

**What issues, concerns, or ideas would you like the Board to address that were not covered above? (Optional)** 91 responses

Full time home owners should have more involvement. We're here all the time and deal with others renting their homes out to strangers using our amenities

Traffic safety, especially along Northwoods Blvd. Better menu choices at The Lodge that don't break the bank. More community events centered around music.

We were on the STR program when we purchased our condominium in 2014. For seven years, we never had any issues with our tenants, we were never late with our dues and always abide by all rules of the Association . Unfortunately four years ago we mailed our renewal paperwork to the wrong address in Truckee and the TD Homeowner Association would not accept our renewal request. I share this with you with the hope that you will, when elected, be a voice for homeowners like us. We are both in our late eighty's but in good health. We live in Southern California and still are able to spend time at our condo. Without the xtra income from STR the yearly dues for TDHA has added an xtra burden to our budget. Every time dues increase we have to find ways to reduce expenses in our monthly budget at home.. please be mindful of voting for new developments. We feel we are subsidizing the permanent residents in TD because we don't use some of the amenities we are paying for. I realize I'm only a minority voice that will write or speak out but I do hope you can help and represent our voices, Appreciate your questionnaire. If you have any suggestions as to becoming a member in the STR family, please advise. You have our vote. Kind regards .

Have representation on Town of Truckee governance. Develop an action plan/guide should "squatters" invade homeowners property. Continue efforts to make home insurance available & affordable. Reduce foliage & improve fire safety in common areas. Replace the current cashier system so it takes less time to order meals & beverages. Enhance & provide health benefits to employees.

We love TD!

I think that we do not charge renters and people who are visitors enough to use our facilities. Day fees for true renters without a member with them should be much larger and we should have much lower guest fees when you are physically with members. It's absurd that I have family with me and my family and its costs them 60 dollars to use the pool for a couple hours, nearly the same as what it would cost for a short term renters without a member present.

Housing and STR options - work with the city of truckee to reinstate am STR waitlist for multi-family units

It feels like we're moving very far from being friendly to STRs. I would like to see a balance of owner/member experience and guest experience, which feels like it's really been lost.

Single owner should receive 3 added cards with open use Reason our grand children visit sometimes but not all at same time

Stop making TD suburbia, example no lawns! Everything can only be accessed by a car!

Please focus on keeping the dues from going up! They have increased exponentially over the last 5 years and it's very frustrating. Furthermore, we now have to pay the same amount as seasonal owners versus FT residents for use of the amenities. That is not fair!!!

STRs

Better treatment of STR owners.  
That's it

I am requesting that the association review and revise the current fee structure for recreation facilities to create a more equitable system for all property owners. At this time, non-permanent residents are paying the same association dues as full-time residents, even though our ability to use the amenities is significantly more limited. Permanent residents – who represent approximately 28% of all properties – have daily access to the recreation facilities, while non-residents may only use them a few times per year. This creates a substantial imbalance: Permanent residents receive far greater value from the amenities because they can use them every day. Non-resident owners pay the same dues but cannot access the facilities regularly. Owners who rent their cabins are no longer able to offer guests a reasonable daily amenity fee. The current per-day charges – especially for families – have become so high that not a single guest has opted to pay them, even for short stays. Many of us have maintained our cabins at a high standard for years, yet the recreation fees now discourage guests from using the amenities entirely. Because of this, I believe the association should consider a tiered fee system that reflects actual usage patterns. For example: Permanent residents could pay a higher annual rate since they have unlimited access. Non-resident owners could pay a lower annual rate, with a reasonable limit on the number of facility uses included. Guest passes should be priced at a level that is fair, family-friendly, and encourages responsible use of the amenities. This approach would better align costs with usage and ensure that all owners contribute fairly based on the benefits they receive. Are you willing to support a more equitable fee structure that reflects the real differences in access between permanent residents and non-resident owners?

Cost inflation

We need a safe way for pedestrians to cross Northwoods between the Northwoods parking lot and the Trail head for the Nature Loop Trail.

Reinstate Saturday morning board meetings. Advance posting of board and committee meeting agendas in a more user-friendly format readily accessible to TD Members.

Recognition that the majority of owners are not full time and decision making, therefore, should skew appropriately given the ratio of full time residents to part time.

I recently made a change to my account which prompted a verification of all my members. I am a first time home owner and a year around resident. I love Tahoe Donner. I rent rooms in my home to long term tenants. The amenity policy makes no sense. If I didn't live with my tenants this house could have up to 10 passes. Since I live with them I have to submit tons of paper work and forms. The amount of time I spent on this was unacceptable. I would submit paper work only to be told "I need more paper work" or "now we need board approval". Why would a home that relinquishes there amenities to their tenants have more access then someone who lives with their tenants? It's selective and makes no sense. I have a feeling these amenities are most popular June through August and December through January. As long term residents we don't want to go at those times anyway. We are not the problem for over crowding. It is very clear that these issues stem from short term rentals, which should not have access to Trout creek. My tenants who work in this community (even this hoa in the past) should have access to a rec pass over short term renters or family members, who do not live here year round.

