



**August 2009**

## **Presidents Corner**

Summer is well under way and with it the dreaded FIRE season. Hopefully, most of our residents have undertaken or are undertaking the most critical of spring and summer activities. I am speaking of lot maintenance.....clearing and disposing of slash and needles. Following the Cold Springs fire in the spring of 2008 creating a 30ft defensible space zone and a 70ft reduced fuel zone is not only required by State law (PRC4291) but is the sensible thing to do. Failure to comply could lead to citations and fines. All property owners (developed/undeveloped, resident or absentee) are subject to this requirement. A description of PRC4291 requirements can be found on the Hwy 108 Fire Safety Council website [www.tuolumnefiresafe.org](http://www.tuolumnefiresafe.org) and following the link to 'Making Your Home Fire Safe'. Check out the CSPOA web site ([www.coldspringspoa-ca.org](http://www.coldspringspoa-ca.org)) for links to these resources.

Related to the wild land fire danger is the issue of Fire Insurance on our property. I have heard from several property owners that their fire insurance/homeowners policies are being cancelled or not renewed, myself included. I have a feeling this is partly due to the CS fire last spring and a renewed focus by the insurance companies to reduce their risk exposure particularly in California wilderness/forest areas. In my search for replacement insurance a local agent confirmed that property inspections are becoming more common and insurance companies are taking a much closer look at areas such as ours. In my case the existing

insurance company did perform an inspection late last year and the inspector used the 'PRC4291 defensible space' guidelines mentioned earlier. I believe the writing is on the wall. Either we take care of our property or run the risk of not being able to obtain fire insurance.

Sincerely, Tony Gleadhill

## **Annual Meeting September 5**

### **Place: Pinecrest Community Center**

Pinecrest School Rd, off Dodge Ridge Rd

**Social Time: 3:00~3:30 P M** Snacks and drinks will be available at meeting. Come and meet your neighbors.

**Meeting time: ~3:30~5:00**

**Speakers:** We are inviting speakers to cover the following subjects;

Tuolumne District 3 Supervisor;

Teri Murrison

Homeowners Insurance;

Speaker from Insurance Industry

Tree Service Experts;

Local Tree Services will attend & be available to answer your questions.

**Agenda Items:** In addition to the speakers we plan to accomplish the yearly association business of;

1. Electing Board members for 2010
2. Reviewing Changes to our Bylaws
3. Open the floor for questions & concerns of the membership

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## **Cold Springs Water New Tank**



Earlier this year Cold Springs Water Company announced that they had applied for and received approval from the California Public Utilities Commission (PUC) to replace a failed water tank in the CS water system. At the same time the PUC approved CS Water Co.'s application to pass the cost of the new tank on to customers in the form of a "tank loan charge". Here's an update on this project:

The contract was finalized in late April '09 with Porter Cal-Western of Sonora. Construction began in May '09. This tank is one of 5 in the CS water system. It is located adjacent to the CS water treatment plant on Humbolt Court (near Alpine Drive). Tank size: 100,000 gallons (26'-8" dia x 24' high). This is the same size as the previous tank, which had been in service for approx 75 years (i.e. it pre-dated the Cold Springs development.) The tank had major repairs in the late 1980's and last September a leak was repaired with no guarantee that more would not development soon. Prior to erecting the new tank, a new concrete foundation was poured to current standards. The tank was welded together on site using pre-formed curved steel sections for walls

and flat steel plates for the bottom and top. A Polyamidoamine epoxy liner was then applied to the inside surfaces, which is expected to last for the life of the tank. The tank meets or exceeds all American Water Works Association standards. All surface water consumed in the CS water system passes through this tank. From there the water is pumped up the hill to the gravity tanks that feed the entire CS water distribution system, including the fire hydrants. The new water tank has been in service since the July 4th weekend. There is a well in Peter Pam that is used as a back up. This was used while the tank was out of service.

Thanks to Sandra Tucker at Cold Springs Water Company for the information contained in this article.

## **Membership**

We continue to sustain strong core members and because of your support, the Board agreed to **waive the 2010 membership dues to all members who paid last year.** We thank you for your continued support and request you talk to your Cold Spring neighbors about joining our ranks. **We are asking new members to pay this year and join our strong organization.** The cost is minimal, \$20/year with structure, and \$10 without a structure. (Please go to the web site for how and where to make payments.) There are some very important issues coming up (like the cancelation of many homeowners insurance) that will need a large supported association to help us try to improve the situations for the benefit of all property owners.

