

SILVER LAKE HOMEOWNERS ASSOCIATION

Newsletter Spring 2016

<http://slhoa.biz>

<https://www.facebook.com/groups/109849652384142>

President's Update

Welcome to the SLHOA 2016 season. We've had a very beneficial offseason and it's time for us to start thinking about and enjoying Silver Lake once again.

Silver Lake, like much of California, experienced a higher than average amount of precipitation and it looks like we may have put a major dent into the dry spell we've experienced over the past few years. I tried to get out to the lake on May 1st, but both the roads still had too much snow on them. The water at McCoy Flats was as high as I've seen it in a long time, and Hog Flats was pretty full as well. As I write this message (May 7th), it continues to rain here in Susanville. I believe that we should be able to access the lake by Memorial Day weekend but, at this point, who knows.

Unfortunately, with the higher amounts of rain/snowfall, grass and weeds will be growing in abundance. This phenomenon will result in a greater fuel load. The word in the area is that we should expect a higher than average fire season; accordingly, we all need to be very careful around our cabins and in the forest.

As most of you know, our Forest Service fees have dropped. Gerry Wood led our efforts with the Cabin Fee Act, and has more information on the topic in this newsletter. Needless to say, it is a welcome reduction and we are grateful to Gerry and the NFH for their work on our behalf. The next time a non-participating cabin owner questions why they should be a member of the SLHOA, just remind them of this savings and all the folks (SLHOA and NFH) who went to bat for us.

I personally want to thank the Smiths (Cabin #24) for volunteering to host the July 4th (actually July 3rd) social. Had they not stepped up, or been coerced by my lil sis, Kimmie, yours truly would have had to do the honors. This predicament would have been rather a large undertaking as I also have to attend both the board and general meetings that day. Furthermore, I would more than likely have to find assistance or hire Mark to set everything up because I'm a single guy. Whoever wants to propose a new rule that single, board presidents are forbidden from hosting socials, I'll buy them a drink (or several). I hope some of you who have never hosted a social would kindly volunteer so we won't have to scurry around trying to find folks at the last minute. I will gladly host a social when my cabin remodel is complete and I've been deposited. I also thank those of you who do more than your fair share not just hosting socials but other gatherings as well.

Finally, I will again remind you that the SLHOA board members use the lake for their enjoyment and relaxation just like you. Kindly consider that when you have an issue you feel needs to be addressed.

I hope that all is well with you and yours and look forward to seeing you this summer.

Cheers, Alan Siemer

Update from the 2016 National Forest Homeowners Conference

The 2016 National Forest Homeowners Conference took place on April 29 and 30 in Santa Clara, California. Topics included the CFA, Bark beetle issues, Transfers, Trusts, and Multiple Family Ownership options, as well as a less than clear discussion on gaining approval of requested projects affecting ones cabin. (It depends.)

CFA

The CFA law was passed and signed into law in December 2014. The Cabin Fee Act represents years of effort by NFH to replace the CUFFA law, a law that required appraisals and the imposition of Forest Service fees that made owning a cabin unaffordable to many. With the CFA, appraisals are not necessary. Cabin owners will have predictable Forest Service fees to pay each year. Eleven tiers were identified with fees for each tier starting at \$650 and rising to \$5650. Our tract landed in tier 4, \$2150, as did 22% of the cabins. The average fee across the board was \$2205. The rates will be adjusted for inflation using the index called rolling 5 year implicit price index IPIGNP. You can now dazzle your friends with this information. The transfer issue might be amended, but as of now, what constitutes a “change of ownership” triggering a \$1200 transfer fee, would seem to apply in most scenarios; for instance, moving a permit from an individual to a trust, transfer in a divorce, gift to children within a trust, all would require a transfer. This area can get tricky, so please check with our special use administrator, Holly Cardoza, for her interpretation. The bottom line seems to be that if a new permit must be issued, it’s a transfer, and with it a fee. CFA, as compared to CUFFA, lowered our bill by \$633.00. Our permit fee for this year includes a one-time adjustment (2015 was \$2,763.88, and 2016 was \$1,881.37). Next year, it will be \$2,150, with the \$633.00 difference.

Tree Mortality and Effects of Drought

California trees have been devastated by bark beetles in combination with the drought. This is especially true in the southern Sierra and at elevations of 3000 to 5000 feet. Fortunately, this infestation has not been detected in the Silver Lake area, and most experts do not think that forests at elevations above 6000 feet will be involved. The Forest Service is working closely with the State to combat this problem. New data will be gathered in the next few weeks to hopefully show that this years’ rainfall and snow pack has slowed down the spread of this calamity.

