

March 2021

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## Cambridge Estates Website

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

For information on how to log into the Homeowner Access area of the web please contact CAMCO

Please see the contact information on the next page



# Newsletter

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## Board of Directors Meeting

*Date: Tuesday, March 9, 2021*

*Time: 7 PM*

*Place: Via Teleconference*

*Please see the [agenda](#) at the end of this newsletter for details on how to connect to the meeting.*

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## Upcoming Neighborhood Events

*Annual Glenshire Devonshire Yard Sale*

*Last year the event was canceled due to the COVID-19 situation, please check Glenshire Devonshire website for updates at:*

*<http://glenshiredevonshire.org/>*

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## President's Message

I hope that everyone is well and staying safe. So far, this has been a very mild winter with very little snow removal required. However, as we need the snow pack, lets all hope for a Miracle March.

As has been reported by CAMCO, the special assessment for fire safety was approved by a vote of the homeowners. As a result, the Board will be working on a plan to be implemented this summer.

The Board has received information from the Truckee Fire Protection District regarding a PEP "Personal Emergency Preparedness" Course. If there is sufficient interest. This course could be set up by the HOA as a Zoom educational opportunity for our residents to become more prepared for a disaster should it arise. The presentation would be approximately 2 hours and include an instructor from the CERT (Community Emergency Response Team). The course includes a myriad of information

## Contact Us

### Community Management

CAMCO

40165 Truckee Airport  
Drive, Suite 304  
Truckee, California  
96161

Phone: 530-587-3355

Fax: 530-587-3337

[info@camcotruckee.com](mailto:info@camcotruckee.com)

### Board of Directors

President &  
Newsletter Editor

Craig Bradley  
[craig@craigjbradley.com](mailto:craig@craigjbradley.com)

Vice President  
Bob French

Treasurer  
Richard Sanzai

Secretary  
Vacant

Director at Large  
Paul Bradshaw

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including Emergency alerting notification systems, "Go Bag" supplies, and family communication plans just to name a few.

There will be an item on the agenda for next week's BoD meeting to discuss this. If you are interested, please attend the meeting and let the Board know during the homeowner's comments section of the meeting.

I would also like to remind everyone that the Board is here to manage our association and is always open to suggestions and input from homeowners. As noted, there is a section at the beginning of every Board meeting for homeowner comments. However due to the current COVID-19 situation, the Board meetings are being held via teleconferencing. Homeowners will be able to call in and participate. Please see the [agenda](#) for details on how to connect.

As the Board will chose a new set of officers at the upcoming meeting, this will probably be my last President's Message. I hope that you have found it and the information in this newsletter useful. However, as I was re-elected, I will continue to serve on the Board for the next two years.

Stay safe & well!

- Craig

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### Current HOA Projects

#### *Bear Box Guideline*

The Board has approved a guideline to allow homeowners to install Bear Boxes. There are restrictions on the installation and you must submit an application to the ACC before installing a Bear Box. If you have an existing Bear Box, you may need to update it to comply with the new Guideline. Please refer to the website or contact CAMCO if you have questions.

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### Dark Sky

The Town of Truckee has an ordinance regarding Dark Sky. This ordinance is intended to prevent light pollution. Basically, the ordinance prohibits lighting that will shine in a person's eyes or annoy neighbors but allows lighting for safety purposes. In addition, one of the benefits of living in the high Sierras is the dark sky which allows us to enjoy the stars at night. Light pollution interferes with that view. Please consider these requirements regarding exterior lighting on your property.

The **Purpose** section of the ordinance is included below. For more information, please see:

<https://www.townoftruckee.com/home/showdocument?id=8200>

*Truckee Municipal Code— Title 18 Development Code*

**18.30.060 - Exterior Lighting and Night Sky**

*A. Purpose. It is the purpose and intent of this Section to balance the goals of the Town of Truckee General Plan to maintain its small town character with the need to provide for safe lighting practices and to minimize light pollution for the enjoyment of Truckee’s residents and visitors.*

- 1) The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principles among these concerns are:
  - a) The degradation of the nighttime visual environment by production of unsightly and dangerous glare;*
  - b) Lighting practices that interfere with the health and safety of Truckee’s residents and visitors;*
  - c) Unnecessary waste of energy and resources in the production of too much light or wasted light;*
  - d) Interference in the use or enjoyment of property which is not intended to be illuminated at night; and*
  - e) Loss of the scenic view of the night sky due to increased urban sky glow.**
- 2) The concerns of safety, utility and aesthetic appearance need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. In nearly all cases, careful attention to when, where and how much nighttime lighting is needed will lead to better lighting practices.*
- 3) It is the intent of this Section to require lighting practices and systems which will minimize light pollution, glare, light trespass and conserve energy while maintaining nighttime safety, utility, security and productivity.*

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## **Information and Feedback**

### **Newsletter**

The Board commissioned this newsletter to keep homeowners informed of association matters. The newsletter also serves to inform members of the date and location for the next Board meeting and provide the meeting agenda. The newsletter will be distributed before each regularly scheduled Board of Directors meeting.

