasize enough how important it is to stay on the cart paths at all times (pets included). Walking on the grass at this point with the ice layer can be very damaging. Please remind your guests and renters during their visit to stay on the cart paths, the golf course is not a snow play area.

In conclusion, we appreciate everyone's cooperation during the winter months. Our team strives to make the best product and we are happy to provide this great amenity to our guests. Please don't hesitate to reach out with any questions and look forward to seeing everyone soon!

Jarrett Bower, Director of Golf  
Jarrett.k.bower@vailresorts.com | 530.562.3887

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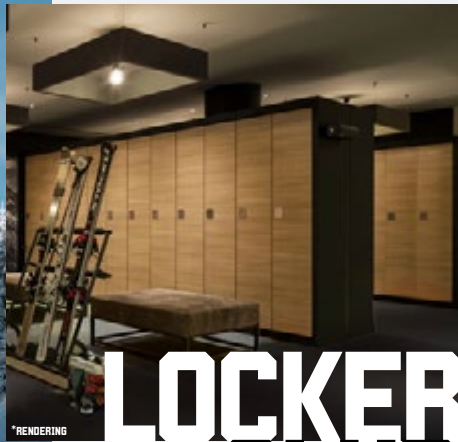
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January 30, The Ridge Golf Resort, Auburn. (Left to Right) Sheree Rife, Linda Sweeney, Marian Hansen, Astrid Cousins

### Northstar Women's Golf Club

This year Dry January applies to more than giving up alcohol for the month. In January we went 27 days with no snow. While we wait for Fabulous February or Miracle March, four of the Northstar Women's Golf Club members made a trip to Auburn to play at The Ridge where the temps were in the high 50's which felt much warmer than the 17 degrees when we left Northstar at 8:30am. If the weather clears again, we will plan another outing to Reno or Auburn. Contact Marian Hansen at [sidebcorp@aol.com](mailto:sidebcorp@aol.com) if you

would be interested in playing before the Northstar Golf Course opens in mid-May.

The Northstar Women's Golf Club (NWGC) plays every Tuesday with a starting tee time around 8:30 am from the first Tuesday that the course is open until the course closes in October. Many of us get the full pass so that we can play any day/any time and multiple days each week. We like to get our money's worth out of the passes. If you want to just come out for the day to meet

some of the members, email Marian the Saturday before Tuesday play and she will match you up with members with a similar golfing ability. We accept all players with or without a handicap and those with high and low handicaps. The NWGC is open to all women, you do not need to be a resident at Northstar. If you know someone in the area who would be interested in playing with a really fun group of women, please pass this along. For those who join, we hold a tournament in August and part of your membership goes towards prizes and lunch.

Men and Women have the ability to be part of the Northstar Golf Club. The Northern Nevada Golf Association (NNGA) that Northstar is a part of has made the process to join even easier. Simply go to <https://www.nnga.org/membership/join-your-member-club>, scroll down to Northstar GC, type in your GHN number or sign up as a new member, enter or double check your contact information. Once you are a member, you can use the USGA GHIN app to enter your scores, establish and keep your handicap active and receive golf promotions.

Enjoy the rest of winter and hope to see you out there this Spring.

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## NPOA Community Reminders

The following serves to remind those in the community of commonly asked questions or policies that can be overlooked from NPOA Members and/or renting guests.

### Can Members or renting guests park in the NPOA Parking Lot to go skiing or to go to the village for long periods of time?

**Answer:** The NPOA parking lot at the Recreation Center is only for Members and/or guests actively utilizing the rec center facilities. Ski/Snowboard/Bike Park parking is not permitted at any time. Parking Lot users are able to visit the village for up to 60 minutes on weekdays and up to 30 minutes on weekends and holidays. Since last winter alone, there have been over 220 violations of the Parking Lot Policy handed out to homeowners.

The 40-space lot was not created nor can hold cars for all 1,480 NPOA properties looking to ski/snowboard or for long-term village parking. Please make sure anyone with access to your cards are aware of the policy as homeowners are responsible for any violations or misuse of the lot tied to the card used at entry. Repeat violations result in notice to appear in a hearing to discuss monetary fines and/or the temporary suspension of membership privileges with the Board, so please help ensure all use of the lot is proper and in accordance with the Parking Lot Policy.

### Can non-household waste items be dumped at the Dumpster Site that someone else may be able to pick up and use?

**Answer:** No. Any non-household waste items left at the Dumpster Site incur an additional cost to remove them from the site. This includes items such as construction debris, furniture, mattresses, appliances, skis, TVs, lamps, and other "give away" items. NPOA Members have been fined for this behavior previously. Please ensure all non-household waste items are taken either to the Eastern Regional Landfill or a charitable destination.

### Can anyone use the Condominium dumpsters?

**Answer:** No, the condominium dumpsters are only for the exclusive use of condo homeowners and their guests. Anyone else in the community may use their own individual bear box or take trash to the NPOA Dumpster Site.

