

NONPOINT SOURCE WATER QUALITY MANAGEMENT PLAN FOR THE TAHOE KEYS PROPERTY OWNERS ASSOCIATION

PREPARED PURSUANT TO
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LAHONTAN REGION BOARD ORDER NO. R6T-2014-0059



TAHOE KEYS NONPOINT SOURCE
MANAGEMENT PLAN

JANUARY 2024

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Prepared for
Tahoe Keys Property Owners Association



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TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Nonpoint Sources of Pollution Compared to Point Sources of Pollution	2
1.2	Relationship to the Integrated Management Plan for the Tahoe Keys Lagoons.....	2
2.0	OVERVIEW OF 2023 NPS PLAN ACTIVITIES	3
2.1	TKPOA Stormwater and Erosion Control Best Management Practices	3
2.1.1	Common Area Best Management Practices.....	4
2.1.2	Single-Family Homes Best Management Practices	5
2.1.3	Boat Washing CC&Rs.....	6
2.2	Outreach and Education Activities.....	7
2.2.1	Lake and Lagoon Friendly Landscaping Education Campaign.....	7
2.2.2	BMPs in the Tahoe Keys Education Campaign	8
2.2.3	Eyes on the Lake Training.....	8
2.2.4	Lunch and Learn.....	9
2.2.5	Outreach and Education Program.....	9
2.2.6	Social Media – Instagram	11
2.2.7	Cigarette Butt Collector and Monitoring.....	12
2.3	TKPOA Training Program	13
2.3.1	TKPOA Water Quality Staff Training	13
2.3.2	Landscape Professional Training	14
2.3.3	Lake Tahoe Community College.....	14
2.4	TKPOA Research Relevant to Nonpoint Source Control.....	14
2.4.1	First-Flush Stormwater Sampling	15
2.4.2	Shallow Groundwater Sampling	17
2.4.3	Drainage Mapping of Point Sources	19
2.5	Tahoe Keys Water Company Long-Term Water System Facilities Plan	23
3.0	NONPOINT SOURCE WATER QUALITY MANAGEMENT PLAN FOR 2024	26
4.0	LIST OF PREPARERS	28
5.0	REFERENCES	29
	References Cited	29
	References Sourced	31

LIST OF TABLES

Table 1. 2023 NPS Plan Activities.....	3
Table 2. 2024 Annual Schedule.....	26

LIST OF FIGURES

Figure 1. TKPOA Parcels with BMP or Source Control Certificates	6
Figure 2. Diver Rack Cards	11
Figure 3. Tahoe Keys Cigarette Butt Canister	12
Figure 4. Locations of Cigarette Butt Canisters (2022)	13
Figure 5. 2023 First-flush sampling map	16
Figure 6. West Lagoon Total Phosphorus Loads (kg/yr)	18
Figure 7. Lake Tallac Total Phosphorus Loads (kg/yr).....	19
Figure 8. Drainage Map of the Tahoe Keys Facility: Overall	20
Figure 9. Potential Sensitive Drainage Areas: Venice Drive, South	21
Figure 10. Potential Sensitive Drainage Areas, Ala Wai Boulevard	22

LIST OF APPENDICES

Appendix A eBlasts Sent to Homeowners During the 2023 Season	
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ACRONYMS AND ABBREVIATIONS

ACC	Architectural Control Committee
ACRB	Architectural Control Rule Brochure
AIS	Aquatic Invasive Species
BMPs	Best Management Practices
CC&Rs	Covenants, Conditions and Restrictions
CSLT	City of South Lake Tahoe
CPT	cone penetrometer test
ESA	Environmental Science Associates
IMP	Integrated Management Plan for Aquatic Weeds for the Tahoe Keys Lagoons
GIS	Geographic Information System
Keys lagoons	Tahoe Keys lagoons
Lahontan	Lahontan Regional Water Quality Control Board
LTCC	Lake Tahoe Community College
MWELo	Model Water Efficient Landscaping Ordinance
MS4	municipal separate storm sewer system
NPS	nonpoint sources
NPS Plan	Nonpoint Source Water Quality Management Plan for the Tahoe Keys Property Owners Association
OSHA	Occupational Safety and Health Administration
Program	Tahoe Aquatic Invasive Species Program
QPSPPP	Qualified Preparer of Stormwater Pollution Prevention Plan
QCIS	Qualified Compliance Inspector Stormwater
ROA	R.O. Anderson Engineering, Inc.
SCC	Certification or Source Control Certificate
SWRCB	State Water Resources Control Board
The League	The League to Save Lake Tahoe
TKPOA	Tahoe Keys Property Owners Association
TRCD	Tahoe Resource Conservation District
WDR	Waste Discharge Requirements
WC	Waterways Committee (Previously Water Quality Committee)

1.0 INTRODUCTION

The Nonpoint Source Water Quality Management Plan for the Tahoe Keys Property Owners Association (NPS Plan) supports the Tahoe Keys Property Owners Association (TKPOA) institutional control, education, and outreach activities to homeowners related to Aquatic Invasive Species (AIS). TKPOA implemented the NPS Plan in 2016 to address both a finding of Waste Discharge Requirements (WDR) Order No. R6T-2014-0059 adopted by the Lahontan Regional Water Quality Control Board (Lahontan) on July 17, 2014 (Lahontan 2014), and as an aquatic invasive plant control method in the Integrated Management Plan for Aquatic Weeds for the Tahoe Keys Lagoons (IMP). Findings in the WDR specified the following two objectives of the NPS Plan:

- To identify and evaluate land-based activities being conducted in the Tahoe Keys community that may be sources of pollution (including nutrients) that have the potential to be discharged into surface waters.
- To identify and implement site-specific management practices to reduce or prevent pollutants (including nutrients) associated with activities being conducted in the Tahoe Keys community from discharging into surface waters.

Consistent with these objectives, the NPS Plan evaluates and addresses the land-based activities occurring in the Tahoe Keys development that could contribute to nonpoint sources (NPS) of pollution. It further describes how TKPOA will inform and educate member homeowners about how to reduce NPS pollution emanating from their private property.

NPS Plan activities are reviewed annually by the Architectural Control Committee (ACC) and Waterways Committee (WC). Necessary changes are made to the Architectural Control Rule Brochure (ACRB) to improve compliance or to promote installation of additional Best Management Practices (BMPs). The result of the evaluations, along with updates and refinements, are reported to Lahontan annually. Success of the NPS Plan is measured by:

- Monitoring TKPOA staff, TKPOA contractors', and landscaping companies' compliance with nutrient reduction and watering rules to reduce fertilizer use and prevent irrigation water runoff;
- Tracking member participation in educational workshops; and
- Tracking member participation in the TRPA Stormwater Management Program to obtain certification for BMP installation.

This annual update to the NPS Plan follows the format of the prior updates, specifically those for 2020, 2021, and 2022. The update focuses on describing NPS activities implemented in 2023 (Chapter 2.0) and on TKPOA's planned NPS activities for 2024 (Chapter 3.0) and includes less introductory detail on describing the physical conditions of the Tahoe Keys facility (e.g., a description of its soils, hydrology, and drainage patterns). This information has remained relatively static since the first NPS Plan was released by TKPOA in 2016 and can be found in Chapter 2.0, Physical Conditions of the Tahoe Keys Facility in the NPS Update submitted to

Lahontan in January of 2019. The goal of this revised format is to create a more accessible document that directs the reader's attention to TKPOA's current and planned NPS control and educational activities. This document is the eighth update since the January 2016 document. Prior annual updates were submitted to Lahontan on January 31, 2017, January 31, 2018, January 31, 2019, January 30, 2020, January 28, 2021, January 27, 2022, and January 31, 2023.

1.1 Nonpoint Sources of Pollution Compared to Point Sources of Pollution

For the purposes of this NPS Plan, it is important to distinguish between nonpoint and point sources of water pollution. The California State Water Resources Control Board (SWRCB) (http://www.waterboards.ca.gov/water_issues/programs/nps/) states that NPS pollution does not originate from regulated point sources and comes from many diffuse sources. NPS pollution occurs when rainfall flows off the land, roads, buildings, and other features of the landscape. This diffuse runoff carries pollutants into drainage ditches, lakes, rivers, wetlands, bays, and aquifers. In contrast, point sources include discharges from outfalls and pipes, including discharges from stormwater pipes. NPS water pollution enters waterways by direct overland flow or percolation, as opposed to entering through conveyances such as pipes or channels. It occurs when stormwater, snowmelt, irrigation, or other non-stormwater source transports pollutants separately from a conveyance structure. Controlling point sources of water pollution are outside the scope of this NPS Plan.

1.2 Relationship to the Integrated Management Plan for the Tahoe Keys Lagoons

The findings of the Lahontan Board Order associated with TKPOA's WDR noted the high rates of growth of aquatic plants in the Tahoe Keys lagoons (Keys lagoons). The density of these plants in the Keys lagoons has increased to such an extent that they now limit navigational, recreational, and other beneficial uses of the lagoon waterways and impact water quality. In addition, it is widely recognized that the Keys lagoons are a substantial source of the invasive plants in the near-shore zone of Lake Tahoe adjacent to the Tahoe Keys. These invasive aquatic weeds have been identified by scientists, regulators, and policymakers as the top invasive species threat to Lake Tahoe's ecosystem and the recreational, economic, and water quality and supply values of the lake.

In 2016, TKPOA drafted and now updates annually an IMP to address methods being used and considered to control the aquatic plants. The IMP summarizes the past, current and future 'integrated' combination of methods that are being implemented or tested to bring the aquatic plant infestations under control in the lagoons. The IMP (as required by the 2014 Lahontan Order) identifies cultural controls, including everyday practices that reduce runoff of nutrients, as essential to the success of the IMP. Therefore, this NPS Plan is linked to the IMP and fulfills a requirement of the 2014 Lahontan Order that supports the aquatic plant control work that is being completed under the IMP. Please refer to the 2023 IMP for an update to the IMP activities (TKPOA 2024).

2.0 OVERVIEW OF 2023 NPS PLAN ACTIVITIES

This NPS Plan evaluates and addresses the land-based activities occurring in the Tahoe Keys development that could contribute to NPS pollution of the lagoons and describes how TKPOA will inform and educate its employees and member homeowners about how to reduce NPS pollution emanating from TKPOA common area and private properties.

This chapter describes five categories of NPS implementation activities in the following sections:

- Stormwater and Erosion Control Best Management Practices (Section 2.1)
- Outreach and Education Activities (Section 2.2)
- Staff Training Program (Section 2.3)
- Research Relevant to Nonpoint Source Control (Section 2.4)
- Long-Term Facilities Plan (Section 2.5)

Table 1 provides an overview of 2023 NPS Plan activities.

Table 1. 2023 NPS Plan Activities

	Activities	Date
Stormwater and Erosion Control Best Management Practices	Single-family home BMP promotion	Ongoing throughout 2023
	Enforced compliance with water conservation rules and active ban on the use of phosphorus-containing fertilizers	Ongoing throughout 2023
	Enforcement of Boat Washing Covenants, Conditions and Restrictions	Ongoing throughout 2023
Outreach and Education Activities	Lake and Lagoon Friendly Landscaping	Passive Implementation in 2023
	Lunch and Learn	Discontinued in 2023
	Eyes on the Lake Training	Ongoing in 2023
	TKPOA and KeysWeedsManagement.org website maintenance and updates	Ongoing throughout 2023
	Outreach & Education Program	Ongoing throughout 2023
	Social Media Outreach (Instagram)	Ongoing throughout 2023
	Town hall Forums	Ongoing throughout 2023
Staff Training	Water Quality and Common Area landscape maintenance staff training, courses, certifications, and webinars	Ongoing throughout 2023
Tahoe Keys Water Company Long-Term Facilities Plan	• SCADA meter monitoring • Master Landscape Plan updates Stormwater drainage improvements •	Ongoing throughout 2023

2.1 TKPOA Stormwater and Erosion Control Best Management Practices

Stormwater and erosion control BMPs are retrofit measures required on all private properties in the Lake Tahoe Region to control erosion and infiltrate stormwater before it leaves the property. This applies to both TKPOA Common Area properties as well as private residential properties. BMPs are proven to prevent sediment, nutrients, and other pollutants from entering waterways. BMPs include pollutant source control measures, which reduce the

amount of pollutants present, and hydrological source control measures to direct stormwater and snowmelt runoff so that pollutants are filtered out and prevented from entering surface water.

BMPs are a requirement of the 2014 Lahontan Order issued to TKPOA in 2014. As part of the NPS Plan requirement, the development and implementation of BMPs are specified to help achieve the plan objectives. TKPOA landscape BMPs¹ to minimize controllable NPS nutrient loading include the following:

- Installation of TRPA-approved runoff control BMPs at TKPOA Common Areas and outreach to encourage a goal of 100% BMP compliance by single-family properties;
- Ban of the use of phosphorus-containing fertilizer;
- Management of Common Areas irrigation and townhouse landscaping to limit runoff and promote infiltration/percolation;
- Education and outreach to staff and members regarding the effects on water quality from over fertilizing and over watering through staff trainings and articles in the Keys Breeze newsletter; and
- Implementation of a water conservation program where landscape irrigation on Common Area and single-family properties is limited to three days per week.

Attachment D of the 2014 WDR lists management practices to be considered for control and reduction of pollutants from the Tahoe Keys Common Areas, with additional considerations for private residential neighborhoods (Lahontan 2014).

2.1.1 Common Area Best Management Practices

TKPOA is responsible for maintaining areas of recreational turf and accent plantings for TKPOA Common Areas. TKPOA Common Areas include townhouse subdivisions, TKPOA Pavilion and administrative offices, parking lots, open space parks, playgrounds, tennis courts, pools, and the Tahoe Keys Water Company (TKWC) facilities. TKPOA contracts with various landscape maintenance companies, in addition to using in-house staff, to maintain these Common Areas. The Common Areas are generally well vegetated with grass cover or landscaped with shrubs, forbs, rocks, and mulch.

TKPOA continued to conduct NPS required standard maintenance in 2023, including lawn mowing and removal of debris (leaves, branches, etc.). As in previous years, staff and landscapers contracted to conduct maintenance were trained in accordance with requirements detailed in Section 2.3.2.

¹ In 2019 TKPOA adopted “Rules and Regulations for Water Service” and included its “Landscape Irrigation Rules to Protect Water Quality” in the adopted regulations. Previously, TKPOA’s Landscape Irrigation Rules to Protect Water Quality were included as part of the Associated Operating Rules.

Multiple BMPs were implemented in 2023 in large common areas including replacing the Cove 2 asphalt with landscape upgrades and removing a raised bed to allow for additional groundwater filtration.

TKPOA is currently working with TRPA, the City of South Lake Tahoe, landscape architects at Design Workshop, and the EPA on a new stormwater drainage design for the Keys using green infrastructure. TKPOA is in phase 1 of the Project and is planning to test the design out in Cove 5. The Project would remove about 100,000 square feet of turf, install green infrastructure along Ala Wai Blvd., and replace the remaining turf with low maintenance vegetation to reduce water needs.

2.1.2 Single-Family Homes Best Management Practices

Most landscaped areas within the Tahoe Keys are under the control of individual homeowners who may maintain their properties or may contract private landscaping companies for maintenance. TRPA acknowledges and tracks BMP installation by inspecting and issuing a BMP Certification or Source Control Certificate (SCC) letter to the property owners. A BMP Certificate certifies that the BMPs are properly installed and functioning on a property. A SCC is for site-constrained properties that cannot infiltrate stormwater on site, but that have otherwise met all sediment source control requirements. Homeowners are requested to inform TKPOA of their certification so that acreage protected by BMPs can be readily tracked and reported. TRPA tracks BMP installations on the publicly available TRPA website <https://gis.trpa.org/bmpmappingtool/>.