The newsletter is distributed via email to homeowners who opt in for electronic distribution and via USPS mail to those who do not.

Please contact CAMCO to opt in for email distribution or if you have any suggestions for content. Please see the side bar for CAMCO's contact information. You can also send comments and suggestions to the editor at: [craig@craigjbradley.com](mailto:craig@craigjbradley.com).

### *Board Meetings*

The Board encourages homeowners to attend Board Meetings. There is a section on the agenda at the beginning of every meeting for homeowners to express any issues or comments they may have to the Board. This is the time to comment on any matters of the association that may be of concern. Due to the limited time at the meetings and extensive agenda at many meetings, homeowners may be asked to limit comments during the remainder of the meeting. If you have a specific item that requires a Board action or decision, please contact CAMCO at least 10-days before the meeting so your item can be included on the agenda. The Board cannot vote on items not on the agenda.

### *Comments, Suggestions and Complaints*

If you have any issues regarding the association or suggestions to the Board that occur between Board meetings or cannot attend a meeting, you may submit them to our property management company CAMCO via the contact information in the left side bar.

### *Website*

Remember that you can visit the Association's website at [CambridgeEstates.org](http://CambridgeEstates.org) for information on upcoming Board meetings, minutes of Board meetings, governing documents, budgets and other important information. You will need a login to view some of the information. Please contact CAMCO for the login information.

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## *Seasonal Things to do*

- ✓ **Fire Hydrants** – *Although this has been a low snow winter, if we do get a big snow fall, remember to keep your nearest fire hydrant clear of snow so the fire department can find it in case of an emergency.*
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## *Useful Information*

*Road Conditions and Weather*  
[magnifeye.com](http://magnifeye.com)

*Cambridge Estates Current Weather*  
[wunderground.com/dashboard/pws/KCATRUCK27](http://wunderground.com/dashboard/pws/KCATRUCK27)

*NWS Weather*  
[forecast.weather.gov](http://forecast.weather.gov)

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## *Local Resources*

These local business resources have been recommended by some of our neighbors within our community from their own first-hand experiences with the firms and we share those recommendations only as a service to our members. However, these businesses are not being officially endorsed by the Cambridge Estates Homeowners Association, or its Board of Directors. You should investigate all recommended firms carefully before doing business with them. If you would like to recommend other local businesses to your neighbors, please contact the Editor via the information on the left.

*Landscaping and Property Maintenance – Miguel Sanchez*  
Tree planting, irrigation, snow shoveling, etc.  
Phone: (775) 219-6283

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Cambridge Estates Homeowners Association Board of Directors Meeting  
7 p.m. Tuesday, March 9, 2021 Video/Telephone Conference Call  
Meeting URL: <https://anymeeting.com/lduelrqpmlqoq>  
Optional Dial-In Number: 206-331-4836  
PIN: 612-4753#

## AGENDA

- I. Call to order
- II. Introductions of attendees
- III. Board
  - a. Appointment of new Board member
  - b. Election of Officers
- IV. Owners' comments on items not on the agenda
- V. Approval of Minutes
  - a. January 12, 2021 Board of Directors meeting
  - b. February 2, 2021 special Board of Directors meeting
  - c. February 9, 2021 Annual membership meeting (form & content only)
- VI. Financial Report
  - a. Review December 2021, year-end, financial statements
  - b. Annual Review of Cambridge Estates' Management Co.
- VII. Property Manager's report
  - a. CC&R violation update
  - b. Defensible space
- VIII. Membership
  - a. AB670 – ADU's
  - b. Website
  - c. Dark Sky
  - d. FireWise
  - e. Personal Emergency Preparedness
- IX. Architectural Control Committee
  - a. Review active projects
  - b. Bear boxes & guidelines clarification
  - c. ACC guidelines update & procedures
  - d. Appoint members
- X. Confirm date of next Board of Directors meeting
- XI. Adjournment