



June 2016 Newsletter

[mckinneyshores.org](http://mckinneyshores.org)

### **Bear Activity**

We have already seen plenty of bear activity in the neighborhood, including a break-ins. We urge everyone to take responsibility for making the neighborhood unwelcoming for bears. This means being very careful with garbage and not leaving our houses open. The Bear League ([savebears.org](http://savebears.org)) has good advice on their website and Bear Busters ([tahoebearbusters.com](http://tahoebearbusters.com)) are very helpful with clean up and bear-proofing your home. If bears are able to find anything to eat in our neighborhood, they will keep coming back and causing trouble. Last summer, some homeowners suggested that we contact Fish & Game to have a problem bear re-located. It turns out that they do not re-locate problem bears. They euthanize them. It is our responsibility to keep our neighborhood bear-proof and not jeopardize these bears' lives.

### **CA State Lands and LLC's**

A small number of our members hold their properties in LLCs. The CA State Lands Commission considers such properties as “non-

qualifying members” and charges MSPOA extra fees on the lease for our piers, beach and buoys. The MSPOA policy is to pass those fees on to the “non-qualifying” homeowners. The rationale is that these homeowners benefit financially by holding their homes in an LLC and that they should be responsible for the increased cost to MSPOA, rather than passing it on to all of the homeowners. If you are considering using an LLC for your property, be advised that you will be responsible for the increased fees from CASLC. CASLC reviews our APN numbers every few years to modify our rent. Any changes in the status of your property will remain in effect until the next review by State Lands.

### **Pier B**

Pier B construction by Pacific Built is officially scheduled to begin the second week of July. The pier support system is in worse condition than we thought, so we are replacing the stringers with steel. There will be new Trex decking, new fender pilings and two new metal ladders. The result

will be a very long lasting, low-maintenance pier.

### **Electricity at the Beach/BBQ**

The shed on our beach property belongs to TCPUD. They have an easement for a water intake pump-house, which we use as our shed. The electricity associated with that shed also belongs to the TCPUD and they have always paid the bill. They have generously allowed us to use their shed and electricity for years. We have had a few lights, we have run our irrigation timer and we have had a few electrical outlets available to us. Unfortunately, the power line has failed. The fault is underground, under our driveway. While TCPUD has been very generous in paying for our power all these years, they cannot justify paying to dig up the power line and to repair it, just for our use. TCPUD has negotiated with Liberty Energy on our behalf to put in a new overhead power line and restore power service to the shed. This will take a few weeks, so be aware that there is currently no electricity at the Beach/BBQ area.

### **Buoy Field Map and Buoy Numbers**

We have had an ongoing problem identifying our buoys due to a map that is not accurate and the use of lot numbers, which are not in order in the buoy field. We are in the

process of generating a new map. It will be based on aerial view from Google Earth so it should be accurate. We have also assigned a new set of buoy numbers, which make sense within the buoy field. When the map is finished, we will make it available to everyone. We also plan to put new tags on the buoys with both the lot# and the new buoy number. Hopefully this new system will make things easier for everyone. If you noticed a new buoy number on your buoy fees this year, it is this new buoy number. Your buoy has not been reassigned.

### **Changes on the Board of Directors**

Doug Jalen has been our Secretary for 4 years. Daisy Andersen has been on the board in various positions for the last seven years. It is time for some new blood. Please welcome Allison Hatzenbuhler and Beth Clauson to the BoD this July.

### **Boat Parking at Pier A**

As the boating season begins, please remember that the outer positions at the pier are for loading and unloading only. We have 66 buoys and most of our boaters use Pier A. Even leaving your boat for 15 minutes can inconvenience fellow homeowners. Please be considerate do not keep your boat tied up at the pier.

**Drought and Low Water**

The lake level has improved, but is still low. Please determine how deep your boat draft is and whether or not you can access the piers. MSPOA cannot guarantee that your boat can safely be used at our piers without damage. Use at your own risk.

**West Lake Regional Water Treatment Plant**

TCPUD has decided to locate the new water treatment plant at Chambers so there will be no impact to our neighborhood.

**2016 Calendar****Annual Membership Meeting**

Saturday, July 2<sup>th</sup> 9am at the Beach

**4<sup>th</sup> of July BBQ**

Saturday, July 2<sup>th</sup> 5pm at the Beach

BYOB and a dish to share (appetizer, side or dessert)

**Labor Day BBQ**

Saturday, September 3<sup>rd</sup>, 5pm at the Beach

BYOB and a dish to share



## **Rules and Regulations for use of the Beach, BBQ Area and Piers**

Homeowners should inform their guests and renters that they are responsible for the following rules:

Dogs are not allowed on the beach, grass or piers. The only exception is a leashed pet walking directly to or from a boat on the walkway

Dogs may be taken to the beach south of Pier A Only. Dogs must be actively attended, not left to “stay” while the owner walks away.

**Absolutely No Boat Parking at the Piers**  
Unattended Boats may be subject to \$100 fine!

Do not block access to the pier

No Diving from the Piers

No Shade Tents allowed (Umbrellas Only)

Put Umbrellas and Chairs Away after Use

No Dumping of Household Garbage at the Beach

No Wood Fires in the BBQs

Please Be Courteous of Others