Prioritize amenities for homeowners versus public. The DHL serves 80% public but was paid for with homeowners fees. Public amenities need to operate with profitability to fund the businesses. Would like to expand trail system

Build more trails. I love that separation of equestrians and mtb... more awesome mtb trails please... I couldn't care less about the lodge we just spend insane money on... trails... more trails...

Remove meadow signs. Unnecessary & land is open to all.

The costly homeowners dues that we put into the ski area and golf course that 100% of the homeowner pay for, but probably only 5% use regularly. Consider selling or co-owning with a partner. The homeowners dues and fees feel like they're smiling out of control. Last week I had a tenant that wanted to get a rec pass. They charge me a \$90 administration fee they didn't like the lease I submitted so I had to write up a new one and it took the tenants over 30 days for them to get the lease back to me. Tahoe Donner administration then wanted to charge me another \$90. Because 30 days had passed, and I needed to resubmit everything I feel like the rules and regulations and fees are out of control

I think overall the board has been doing a good job over the last ten years!

The most egregious behavior I see is at marina. Lots of signs, no enforcement! The bus needs to run from 0800 not 10 am. And keep the bus continuously moving not hanging out. If people are going to use it, it needs to be reliable and available to morning swimmers and paddlers. A employee must be at entrance, not in booth. Too many people taking advantage. That goes for simple things as well such as parking in unimproved lot surfaces, uncovered firewood all summer

long, putting in their own unapproved gravel parking spots. It's starting to look like frighin gienshire around here. TD employees have a duty to report infractions when they see them! Heads in sand is not a good long term attitude.

Publish other local HOA value propositions for market comparison

Biggest priorities are keeping costs low as possible, but improving existing amenities such as the club house, recreation center, and quality of restaurant food. Current food options are pretty bad or inconsistent and extremely over priced (The Lodge). Would love a coffee bar or additional market at the clubhouse or tennis center for summer.

Compassion with homeowners' situations when making decisions that affect them personally. The spending and increase in dues feels like a continuous March. We were lied to about no dues increase for the ski lodge upgrade then the dues went up due to missed revenue during construction. That's pure incompetence when budgeting.

Understand the finances of amenities that loose money The Lodge restaurant what are their charges and what are their profits or losses?

Update the HOA Bylaws instead of keep kicking it down the road.

Slow down speed on Northwoods, add solar speed signs, add bike lanes, add bollards, other infrastructure to slow speed of cars.

There are many long term members that have raised our families band now at or near retirement. In ord3rcti maintain vour ability vto afford our 2nd home in TD we need to rent out the house 15:days or less to maintain IRS tax exemption on the income to help offset Taxes, insurance HOA and monthy utilities to be able to allow us to keep our homes available to our children vand grandkids. I believe when we do that our renter guest should have the same amenity access as we do for those 15 days or less. We have paid the HOA fees plus amenity family fees why should they we blacked out from amenity access if we choose to rent during one of those periods. Making the amenities fee mandatory and merging with HOA fees really, really angers me. Fire prevention and REACTION plan (putting it out and mitigating) in case of emergency. Forcing people who don't use amenities to pay for them in the annual assessment.

Short term rental control

Forcing Amenities access activities cards on owners that never use the facilities. It is tilted to benefit the local full time resident paying \$345 for 4 people to access amenities while 2nd home owners get ~1/30th the opportunity to use the same amenities at same price no matter what makes sense to them.

STR renters should not be excluded from access (some limits should be in place but not blackout)- FYI I do not rent my house but see the value in having these accessible to a degree More transparency with the architectural review process and with neighbor input. There is no preservation of privacy and nature with the current process.

Hold amenities accountable for bringing value to the HOA (i.e. they should not operate in the red...I'm talking to you, Lodge and equestrian). If they can't do so, discontinue the amenity or lease to a vendor who is capable of turning a profit.

Many owners are second homeowners. I'd like the board to explore our unique needs. For example, I'm mostly at my place in the winter and rarely have an opportunity to use our main facilities (ie beach marina & pools). Another example is our season passes are at Sugar Bowl and we get zero use from Tahoe Donner Ski Resort, however, my fees helped pay for the renovation. I find this renovation and our ownership of the ski resort to be wasteful, as the majority of residents do not ski there. I think it should be sold and the funds used for something that would benefit everyone, like fire prevention. Thank you! Kelly

Rental properties in particular do not maintain fire prevention edicts, if possible we need to clear these areas asap, if needed put a lien on the violating properties, and restrict their access to amenities until payments are made

I want to raise the dues to make this place nicer. We are 50 years old and our infrastructure is old. It is no longer a place for Truckee locals unless they can afford it. It is a resort community. Homes sell for millions and what we offer should match that. Sorry, times change. We can't live in the past.

