



# Spring 2021 Newsletter

June 2021

## PRESIDENT'S CORNER

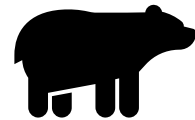
When I was elected to the Board and President last Fall, I wanted to bring back these newsletters. This is the first in a few years, and there is a lot of information we need to share across the community and things we need to work on together. The problem is, because of that, these newsletters can end up being preachy, which I know can be annoying. As I read this one, I see that we fell into that trap again. We'll try to keep these as light and fun as possible in the future.

I look forward to seeing you all at the Annual Meeting and Social Event July 3<sup>rd</sup>, and at the beach and the piers this summer!

-Jake Parker

## IS THAT A BEAR BEHIND?

Bears are out and about and looking for an easy meal after a long winter. Bears are exciting to see, but they are dangerous and cause significant property damage to our neighbors. We have had home break-ins and many car door handles and paint destroyed by bears. Your home or car may be next.



Bears will return to where they know they can get an easy meal. This can lead to property damage or the death of the bear. Bears won't stick around if there aren't easy meals. It's up to all of us to make McKinney Shores unattractive to our furry friends. Please remember to:

- Lock up your trash; get a good bear bin if you don't have one already
- Clean and lock your car, and keep the windows rolled up completely – even crumbs, wrappers, medicine, gum, or hand sanitizer can attract bears
- Do not leave accessible windows or doors open at your home
- Take down bird feeders
- Don't feed them! Not ever!

## DON'T GET TRASHED

Todd Forbush and his family have adopted the MSPOA shoreline as part of Keep Tahoe Blue's Tahoe Blue Crew. He has done amazing and hard work, and we all owe him many thanks. He's picked up

hundreds of cigarette butts and collected 40 lbs. of garbage at the cleanup at the end of last summer. He picked up 48.5 lbs. of roadside and shoreline garbage this April.



How you can help:

1. Your Trash: Please pick up all your trash. Doing so promptly helps make sure it doesn't blow down the beach or into the lake. Also, if you plan to generate a lot of trash down at the beach, consider bagging and packing it back to your house so you don't overwhelm the beach trash cans.
2. Other's Trash: Trash accumulates quickly. Especially with the new vehicle pullouts, people stop and may not be as considerate as we expect them to be. Please pick up any trash you see others have missed throughout the summer, and consider it your "good deed for the day."

Todd usually organizes three "formal" cleanups a year. Please contact him ([toddforbush1@gmail.com](mailto:toddforbush1@gmail.com)) for ways you can help keep our beach and lake beautiful.

## RENTERS, GUESTS & COMMON AREAS

There has been a lot of discussion about renters and the use of our beach and piers. As laid out in our CC&Rs, we are allowed to rent our properties as long as it isn't as a "hotel" or "business" (Sections 3.2 and 3.3), and there are no restrictions on the length of those rentals. Similarly, the use of our common areas is delegated to our guests and renters (Sections 2.6.a.ii and 2.6.a.iii). The Board is not currently exploring any changes to these rules. Therefore, our guests and renters have the same rights and rules to use the common areas and facilities as our owners.

This does not change the fact that we all need to be thoughtful, considerate, and courteous toward each other. Please help by setting this expectation with your renters and guests so our common areas can continue to be a pleasant space for everyone to enjoy.

Owners are still subject to other local government rules and laws pertaining to rentals.

## NON-GUESTS & UNCOMMON AREAS

On the other hand, there are people who are not owners, renters, or guests who continue to trespass on MSPOA property despite the signs posted down the beach. This is an issue from a quality of experience, trash, and liability perspective.

We are looking for ideas and ways to address this and are open to ideas from you. Calls to the Sheriff are one idea but burdensome and probably ineffective, and conversations with people on the beach we don't recognize are uncomfortable and they may actually be welcome as owners, renters or guests.

Unless and until we determine other solutions, you may ask if people are homeowners, renters, or guests. Assume they are, but if they are not, you may let them know they are trespassing on private property. You may also follow up with a call to the Placer County Sheriff if you wish. Only get involved if you are comfortable, and please don't put yourself in a difficult situation.