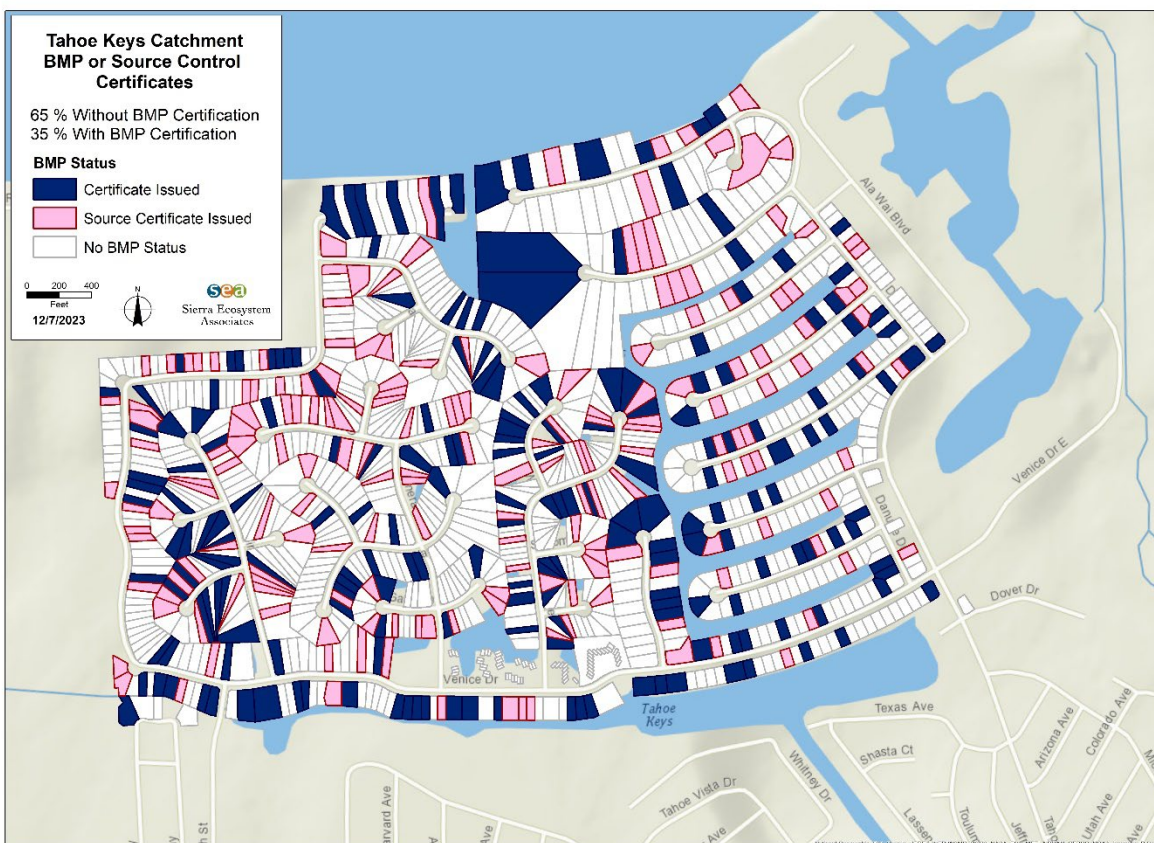
Based on analysis of parcel data collected by TRPA (<https://gis.trpa.org/bmpmappingtool/>), a total of 35% of TKPOA parcels have BMP Certifications or Source Control Certifications as of December 2023, which is a 2% increase from the prior year. Combined, these certifications cover approximately 36% (88 acres) of an estimated 243 acres of land area owned by TKPOA and association members². Figure 1 shows the BMP status of properties within the association. To promote installation of BMPs and compliance with TRPA BMP requirements, TKPOA supplies the following information to property owners:

- A Basic Guide to Fertilization and Irrigation Scheduling for Single-Family Homeowners and Property Managers available on TKPOA's webpage.
- Informational displays with rack cards in the lobby of TKPOA's Administrative Office.
- Informational brochures about TRPA-approved BMPs to encourage BMP Certification.
- Reference to the Tahoe Keys Landscape Conservation Idea Book.

² This analysis is based on identifying the total acreage of all TKPOA parcels, and then calculating the total acreage that is above water using GIS (ArcView 10.7) and aerial imagery from ESRI (esri.com) base maps in 2015. Many TKPOA and residential parcels include acreage that is permanently covered with water (e.g., land beneath the lagoons), and is not landscaped.

In 2023, as in previous years, the ACC continued to enforce compliance with water conservation rules and the ban on the use of phosphorus-containing fertilizers on Common Area landscape by contractors and single-family property owners. Property owners found in violation are subject to member discipline and possible fines for violation of TKPOA rules (see TKPOA Disclosure Document 2016 for a schedule of fines). In 2023, no warnings or fines were issued to homeowners. TKPOA continued to provide a sample agreement that single-family homeowners can use for their properties with landscape maintenance companies. The sample agreement lists the financial consequences of violations and states that the landscape company will be held accountable to the property owner for the violation.

Figure 1. TKPOA Parcels with BMP or Source Control Certificates



2.1.3 Boat Washing CC&Rs

In 2023, as in previous years, the ACC continued to enforce the TKPOA Covenants, Conditions and Restrictions (CC&Rs) regarding the washing of boats when in the Tahoe Keys lagoon channels as part of the Wastewater Rules and Protocol Operating Rules, adopted in July 2020. This CC&R covers regulation for boat cleaning in the waterways, boat and vehicle cleaning in streets, and wastewater discharge from Jacuzzis. It is designed to protect the waterways from chemicals via both point and nonpoint sources, by requiring that homeowners and renters use

only water (no additional cleaning agent) to clean boats while in the Keys lagoons. Additionally, within driveways, roads, or yards, products to clean watercrafts and vehicles are limited to those that are environmentally safe, phosphate-free, biodegradable, and water based (TKPOA 2020b).

2.2 Outreach and Education Activities

In 2023, TKPOA continued with existing property owner educational campaigns to educate residents and help modify practices regarding irrigation and landscaping. In 2021, due to well contamination issues, TKPOA had halted irrigation for part of the year before instituting a revised irrigation schedule. In late 2021, TKPOA began working on a Long-Term Water System Facilities Plan, which is discussed in Section 2.5 of this document.

TKPOA continued a social media campaign on the internet platform Instagram to publicize AIS Program projects as well as implemented a revitalization of the TKPOA website dedicated to AIS management. This section provides a summary description of seven TKPOA-initiated or supported outreach and education activities:

1. Lake and Lagoon Friendly Landscaping Education Campaign
2. BMPs in the Tahoe Keys Education Campaign
3. Eyes on the Lake Training
4. Lunch and Learn
5. Outreach and Education Program
6. Social Media (e.g., Instagram) Outreach
7. Cigarette Butt Collection and Monitoring
8. Town hall Forums

2.2.1 Lake and Lagoon Friendly Landscaping Education Campaign

The Lake and Lagoon Friendly Landscaping educational campaign was initiated in 2017 to annually inform property owners on best practices to reduce runoff and pollutants through better landscaping techniques. Key points of this campaign are:

- Water only on allotted days
- Use automatic shut-off nozzles
- Use re-circulating water systems for fountains and other water features
- Water no more than 1.5 inches per week in spring or fall, and no more than 2 inches per week in July and August
- Phosphorus fertilizer ban
- Fertilize no more than two times per year (spring and fall)
- Do not use more than one pound of nitrogen per 1,000 sq. ft. (calculator provided at keysweedsmanagement.org)
- Maintain a five-foot buffer between lawn and lagoon / lake
- Never apply fertilizer to frozen ground or before rain event

TKPOA did not actively continue the Lake and Lagoon Friendly Landscaping Campaign in 2023, due primarily to implementation of Year 2 of the Control Methods Test (CMT)³. However, the Tahoe Keys Landscape Conservation Idea Book was distributed to homeowners to encourage landscaping with water conservation in mind. Rack cards were distributed to various agencies, homeowners, rental companies, and landscapers at the beginning of the boating season⁴.

2.2.2 BMPs in the Tahoe Keys Education Campaign

In 2017 and in coordination with TRPA, TKPOA initiated a second annual educational campaign that laid out the extensive rules and guidelines for BMPs applicable for the Tahoe Keys. Key points of this campaign include the following:

- Soil protections along driveway and under driplines of structures
- Create a five (5) foot wide defensible space zone area around all structures
- BMP benefits for the environment and for the Tahoe Keys
- BMP benefits to property values
- BMP requirement for remodel or addition
- BMP value in resale
- Possibility of non-compliance fines
- Educational materials on how to get a BMP Certificate from TRPA

TKPOA did not actively continue the BMPs in the Tahoe Keys Campaign in 2023. This was primarily due to the implementation of Year 2 of the CMT. However, an article was published in the Keys Breeze to remind homeowners of current and ongoing BMPs and the Landscape Conservation Idea Book that reinforces the BMPs. Rack cards were distributed to various agencies, homeowners, rental companies, and landscapers at the beginning of the boating season. Information generated for the campaign remained available on the TKPOA websites.

2.2.3 Eyes on the Lake Training

“Eyes on the Lake” is an annual training program led by the League to Save Lake Tahoe (The League), in partnership with the Tahoe Resource Conservation District (TRCD) and TRPA, as well as other organizations, including TKPOA, that make up the Lake Tahoe Aquatic Invasive Species Program. This program provides attendees with the background, tools, and knowledge base to successfully identify and report aquatic weeds that can be found in Lake Tahoe and the Keys lagoons. The program also provides information for volunteers to identify and report on aquatic invasive plants they find in and around Tahoe, to help identify them for removal before they can spread to other parts of the Lake.

³ Discussed in more detail in Section 2.5 of the Integrated Management Plan.

⁴ Information generated for the campaign remain available on the TKPOA websites.

The locations and dates of the 2023 Eyes on the Lake trainings were as follows:

- May 31 – Tahoe Keys Marina (Tahoe Keys Marina and CA State Park Employees)
- June 8 – Zoom (Public)
- July 26 – Meeks Bay Resort (Washoe Tribe and Sierra Nevada Ambassadors)
- August 19 – Tahoe Keys Property Owners Association Pavilion (Public)
- September 4 – Kings Beach Recreation Area (Public)
- October 4 – Tahoe Yacht Club (Marinas)

No TKPOA Water Quality Staff participated in the Eyes on the Lake Trainings in 2023; however, the dive team used for Year 2 CMT treatments attended the training on **June 8, 2023**.

2.2.4 Lunch and Learn

In 2017, TKPOA organized the first annual “Lunch and Learn,” and informational event designed to educate property managers, landscape companies, pest control companies, hot tub companies, and nursery company employees on TKPOA’s AIS management plans, landscaping policy and procedures, rules, and regulations. The event includes a TKPOA hosted presentation followed by a free lunch to those in attendance.

The first “Lunch and Learn” had limited attendance. The second, hosted in 2018, had only four (4) representatives from different companies in attendance. TKPOA increased outreach in 2019 to garner additional attendance; however, attendance was limited to three (3) individuals despite the additional outreach. In both 2020 and 2021, while prepared to engage in outreach for “Lunch and Learn,” both events were postponed due to restrictions and social distancing requirements associated with the COVID-19 pandemic.

In 2022, a combination of limited resources and the implementation of Year 1 of the Control Methods Test resulted again in the postponement of the “Lunch and Learn” event. In 2023, TKPOA decided to discontinue the Lunch and Learn event due to limited staff resources and availability through CMT Year 2.

2.2.5 Outreach and Education Program

TKPOA initiated the Outreach and Education Program in 2020. This program includes homeowner outreach, TKPOA Pavilion education, website update and maintenance, and public outreach. Since its initiation, TKPOA has continued to implement this program.

The homeowner outreach portion of the Outreach and Education Program includes providing updates via eBlasts following completion of a project or as a regular and frequent status check. In 2023, eBlasts consisted primarily of updates surrounding the implementation of the CMT Year 2. Rack cards were distributed to homeowners and the Tahoe Keys Marina warning

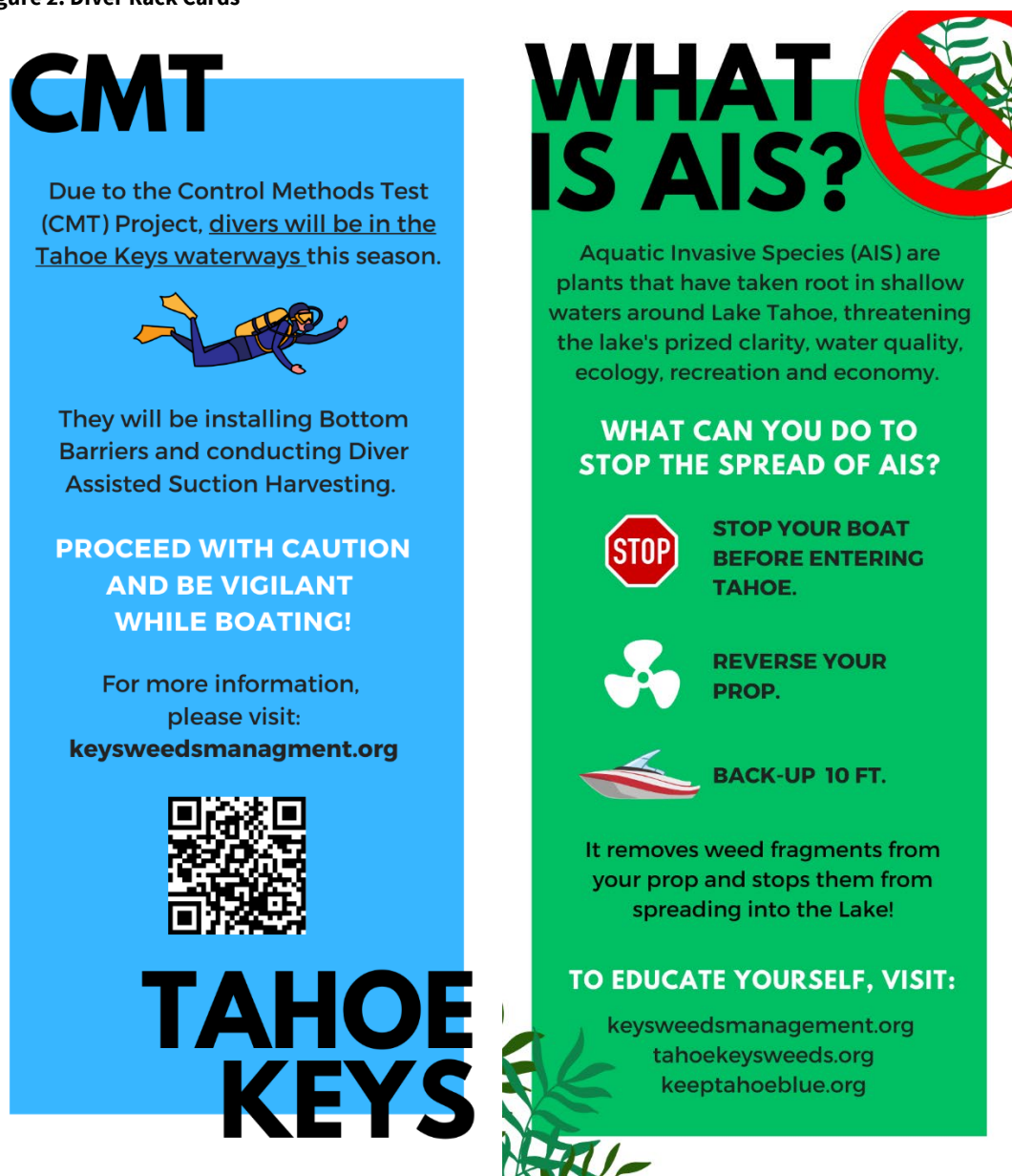
boaters of dive work that commenced throughout the season as part of Year 2 of the CMT and supplying information on the AIS Program (Figure 2).

The program displays (e.g., poster) information and supplies informational brochures in the TKPOA Pavilion lobby. The educational brochures address landscaping, existing aquatic invasive species within the Tahoe Keys lagoons, and information on the CMT. TKPOA opted to put all education center expansions on hold due to other budgeting priorities, but remain open to future improvements once funding becomes available.

TKPOA maintains two websites: 1) the TKPOA association website (www.tkpoa.org), and 2) its AIS management website (www.keysweedsmanagement.org). The websites contain information for TKPOA residents and renters about education and training events, lagoon water quality, and water quality friendly landscaping, BMPs, and water conservation. TKPOA's AIS management website continued providing information on ongoing and proposed/future projects on a user-friendly interface. Additionally, information on harvesting schedules and available past reports were also available.

Lastly, this program also includes expanded public outreach including eBlasts and website updates as well as the distribution of rack cards to homeowners and renters, which was initiated in 2022. eBlasts sent to homeowners and posted on the revitalized website during the 2023 season are provided in Appendix A.

Figure 2. Diver Rack Cards



2.2.6 Social Media – Instagram

In early 2020, TKPOA's Waterways Committee (WC) (formerly Water Quality Committee or WQC) and Board of Directors approved an outreach program including an increased social media presence and, in late August 2020, TKPOA made public its first Instagram post under the account: [tahoekeys_wq](https://www.instagram.com/tahoekeys_wq). Instagram was selected to provide updates to ongoing and future projects in the Keys lagoons. By October 2020, TKPOA had a total of ten (10) posts and 76 followers. In January 2022, TKPOA had increased to 21 posts and 164 followers. As of December 2023, TKPOA has a total of 26 posts and 285 followers.