I have lived here since 92...TD has become far more populated with full timers which is fine but I'd like to actually see this become a priority. I don't want to pay for expanded and new amenities when we can't even get our mail delivered. How about actually putting some money this direction? I could go on but I don't have much faith it'll change. TD has changed so much I am actually considering moving...

I don't think that it was appropriate for the Board to pursue a huge project (the ski lodge) over opposition of a significant number of homeowners. The Board should be looking for consensus. I hope you will bring more of a consensus perspective to the Board.

Make everything about homeowners and safety.

The board seems to focus on the full time members and their benefits over part time / second home owners. The amenity benefits seem overly skewed toward the full time members - for example low recreation fees for high usage. It feels like the many subsidize the few. Trail maintenance and access should be a top priority. Treatment of long-term renters as the residents they are, and should take priority over second-home occasional visitors.

Everything seems to be in favor of the full time residents and the rest of us pay the same dues. Everyone should get the same amount of entrances to amenities and pay more when they are used up. Anyone in the family would be able to use the allotted passes. If we want to use up all our passes in one week, so be it. Everyone should have equal rights.

Progressive growth of STR units/owners undermines the principles and purpose of an equitable, private TD community. The TD community/HOA was based on home-ownership and civic allegiance, not on the financial interests of select STR-unit owners

All owners pay the same dues. Why should owner occupants have priority access over other legitimate users? Give all owners 6 cards with equal access to everything. Cut expenses required to provide immoral favoritism to owner occupants.

I'd like to see the golf course return to a public walking area when the course is closed for the season

better marking of trails inside of road areas. access. routes.

More trail building

Would love to figure out a way to petition for and discuss new trails. We sorely need a trail from Cristalina to the rec center and there is ample space for it. Otherwise Swiss lane area feels very boxed in. This would greatly increase access to nature trail & amenities / reduce car pollution!

Do a major overhaul of the Tahoe Donner website. Just too many items and hard to navigate.

Better enforcement of covenants for homeowners who violate rules and regulations. HOA should be out looking for violations that are clear so as not to force homeowners to "report". Thank you.

4th of July reservation requirement unnecessary, was a mess last year. Too many rules/regulations, I moved to the mountains to be left alone, not receive shittons of emails from TD.

1. HOA dues for owners of undeveloped lots are the same as for lots with houses, including now including recreation fees for up to 4 people but there's no house, no one to use those rec cards. We own a home and pay full HOA dues and we own the lot behind our house to preserve the lovely view of the trees. We should not be paying the same level of dues for undeveloped lots as with developed ones and we definitely should not have rec fees tacked on to our base HOA dues for the undeveloped lot.

2. HOA dues are going up too fast for many of us. I bought in 1998 and always planned to retire here. Now, I am feeling ageism in the Board's decisions. They are pricing us retired, yet fully active, people out of our homes due to the rapidly increasing HOA dues and forcing in recreation fees into the base HOA is devastating to some of our retired community members who have

never used the amenities. In 1998, my dues were under \$300 for the year. Now, at more than 10 times that, the dues have gone up far past what we could have reasonably anticipated in our retirement fiscal planning based on inflation rates (expected and actual).

3. The Board's focus appears to be more about increasing real estate gains than preserving the community and way of life. Increasing revenue from outside TD appears to be a higher priority than preserving the community feel. We bought here for the natural outdoor activities: hiking, bike riding, skiing, snow shoeing, etc., and quiet evenings visiting with friends and family on our deck. That tranquility has been drowned out with all the weddings and parties booked to compensate for overspending on amenities upgrades to drive up real estate prices. The noise and traffic eroding the quality of life that we had found and the reason we bought in TD.

4. The budget is so out of control the Board has sought to increase revenue by bringing in the public to our amenities, changing the community feel with the traffic and noise of the steady stream of non-TD member weddings and parties. Our HOA fees are even paying for marketing personnel promoting TD for weddings, parties, etc. Non-TD members traffic, parking and use of our amenities such as downhill skiing, cross country skiing, etc. make it difficult for us to get to and enjoy these amenities.

There should be less concern with individual homeowner conformance and more inclusivity. Difference and respect make a community thrive.

It's one thing to be a homeowner who has been a part of the TD community and another thing to be a renter. The lack of caring for the property and the neighborhood by renters is too often noticeable. Rules and regulations need to be acknowledged and enforced. Uncared for yards, dogs running free, dog poop not picked up, cars parked on the street, debris on the property, speeding on the neighborhood streets, etc.

We have owned homes in five HOA communities, and Tahoe Donner is the most confusing and least transparent, particularly with amenities' open dates, costs and usage. There doesn't seem to be much advantage for homeowners over the general public.