## RING IT UP

Special thanks to Sarah Obexer for providing two new life rings for the piers. There are brackets for each of the rings on each of the piers. Please help by making sure these are used for emergencies only and stay in their brackets otherwise. They shouldn't be used for play and it would be terrible for them to be missing when they are needed.

## MSPOA'S THIRD RAIL: THE ARCHITECTURAL REVIEW PROCESS

Hey! Who wants to talk about the architectural review process? Anybody? Anybody? After last year, nobody wants to touch that, including us. But people have questions, and we can't ignore it and are all obligated to understand and follow the process as laid out in our existing CC&Rs and amendments.

The last thing we want to do now is open this up and try to make any changes. These CC&Rs were recorded in 2001, and the two amendments are from 2002 and 2008. We're not making any changes to them. No changes. None.

All we want to do is make the existing process easy to understand and follow. Therefore, we have put together the attached three pages that simply summarize the existing process. This document will also be posted on the Sierra Mountain Management owner portal for future reference.

## LET'S GRAB A PIER TOGETHER

The lake is about three feet lower than it was at this time last year (lake water level link provided in the "Important and Interesting Links"). And, with the limited snowpack this year, the snowmelt won't raise it as much as it usually does in the late spring and early summer.

In high-water years, it is usually possible to park two boats on each side of the pier. In low-water years, the water gets shallow quickly and it's hard or impossible to put more than one on each side. Therefore, if we're all going to enjoy the pier and boating, we're going to have to be considerate and work together better than we have the last couple years.

We have always asked boaters to consider the pier as a "loading zone." That means:

1. Only park at the pier to load and unload passengers and gear
2. Stay with your boat while it's parked at the pier
3. Be observant and considerate and try to move out of the way when you are done or see another boat waiting to load or unload

If we all work together, we can all enjoy ourselves and avoid frustration and resentment.

It has also been many years since the pier A catwalks have been lowered. Please note the increased distance between the upper and lower sections and be careful, particularly with chairs and children too close to the edge.

## SIZING IT UP

Our beautiful boats have been getting bigger and bigger, heavier and heavier, and longer and longer, and are causing a real strain on our buoy field spacing, buoys, chains, and concrete blocks. Greg Harris ([gharris@bostonprivate.com](mailto:gharris@bostonprivate.com)) volunteers his time to be our buoy field master, and we use B.J.'s Barge Service ([bjbarge@att.net](mailto:bjbarge@att.net)) to maintain our buoy field.

The bigger boats require heavier concrete blocks to keep them from moving with the wind and waves. And longer boats may not be able to fit safely due to the proximity to neighboring boats in the field. Recommended mooring line length is  $\frac{3}{4}$  the length of the boat.

Before you buy a new boat, or plan to put any boat, greater than 23 feet on your assigned buoy, please contact Greg and B.J. to make sure 1) the buoy can support the weight of the boat, 2) it isn't at elevated risk of hitting other boats around it, and 3) it isn't at elevated risk of hitting bottom at low lake water levels. If a buoy upgrade or move is recommended or needed to support your boat, it will be at your expense.

## IMPORTANT AND INTERESTING LINKS

- MSPOA Site: <http://mckinneyshores.org/>
- Sierra Mountain Management: <https://signin.sierramtnmgt.com/>
- Beach and BBQ Reservations: Kathleen Gonzales ([gonzalez4gb@gmail.com](mailto:gonzalez4gb@gmail.com))
- Buoy Field Inquiries: Greg Harris ([gharris@bostonprivate.com](mailto:gharris@bostonprivate.com))
- McKinney Shores POA Facebook Group: <https://www.facebook.com/groups/1148030701980047>
- Lake Tahoe Water Level: [https://waterdata.usgs.gov/usa/nwis/uv?site\\_no=10337000](https://waterdata.usgs.gov/usa/nwis/uv?site_no=10337000) (6,229.1 is max level; 6,223 is when water stops flowing into Truckee river)
- Lake Tahoe Wind and Wave Forecasts: <https://www.weather.gov/rev/lakes>