2.2.7 Cigarette Butt Collector and Monitoring

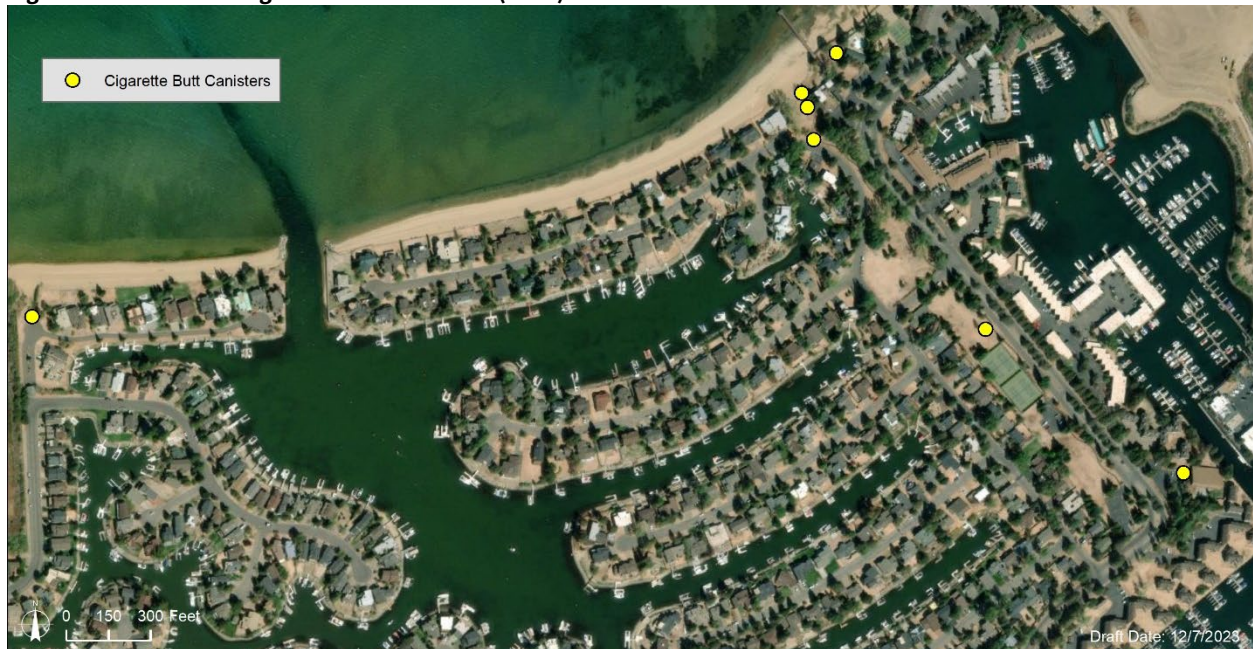
In 2019, TKPOA volunteered to participate in The League's program for cigarette butt collection and monitoring. Cigarette butts contain carcinogenic chemicals that can be harmful to the environment if not properly disposed. As part of this program, The League provides volunteer canisters to collect cigarette butts that help monitor how many are disposed of at a certain location. In 2019, one (1) canister was installed in the Tahoe Keys and, in 2020, TKPOA requested four (4) more, increasing the total number of canisters to five (5). In 2021, TKPOA installed an additional two (2) canisters.

In 2022, data was not collected for the cigarette butt canisters due to the implementation of the CMT Project. In 2023, TKPOA coordinated with the League to collect and dispose of the cigarette butts. There is no plan to expand the current program.

Figure 3. Tahoe Keys Cigarette Butt Canister



Photo Credit: TKPOA

Figure 4. Locations of Cigarette Butt Canisters (2022)

2.2.8 Town hall Forums

TKPOA hosted three educational townhall forums focused on aquatic invasive species and water quality management in the Tahoe Keys. These meetings happened on July 11th, July 27th, and October 26th and each lasted for 1-2 hours.

2.3 TKPOA Training Program

TKPOA recognizes the importance and value of staff trained to understand and implement best practices related to the wide variety of weed control, monitoring, and sampling activities that the organization undertakes as part of its aquatic plant control program. Sections 2.3.1 and 2.3.2 highlight TKPOA's efforts to ensure appropriately trained staff and (Common Area) landscape maintenance personnel are engaged onsite.

2.3.1 TKPOA Water Quality Staff Training

TKPOA continued the Water Quality Staff Training Program in 2023. One staff member completed California Boater Licensure, EPA Pesticide Handlers Safety, and EPA Pesticide Workers Safety courses. Two staff members completed a GIS course.

Please refer to the 2022 NPS Plan Update for previous trainings undertaken by TKPOA Water Quality Staff (TKPOA 2023). Additional GIS courses will be completed by TKPOA staff in 2024.

2.3.2 Landscape Professional Training

A detailed training manual for landscape professionals and landscape workers maintaining Common Areas of the Tahoe Keys Facility was prepared in 2017 and included in the NPS Plan in 2018. This manual is based in part on TRPA's Best Management Practices Guidebook (TRPA 2014). This training manual specifies the following:

- Landscape professionals will be required to review the training manual and provide acknowledgement of completion to TKPOA. All landscape workers will be encouraged by TKPOA to participate in other training conducted by TRPA or other agencies regarding landscape practices suitable for the Lake Tahoe area.
- Landscape professionals under contract to TKPOA will be required to show proof of compliance with phosphorus fertilizer ban by providing copies to TKPOA of labels of fertilizer used only on designated days.
- Landscape professionals will be held to the standards established by the TKPOA Board for association members including keeping sprinklers from discharging to impervious surfaces, scheduling irrigation within the required irrigation time period, and watering only on designated days.
- Landscape professionals will inspect irrigation systems weekly and repair leaks immediately. A summary record of weekly inspections will be submitted to TKPOA General Manager at the end of the irrigation season.
- TKPOA will consider installing tamper-proof lock boxes on irrigation controllers for Common Areas to ensure compliance with irrigation scheduling rules.

2.3.3 Lake Tahoe Community College

In 2019, TKPOA began collaborating with the Lake Tahoe Community College (LTCC) to allow students access to the TKPOA waterways for classroom and lab instruction. Specific courses included in this collaboration included: Biology, Ecology, Aquatic Ecology, Environmental Science, and Hydrology. Water Quality Staff provide background and ongoing program information for each of the classes regarding TKPOA Aquatic Weed management activities.

Collaboration with the local community college has not occurred in recent years, but TKPOA plans to resume a cooperative relationship with LTCC in the future .

2.4 **TKPOA Research Relevant to Nonpoint Source Control**

This section describes three activities relevant to TKPOA's NPS control efforts and strategy: 1) first-flush stormwater sampling at various locations throughout the Tahoe Keys (2018-2021 and 2023) 2) shallow groundwater sampling undertaken in 2019 to analyze groundwater inputs as a possible contributor of nutrients to Lake Tallac, and 3) mapping and GPS marking of all known point sources of drainage into the Tahoe Keys waterways.

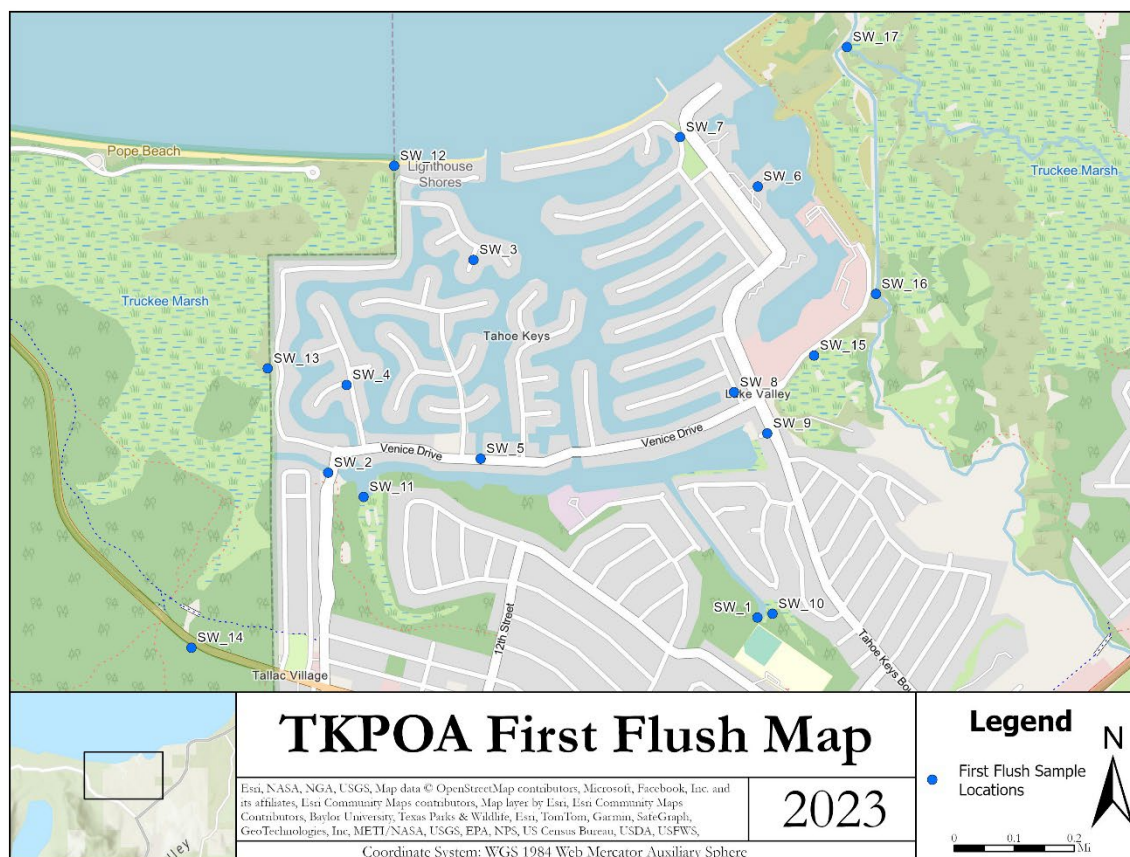
2.4.1 First-Flush Stormwater Sampling

As part of the WDR, TKPOA is directed to promote compliance with the City of South Lake Tahoe (CSLT) municipal separate storm sewer system (MS4) permit (Lahontan Order No. R6t-2011-0101) for stormwater from TKPOA-owned facilities that drain into CSLT storm drains. In addition, for shared stormwater facilities, runoff from TKPOA facilities must either meet the surface water numeric effluent limits in CSLT MS4 or TKPOA must document coordination with CSLT to meet fine sediment and nutrient load requirements.

To evaluate the water quality runoff from TKPOA-owned facilities and the quality of runoff entering the Keys lagoons from CSLT-owned storm drains and upgradient properties for which CSLT is responsible for stormwater runoff, TKPOA annually conducts a “first-flush” stormwater sampling late in the year, during the first precipitation event of fall / winter. “First-flush” sampling has occurred in 2018, 2019, 2020, 2021, and 2023. Water samples were collected from ten (10) sampling sites, including surface water drainages, within storm drain drop inlets, or from the outlet of storm drains where accessible and above water level in the lagoons. First-flush stormwater sampling results were not performed in 2022 due to implementation of the CMT Project.

In 2023, TKPOA completed the first-flush stormwater sampling on December 20th after the first substantial precipitation event of fall. TKPOA staff produced a map of GPS-referenced first-flush sampling areas which correlate with known sources of nonpoint source drainage (Figure 5).

Based on the results of the “first-flush” sampling events, the most persistent and significant nutrient discharges are to Lake Tallac, where elevated nutrient levels are consistently observed. For 2023, lab results showed stormwater sampling station 3 (see Figure 5 below) had the greatest amount of nutrients followed by the Lake Tallac stations. Decaying plant matter and an empty storm drain may have also influenced the sample taken at station 3. Data collected from stormwater sampling can be used to update and refine the nutrient loading model and to assess, over time, the effectiveness of measures to reduce nutrient loading and runoff. The sampling results also provide additional baseline information for use in future environmental analysis processes. The results of the 2023 “first-flush” can be found in the TKPOA AIS End of Season Report, available upon request.

Figure 5. 2023 First-flush sampling map

In 2022, CSLT updated the City’s development standards to incorporate [California’s Model Water Efficiency Landscaping Ordinance](#) (MWEL), to increase water efficiency standards for new and retrofitted landscapes through more efficient irrigation systems, onsite stormwater capture, and by limiting the portion of landscape that can be covered in turf. Specifically, items addressed by the CSLT in its update include:

- MWEL requirements apply to any landscape project greater than 500 sq. ft. that requires a permit, plan check, or design review.
- Landscape area means all the planting areas, turf areas, and water features in a landscape design plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).
- For new and rehabilitated landscapes subject to MWEL and less than 2,500 sq. ft., the streamlined Prescriptive Compliance form may be used. The Prescriptive Compliance form is a checklist of landscape standards that are met and documented on the Landscaping Plan.
- For landscaping of any size subject to MWEL, the Performance Compliance Approach can be used. The Performance Compliance approach must be used for landscapes

greater than 2,500 sq. ft. The Performance Compliance approach has additional requirements beyond the Prescriptive Compliance form option. The Performance Compliance approach must include a soil management report, landscape design plan, irrigation design plan, and a grading design plan.

The CSLT passed its MWEL (Ordinance 1167) on October 4, 2022, which includes provisions that are applicable to TKPOA's Common Area landscaping and other plans.

2.4.2 Shallow Groundwater Sampling

Nitrogen and phosphorus are the key nutrients for the regulation of macrophyte productivity (Boyd 1971). Aquatic plants are unique as they have the ability to uptake necessary nutrients through their roots or shoots, depending on nutrient demand and availability. Free-floating plants without roots, like coontail, typically absorb necessary nutrients from the water column as they have limited to no connection to nutrient containing-sediment (Angelstein et al. 2008).

In 2019, prior to initiation of preparation of the Draft EIR/EIS for the Control Methods Test, Environmental Science Associates (ESA) undertook baseline sampling for a variety of water quality parameters in the lagoons. This program included analysis of water column nutrient availability. Sampling was performed over a period of six months, between May 2019 and October 2019. In each of the lagoons, water grab samples were collected near the surface and near the bottom of the water column. Results of the sampling showed that both total nitrogen and total phosphorus repeatedly exceeded the water quality objectives put forth by the Lahontan Basin Plan for Lake Tahoe, 0.15 mg/L and 0.008 mg/L, respectively (ESA 2019). The presence of nutrients (nitrogen and phosphorus) within the Tahoe Keys waterways and lagoons' sediment is believed to be a primary contributor to the growth of aquatic invasive weeds in the lagoons (Lahontan 2014; TKPOA 2017c; EMKO 2019a).

A potential external source of nutrients entering the Keys lagoons is the flow of shallow groundwater from the South Y/Tahoe Island Park area northward into TKPOA lagoons (USACE 2003). Another possible source of groundwater entering the West Lagoon could be from Pope Marsh, which has higher levels of nutrients. TKPOA has invested a substantial amount of effort and money to identify nutrient concentrations in sediment and water within the lagoons, and to try to quantify the amount of nutrients that are entering the lagoons from various external sources⁵. In August 2019, TKPOA conducted a shallow cone penetrometer test (CPT) groundwater study at a total of six (6) sites. Results of the study show that, upgradient from Lake Tallac, nitrogen's predominant form is nitrate, with total nitrogen concentrations in shallow groundwater ranging from less than 0.24 mg/L to 2.8 mg/L. There was generally no nitrate, nitrite, or ammonia detected in Lake Tallac samples, indicating that nitrogen in Lake

⁵ Numerous studies (ROA 2016; TKPOA 2017c, TKPOA 2017d, TKPOA 2017g and TKPOA 2017h; TKPOA 2018d, TKPOA 2018e, TKPOA 2018f, TKPOA 2018h, and TKPOA 2018i) are available on the KeysWeedsManagement.org website.

Tallac is primarily organic nitrogen (TKPOA 2018d; EMKO 2019a). Further, based on the results of the first-flush 2018 and 2019 sampling events, organic nitrogen can exceed numeric effluent limits.

