



06-04-17, Fire Safety 1st Inspection, Board Decisions, Flood Zone Mapping

Hi Folks, nice to be back after almost a month in China – a different story for a different time. Lots of News here for you as the summer season starts (had a great start at Memorial Day – 50+ folks at the Spring Fling event):

1. Fire Safety Inspections: Will be done in Pinebrook between 6/05 and 6/13

- . Remember to send your hired lot cleaner schedule to Dale Pilgeram, pilgeram@sbcglobal.net before the inspection date. We have heard from many of you and those lots will be inspected later if necessary.
- . Besides the well documented 30', 100' and bare lot requirements, the inspectors will be looking for the following:
 - Dead limbs on trees pruned up 15'
 - Limbs on live trees pruned up 6' or 1/3 the height of tree
 - . 10' bare ground around trees with limbs left low to ground
 - No Mountain Misery (Bear Clover) in 30' area to any structure
 - Mountain Misery height of 4" or less beyond 30'
 - Grasses weed-wacked down – this will be a continual activity this year so inspectors are looking to see that an initial cutting was done
 - With 70% of fires starting from a road, inspectors will look for a clean condition from pavement for 10' before small ladder trees, brush, and any pine needles are present.
 - No standing dead trees unless marked to be removed by PG&E or some other tree faller.
 - Downed clean logs OK if 10' bare ground fire break around them, either individually or around an entire group of them.
- . At least one PB property owner reported success on getting the grant money for dead tree removal with the process sent to you in a previous NEWS.

2. Board Meeting (6/03) Decisions and recent communications

- . The website (www.pinebrookhoa.com) has been upgraded to a high speed service provider for immediately response. Take a tour!
- . You are expected to pack out your trash from the recreational, RV, and beach areas (we have limited trash and re-cycle capability). Attendants have plastic trash bags for your convenience.
- . With the Murphys Bridge out for an undetermined length of time and all traffic from Pinebrook and BLS 14,15,16 funneled down Flanders, keep the speed below 25 mph and watch for kids and animals.
- . RV usage will be \$20/night for any future reservations – website updated.
- . 6 Hole Disc Golf course approved for development East of the Ball Field. Fun for kids of all ages.
- . Town Hall approved for LED dimmable lights in the main room and kitchen.
- . Main Picnic area project for event lighting and lighting at the serving area was approved.
- . A Movie night with popcorn and drinks is planned for July 8th. Begins at 8:00 with family movie at 9:00 at the Basketball Court area.
- . Preliminary General and Reserve Budgets were established and approved. Final approval is around the 8th of July and the mailing of invoices will occur

the following week along with status information. Currently there is no planned Dues increase for the 4th year in a row even though all budget categories are not fully funded. More time is needed to assess areas of expected high cost increases.

- . Fishing in the Lake
 - . There is NO fishing between 9:00am and 7:00pm – and this will be posted
 - . The fishing dock will get a ladder for swimmers and boaters.
 - . Still have an option to have a Fishing Derby and plant fish late in July, around July 22nd. Will depend on water clarity and conditions. Amount of fish to be determined.
- . Contact Information for Pinebrook Property Owners and Members
 - . The PB phonebook was sent out about a month ago, yet we still get several requests for neighbor's phone number and contact info.
 - . Did you not get the Phone Book? are you reading the NEWS or downloading the attachments?
- . A new small BBQ along with serving tables are to be constructed and installed in the main Picnic Area.

4. To Property owners in the previous FEMA flood zone mapping

You may have received a previous email on this topic, but if you bought a property in a flood zone or you never got on distribution back in 2010 on this issue, here is a repeat of actions for you to take to determine your properties status regarding the change in flood map being implemented.

You may have seen the articles and status of the flood zone map update now being official. Reminder:

- . In 2010, FEMA mapped Calaveras county and the number of properties in flood zones went from about 2,000 to 7,000 parcels. There were about 52 properties just along Moran Road and side roads in Flyin-Acres, BLS, Private property and Pinebrook put into this new mapping.
- . The mapping made no sense and new mapping was undertaken. Now 7 years later there are some corrections: reported to be about 4,000 of these parcels affected (hopefully positively) – this means removed from the flood zone or reduction of area on properties affected.

What you should do:

- . Call Debra Lewis of the Planning Dept at 209 754-6394 or fax at 209 754-6540 or email at dlewis@co.calaveras.ca.us and give her your APNs and/or address of the properties you own and ask for status with this new mapping going into place.
- . Find out what you need to do for each situation:
 - If now you are out of the flood zone entirely, what to do to clear your records and get out of insurance you have on your property and getting mortgage companies to recognize the new mapping.
 - If some of your property is in the new zone, but reduced area does not affect structures, how to get this handled regarding mortgage insurance needs, building new structures, etc;
 - Base Flood Elevations are now also mapped for water ways in the county to make it easier to establish where to build or to get a surveyor to establish the accuracy of the new map on your property. I would guess there are still situations where the new map shows areas in the flood zone but elevation is not accounted for so your current buildings or proposed buildings are in the defined flood zone map but actually are several feet above the water area. In this case Debra and the county should be able to help you with the LOMA (Letter of Map Adjustment) process.

Have a great summer: the lake is clear and “brisk/refreshing”. We are still doing maintenance activities as the wet winter had lasting effects so watch out for wet paint, drainage challenges, and some facilities not yet working.