### Is holiday lighting allowed in the community? And for how long?

**Answer:** Holiday lighting may be placed on the exterior of a residence throughout the individual lot, but only from November 15th through January 31st of the following year (NPOA DRG 6.41).

### The nearby short-term rental (STR) guests are consistently loud. What can I do and who do I report that to?

**Answer:** The easiest thing to do is call the 24-hour enforced Placer County Short Term Rental Hotline at 530.448.8003 and report the property. Placer County has very specific ordinance information that speaks to parking, noise, and trash/refuse. NPOA will log complaints internally and reach out to owners if necessary. (CC&R 8.05) (Placer County Ordinance 9.42)

### Can I perform any work or repairs to the exterior of my Single-Family Home without NPOA approval?

**Answer:** Almost all exterior projects, at your Single-Family Home, require an NPOA Design Review Application, must submit any necessary review fees, and receive NPOA approval before work commences. This includes new home construction, remodels, additions, improvements and maintenance/landscape projects. The basis for approval of projects is to maintain harmony with the external design of other structures within in the development and not interfere with the reasonable enjoyment of any other owner of their separate interest.

### What time periods can construction related activities take place at Single-Family Homes?

**Answer:** Per Section 10.11 of the NPOA Design Review Guidelines, all SFH construction related activities are limited to the following days/times:  
 Monday – Friday: 7am – 6pm  
 Saturday: 9am – 5pm  
 Sunday/Holidays: No noise producing work allowed

No matter whether you are a full-time or part-time resident or an investment property owner with long-term or short-term rentals, let's show this community the respect it and each one of us deserve. If we acknowledge and adhere to these rules, we can eliminate complaints and any tensions that come along with them. Please contact us with any questions at 530.562.0322.

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**Northstar Book Club** by Nancy Ives

Northstar Ladies' Book Club Whether cozy by a fire during a snow storm, lying in shade on a hot summer day or walking in the woods wearing ear pods, some will say there's no better place to enjoy a good story. This is true of most members of the Northstar Ladies' Book Group.

Each third Tuesday of every month several women gather at 3 p.m. in the Northstar Rec Center (or someone's living room or deck) to discuss the latest book selection. Once each year everyone suggests books they would like to discuss. The group

votes which to pursue. Subjects range from fiction or non-fiction to comedy or drama. There are also historical fiction, autobiographies, even some old classics--whatever the ladies chose.

This Northstar book club has been meeting for more than a decade. It began with five or six interested ladies and now has more than 30 full and part-time residents on the member list. We average between eight and 12 at each meeting.

Some former Northstar ladies make the trip up from Reno in the summer, and our mountain group has driven to Reno a couple of times as well. Each December, instead of a regular meeting, we have a holiday gathering to support the local reading program, "Excellence in Education." In this way, we give back to something we firmly believe in.

Anyone is welcome to join the book group. Ladies of all ages, from various backgrounds and experience enjoy spirited discussions. Amazing how everyone can read the same thing, but comes away with different slants and views of the subject. Makes for interesting interchanges and ideas, but, best of all-- we have fun! For information, contact [stephaniemca999@gmail.com](mailto:stephaniemca999@gmail.com).

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Volunteer Work Party, 2024

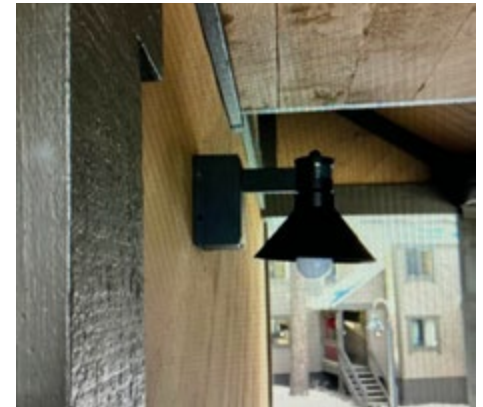
### Aspen Grove

Our new custom lighting system is near completion. Each homeowner unit has a custom light fixture at their entry door that includes a standard outlet and several motion sensor settings. This new and upgraded addition to our community has provided more continuity in design as well as a better safety feature for homeowners who enter and exit their units in the dark. All tower units have front door entry lights as well as additional lighting on each of the four exterior landings. Thank you to the Landscape & Aesthetic Committee for all the hard work in replacing all the old and outdated entry lights.

We continue to find areas within our community to increase and improve our

landscaping efforts. In the fall of 2023, we planted 37 Aspen trees in an area which was once barren and desert like and now is thriving with healthy quaking Aspen trees. The Landscape Committee is working on a proposal to plant additional trees in other areas within the property that will provide greenery, shade and some privacy. Once the bids for labor and materials are collected and the committee is able to discuss comparison pricing, they will be able to send their recommendation to the Board of Directors. Planting could begin as early as late spring.