The above recent studies have identified that decaying plant matter is the primary contributor of phosphorus to the Keys Lagoons. This finding was highlighted in a 2019 report prepared by the third-party environmental consulting firm Environmental Science Associates (ESA) based on a study developed by ESA Principal Associate, Dave Tomasko, PhD. Tomasko's study, which included development of a phosphorus loading model, determined that the large majority (at least 75%) of total phosphorous in the West Lagoon is the result of decaying plant matter. Evaluation by EMKO (2019b) using Tomasko's study and additional data including that collected by the Lahontan Water Board in 2019 (shallow groundwater sampling from CPT borings) indicates that total phosphorous from decaying biomass is an even greater (about 80%) contributor of total phosphorous to the West Lagoon (Figure 6). Phosphorus loading from decaying plant matter (from submersed aquatic vegetation or SAV) is a smaller component of the total phosphorus loading to Lake Tallac, around 30% of the total, as Lake Tallac also receives substantial phosphorus from City of South Lake Tahoe stormwater (about 38%), as well as from shallow groundwater inflow (about 30%) (Figure 7) (EMKO 2019b).

Figure 6. West Lagoon Total Phosphorus Loads (kg/yr)

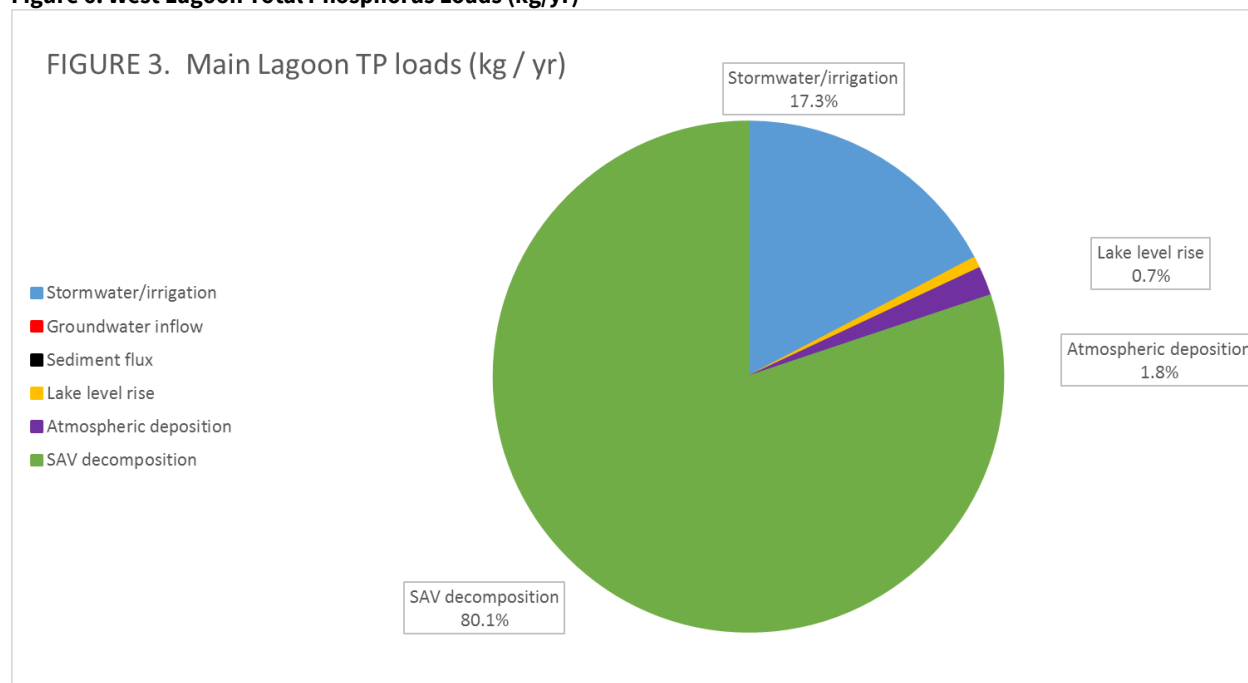
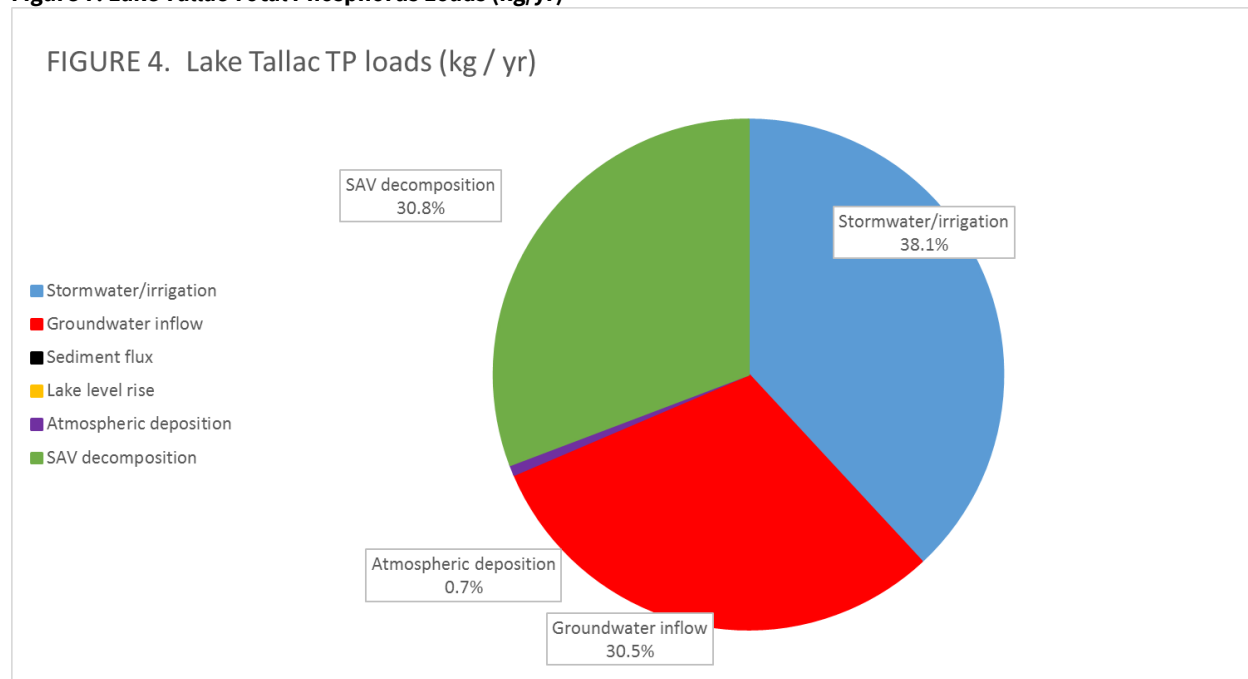


Figure 7. Lake Tallac Total Phosphorus Loads (kg/yr)

2.4.3 Drainage Mapping of Point Sources

While culverts and drains are not part of the NPS discharge to the Keys lagoons, NPS runoff and irrigation water may be collected by storm sewers, French drains, and similar structures. Thus, knowledge of the point sources that discharge to the lagoons may help develop additional NPS management actions if these point sources are primarily fed by non-point sources. In past years, when water levels were low enough to identify drains flowing into the lagoons, TKPOA began mapping and photo documenting marked and unmarked drains to better understand all of the locations where stormwater is collected and drained into the Tahoe Keys lagoons. In 2015, R.O. Anderson Engineering, Inc. (ROA) conducted a field assessment for drainage (Figure 8) and potential sensitive areas (Figures 9 and 10) in the Tahoe Keys.

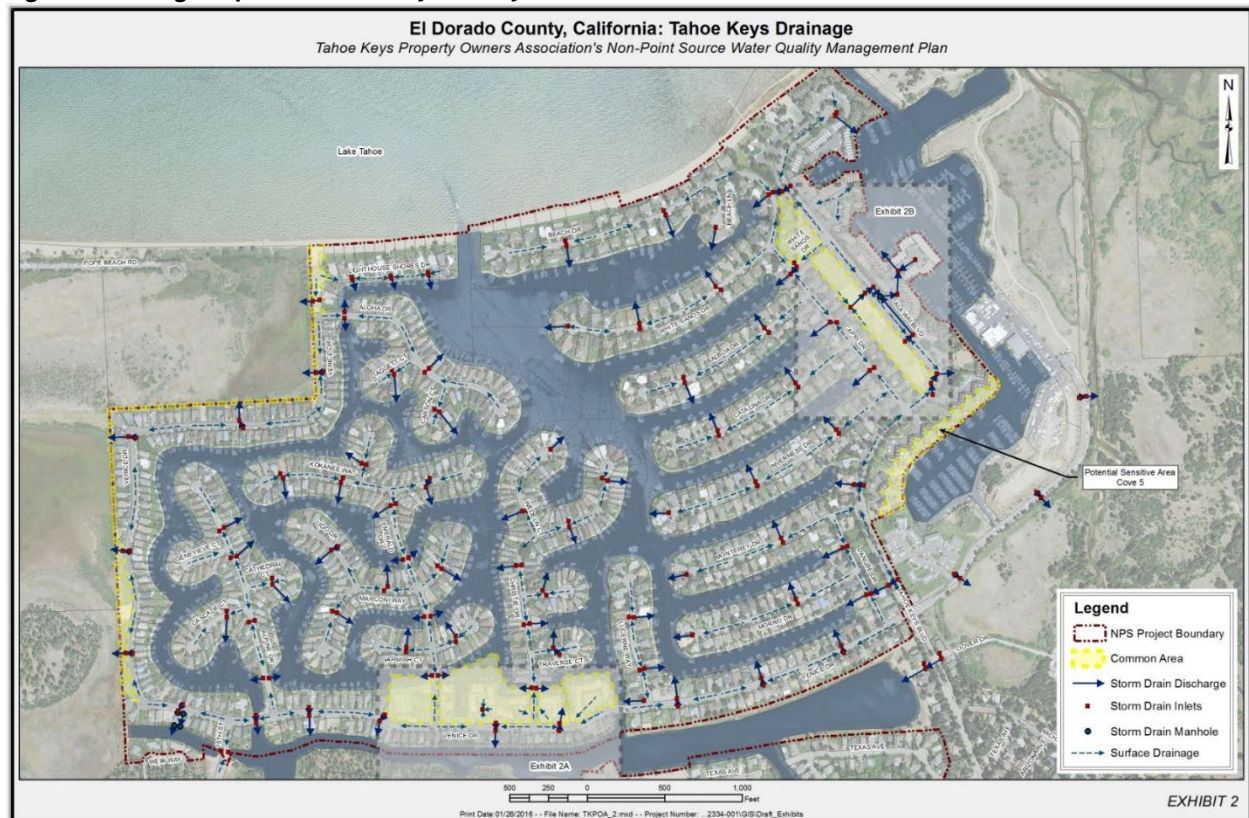
Figure 8. Drainage Map of the Tahoe Keys Facility: Overall

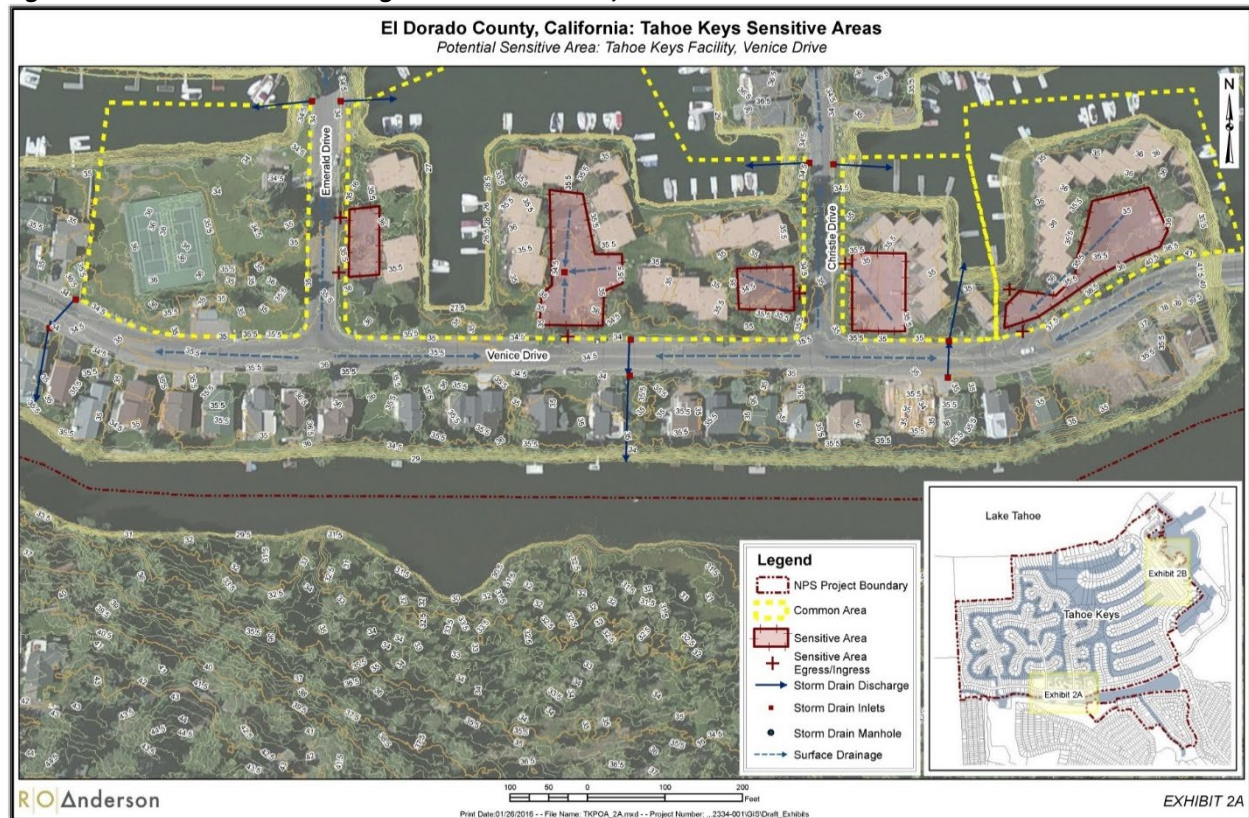
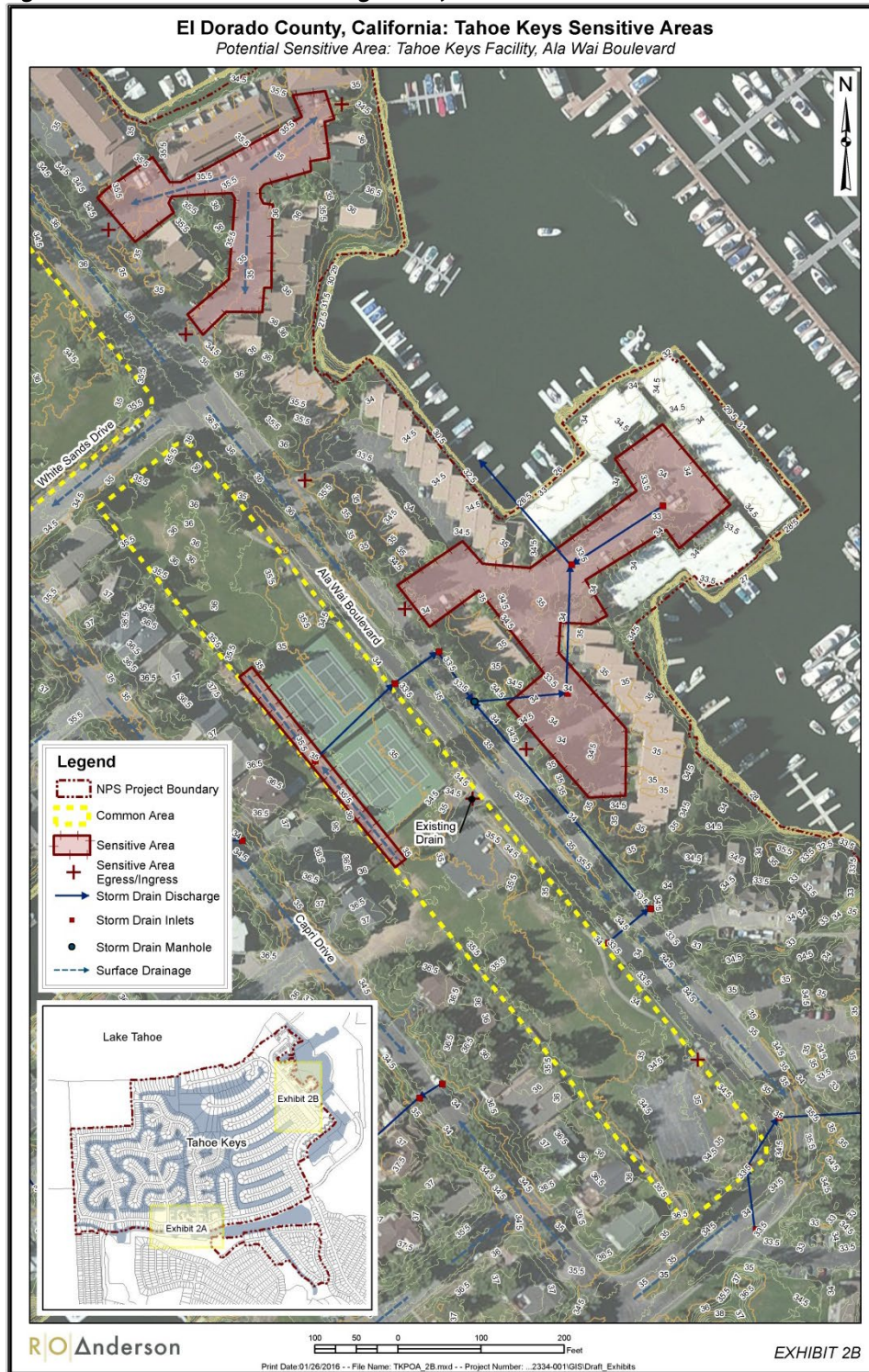
Figure 9. Potential Sensitive Drainage Areas: Venice Drive, South

Figure 10. Potential Sensitive Drainage Areas, Ala Wai Boulevard

In late October into early November 2020, Water Quality staff completed the mapping and GPS marking of known drainages into the Tahoe Keys waterways. Point source drainages (i.e., small pipes and drains) that were previously unmarked, were identified and mapped using GPS. This information has been transferred to a workbook and will be digitized into a comprehensive map once TKPOA has completed its Geographic Information System (GIS). TKPOA is working to incorporate this information into its BMP practices.