## LOOKING AHEAD

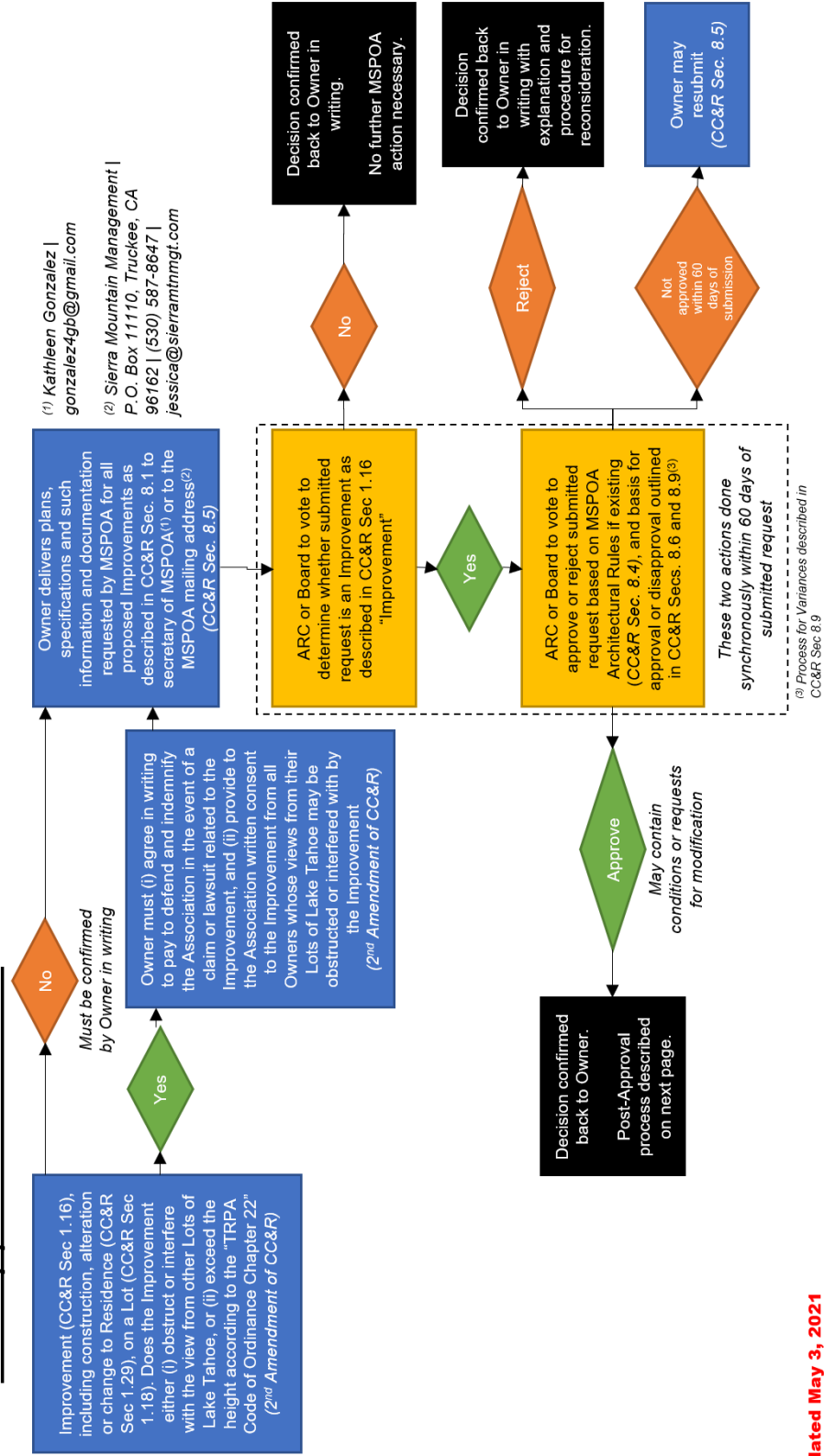
- March 5, 2021 | 1:00 PM: Board Meeting (completed)
- May 21, 2021 | 1:00 PM: Board Meeting (completed)
- July 3, 2021 | 1:00 PM: Annual Meeting at MSPOA Beach
- July 3, 2021 | 5:00 PM: Community Social Event at MSPOA Beach
- September 4, 2021 | 5:00 PM: Community Social Event at MSPOA Beach
- September 17, 2021 | 1:00 PM: Board Meeting
- November 12, 2021 | 1:00 PM: Board Meeting

