

LAKE FOREST GLEN

Summer 2024

SPECTRUM UPDATE

The bulk WiFi and Cable TV agreement with Spectrum is effective June 28th. To set up a new or transfer your existing account and order any equipment, call:

Customer Support:
1-855-326-5115

For existing customers, you will receive your final bill/refund in July from Spectrum depending on your billing cycle. Starting in July, your LFG HOA dues will reflect the \$65.16 increase for Spectrum services.

IMPORTANT NEWS

- **HOA Office:** Recently, the LFG HOA office manager resigned, and the Board is currently working to fill that position. The office is currently closed but behind the scenes board members are working hard to provide services to our owners. Please be patient while we answer calls and questions as best we can.
- **Election Update:** The notice of elections to the Lake Forest Glen HOA board of directors has been mailed to all homeowner and or find the [application here](#). Nominations for the three (3) open positions must be returned to the LFGHOA Elections PO Box 5693, Tahoe City, CA or office by July 19th. We look forward to your participation.

Email and LFG HOA Communications

LFG HOA is moving to an entirely electronic communication process to reduce costs and expedite the sharing of important information such as emergency or operational updates and newsletters. It is a priority of LFG HOA to confirm your preferred email address, send an email to admin@lfghoa.com so we may update our files. Going forward, only communications which are required by law (election, budget materials) will be mailed.

JUST SOLD

Unit 201:

3 bed, 2 1/2 bath \$649 sold at asking

Unit 9:

2 bed, 2 bath asking \$589k, sold at \$560K

Unit 10:

3 bed, 2 1/2 bath asking \$699K, sold at \$685

CONTACT US

Lake Forest Glen HOA
(530) 583-2307

Admin@lfghoa.com

Frequently Asked Questions (FAQs)

Q: Where can we legally park?

A: Parking is allowed in front of your unit between the lines and in the overflow parking areas located at each end of the complex ONLY. No parking allowed in front of someone else's unit OR on the side of the asphalt roads throughout the Glen

Q: What are rules on pets for homeowners & Long-Term tenants?

A: Owners and long-term tenants (30 days or more) are allowed 2 pets. Dogs must be kept on the deck. If off the deck and in the common areas, dogs must be in control of a responsible person AND on a leash, not one or the other. All dog waste must be picked up and disposed of using bags located throughout the property.

Q: What is the Short Term Rentals (STRs) (less than 30 days) pet policy

A: NO pets are allowed for short term rentals. This rule was effective as of April 2023 and specified in the [Homeowner Handbook](#)

Q: What are the hours of noise curfew?

A: Quiet time rules are from 10 pm to 8 am. Disturbing the peace and breaking curfew is an immediate fine.

Q: What is allowed on your deck?

A: Outdoor furniture, gas BBQ's, potted plants, kids toys and bikes. No charcoal BBQs or patio heaters are allowed.

All FAQs and additional information can be found in the [Homeowners Handbook](#).

Fire Season

SHORT TERM RENTALS (STRS) AND DEFENSIBLE SPACE

In order to renew Short Term Rental (STR) permits, Placer County is conducting reviews of the required items such as smoke alarms, etc., and the fire department is reviewing defensible space inspections. ([click here for info](#) on defensible space) The HOA is working with the fire department to meet their overall requirements for the complex, however, any work that is required to gain and STR permit is the responsibility of the homeowner and they should work through the Association office to inform and coordinate that work. The Blanca Gonzalez, Admin Assistant from the fire department provided this response:

As of 6/12/2024, all HOA condo/townhome-type properties in North Tahoe Fire Protection District's jurisdiction have received an initial defensible space inspection.

Please submit a request for this inspection report through our website by going to <https://www.ntfire.net/home-rental-inspections/> and clicking on the "STR Defensible Space Inspection Reports for Condo/Townhouse units in an HOA" button.

Please note that HOAs are currently performing defensible space work to meet the requirements; the inspection for your unit may or may not be compliant at the time of request. Re-inspections will be occurring with HOAs throughout the summer; NTFPD will send updated inspection reports as structures come into compliance for requests that were previously submitted but received a failed report.

Other updates for LFGHOA

HOA DUES PROCESSING:

We encourage you to consider making your monthly HOA dues payments using ACH. ACH payments are made directly from your bank account to the association and this electronic payment saves time and effort in processing paper checks. Thanks to those already using this efficient service. If needed, [click here](#) to find the details of how to setup ACH payments.

FACILITIES UPDATE:

- We have heard the feedback that the pool umbrella may be difficult to raise for some thus new crank driven umbrellas are being purchased.
- The hot tub is functioning, but leaks have been found that are impacting operation of the jets. Repairs are being planned

LANDSCAPING ACTIVITY:

Thanks to Jim and the landscaping committee, Juan and Alphonso for all the work beautifying the Glen. The next meeting of the Landscape Committee is scheduled for July 27th at Unit 196 at 9 a.m.