2.5 Tahoe Keys Water Company Long-Term Water System Facilities Plan

In Spring 2021, TKPOA commissioned MC Engineering to work with a TKPOA Board-designated subcommittee on developing a Long-Term Facilities Plan (TKWC Plan) for TKWC. As part of the Plan, water use volumes and efficiencies were evaluated for TKPOA Common Areas and residential areas. Although data was limited to perform the evaluation, recommendations were developed to improve water use efficiencies and included the purchase and installation of System Control and Data Acquisition (SCADA) equipment on TKPOA's 3 wells and associated groundwater contamination (PCE and uranium) treatment systems. Water use efficiency improvements and planning were also implemented by TKPOA in 2021 in the following areas:

- 1) installation of water meters with backflow prevention devices on all TKPOA Common Area irrigation systems (33 total) to improve Common Area landscape water use efficiencies,
- 2) adoption of a new landscape irrigation schedule that limits residential and Common Area landscape watering to designated times and durations within The Keys,
- 3) planning with Tahoe Regional Planning Agency and its contractor (Design Workshop) to develop a Tahoe Keys development-specific landscape guidebook (the Tahoe Keys Landscape Conservation Idea Book) that integrates water use efficiencies, BMPs for non-point source reduction, and fire risk reduction BMPs to guide landscape renovation designs, and
- 4) creation of a Water Conservation Committee to identify, develop, and promote water conservation practices on TKPOA common and residential properties.

The TKWC Plan was completed and received by the TKPOA Board in December 2021, along with recommendations from the subcommittee that prioritize installation of water meters and irrigation smart controllers for all residential properties. The SCADA system installed on the wells in 2021 is being used to help inform water system evaluations, infrastructure needs, and landscape irrigation schedules and practices. Prior to the SCADA system, only daily total water use data was available for managing the system. The SCADA system and the above 2021 activities are now directly contributing to TKPOA's efforts to reduce NPS runoff into the lagoons. There were no updates or changes to the SCADA system or procedures in 2023.

In 2022, the newly established Water Conservation Committee (WCC) collaborated with the TKPOA ACC to update landscape and irrigation practices and guidelines for replanting existing homeowners' yards as follows:

- Newly-installed turf cannot exceed 25% of the property's Total Landscape Area;
- Dedicated drip irrigation systems are exempt from the community irrigation schedule once homeowners provide documentation to ACC indicating which portions of their irrigation systems are drip only;
- TKPOA (ACC) worked with TRPA and its contractor (Design Workshop) to prepare, issue and distribute the Tahoe Keys Landscape Conservation Idea Book; and
- TKPOA participated with TRPA in presenting the completed Idea Book to the community during public workshop on water conservation.

The WCC also worked with the TKPOA Board and the ACC to prepare, issue, and approve an RFP for the development of a Master Landscape Plan for TKPOA-owned parcels. Updates for the Master Landscape Plan in 2023 included the Islanders 2 Landscape Project, the Cove 2 Landscape Project, and the Capri Park Project.

The Island 2 Project addressed broken French drains by adding new French drains and transitioning to natural Tahoe planting in common areas. Decomposed granite filtration was added with drip irrigation to replace sprinkler systems covering over 12,000 square feet. Sprinkler heads were also reduced, and old turf was replaced with new turf. The Cove 2 Project addressed broken French drains, transitioned to TRPA planting guidelines, and replaced sprinkler irrigation with drip irrigation. The Capri Park Project replaced damaged turf with new turf and installed a border around the parking lot with native Tahoe landscape, boulders, and drainage rock to avoid snowmelt runoff and increase filtration to reduce runoff into the lagoons.

To help with reducing NPS runoff, the WCC created and the TKPOA Board-adopted a community-wide irrigation schedule for homeowners to adjust their water use timing and balance irrigation demands across the community. The irrigation schedule organizes the TKPOA community into 8 groups. Irrigation is limited to three days a week from 10pm-7am within a specified 2-hour window for each group. A water conservation article along with several updates to the community irrigation plans were created and published in the Tahoe Keys Breeze magazine to inform and ensure that homeowners are aware of the new landscaping and irrigation practices. The WCC prepared an addition to the TKPOA website that is a one-stop resource referencing planting ideas, native species lists, plant nurseries, landscapers, material suppliers, community master garden experts, and water sensing equipment.

The Common Area Meter Project noted above was completed during the spring/summer of 2022. Based on data collected from the meters, the WCC has supplied recommendations to the TKPOA maintenance staff regarding watering schedules. Data collected from the meters was

also compiled to compare total annual water use during drought conditions. A review of the drought comparisons was completed showing an average of a 50% reduction in water use from 2021 to 2022.

The Common Area Meter Project was discontinued in 2023 due to budget constraints. There are no plans to install additional meters.

In addition to the activities mentioned above, TRPA has secured a planning grant that will be used to identify green infrastructure opportunities in the Tahoe Keys to aid and improve the treatment of stormwater from City roadways, TKPOA common areas, and private driveways. A consultant team is working with the CSLT to inventory the condition of inlets, conveyance pipes, and culverts. This will provide the team with areas that need to be prioritized for improvements. Next steps for the project include the development of a story map describing existing conditions of the drainage systems, organizing an education/ outreach campaign to work with current TKPOA residents on stormwater improvements, and establishing a plan with TKPOA for the improvement of surface filtration and stormwater drainage as well as increased water conservation. The planning phase of the project is anticipated to be completed in 2026.

3.0 NONPOINT SOURCE WATER QUALITY MANAGEMENT PLAN FOR 2024

In 2024, as in years past, TKPOA's NPS Program will involve a combination of the activities described in Chapter 2.0. These include stormwater and erosion control BMPs, outreach and education, TKPOA training activities, and participation in new planning activities for green infrastructure. As part of its NPS implementation efforts, TKPOA will continue to promote landscape BMPs and establish additional guidelines when necessary. In addition, TKPOA will proceed with implementing the Outreach and Education Program including new updates to the TKPOA websites and increased public outreach. The SCADA system, as well as the WCC and Long-Term Facilities Plan described in Section 2.5, will contribute new information and recommendations to further advance TKPOA and residential management of water use efficiencies and reduction of non-point sources of runoff. The 2024 Annual Schedule presented below (Table 2) identifies management actions that TKPOA has committed to pursuing in efforts of promoting BMPs and reducing nutrient and other pollutant runoff into the lagoons.

Table 2. 2024 Annual Schedule

Schedule	2024 Annual Management Actions
Winter	Digitize NPS drainage sources
Spring	ACC meets to review modifications to the Master Landscape Plan approval process (incorporates BMP compliance and certification)
Spring	Distribute training manual to landscape professionals (includes phosphorous fertilizer ban)
Spring	Publish eBlasts/Keys Breeze article containing link to Conservation Idea Book and promote TRPA-approved BMPs
Spring	Publish eBlast/Keys Breeze article containing the irrigation schedule
Spring	Publish eBlast/Keys Breeze article reminding homeowners of CCRs for boat, car, and other exterior runoff sources
Spring	Distribute New Zealand mudsnail spread prevention protocols (Public guidelines under development by TRPA)
Summer	TRPA and TKPOA meet to discuss next steps for the stormwater drainage demonstration project
Fall	Annual report on success of homeowner outreach/ education
Fall	Empty cigarette butt collectors
Fall	First-flush stormwater sampling
Ongoing	TKPOA and KeysWeedsManagement.org website updates

Finally, TKPOA will continue to evaluate additional measures for NPS Plan incorporation in 2024, including: 1) the expansion of allowable square footage for permeable decks, 2) incentives and requirements for substantial reductions in lawn and other water intensive landscaping, 3) working with the CSLT on goal of prohibiting phosphorus fertilizers City-wide, 4) partnering with TRPA and the CSLT to design and implement improved stormwater

management through the use of green infrastructure at the TKPOA property / City street interface, 5) teaming with the TRCD on expanded technical and other assistance to TKPOA members to further reduce non-point sources of nutrients and pollutants, and 6) identifying additional measures and actions that may result from the TKPOA recently proposed Long-Term Water Quality Improvement Project that is planned to begin in 2024.

4.0 LIST OF PREPARERS

The following individuals prepared the text presented in this report.

<u>Name</u>	<u>Education</u>	<u>Role</u>
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Aria Pauling	A.A. Natural Science Lake Tahoe Community College B.S. Coursework, Wildlife Conservation University of Nevada	Contributing Author, Document Editing
Rayann La France	B.S. Criminal Justice CSU Sacramento	Document Editing, Formatting

Text prepared by SEA for sections pertaining to outreach and education, training programs, drainage mapping are based on data and information provided by the following TKPOA Water Quality Staff: Kristine Lebo, Meghan Hoffmann, Erin Harkins, Moire Breslin, and Katie Terwilliger.

The TKPOA Waterways (formerly Water Quality) Committee provided additional review and editing.

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Appendix A

eBlasts Sent to Homeowners During the 2023 Season

Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, April 21, 2023 7:24 PM
To: Rayann La France (SEA)
Subject: Tahoe Keys: "What do Your Dues Pay For?"

Dear TKPOA Owners,

We would like to thank all of you who attended last night's Town Hall meeting, "[What do Your Dues Pay For.](#)" We had 15-owners who attended in person and an additional 52-owners who attended online.

Our presenters were TKPOA Board Members, Michelle Pandori, Ken Silveira and Pete Wolcott. Their presentation was concise, thoughtful, informative, and transparent. It became clear to all of us in attendance that, as a community, we need to develop and commit to a strategic financial plan that will fund the needed capital improvements to our buildings, common areas, infrastructure and waterways. We appreciate the time and effort that Michelle, Ken, and Pete put into creating and executing the presentation.

Thank you, Michelle, for providing the refreshments!

To review the presentation, please [CLICK HERE](#).

Have a Wonderful Weekend!

Sincerely,
Hallie Kirkingburg, GM

[View Attachment\(s\)](#)

If the above link is not clickable please copy and paste the link below into your browser's address windows

<https://portal.connectresident.com/masscommattachments?data=CfDJ8C%2FECTUPkWdOt6vOK%2Bs3Yj%2BGy7ula%2Fbl%2BKDeBlyJi7ReD5CUG66JMgfKn8DnemYTB7cBysmhPB2BmVQ6Edc7dxUl0exm%2BjKPt3YOTGDEXLGN8BI7Oo60m4pD1sVIEsvovrj5pbm0JhOHNob9zOk4TQ%3D>

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You are currently subscribed as rayann@sierraecos.com. Please click here to [Unsubscribe](#) if you no longer wish to receive email notifications, or click here to [manage your communication preferences](#).



Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, April 27, 2023 11:36 AM
To: Rayann La France (SEA)
Subject: TKPOA: PROPOSED CITY VACANCY TAX

P. O. Box 8066

South Lake Tahoe, California 96158

April 27, 2023

RE: PROPOSED CITY VACANCY TAX ON HOMEOWNER **TIME SENSITIVE**

Dear TKPOA Property Owner:

With the approval of the Board of Directors of TKPOA, I am writing to alert you to a proposed taxing measure that will be discussed by the South Lake Tahoe City Council in May of this year. While not taking a position in favor or against the matter, the TKPOA Board members wanted property owners in the Keys to be alerted to the proposed tax so that you can decide your opinion on it.

The City Council may act on the measure as early as May 2, 2023. As the retired City Manager for South Lake Tahoe and Tahoe Keys Full time resident for over 20 years, I have serious concerns about the proposed tax, its fairness, and legality that I will share with you. Please let me explain.

South Lake Tahoe, like many cities in California, have a need for quality and affordable housing for their workforce. Such housing is important for economic growth and maintaining a workforce that can afford to live here. Most of us want to see quality workforce housing developed. City officials are looking at ways to address this need, and there are many options open to them. The City Council is focusing on two tax measures as a major revenue source, one being a vacancy tax and one being a rise in the transient occupancy tax. For various economic reasons, local business and real estate organizations oppose both measures, but I will focus here on the vacancy tax. In my experience of over 35 years in city management, *I know of no city that taxes its way into prosperity. It has been estimated that a vacancy tax could add \$3,000 or more in annual taxes for a second homeowner.*

“PROPOSED VACANCY TAX – (TIME SENSITIVE MATTER) The City Council has embarked on an evaluation of whether to impose a vacancy tax or TOT to finance the construction or support the construction of affordable housing in South Lake Tahoe. The vacancy tax option would apply (if approved by the voters), as presently conceived, on all residential developed properties that are second homes and not rented or lived in by the owner for a majority of the year. The tax amount is yet to be determined, but a similar vacancy tax is currently in litigation in the City and County of San Francisco where the plaintiffs are arguing that it violates both Federal and State law. Such a tax on second homeowners, many of whom have properties in the Keys, is unfair, double taxation, and arguably contrary to law. Second homeowners in the Keys are invested in our community and valuable members of our community. With over 1500 property owners in the Keys, our voice on this taxing matter would be powerful. This proposed unfair tax hike matter needs immediate attention as local groups and

organizations are working to support affordable housing but oppose a differential tax rate for residential properties that are zoned the same.

The proposed vacancy tax is totally and completely unfair to second homeowners who pay all fees, taxes, and charges full time residents pay and demand less service because they are not here full time. *Because second homeowners are not full-time residents of the City, they cannot vote on a proposed vacancy tax measure that would apply only to them.* Second homeowners with properties in the TKPOA need to let the City Council know of your opposition to this unfair taxing proposal.

This is not the time to be timid or reluctant to act. Second homeowners in the Keys and frankly city-wide need to speak out and express your opinion on this proposed tax hike. If you have questions about the matter or need additional information, I can be reached at the address below. Time is of the essence. Support of powerful organizations to oppose this unfair, legally questionable, and discriminatory tax.

Thank you for your time and attention to this matter. If you have any questions or concerns, contact me at my email.

David

David Jinkens
Good Government Advocate
Full-time Resident and TKPOA Member
MPA (UCLA), A.B. (UC. Berkeley)
djinkens@charter.net

If you are opposed to the Vacancy Tax, [CLICK HERE](#) to download a DRAFT Letter of Opposition

Here is the contact information for the South Lake Tahoe City Council:

Mayor Cristi Creegan, ccreegan@cityofslt.us
MPT Cody Bass, Cody Bass (cbass@cityofslt.us)
Council Member John Friedrich, John Friedrich jfriedrich@cityofslt.us
Council Member Scott Robbins, Scott Robbins srobbins@cityofslt.us
Council Member Tamara Wallace, Tamara Wallace (twallace@cityofslt.us)

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Monday, May 1, 2023 4:31 PM
To: Rayann La France (SEA)
Subject: TKPOA Special Board Meeting Scheduled 05/03/2023

Dear TKPOA Homeowner,

A Special Board of Directors Meeting has been scheduled for this Wednesday May 3rd, 2023 at 5:00PM. The meeting agenda is attached and the zoom link to join the meeting virtually is below:

Join Zoom Meeting

<https://us06web.zoom.us/j/84935418111?pwd=RUVuaXYyY0FWcEcVUHUvQlNZTCtsQT09>

Dial by your location

+1 669 900 6833 US (San Jose)

+1 669 444 9171 US

Meeting ID: 849 3541 8111

Passcode: 028557

Find your local number: <https://us06web.zoom.us/j/84935418111?pwd=RUVuaXYyY0FWcEcVUHUvQlNZTCtsQT09>

If you have any questions please contact the Tahoe Keys Office Front Desk at (530) 542-6444 or info@tahoekeyspoa.org.