# SUMMARY OF EXISTING MSPOA ARCHITECTURAL REVIEW PROCESS

Responsibility of MSPOA Architectural Review Committee (ARC), if any, or Board. (CC&R Sec. 8.2)

Responsibility of Owner

## McKinney Shores Property Owners Association (MSPOA) Summary of Architectural Review Process\* Pre-Approval Process



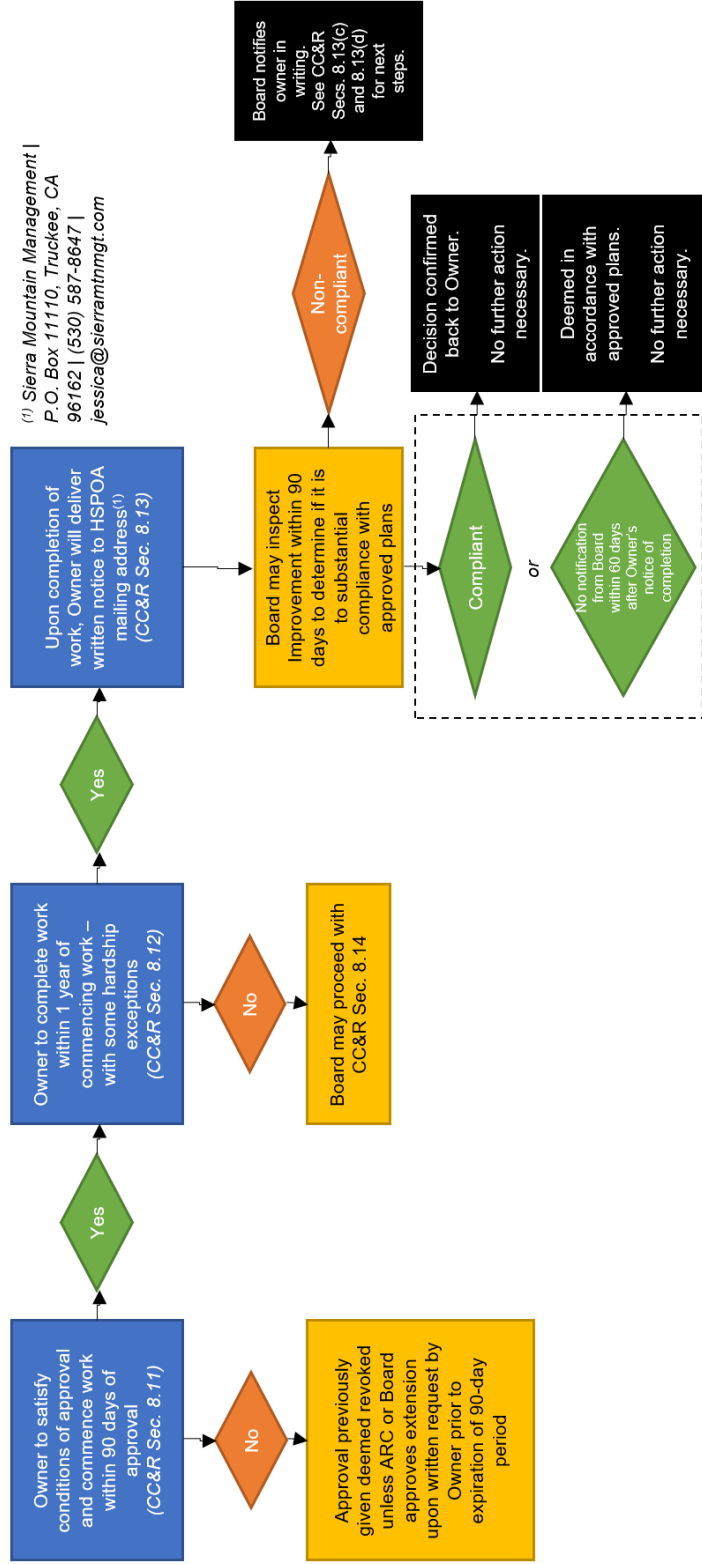
Updated May 3, 2021

\*This summary is intended only to help MSPOA Owners navigate the Architectural Review Process. This is summary in nature, is not comprehensive for all situations and is not a legal or recorded document. The actual full rules and process are described in the MSPOA Declaration of Covenants, Conditions, & Restrictions (CC&R) and its Amendments, which supersede this document and control in the event of any inconsistency. The CC&R should be reviewed by Owners along with this summary.

Responsibility of MSPOA  
Architectural Review  
Committee (ARC), if any, or  
Board. (CC&R Sec. 8.2)

Responsibility of Owner

# McKinney Shores Property Owners Association (MSPOA) Summary of Architectural Review Process\* Post-Approval Process



**Updated May 3, 2021**

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# McKinney Shores Property Owners Association (MSPOA)

## Summary of Architectural Review Process\*

### Excerpts from 2001 CC&Rs

- **CC&R Section 1.16. "Improvement"** means an addition to or alteration of the real property comprising the Development or any portion thereof and includes, but is not restricted to, any building, outbuilding, structure, shed, driveway, parking area, paving, walk, fence, wall, stair, arbor, deck, balcony, patio, pole, sign, tank, ditch, swimming pool and apron areas, pool storage and pump house, landscaping (including trees, hedges, plantings, lawns, shrubs), landscape structures, berms, fencing, pond, solar heating equipment, antennas, utilities, utility lines, gates, markers, pipes, lighting fixtures, and anything deemed to be a "work of improvement" as defined in Section 3106 of California Civil Code or any structure of any kind. In no event may the term "Improvement" be interpreted to include projects which are restricted to the interior of a Residence and which do not involve the roof or any load-bearing wall thereof.