Aspen Grove is planning its' 7th Annual Volunteer Work Party. This is an opportunity for all homeowners, family and friends to participate and volunteer



New Custom Front Entry Lights

their time to help spruce up the grounds surrounding our many buildings, keep our property safe from potential wildfires and assist with our defensible space efforts. Each year we spend about 3 hours clearing brush, appreciating the time working alongside our neighbors and enjoying a catered lunch provided by our association. Last year we had almost 40 participants, however we have 180 homeowners and it would be great to see more participation in helping to clear pine cones and needles from our wooden structures especially during this time when wildfires are becoming more and more the norm. We all need to help protect our Aspen Grove investment. Once the date is determined, we will send out a "Save-



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the-Date" announcement through our HOA gmail communication setup. Please consider being a part of this valuable event.

At Aspen Grove, we are very fortunate to have dedicated people who see value in protecting, enhancing, maintaining and preserving the beauty of our landscape and our buildings. A big shout out to our Board of Directors, our staff at CAMCO and the homeowners who serve this community through their volunteer efforts.

### Indian Hills

Dry January each year is a campaign to go one month without drinking alcohol. Mother Nature seemed to participate in Dry January in her own way! February started with a warm atmospheric river that did turn colder and helped build our snowpack.



Indian Hills is exploring a project to replace our entry stairs and walkways in a manner that compliments the improvements made to our rear decks and minimizes ongoing maintenance costs. Our wood entryways have been in place since the origin of our community. Similar to our rear deck project, we have started with architectural drawings and plan to build a test entryway next spring. The entryways will utilize composite decking materials and metal railings. The test entryway will help us optimize the

design for construction cost, and learn about the challenges of the project. We will be sharing photos and learnings with our owners as we move the project forward. The architect's rendering gives an idea of what the new entry stairs and walkways will look like.

This summer we will again be treating our roofs to a spa treatment! You may see roofing professionals up on the roof spraying our shingles. The treatment extends the life of our roofs and adds years to their life expectancy. Too bad the treatment does not work on people!

A reminder that our Indian Hills dumpsters are for the use of our owners and guests to dispose of household trash. Bags of trash or large items should not be left outside the dumpsters. The NPOA dumpsters are for use by the entire community, including Indian Hills, to dispose of trash and recycle. Single-family homeowners should not be using the dumpsters in the condo areas but should be using their bear boxes or the NPOA dumpster area.

Our hearts go out to all the people that have been affected by the wildfires. We are all being impacted by the insurance companies' changes in rates. Indian Hills works hard each year to meet the requirements for defensible space compliance. That includes removing low

limbs on trees, removing fuels around our buildings, and clearing pine needles from the ground annually. Kudos to NCS D for helping our community become a Fire Wise community. Both of these certifications may help you negotiate a better rate on your home insurance.

We are welcoming Springtime at Indian Hills with great spring skiing and visions for continuous improvement in our community!

### Ski Trails

Hello - and Happy Ski Trails Season! By the time this issue of Northstar Magazine lands in your hands, dear reader, the ski season will be more than halfway over, but as press time approaches, it's in full swing. And it's been a great one for the Ski Trails Condominiums!

For one thing, after a bit of a slow start to the snowfall, there was a good rebound over New Years, which dropped enough of the good stuff to combine with crystal clear days and make the slopes a treat to be on through January and into February's atmospheric rivers.

Almost as important: our parking experience has seen improvements this season after testing out different permitting and enforcement systems. The

*Continued on page 26*



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Ski Trails Board settled on a mix of parking stickers for owners, hangtags for guests, and beefed-up enforcement through our partnership with the resort through the Northstar Public Safety parking enforcement. This new parking experience was designed to improve the availability for owners and guests while reducing friction. Significant changes include:

- Staffed enforcement at parking lot entrance
- Regular patrols by Northstar Public Safety
- New tags for owners and hangtags for guests (eliminating the use of old/expired parking passes)
- Increased citations and towing for violators

The entrance checkpoint is turning away multiple cars each day, and the parking lot patrols are issuing very few citations, despite doing daily sweeps. And we're getting no repeat offenders, which is showing that the new system is working. Huge thanks to our owners, CAMCO, our individual property managers, and our Board for all working together to push through these changes and make them effective right out of the gate.

Also worth noting is that our new negotiated deal with Spectrum (the local provider of internet service and cable television) has provided our homeowners and guests with high-end, high-speed internet service as a steeply discounted rate, saving our owners money on their monthly bills. There is no such thing as a free lunch, of course, and so part of this savings came from dropping local cable television service from the base package. Individual owners can still opt to add that in, but it seems that very few guests have complained about this, as so many people get their television options from the various streaming services.

Ski Trails remains an incredible and excellent place to spend a winter in the North Tahoe region. After a day of skiing or riding, if the roads are clear, we can drive into Truckee or to the lake itself for dinner at any of dozens of terrific restaurants. And if the roads are icy or traffic-filled, we can hoof it on down to the Village (8-9 minutes from the end of Coyote Fork) to dine there, go ice skating, have an apres ski beverage, or even see a movie! There's a movie theater IN THE VILLAGE! With popcorn and everything! So great - enjoy!



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