Trusts and Multiple Ownership

These topics were nicely covered by the conference speakers. Like the speakers, I disclaim any giving of legal advice. However, the NFH website nationalforesthomeowners.org, will provide sample documents regarding trusts, and multifamily ownership agreements that might be of value to you and your family.

This Old Cabin: Maintaining Historic Character of Cabins

Forest Service, State Historical Preservation experts, as well as private architects spoke around this issue. Not surprisingly, no bright line emerged. It may be helpful for one seeking approval of a cabin project, to explore the National Park Service website. This website will identify 10 standards as well as guidelines and presentation briefs, all of which, in some way, inform those who give the approval of lack thereof to your submitted project. The NFH website will also direct you to additional sources.

Good luck!

Gerrit Wood

Treasurer's Report

The SLHOA finished the 2016 Fiscal Year (5/15 through 4/16) with a small operating profit of \$65, or basically break-even for the year. This result is consistent with our goal to move the Silver Lake Home Owners Association ("SLHOA") out of a loss position. At the end of the fiscal year, SLHOA had cash and prepaid balances of \$9,431.

As presented and approved during the August 31st 2014 SLHOA General Meeting, in an effort to move SLHOA operating results into the black, the Permit Holders Dues will be increased to **\$490** for FY 2017. Additionally, Family & Associate Member Dues will be increased to **\$35** in FY 2017.

Please note that forty-eight (48) of the fifty-three (53) Permit Holders, or 90%, participated in the SLHOA in Fiscal Year 2016. The SLHOA Board will be working to increase the participation rate above this level in coming years, as all cabins benefit from SLHOA's work.

Erik A. Foraker

Fire Restrictions and California Campfire Permit Requirements

This is just a reminder that our US Forest Service Ranger, Megan Mullowney, has confirmed that at this time, a valid California Campfire Permit is required when operating outdoor BBQ's, stoves and campfires on recreation residence lots. Permits can be obtained for free at <http://www.preventwildfireca.org/Campfire-Permit/>. They can also be obtained at any USFS, CDF, or BLM office and are good until the end of the calendar year of issue.

Ranger Mullowney hopes to review requirements with other staff this winter. This may or may not result in a policy change. The SLHOA Board will provide an update when we have more information.

Ken Kendall

Volunteer SLHOA Trail Crew Day



I will be coordinating another SLHOA Trail Crew volunteer day this year, and will most likely take place in August and/or September. I will be able to announce dates at the July 3rd Homeowners Meeting.

If you're interested in volunteering, please email me, Barb Andrews at bandrews@calacademy.org and I'll be sure to contact you when we're ready to hit the trails again.

Franc Giustino, Alison Davis, Chandra Stevens, and Richard Jenness, Caribou Wilderness Trailhead, Caribou Lake Trail September 5, 2015

Paula Combs Wurlitzer

September 24, 1950 – March 12, 2016



Born to Calvin and Cara (Lind) Combs in Los Angeles, California, Paula (Lynn) Combs Wurlitzer grew up in the Los Angeles area. She attended Inglewood High School and El Camino Jr College. While studying nutrition and zoology at UC Davis, she met Lindsay Wurlitzer in the freshman dorms and he knew she was 'the one' very early in their relationship; he chased her for 5 years and they were finally married in 1977 in Chico, California. Lindsay's job brought them to Sonoma County, where they have been residents for 39 years. She spent time after graduation helping to set up her family's apricot and olive ranch in Oroville by researching and selecting apricot varieties, learning about pruning, pollination and tractor driving from classes at the junior college. She became a homemaker when their daughter Carrie was born, and then son David, raising them in Healdsburg. She founded the Gadders and Sitters babysitting co-op that created life-long friendships for the children and parents.

On Saturday morning March 12th, after almost a 4 year battle with ovarian cancer, Paula passed away peacefully at her home in Healdsburg, surrounded by her family. This wonderful woman touched a lot of people in her 65 years. Her spirit lives on in the dozens of friends, family and volunteers whose lives were fortunate to be touched by her high energy and can do attitude.

She lived life without a 'bucket list' because if there was something she wanted to do, she just did it. She was known for her positive attitude, her amazing creativity, her

obsession of wearing loud colours especially teal and dressing for all of the holidays, her Christmas card letters, her tiny parrot Max which could usually be found hiding in her hair, but she was especially known for selling her delicious Combs Ranch apricots at Healdsburg Farmer's markets every June. She was a dedicated volunteer for many organizations related to Healdsburg schools that continued long after her own children were grown, including HALL, HEF, and eScript. She was passionate about early language learning for children, specifically Spanish Immersion.