Thank you.

[View Attachment\(s\)](#)

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<https://portal.connectresident.com/masscommattachments?data=CfDJ8C%2FECTUPkWdOt6vOK%2Bs3Yj%2FXgwhLihUd%2BMV%2FSOOCpa1sk9qJGdK6zsTsGUS5Y2%2FH%2FB8e4IGKpk2jqMqlqCAGz5QllyD8yU%2BjhRIWQ0Vy6wQ7%2FzTKR%2FHCPVPBq7k7JH2eXDWCMem7GDOfNGuuOby1V6Q%3D>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, May 4, 2023 3:37 PM
To: Rayann La France (SEA)
Subject: Lighthouse Shores Pedestrian Gate

Dear TKPOA Homeowner,

As you may already be aware, the Tahoe Keys Property Owners Association has been notified that the Pedestrian Access Gate located at Lighthouse Shores is currently inoperable and has not been working since approximately Friday April 28th, 2023.

FirstService Residential is working on confirming a date and time for our gate technician company, EKC Inc., to come on site to complete the needed repairs as soon as possible. The IT Department has checked the gate network connection and verified the issue is not a network error and therefore not an issue affecting member access cards themselves but rather a problem with the gate itself. We hope to have this resolved shortly.

Please contact the Front Desk at (530) 542-6444 or Security (530) 545-0847 with any questions.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, May 10, 2023 4:18 PM
To: Rayann La France (SEA)
Subject: TKPOA Water Quality Season Kickoff - Update May 10th, 2023

KEY POINTS:

1. **CMT Year 2 is underway – no long-term boating restrictions within the Keys!**
2. **Hiuga Dive Company will be installing Bottom Barriers (BB) and conducting Diver Assisted Suction Harvesting (DASH) only on Mondays, Tuesdays, and Wednesdays this season and will start work June 5, 2023.**
3. **Harvesting will start during the month of June.**
4. **Weekly E-Blasts will commence on a regular basis starting May 31, 2023.**
5. **UPCOMING: Webinar on the CMT Year 2 on Thursday, May 18 5:30-7:00 pm on Zoom. Register on [keyweedsmanagement.org!](https://keyweedsmanagement.org/)**

CMT YEAR 2: The Tahoe Keys Property Owners Association Control Methods Test (CMT) project Year 2 is underway! The goal of Year 2 is to test three non-herbicide methods, referred to as Group B Methods – Diver Assisted Suction Harvesting (DASH), Bottom Barriers (BB), UV-C Spot Treatment – and their ability to sustain control of the reduced weed biovolume that was achieved in Year 1.

HIUGA DIVE COMPANY: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods. They will begin BB installation starting on June 5, 2023, and DASH will be conducted after the July 4th weekend through Labor Day. BB will be removed from their sites September through October. The final macrophyte survey, for efficacy, will be conducted once the BBs are removed. All dive work will be completed Monday through Wednesday only throughout the season due to permit and monitoring requirements.

There will be no turbidity curtains installed and no impairment to boating and recreation on a long-term basis! Some individual docks and locations may have temporary restrictions due to dive work in their immediate area. TKPOA is working with Hiuga Diving on strategies to reduce blockages and create safe travel lanes around the diver's work area. Spring macrophyte surveys will be conducted next week. Following the survey, a schedule will be drafted, and each homeowner will be given ample notice of when dive work will be conducted around their dock.

HARVESTING: Harvesting operations will start during the month of June based on plant growth. The schedule and the harvesting zone map will be sent with the weekly e-blast or posted for easy access by visiting keyweedsmanagement.org. The CMT sites in general will not be harvested. However, dependent on the plant regrowth from Year 1 testing, harvesting may be allowed to clear sites that no longer meet the CMT testing criteria. We will adjust the schedule accordingly as the season progresses.

WATER QUALITY & CONTRACTORS: In addition to the TKPOA WQ Technicians, be prepared to see various contractors throughout the Keys waterways sampling, monitoring, and testing. UV-C treatments will be conducted by the same TRPA contractor as last year – Inventive Resources, Inc. If you have questions about who you see on the water and what they are doing, give the TKPOA WQ department a call for more information at 530-542-6444 x275 or email waterquality@tahoekeyspoa.org.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, May 11, 2023 12:00 PM
To: Rayann La France (SEA)
Subject: Pavilion Office Hours Update

Pavilion Office Hours Update

Please note that our Front Desk Office will be closed for the upcoming weekend!

Office Closed
5/13 – 5/14

We will be back for regular business hours on Monday 5/15

We apologize for the inconvenience!

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, May 11, 2023 10:26 AM
To: Rayann La France (SEA)
Subject: : 05-11-2023 Spectrum Internet Outage – Pavilion Office

The TKPOA Pavilion Office is currently experiencing an internet outage that is affecting Staff email and phone connections. Staff continues to work behind the scenes however member services are limited until Spectrum is able to restore internet. As of 10:00AM, Spectrum did not have an estimated restoration time.

Please contact Security (530) 545-0847 or the Tahoe Keys general email info@tahoekeyspoa.org with any questions.

Thank you for your patience.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Monday, May 15, 2023 2:08 PM
To: Rayann La France (SEA)
Subject: May 17th - Regular TKPOA Board Meeting

Good afternoon
TKPOA Homeowners,

This is a reminder that the Regular Monthly Board Meeting will be held this Wednesday May 17th, 2023 at 5:00PM. Members may attend in person at the TKPOA Pavilion Office or via Zoom Webinar, link below. Board meeting packets, agendas, and Zoom link information can also be found on the TKPOA website, www.tkpoa.com, under Board Meeting Documents and Events Calendar.

Topic: Board of Directors Regular Meeting
Time: May 17, 2023 05:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
<https://us06web.zoom.us/j/83406444385?pwd=cjJmbFRQdHVHMIpINmdINm80NEpYdz09>

Dial by your location
+1 669 900 6833 US (San Jose)
+1 669 444 9171 US
Meeting ID: 834 0644 4385
Passcode: 311726
Find your local number: <https://us06web.zoom.us/j/khV2vt6Jy>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, May 16, 2023 3:30 PM
To: Rayann La France (SEA)
Subject: 2023 TKPOA Landscape Irrigation Schedule

Dear TKPOA Members,

On April 19th, 2023 the Tahoe Keys Property Owners Association (TKPOA) Board of Directors approved the attached Landscape Irrigation Rules and Schedule. This proposed Operating Rule change was noticed to members via the TKPOA Website per Davis Stirling Civil Code as well as in the monthly Keys Breeze newsletter.

To view the attachments, please click the links below.

Members should review the attached irrigation schedule as well as provide a copy to their landscapers, and tenants to ensure compliance. The Operating Rule, Irrigation Schedule, and Map can also be found on the TKPOA website, www.tkpoa.com under Documents>>Water Company. Copies can also be requested at the Pavilion Office Front Desk.

TKPOA Operating Rules: Section 10 Water Conservation Rules for Landscape Irrigation for all TKPOA Water Serviced Properties and Commercial Customers of the Tahoe Keys Water Company.

This Operating Rule will extend to all TKPOA Common Areas, all Cove Townhome landscaping, all Single-Family home landscaping, and commercial water customer properties landscaping. The TKPOA Operating Rule Section 10 is enclosed with the 2023 Summer Irrigation Schedule A and Irrigation Map that provided the allocated times by TKPOA Street for irrigation. Landscape irrigation lawn, turf, and plant material including shrubs, flowers, trees, and foliage is allowed in accordance with the Summer Irrigation Schedule A and Irrigation Map.

Customers with approved drip system irrigation may water per the prior Landscape Irrigation Rule Schedule.

Customers with ACC approved landscape may be granted a watering exception for new and/or reseeded turf for owners that have reduced their property's landscaping turf to no more than 25% of the total landscapable area of their property.

The Board of Directors has implemented this proposed Operating Rule Change Notification to impose a landscape irrigation schedule which is required by the limited capacity available of TKPOA's water wells and TKWC Water Service.

Additional Information

Any additional questions can be answered by contacting the TKPOA Front Desk at 530-542-6444 Monday through Friday 8:30AM - 4:30PM, Saturday and Sunday 10:00AM - 2:00PM. Also visit the TKPOA website at www.tkpoa.com. For additional assistance please contact TKPOA Security at 530-545-0847.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, May 24, 2023 12:28 PM
To: Rayann La France (SEA)
Subject: Lighthouse Shores Pedestrian Gate Closed for Maintenance

Dear Tahoe Keys Property Owners Association,

The pedestrian gate at Lighthouse Shores is temporarily closed to all users due to maintenance repairs, the gate will be reopened as soon as the repairs are completed. While the Lighthouse Shores pedestrian gate is out of commission, the Pope Marsh gate will be open and available for owners to use, it is located 10 feet to the left of the LHS gate. TKPOA Landscaping Staff is working on clearing the Pope Marsh trail to be clear of debris and obstacles. Please be sure to follow all the beach rules of having a valid members card in your name, do not bring any dogs or bikes and keep in mind the water level is very high. We apologize for any inconvenience this may cause and are working to have the gate operational as soon as possible.

If you have questions or concerns, please reach out to the Front Desk at 530-542-6444

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, May 31, 2023 4:27 PM
To: Rayann La France (SEA)
Subject: Water Quality Season Kickoff – Update: May 31, 2023

Starting Next Week (June 6th) diving work begins for the season!

Monday, Tuesday, and Wednesdays only

June 6th – 7th DIVER LOCATIONS: Site 26

See Map Attached

BOTTOM BARRIER INSTALLTION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). Thomas Hiuga and his team will begin BB installation starting on June 6, 2023. Bottom Barriers will be installed over 8 CMT sites. Two acres of BB coverage will be divided up into treatment locations ranging in size from 0.05 acres to 0.25 acres. These Year 2 methods will be implemented only in areas that have had successful 75% biovolume “knockback” from CMT Year 1 herbicide application and in an LFA site.

Bottom Barriers will be removed from their sites late September into October. To determine efficacy, the final macrophyte survey will be conducted once the BBs are removed. All diving work will be completed only on Mondays, Tuesdays, and Wednesdays throughout the season due to permit and monitoring requirements.

There are no long-term boating restrictions for this season! Some individual docks and locations may have temporary restrictions due to dive work in their immediate area. TKPOA is working with Hiuga Diving on strategies to reduce blockages and create safe travel lanes around the diver's work area. Our schedule is currently being drafted and each homeowner will be given ample notice of when dive work will be conducted around their dock.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keyswedsmanagement.org/>

[View Attachment\(s\)](#)

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Monday, June 5, 2023 2:46 PM
To: Rayann La France (SEA)
Subject: 2023 TKPOA Landscape Irrigation Schedule

Dear TKPOA Homeowners,

As a reminder, the Board has adopted the attached TKPOA Operating Rule Section 10, 2023 Summer Irrigation Schedule A, and Irrigation Map that provide the allocated times by TKPOA Street for irrigation. Landscape irrigation lawn, turf, and plant material including shrubs, flowers, trees, and foliage is allowed in accordance with the 2023 Irrigation Schedule A and Irrigation Map. Customers with approved drip system irrigation may water per the prior Landscape Irrigation Rule Schedule.

Customers with ACC approved landscape may be granted a watering exception for new and/or reseeded turf for owners that have reduced their property's landscaping turf to no more than 25% of the total landscapable area of their property.

The Board of Directors has implemented this Operating Rule to impose a landscape irrigation schedule which is required by the limited capacity available of TKPOA's water wells and TKWC Water Service.

Additional Information

Any additional questions can be answered by contacting the TKPOA Front Desk at 530-542-6444 Monday through Friday 8:30AM - 4:30PM, Saturday and Sunday 10:00AM - 2:00PM. Also visit the TKPOA website at www.tkpoa.com. For additional assistance please contact TKPOA Security at 530-545-0847.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, June 7, 2023 7:00 PM
To: Rayann La France (SEA)
Subject: Recovery of Common Areas and Single-Family Home Yard Maintenance

Dear TKPOA Members,

I hope this email finds you well.

As we continue to recover from the damage caused by a particularly harsh 2022/2023 winter season, it is important that we work together to ensure that our common areas and yards are restored to their original state as soon as possible.

Our maintenance team has been working tirelessly to clean up the debris and repair the damage caused by numerous wind and heavy snow events. However, we have noticed that some of the common areas are still in need of attention. Therefore, we kindly ask for your cooperation in helping us to restore the common areas by reporting any issues you may notice and refraining from any activities that could cause further damage.

In addition to the common areas, it is also important that we address the maintenance of single-family home yards. We have noticed that some of the yards are not being maintained. This can lead to unsightly and potentially hazardous conditions, for example, broken trees, unstable tree limbs and branches. Therefore, we would like to remind all single-family homeowners to ensure that their yards are kept in good condition.

Please be advised that any violations of the TKPOA Rules and Regulations regarding yard maintenance will result in notifications being sent to the offending homeowners.

We appreciate your cooperation in maintaining the beauty and safety of your community. We understand that it is difficult and costly for homeowners to find landscapers to repair and replace their yards. We ask that you keep any lawns and weeds mowed down to help keep the the Keys a pleasant sight.

As a reminder, recovery and re-establishment of existing landscape does not require an application. If, however, you are making significant changes to your landscape, the submittal of a landscape application and plan is required.

Thank you.

Linda Callahan
Community Design and Review Manager

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, June 8, 2023 12:14 AM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test – Update: June 7, 2023

June 12th – 14th

DIVER LOCATIONS: Sites 26, 13 and 14

See Map Attached

BOTTOM BARRIER INSTALLATION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). They will be installing BBs in Sites 26, 13 and 14 between the dates of June 12 and 14. So keep an eye out!

TKPOA is happy to be working with Hiuga Diving Co. for a second season! Leading the company is Thomas Hiuga. With a decade of underwater work experience, Thomas has proven to be knowledgeable and brings patience and flexibility to the project as he is familiar with the challenges that underwater environments pose. He understands our goal and has been a partner for our Water Quality (WQ) Team in planning logistics and prep work. Licensed through the California Contractors State License Board (CSLB) and the Association of Diving Contractors International (ADCI), Thomas and his team have done work all around the coast of Northern California. Members of his team, who are working alongside him in Tahoe, are two of his divers, Justin Nash and Barry Lambert and their deck hands, Brandon Godinez and Carlos Vargas. We are excited to have kicked off the season this week and glad to report we have successfully installed are first two BB treatments. For more info on his team, visit: hiugadiving.com.

BOAT BACK-UP STATION: Spring is here and, even with the afternoon thunderstorms, the warmer weather marks the beginning of boating season! Boat Back-Up Station (BUS) signs are out in the West Channel. This is a reminder to please follow the prompts on the BUS signage if you have not already done so. **Please stop, reverse your prop 10ft to remove weed fragments from your prop and then proceed and enjoy boating in Lake Tahoe!** See *attachment for BUS steps*. The data shows this is a proven successful and effective method for keeping weed fragments from spreading. Thank you again for doing this simple action that will help us continue to protect Lake Tahoe's water quality and clarity!

TOWN HALL FORUM: Please join the WQ Town Hall Forum on Thursday, June 22nd at 6pm. See the Events page on tkpoa.com for additional details and the Zoom link.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, June 9, 2023 4:24 PM
To: Rayann La France (SEA)
Subject: TKPOA Harvesting Schedule

TKPOA Harvesting Schedule

We will be starting the harvesting season within the next few weeks. Rick Hatton, our supervisor for the season, is hard at work bringing each harvester into working order and is eager to begin training the staff. If everything goes smoothly, all four harvesters will be operational and split between the East, West and Lake Tallac. Our plan of attack will be to use our hydroacoustic scans to determine which areas in the lagoons are inundated and need the most attention. Please remember Control Methods Test (CMT) sites will not be harvested initially until it is determined that they no longer meet the requirements for the experiment, and we can add them back into the harvesting rotation. For those interested, we have attached our beginning scans for the season. They show very little plant growth in our treatment areas from last year and you'll be able to see why we have chosen these specific areas listed below to harvest first. We have high hopes that our new changes for this year will bring efficiency and a routine that will leave your waterways free and clear for recreation. Please note, as we get going, there may be adjustments to this schedule.