- **CC&R Section 8.1. Improvements Generally & Approval by Board.** No "improvement" (as defined in Section 1.16) of any kind may be commenced, erected or maintained within the Development, nor may any addition to or change or alteration be made in or to the exterior of any Residence or Exclusive Use Common Area or which would affect the common utility services or installations until plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same will have been submitted to and approved in writing by the Association's Board (or Architectural Review Committee if one is formed by the Board) as to quality of workmanship and materials, harmony of external design and location in relation to surrounding structures, setback lines, topography, finish grade elevations, etc.
- **CC&R Section 8.10. Compliance with Governmental Requirements.** The application to the Association and the review or approval of any proposal, plans or other submittals will in no way be deemed to be satisfaction of or compliance with any building permit process or any other governmental requirements. The Owner bears sole responsibility for obtaining all necessary governmental permits/authorizations and/or complying with all governmental requirements including specifically applicable building codes.
- **CC&R Section 8.16. Liability.** Neither the Board nor any Member thereof will be liable to the Association or to any Owner for any damage, loss or prejudice suffered or claimed on account of: (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective; (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications; (c) the development of any property within the Development; and/or (d) the execution and filing of an estoppel certificate pursuant to Section 8.15, whether or not the facts therein are correct; provided, however, that the Board or such member has acted in good faith on the basis of such information as may be possessed by it or them. Without in any way limiting the generality of the foregoing, the Board, or any member thereof, may, but is not required to, consult with or hear the views of the Association of any Owner with respect to any plans, drawings, specifications or any other proposal submitted to the Board.

**Updated May 3, 2021**

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