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## New Website



If you have not visited the web site lately, please do so. It is all new. The biggest improvement is that you can now simply subscribe one time, and anytime we update the site with news, bulletins, post, or new post comments, you will be automatically notified via e-mail. Also, the sites new format will allow the Board to do a better job on keeping informaiton new and current. See the URL at top of this page if you don't already have it listed in your favorites.

## CLEAN UP CLEAN-UP



Have you cleared your property this year and hauled away the needles & slash? The Plainview Slash site is open every day Thursday – Monday 8:00AM -4:00 PM. (Closed Tuesday and Wednesday)  
Cost: \$8.00 per cubic yard  
Remember the fire we had at Cold Springs on April 18, 2008? If we all clear our lots we can help prevent future occurances.



**PREVENT THIS FROM HAPPENING**

## Internet Service



Several members have asked about internet service available in Cold Springs area. There is service available for your residence through Hughes Net (satellite), Wild Blue (satellite), and dial up. If interested in getting ISP at your Cold Springs residence, we suggest you check their web pages regarding each providers offerings. In addition there are two businesses that offer wireless internet at their business, Strawberry Inn and Dodge Ridge. So if you want to stay connected, check out one of the above services.

## Associations ByLaws Change

The board has made changes to the associations bylaws to better reflect how we operate as an association and board. Most changes are minor however we need to have the membership adopt the revised bylaws at the annual meeting. We have posted both the original bylaws dated September 01, 2002 and the proposed revision #01 dated August 01, 2009 on the web site. Please review the bylaws prior to the annual meeting so we can adopt the revision #01 if acceptable to the majority of the membership.

**August 2009**

**Current Board Members &  
Association Officers**



**President: Tony Gleadhill  
Term Expires 2010**



**Vice President: Don Rosenbaum  
Term Expires 2009**



**Secretary: David Meidinger  
Term Expires 2009**



**Treasurer: Jason Reed  
Term Expires 2009**

Picture  
not  
available

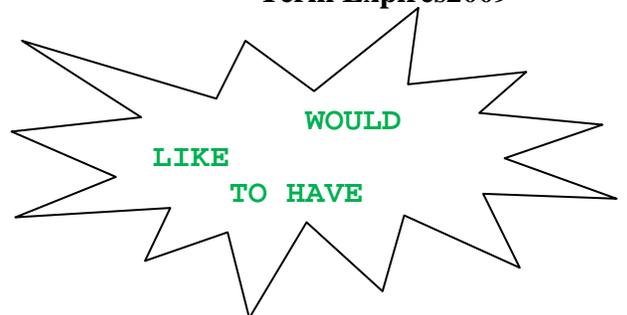
**Board Member: Gail Bliss Allen  
Term Expires 2010**

Picture  
not  
available

**Board Member: Margie Mallory  
Term Expires 2010**



**Board Member: Dave Sponseller  
Term Expires 2009**



**Board Member: YOU ?**



**August 2009**

***Ballot and Instructions***  
***Election of CSPOA Board Members***  
**September 2009**

A paid member of the Cold Springs Property Owners Association may vote this ballot. **Since we waived the dues this year, a paid member is defined by; any person who paid their dues last year, or any new member who pays their dues this year.** There is one vote per paid-in parcel membership. We encourage you to attend the meeting and place your vote. If you cannot make the meeting, please send the below ballot to arrive before September 5, 2009. Again, if you are a new member, dues will need to be received prior to your vote being counted. The vote is to be cast by the parcel owner/members as reflected on the CSPOA records.

The ballot may be cast by email (see web site) or mailed to: CSPOA, 29310 Shasta Drive, Cold Springs No. 57, CA 95335-9711. It is our hope that you will tender it in person at the annual meeting on September 05, 2009 at the Pinecrest Community Center, Pinecrest School Road – just off Dodge Ridge Road in Pinecrest. 3pm-5pm.

Six seats are available on the 9-member Board for a 2-year term ending December 31, 2011. The Nominating Committee is recommending four members for the Board. Two additional seats are open. Please mark an X in the space before each nominee's name. Add your write in candidate of choice.

Vote by Marking an X by Candidate

- \_\_\_\_\_ 1. **David Meidinger** (incumbent)
- \_\_\_\_\_ 2. **Jason Reed** (incumbent)
- \_\_\_\_\_ 3. **Don Rosenbaum** (incumbent)
- \_\_\_\_\_ 4. **Dave Sponseller** (incumbent)
- \_\_\_\_\_ 5. \_\_\_\_\_ Write in Candidate
- \_\_\_\_\_ 6. \_\_\_\_\_ Write in Candidate

Lot Number \_\_\_\_\_ & Cold Springs Address \_\_\_\_\_

Member Name: \_\_\_\_\_

**Mail, Email, or bring to annual meeting**