I feel homeowners are paying the price for str's as well as paying the price for public access to our amenities. Mountain bike trails are loaded with day trippers from Sac and Reno. The increase in annual HOA dues is not sustainable. Not sure why a halfway house/sober living house under the Crows Nest brand is allowed in our HOA. Their patients are allowed full access to our amenities. From what I've witnessed, their turnover is high. The criminal nature and backgrounds of their patients are not something that I would expect to subject children/families to in Tahoe.

Reservations for marina and pools are terrible. You guys botched it last year. 2 hour windows at marina for homeowners who pay tons of money to have these amenities is crazy. We don't want to have to reserve a month ahead of time for July 1-5th's 2 hour windows. Nobody just goes to the beach for just two hours.

Guest fees are prohibitively high - not enough value for the cost. At \$30/person, a family of four has to pay \$120 a day to use the pool? Ouch! This fee feels punitive, and designed to discourage guests - which I think is in fact the stated reason? We love inviting guests to use our cabin and to come visit us when we are here. Maybe it's the time I use the amenities, but I just don't see the overcrowding people keep complaining about! Perhaps it's on weekends and holidays? I can see upping the price for guests for holidays and maybe even weekends, but otherwise I think the overcrowding issue is weak and not anything I've actually experienced - ever. It feels like a false issue brought up to discourage and devalue STRs - so if that is the REAL issue, then deal with that directly and honestly.

Reduce overall staffing and salaries. Close restaurants and food services, it's excessive to run and find employees. Keep dues lower. Why leasing community services area. Move them in the monstrous ski lodge. Reduce the salary of the general manager

Reduce the outrageous salaries of top TD employees

Vehicles are consistently traveling at way too high on Northwoods (easily 10mph+). Need either traffic calming measures or a few months of high-enforcement by TPD.

Priority access to mailboxes for full-time residents needs to be enforced. There is no way all the mailboxes are "full" if they are actually supposed to be reserved for full-time residents. We have been unable to get a mailbox for over 2 years :(.

We are new to the area (been in Serene Lakes for 11 years) so are very happy with the amenities!

- 1) Maybe work better approach on email communications as too many sent with some of the same topics. After awhile, stop viewing them. New approach to combine.
- 2) Should be option to opt out or select # times use during year the Recreation Center as I've used it 1-2 times in the six years, I've own my home.

Why is the new ski lodge not being utilized during the summer?

1. Explore the idea burring overhead electrical wires. This will improve esthetics and reduce fire danger and possibly lower insurance costs. 2. What if the HOA purchased some of the vacant lots? The purpose would be to have facsimile of green space in TD, without every inch of TD being a building site.
- 2.

HOA dues are out of control, have far outpaced inflation

I would like great amenities and investment in those amenities that give us a return on our quality of life and/or on our investments. I thought it was ridiculous for members to complain about the cost of the ski lodge when the ski area provides so much revenue for our HOA. Basically, I don't

support limiting new development for the sake of limiting new development. I do not agree with any of your suggested responses for development and growth.

Do more for less. I heard that the GM makes north of \$300k. and the top 6 Directors plus the \$300k is around \$1.5 million- ridiculous. We do not run a police department public works or maintain the roads but they have created a city within a city. We do not need a task force to plan annual garage sales. I heard the President contacted Don Koenes and asked him to come back when Jim Roth (?) resigned his position indicating come back we can get anything we want- there were/are no checks and balances. Be the dissenting voice and reduce the cost of overhead. Reduce the size of the Architectural Standards office- they are unprofessional and untrained in what we ask them to do. Annie has a nice friendly personality but she does not have the management skills for the position. They are plenty transparent unfocus on that.

Many of us wish the Board would recognize we are a homeowners' association, not a resort. We are furious over the new downhill ski lodge and the financial burden that has placed against us for a third rate bunny ski slope. The Board also needs to protect 'off the hillers' as much as full time residents especially when certain Truckee City counsellors want to impose a 'vacancy tax'. The Board should remember the majority of homeowners are 'off the hiller' and pay the vast majority of the Association expenses and without whom, the Association would fail financially.

HOA assessment is increasing at an alarming rate. We need to be careful not to price out member in their own community.

New HOA policies are ruining the culture of the HOA. For example: Requiring a birth certificate to prove my own parents relationship is absolutely absurd for its inconvenience in addition to its ineffectiveness at solving any real problem. Our family members are not the ones committing fraud and contributing to crowds. The HOA needs to get their priorities right and treat homeowners with respect, not belittle them with policies that don't make sense and add work for everyone. The HOA needs better fiscal responsibility, not stricter policies that make its members more unhappy while dues still continue to hike at record rates.

Allow limited, low, see through fencing for dog runs

Year round enforcement of defensible space violations.