Harvesting Operations is from 7:45-3:30

Fragment Control Operations is from 8:15-4:15

Weed Pile Pickup is from 8:30-11:00

The schedule is subject to change and will be posted on www.tkpoa.com and keysweedsmanagement.org.

If you have questions, contact the TKPOA Water Quality Department directly by calling 530-542-6444, ext. 275 Monday – Friday from 8:30AM – 4:30PM or by email at waterquality@tahoekeyspoa.org

Harvesting Monthly Schedule					
Date	Day of the Week	Harvester 3	Harvester 4	Harvester 5	Harvester 6
6/12/2023	Monday	Training			
6/13/2023	Tuesday	Training			
6/14/2023	Wednesday	Training			
6/15/2023	Thursday	Training			
6/16/2023	Friday	Training			
6/17/2023	Saturday				
6/18/2023	Sunday				
6/19/2023	Monday	Tallac C	11B	4	Cove 1/ 3A
6/20/2023	Tuesday	Tallac C	11A	5A	Cove 3 Waterway
6/21/2023	Wednesday	Tallac D	10B	5A	Cove 3C N/E
6/22/2023	Thursday	Tallac D/J	10A	5B	Docks 0-6
6/23/2023	Friday	Tallac J	9B	9A	Docks 0-6
6/24/2023	Saturday				

6/25/2023	Sunday				
6/26/2023	Monday	Tallac J	9A	19B	Cove 2A/1
6/27/2023	Tuesday	Tallac E	8A	1B	Cove 2
6/28/2023	Wednesday	Tallac K	8B	12	TMS
6/29/2023	Thursday	Tallac A	2A	19A	Cove 3C S/3B/4
6/30/2023	Friday	Tallac A	2B	3	B&H Docks

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, June 14, 2023 8:53 AM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test – Update: June 14, 2023

June 19th – 21st

DIVER LOCATIONS: Sites 5, 10 and 19

See Map Attached

BOTTOM BARRIER INSTALLTION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). They will be installing BBs in Sites 5, 10 and 19 between the dates of June 19 and 21. So keep an eye out!

TOWN HALL FORUM: Please join the WQ Town Hall Forum on Thursday, June 22nd at 6pm. Topics include: CMT Year 2 logistics, water quality budgeting and looking ahead to long range planning. See the Events page on tkpoa.com for additional details and the Zoom link.

HOMEOWNER INTERFERENCE WITH CMT DATA COLLECTION: The Water Quality tech team has placed white mooring buoys with blue stripes at purposeful, GPS identified locations around the lagoons. These white buoys, that are the property of TKPOA, contain two probes that log continuous data at various depths on water quality parameters for the CMT Project. This equipment is expensive at a cost of about \$3,000 per buoy. With 25 buoys placed around the Key's, our homeowner water quality dues have paid over \$75,000 for this installation. We ask you to please not touch or move these buoys! We have worked hard to position them in places that boats can easily pass. If they are impeding your boating or are in the way of your dock, please call the Water Quality Department and we will work with you to find a more suitable location. We ask you please not reposition these buoys on your own. We will move them for you and redocument our GPS data locations accordingly.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keyseedsmanagement.org/>

[View Attachment\(s\)](#)

If the above link is not clickable please copy and paste the link below into your browser's address windows

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, June 16, 2023 2:43 PM
To: Rayann La France (SEA)
Subject: Water Quality Update: June 16, 2023

PLEASE NO EXCESS GRASS / LEAVES IN WATERWAYS: Our Water Quality team has noticed excess clumps of grass floating within our Key's waterways. We are asking homeowners to please not discard grass clippings from your lawn into the waterways. If you utilize private landscapers, please inform them of the same. The grass clippings could potentially lead to excessive nutrient levels which negatively impact our water's clarity and quality.

If you have any questions on how to safely landscape your property without negatively impacting our waterways, please refer to the Lagoon Friendly Landscaping page on [keyweedsmanagement.org](https://www.keyweedsmanagement.org) linked [HERE](#). We thank you for your cooperation and understanding.

Please contact the TKPOA WQ Department for additional information or to answer any questions.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keyweedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, June 21, 2023 4:05 PM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test – Update: June 21, 2023

June 26th – 28th
DIVER LOCATIONS: Site 8
See Map Attached

BOTTOM BARRIER INSTALLTION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). They will be installing BBs throughout Site 8 between the dates of June 26 and 28.

TOWN HALL FORUM: Please join the WQ Town Hall Forum (THF) on Thursday, June 22nd at 6pm. See the Events page on tkpoa.com for the Zoom link. We have Pete Wolcott the Chairman of the Waterways Committee, Dr. Lars Anderson the CMT Lead Scientist, Rick Lind the President of Sierra Ecosystems Associates and the TKPOA Water Quality Team giving presentations on a few different topics including a CMT update, discussions about budget and looking ahead for long term. Please see summarized agenda below:

1. Introduction/Agenda/Background

2. Quick guided tour of “keysweedsmanagement.org”

3. Year 2 CMT Plan

- **Treatment Plans – Groups A&B**
- **Monitoring Plans**
- **Spot treatment selection process**
- **Year 1 results as related to spot treatment site selection**

4. Year 2 Logistics

- **On-the-water logistics**
- **Boating Restrictions**
- **AIS staff activities**
- **Homeowner Communication Plan**

5. Long-range Water Quality/Circulation System

- **Review of history/situation**
- **Strategy for Evaluation/System Design**
- **Timeline**
- **2023-24 Plans/Deliverables**

6. Waterways Budget Outlook

- **WQ accounting update**
- **CMT Year 2 Cost projection**

- **Waterway Fees Allocation Methodology (WQC recommendation)**

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keyseedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, June 21, 2023 1:23 PM
To: Rayann La France (SEA)
Subject: 06-21-2023 Board of Directors Meeting

Good afternoon
TKPOA Members,

Below is the zoom meeting link for tonight's monthly Tahoe Keys Board of Directors meeting. This link is also posted on the TKPOA website under the events calendar, www.TKPOA.com.

Join Zoom Meeting

<https://us06web.zoom.us/j/87259298188?pwd=c3VtZnlwbm93Sk5KS0VEVke4K3B0dz09>

Dial by your location

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

Meeting ID: 872 5929 8188

Passcode: 874515

Find your local number: <https://us06web.zoom.us/j/kcAY8Cg94L>

Please contact the Front Desk at (530) 542-6444, Monday-Friday 8:30AM-4:30PM; Saturday-Sunday 10:00AM-2:00PM with any questions.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, June 22, 2023 2:47 PM
To: Rayann La France (SEA)
Subject: REMINDER – Water Quality Town Hall Forum Tonight Starting at 6pm

REMINDER – Water Quality Town Hall Forum Tonight Starting at 6pm

We have Pete Wolcott the Chairman of the Waterways Committee, Dr. Lars Anderson the CMT Lead Scientist, Rick Lind the President of Sierra Ecosystems Associates and the TKPOA Water Quality Team giving presentations on a few different topics including a CMT update, discussions about budget and looking ahead for long term. Please see summarized agenda and Zoom link below:

1. Introduction/Agenda/Background

2. Quick guided tour of “*keysweedsmanagement.org*”

3. Year 2 CMT Plan

- *Treatment Plans – Groups A&B*
- *Monitoring Plans*
- *Spot treatment selection process*
- *Year 1 results as related to spot treatment site selection*

4. Year 2 Logistics

- *On-the-water logistics*
- *Boating Restrictions*
- *AIS staff activities*
- *Homeowner Communication Plan*

5. Long-range Water Quality/Circulation System

- *Review of history/situation*
- *Strategy for Evaluation/System Design*
- *Timeline*
- *2023-24 Plans/Deliverables*

6. Waterways Budget Outlook

- *WQ accounting update*
- *CMT Year 2 Cost projection*
- *Waterway Fees Allocation Methodology (WQC recommendation)*

Join Zoom Meeting:

<https://us06web.zoom.us/j/84245192966?pwd=ODhoVm1WczUvZTE1N1pBNm5qeG93UT09>

Meeting ID: 842 4519 2966

Passcode: 474450

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, June 27, 2023 4:35 PM
To: Rayann La France (SEA)
Subject: Indoor Pool Parking Lot Re-Sealing

Hello Tahoe Keys Property Owners Association,

Please be aware the Indoor Pool parking lot will be re-sealed Wednesday 06/28/23. You may park on Ala Wai or at the tennis courts during this repair.

Please reach out to the Front Desk with questions (530) 542-6444.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, June 28, 2023 3:03 PM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test Update: June 28, 2023

July 3rd – 5th
NO DIVERS IN WATER

The TKPOA Bottom Barrier installation has been successfully implemented thus far thanks to Hiuga Dive Company. Due to the holiday week ahead, we will not have any divers working in the lagoons. We hope you enjoy your time on the water and want to say thank you to all our homeowners for being flexible and supportive of the Control Methods Test (CMT). We are off to a great start this season!

Happy 4th of July!

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keyswedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, June 28, 2023 12:19 PM
To: Rayann La France (SEA)
Subject: TKPOA Town Hall Forum – Meet the Board Election Candidates Night

Tahoe Keys Property Owners Association (TKPOA) Property Owners,

On Tuesday July 11th, 2023 from 6PM-8PM, TKPOA Staff will be hosting the 2023 Board of Directors Annual Election “Candidates Night” at the Pavilion office. This is an Open Forum with representatives from the TKPOA Board of Directors and Self Nominated Board Candidates for the 2023-2025 Board of Directors Annual Election. You may attend either in person, or via zoom. Zoom instructions can be found on our website at www.tkpoa.com. Come join us and share your insight and opinions!

Candidate Self Nomination Forms for each 2023-2025 Election Candidate and Ballots for the 2023-2025 Board of Directors Annual Election will be mailed out prior to the Town Hall Forum. The Candidate Self Nomination Forms can also be found on the TKPOA Website under Documents>>Elections>>2023.

For any additional questions, please contact the TKPOA Front Desk at (530) 542-6444 Monday through Friday 8:30AM-4:30PM, or on Saturdays and Sundays from 10:00AM-2:00PM. You can also visit our website at www.tkpoa.com.

Thank you!

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, June 30, 2023 12:16 PM
To: Rayann La France (SEA)
Subject: TKPOA Harvesting Schedule

TKPOA Harvesting Schedule

Thanks to the higher water levels, our season start has been gradual allowing our homeowners easy travels throughout the waterways and enabling our new crew to get comfortable on the machines before we get inundated. This upcoming holiday week we expect smooth operations for your boats as you navigate through the lagoons. However, as the weather begins to warm, we know that the weeds will be growing fast and will become a bigger nuisance in the waterways. Our crew is ready for the expected growth and will continue to work diligently prioritizing hot spots where the weeds grow in large blooms. Once things take off, we will revert to harvesting in strict zones, but for now the crews are working in the entire lagoons every day.

Harvesting and Fragment Control Operations are M-F from 8:15-4:00

The schedule is subject to change and will be posted on www.tkpoa.com and keysweedsmanagement.org.

If you have questions, contact the TKPOA Water Quality Department directly by calling 530-542-6444, ext. 275 Monday – Friday from 8:30AM – 4:30PM or by email at waterquality@tahoekeyspoa.org

DATE	Days of Week	Harvester 3	Harvester 4	Harvester 5	Harvester 6
7/2/2023	Sunday				
7/3/2023	Monday	Not Harvesting	Not Harvesting	Not Harvesting	Not Harvesting
7/4/2023	Tuesday	Holiday			
7/5/2023	Wednesday	Tallac	All Around West	All Around East	All Around West
7/6/2023	Thursday	Tallac	All Around West	All Around East	All Around West
7/7/2023	Friday	Tallac	All Around West	All Around East	All Around West

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, July 6, 2023 2:09 PM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test Update: July 6, 2023

July 10th – 12th

DIVER LOCATIONS: Sites 3 and 11

See Map Attached

BOTTOM BARRIER INSTALLTION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). We are resuming BB installation next week throughout Sites 3 and 11 between the dates of July 10 and 12.

You can always visit keysweedsmanagement.org for more information. Diver locations and maps are available on the CMT Project navigation tab.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, July 6, 2023 11:08 AM
To: Rayann La France (SEA)
Subject: Reminder - TKPOA Town Hall Forum – Meet the Board Election Candidates Night

Tahoe Keys Property Owners Association (TKPOA) Property Owners,

On Tuesday July 11th, 2023 from 6PM-8PM, TKPOA Staff will be hosting the 2023 Board of Directors Annual Election “Candidates Night” at the Pavilion office. This is an Open Forum with representatives from the TKPOA Board of Directors and Self Nominated Board Candidates for the 2023-2025 Board of Directors Annual Election. You may attend either in person, or via zoom. Zoom instructions can be found on our website at www.tkpoa.com. Come join us and share your insight and opinions!

Candidate Self Nomination Forms for each 2023-2025 Election Candidate and Ballots for the 2023-2025 Board of Directors Annual Election will be mailed out prior to the Town Hall Forum. The Candidate Self Nomination Forms can also be found on the TKPOA Website under Documents>>Elections>>2023.

For any additional questions, please contact the TKPOA Front Desk at (530) 542-6444 Monday through Friday 8:30AM-4:30PM, or on Saturdays and Sundays from 10:00AM-2:00PM. You can also visit our website at www.tkpoa.com.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, July 7, 2023 4:00 PM
To: Rayann La France (SEA)
Subject: TKPOA Harvesting Schedule

TKPOA Harvesting Schedule

The weather is warming, and we know that the weeds will be growing fast and will become a bigger nuisance in the waterways. Our crew is ready for the expected growth and will continue to work diligently prioritizing hot spots where the weeds grow in large blooms. Once things take off, we will revert to harvesting in strict zones, but for now the crews are working in the entire lagoons every day. Please see our general schedule below.

Week of July 10th through the 14th:

- Harvester 3 in Lake Tallac
- Harvester 4 in West Lagoon
- Harvester 6 in East Marina

Harvesting and Fragment Control Operations are M-F from 8:15-4:00

The schedule is subject to change and will be posted on www.tkpoa.com and keysweedsmanagement.org.

If you have questions, contact the TKPOA Water Quality Department directly by calling 530-542-6444, ext. 275 Monday – Friday from 8:30AM – 4:30PM or by email at waterquality@tahoekeyspoa.org

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Monday, July 10, 2023 3:59 PM
To: Rayann La France (SEA)
Subject: Reminder: TKPOA Town Hall Forum - Meet the Board Election Candidates Night

Tahoe Keys Property Owners Association (TKPOA) Property Owners,

On Tuesday July 11th, 2023 from 6PM-8PM, TKPOA Staff will be hosting the 2023 Board of Directors Annual Election "Candidates Night" at the Pavilion office. This is an Open Forum with the three Self Nominated Board Candidates for the 2023-2025 Board of Directors Annual Election attending to answer questions regarding their candidacy for the TKPOA Board. You may attend either in person, or via zoom. The Zoom link is below.

Come join us and ask your questions for the Board Election candidates!

Candidate Self Nomination Forms for each 2023-2025 Election Candidate will be mailed with the Election ballot. The Candidate Self Nomination Forms can also be found on the TKPOA Website under Documents>>Elections>>2023.

For any additional questions, please contact the TKPOA Front Desk at (530) 542-6444 Monday through Friday 8:30AM-4:30PM, or on Saturdays and Sundays from 10:00AM-2:00PM. You can also visit our website at www.tkpoa.com.

Join Zoom Meeting

<https://us06web.zoom.us/j/82450013530?pwd=Tml3V0E0bnZGbGt4d2p6c0FUSEgyZz09>

Dial by your location

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+1 669 900 6833 US (San Jose)

Meeting ID: 824 5001 3530

Passcode: 187420

Find your local number: <https://us06web.zoom.us/j/82450013530?pwd=Tml3V0E0bnZGbGt4d2p6c0FUSEgyZz09>

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, July 11, 2023 6:15 PM
To: Rayann La France (SEA)
Subject: Zoom Link - 7/11 Town Hall Forum

Good evening
TKPOA Members,

We have received notice that some members are having trouble logging into the Zoom meeting for tonight's Town Hall Forum. Please utilize this link below to join the meeting via Zoom:

Join Zoom Meeting
<https://us06web.zoom.us/j/88691807236?pwd=cFVKbDhsVnN2M2orZXh6V3lN3Y4Zz09>

Meeting ID: 886 9180 7236
Passcode: 466177

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- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 719 359 4580 US
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)

Meeting ID: 886 9180 7236
Passcode: 466177

Find your local number: <https://us06web.zoom.us/j/88691807236?pwd=cFVKbDhsVnN2M2orZXh6V3lN3Y4Zz09>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, July 11, 2023 3:55 PM
To: Rayann La France (SEA)
Subject: Reminder - TKPOA Town Hall Forum - Meet the Board Election Candidates Night

Tahoe Keys Property Owners Association (TKPOA) Property Owners,

This evening from 6PM-8PM, TKPOA Staff will be hosting the 2023 Board of Directors Annual Election "Candidates Night" at the Pavilion office. This is an Open Forum with the three Self Nominated Board Candidates for the 2023-2025 Board of Directors Annual Election attending to answer questions regarding their candidacy for the TKPOA Board. You may attend either in person, or via zoom. The Zoom link is below.