Paula's many loves included spending time at family cabins, flying domestically as co-pilot with Lindsay piloting their Piper Comanche, Tuesdays when granddaughter Lindsay would visit, beekeeping and drinking champagne for no reason at all. She embodied a zest for life that was contagious and travelled to all 7 continents.

She had uncompromising faith in Christ and even as the end drew near, that faith never wavered. She didn't let being diagnosed with cancer and testing positive for BRCA2 define her or how she lived the rest of her life.

She is survived by her loving and devoted husband of 14,203 days (almost 39 years) Lindsay, her daughter Carrie (Charles Thor) Wurlitzer of San Francisco, her son David Wurlitzer of Sacramento and her granddaughter Lindsay Thor. She leaves behind her brother Chris (Dawn) Combs of Durham, CA and her sister Holly (Bob) Paget of Redding, CA. She is also survived by numerous cousins, nephews, nieces and a bevy of loving friends.

The Wurlitzer family would like to recognize all those whom provided Paula with outstanding care during her battle with cancer and especially during the final months. Special thanks to Dr Peter Brett, Cheryl Caletti and the phenomenal oncology staff at Sutter Pacific Medical in Santa Rosa, to Dr. John Chan and Natasha Curry of CPMC in San Francisco, to Sutter Santa Rosa Regional Hospital, Healdsburg Hospital and the nursing staff with Sutter Hospice. You made a huge difference in the quality of Paula's last 4 years and especially the last few months of life.

A celebration of life was held for Paula at The Villa Chanticleer in Healdsburg on April 1st, and a private family burial has already taken place at Oak Mound Cemetery in Healdsburg, CA.

In lieu of flowers, the family suggests donations be made to caringbridge.org, which allowed friends and family to stay updated on her journey with cancer or to FORCE: fighting hereditary breast and ovarian cancer (BRCA) at FacingOurRisk.org

HAPPY BIRTHDAY to Twins

Finley Griffin Dunn (8 pds) and

Piper Ann Dunn (6 pds 14 oz)

Born: May 2, 2016

Congratulations to

Patrick and Laura Dunn, Wheeler Cabin No. 47



Carrie Wurlitzer and Charles Thor, and Lindsay, are expecting a new addition to the family.

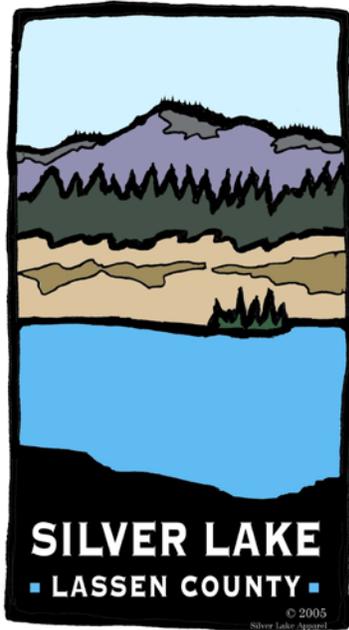
Cabin No. 22

Congratulations!

We all look forward to meeting the little one soon.

SILVER WEAR ORDERS

It's almost Summer and time to get your new favorite Silver wearables by contacting Kim Andrews at skandrews@earthlink.net or by phone (707) 337-2987 for an order form!



SILVER LAKE SLHOA MEETING AND SOCIAL EVENTS

The Board of Directors sincerely thanks all hosts and attendees of the SLHOA social events for their generous donations of food, beverages and dollars that offset the cost of financing these events. Your continuing support helps to maintain our expenses at the lowest possible level.

NEXT SLHOA MEETING

Sunday, July 3, 2015, 3:00 p.m.

**SOCIAL, 5:00 p.m., hosted by
Wiley and Kathay Smith, Cabin 24**

Volunteer to host our Labor Day Social! Please contact Alan Siemer, or Barb Andrews so we can get the announcement out for location.



© wondercliptarts.com

SLHOA Board of Directors

Alan Siemer, Cabin #30, President, grizz51dad@yahoo.com
Erik Foraker, Cabin #23, Treasurer, eforaker@mindspring.com
Barb Andrews, Cabin #17, Secretary, bandrews@calacademy.org
Curt Moulton, Cabin #20, President Emeritus, moulton23@comcast.net
Scott Carroll, Cabin # 19, scottoutandabout@yahoo.com
Richard Jenness, Cabin #16, rgjenness@sbcglobal.net
Ken Kendall, Cabin #44, kkendall3@charter.net
Gerrit Wood, Cabin #28, gwwood@comcast.net

Please submit any and all contributions to newsletters to Barb Andrews at bandrews@calacademy.org, or you can phone me with questions at 415-264-1960.

Thanks!