Come join us and ask your questions for the Board Election candidates!

Candidate Self Nomination Forms for each 2023-2025 Election Candidate are attached and will be mailed with the Election ballot. The Candidate Self Nomination Forms can also be found on the TKPOA Website under Documents>>Elections>>2023.

For any additional questions, please contact the TKPOA Front Desk at (530) 542-6444 Monday through Friday 8:30AM-4:30PM, or on Saturdays and Sundays from 10:00AM-2:00PM. You can also visit our website at www.tkpoa.com.

Join Zoom Meeting

<https://us06web.zoom.us/j/82450013530?pwd=Tml3V0E0bnZGbGt4d2p6c0FUSEgyZz09>

Dial by your location

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

Meeting ID: 824 5001 3530

Passcode: 187420

Find your local number: <https://us06web.zoom.us/j/82450013530?pwd=Tml3V0E0bnZGbGt4d2p6c0FUSEgyZz09>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, July 12, 2023 3:52 PM
To: Rayann La France (SEA)
Subject: South Tahoe Refuse – Trash Drop Off Clarification

Dear Members,

As you know, homeowners all pay for Friday garbage service at their homes in the Keys with South Tahoe Refuse (STR). South Tahoe Refuse also offers trash drop off, for a small fee, at their transfer station located on Ruth Ave. STR reports that there has been some confusion, with some members going to the transfer station anticipating a free drop off. The purpose of this email is to clarify that STR no longer offers a free trash drop off for Tahoe Keys members. This courtesy ended in November 2022.

Sincerely,

The Tahoe Keys Property Owners Association

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, July 13, 2023 3:50 PM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test Update: July 13, 2023

JULY 17th – 19th

DIVER DASH LOCATIONS: Sites 1 and Site 2

See Map Attached

DASH INSTALLATION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). The divers have concluded the installation of the BB and are now moving to conduct DASH. DASH is a process where divers extract the weeds from the bottom of the water column by using a suction tube that is connected to the boat. It draws up the weeds from a pumping system and removes the entire weed and root from the waterway floor. This is a proven successful method which uniquely allows for selective removal of only the invasive weeds therefore enabling native species to grow and thrive. Keeping native plants will help us revert our Keys' lagoons back to their natural state.

DASH will be conducted in Sites 1 and 2 during the dates of July 17th through 19th.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keyswedmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Monday, July 17, 2023 8:12 AM
To: Rayann La France (SEA)
Subject: Indoor Pool and Spas Closed Monday, July 17th, 2023

Hello Tahoe Keys Property Owners Association,

The Indoor Pool and Spas will be closed Monday, July 17th, 2023, for maintenance, they will reopen Tuesday, July 18th for normal swimming hours. We apologize for any inconvenience this may cause.

Please reach out to the front desk at 530-542-6444 with any questions.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, July 18, 2023 3:23 PM
To: Rayann La France (SEA)
Subject: 2023-2025 TKPOA Annual Board Election Ballots

Dear TKPOA Members,

Voting Ballots for the 2023-2025 Board of Directors Election were mailed out this week. There are three board positions up for election. For this election we have four candidates that have been placed on the voting ballot: Joby Cefalu, Michelle Pandori, Sabine Litten, and Mel Meyers.

You can view each candidates' self-nomination form "Statement of Candidacy" on the TKPOA website at www.tkpoa.com, under Documents>>Elections>>2023 and they were also included in the Ballot package. TKPOA also held a "Meet the Candidates Forum" on July 11th, 2023, as a scheduled Town Hall Forum. All Candidates were invited to attend and answer a variety of write-in questions from members in attendance and formatted questions specific to the Association and how they plan on serving the Tahoe Keys.

The recording of this "Meet the Candidates Forum" can be found on the TKPOA website, www.tkpoa.com, under Documents>>Town Hall Forums>>Recordings and Presentations.

New for the 2023 Election Ballot, Staff utilized FirstService Residential's software to mail members their Annual Board Election Ballots. This mailing service allows for quicker and more efficient processing of TKPOA membership mailings including membership voting ballots. This service will include an update to the format of the actual ballots for the Tahoe Keys, including the size. **Ballots will now come in the standard 8.5 x 11" letter size paper format and will need to be folded to be placed within their ballot envelope. Please make sure to review the Voting instructions that are included with the ballot mailing."**

The Board of Directors two-year terms that are ending this year are Joby Cefalu – Director, Michelle Pandori – Secretary, and Ken Silveira – Treasurer and their terms end on September 20th, 2023. These Board members are eligible to rerun for the Board for another term and Joby Cefalu has submitted a Self-Nomination form for reelection for the 2023-2025 term. Michelle Pandori was appointed by the Board mid-term to fill a vacancy and has submitted a Self-Nomination form for election to fulfill a full term in 2023-2025.

Board Members who still have one year left on their two-year term are President Dave Peterson, Vice President Peter Grant, Director Jim Siegfried, and Director Pete Wolcott and their terms end in 2024.

The balloting period for this election will close at 4:30 p.m. on Tuesday September 19th, 2023, if you elect to return this Secret Ballot by mail. If you elect to return this ballot in person at the Pavilion Office located at 356 Ala Wai Boulevard, South Lake Tahoe CA 96150, the Secret Ballot must be inserted into the ballot box prior to 4:30 p.m. on Tuesday September 19th, 2023. If you elect to return this ballot at the Board Meeting, it must be turned into the Inspector of Elections no later than 5:05 p.m. on Wednesday, September 20th, 2022.

The 60th Annual Membership Meeting and Annual Board Election will be held Wednesday September 20th, 2023, at 5:00 p.m. at the TKPOA Pavilion located at 356 Ala Wai Blvd, South Lake Tahoe CA 96150. The Election Ballots will be opened and counted at this board meeting by the Inspector of Elections and designated volunteers. The Director Election Results will be announced and during this Board meeting, Directors will be seated.

If you have any additional questions, please contact the TKPOA Pavilion Office at info@tahoekeyspoa.org or (530) 542-6444. For any additional questions on the 60th Annual Membership Meeting or Director Election, contact Heather Blumenthal, Operations Manager, at 530-542-6444 Extension 228 or heather.blumenthal@fsresidential.com.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, July 19, 2023 4:00 PM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test Update: July 19, 2023

JULY 24th – 26th

DIVER DASH LOCATIONS: Sites 3, 5, 8 and 9

See Map Attached

DASH INSTALLATION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). DASH will be conducted in Sites 3, 5, 8 and 9 from July 24th through 26th.

PAR MONITORING: Something new the TKPOA Water Quality team has begun this season is Photosynthetically Active Radiance (PAR) Monitoring to better understand the underwater conditions during the CMT project. PAR monitoring uses an instrument that measures the amount of light available beneath the water's surface for plants to use in photosynthesis. According to our lead CMT Scientist, Dr. Lars Anderson, "besides water temperature, photosynthetically active radiance (PAR) is the most important driver of growth for submersed macrophytes...." We are hopeful that adding this new monitoring parameter can give us useful data as we move forward in looking at the long-term solution.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keyseedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, July 21, 2023 2:35 PM
To: Rayann La France (SEA)
Subject: TKPOA Harvesting Schedule

TKPOA Harvesting Schedule

The warmer weather has brought weeds closer to the surface and we are able to focus the teams back into zone specific areas. You may be noticing big clumps of floating weeds in certain areas of our waterways. These are not cut fragments but in fact growing blooms of Coontail, a native but nuisance species. Coontail is unique in that it does not root in the sediment layer and instead floats in large clumps at the surface. The free-floating nature of this specific weed makes it difficult for the harvester to remove because the large paddle wheels create wake that moves the clumps away from the conveyor. Our drivers are doing their best to avoid that scenario and gather Coontail in the most efficient way possible. Our fragment control crews are hard at work collecting fragments and we encourage you to please leave piles at the end of your dock for them to remove. We do not have the resources to help skim weeds from everyone's individual boat slip, but we are doing pile pickup every day for our homeowners as we see them.

Reminder: Please do not allow grass clippings to be blown into the lagoons or the culverts that feed the lagoons. If you utilize private landscapers, please ask them to not discard grass clippings into the waterways. This violates our NPS permits and adds excessive nutrients to the water. This negatively impacts our waterways and worsens our invasive weeds issue.

Harvesting Schedule

Date	Day of the Week	Harvester 3	Harvester 4	Harvester 6
7/24/2023	Monday	19B	19A	TMS / 2A
7/25/2023	Tuesday	1B / 2B	1A	Cove 2/ 1/3A
7/26/2023	Wednesday	5A/B	2A	Cove 3
7/27/2023	Thursday	6	3 / 4	Docks 0-6
7/28/2023	Friday	7	5A	Docks 0-6
7/29/2023	Saturday			
7/30/2023	Sunday			
7/31/2023	Monday	8B	5A	Cove 3C
8/1/2023	Tuesday	10A	8A	Cove 3C
8/2/2023	Wednesday	10B	9A/B	TMS / 2A
8/3/2023	Thursday	11A	12/17/18	Cove 2/ 1/3A
8/4/2023	Friday	11B	14/15/16	B&H Docks
8/5/2023	Saturday			
8/6/2023	Sunday			

(Harvesting Maps are Attached)

Harvesting and Fragment Control Operations are Monday-Friday from 8:15-4:00

The schedule is subject to change and will be posted on www.tkpoa.com and keysweedsmanagement.org.

If you have questions, contact the TKPOA Water Quality Department directly by calling 530-542-6444, ext. 275 Monday – Friday from 8:30AM – 4:30PM or by email at waterquality@tahoekeyspoa.org

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, July 26, 2023 5:55 PM
To: Rayann La France (SEA)
Subject: TKPOA TOWN HALL - JULY 27TH



A LOOK AHEAD – THE NEXT 5 YEARS

Join us for our next Town Hall meeting! The meeting is scheduled for tomorrow from 6:00 PM – 8:00 PM. Board Members, Peter Grant, Michelle Pandori, and Ken Silveira will be hosting an open and transparent discussion, which will focus on:

- Our Needs and Challenges
- What We Know
- What We Don't Know
- Financial Planning & Strategies

Our goal is to Inform, Engage, and Plan for the next 5 years. We look forward to your participation in the discussion.

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From: [Tahoe Keys](#)
To: [Rayann La France \(SEA\)](#)
Subject: Water Quality Control Methods Test Update: July 27, 2023
Date: Thursday, July 27, 2023 12:23:34 PM

JULY 31st – AUG 2nd
DIVER DASH LOCATIONS: Sites 10,11, 13, 14
See Map Attached

DASH INSTALLATION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). DASH will be conducted within Sites 10,11,13 and 14 from July 31st through August 2nd.

If you are living in and around these sites, keep an eye out for the divers so we can make sure they operate safely, and you can boat cautiously. Thanks for your continuous flexibility and support of the CMT project.

HARMFUL ALGAE BLOOMS (HABS): Good news! We have started testing for HABs in our waterways and the results of our recent samples conclude that there are not yet toxins present in our Keys lagoons. It is still safe for recreation and dogs to be swimming in the waters. We will keep you updated if anything changes and signs will be posted around the Keys if toxins do appear.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedmanagement.org/>

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data=CfDJ8C%2FECTUPkWo0t6vOK%2Bs3Yj%2BAkO00hKHZZyAO29LmLthw%2B77YoppfE1GZQ1udNsoxSmXzmyEDIX9x5ERg2MphfzoA5RONDBPw%2FSsKR%2B9yJcl7jvg5oMcwthXJmUf6vYF4VQOXBnE4%2BTJBEdl6cHEHjWI%3D](https://portal.connectresident.com/masscommattachments?data=CfDJ8C%2FECTUPkWo0t6vOK%2Bs3Yj%2BAkO00hKHZZyAO29LmLthw%2B77YoppfE1GZQ1udNsoxSmXzmyEDIX9x5ERg2MphfzoA5RONDBPw%2FSsKR%2B9yJcl7jvg5oMcwthXJmUf6vYF4VQOXBnE4%2BTJBEdl6cHEHjWI%3D)

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, July 27, 2023 3:00 PM
To: Rayann La France (SEA)
Subject: TKPOA Town Hall Forum TONIGHT 6PM

***** Town Hall – TONIGHT! / 6 – 8PM *****

“TKPOA – A Look Ahead *The Next Five Years*”

**Presented by: Board Members – Michelle Pandori, Peter Grant
and Ken Silveira**

Please Join us in person (at the Pavilion) or by Zoom:

[https://us06web.zoom.us/j/83604110816?pwd=LzdPT0g4TmkvQWthSzJ6
QThURXNzdz09](https://us06web.zoom.us/j/83604110816?pwd=LzdPT0g4TmkvQWthSzJ6QThURXNzdz09)

Presentation Topics Include

Our Needs and Challenges

What We Know

What We Don't Know

Financial Considerations

Followed By: Open Discussion

Please Plan to Join Us!

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, August 1, 2023 3:20 PM
To: Rayann La France (SEA)
Subject: TKPOA Seeking Ballot Count Volunteers - September 20th, 2023 at 5:00PM

Dear TKPOA Homeowner,

The Tahoe Keys Property Owners Association (TKPOA) Board of Directors is seeking volunteers to work with the Inspector of Elections for the Association to count the ballots for the upcoming Annual Board Election Vote scheduled on Wednesday September 20th, 2023 at 5:00PM.

As a volunteer ballot counter, you will assist in opening, counting, and tabulating voting ballots at this scheduled Board meeting.

If you are interested in volunteering please contact Heather Blumenthal – Operations Manager at the TKPOA Office, at 356 Ala Wai Blvd., South Lake Tahoe, CA 96150, Telephone 530-542-6444, Extension 228 or email at heather.blumenthal@fsresidential.com.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, August 2, 2023 3:16 PM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test Update: August 2, 2023

AUG 7th – AUG 9th DIVER DASH LOCATIONS: Sites 26 and 19 See Map Attached

DASH INSTALLATION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). DASH will be conducted in Sites 26 and 19 from August 7th through 9th.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keyseedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, August 4, 2023 1:40 PM
To: Rayann La France (SEA)
Subject: TKPOA Harvesting Schedule

TKPOA Harvesting Schedule

We are updating the weekly Pile Pick-Up Schedule. For the Townhomes in the East Marina, pile pick-up will be every Wednesday. For the West Channel, pile pick-up will be every Thursday.

Please place piles at the end of the dock, free from dirt and rocks, otherwise they will NOT be collected.

The Harvesting Schedule for the next two weeks, August 7 through August 18, is below:

Harvesting Daily Schedule 8:30 – 4:00					
Date	Day of the Week	Harvester 3	Harvester 4	Harvester 6	Pile Pick-Up
8/7/2023	Monday	19B	19A / 2A	TMS / 2A	
8/8/2023	Tuesday	1B / 2B	1A	Cove 2/ 1/3A	
8/9/2023	Wednesday	7 / 6	2A / 19A	Cove 3	East Marina
8/10/2023	Thursday	5B / 3 / 4	3 / 4	Docks 0-6	West Channel
8/11/2023	Friday	6 / 7	5A	Docks 0-6	
8/12/2023	Saturday				
8/13/2023	Sunday				
8/14/2023	Monday	8B	8A	Cove 3C North	
8/15/2023	Tuesday	10A / B	9A	Cove 3C South	
8/16/2023	Wednesday	10A / B	9B	TMS / 2A	East Marina
8/17/2023	Thursday	11A	12/17/18	Cove 2/ 1/3A	West Channel
8/18/2023	Friday	11B	14/15/16	B&H Docks	
8/19/2023	Saturday				
8/20/2023	Sunday				

The schedule is subject to change and will be posted on www.tkpoa.com and keysweedsmanagement.org.

If you have questions, contact the TKPOA Water Quality Department directly by calling 530-542-6444, ext. 275 Monday – Friday from 8:30AM – 4:30PM or by email at waterquality@tahoekeyspoa.org

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Sunday, August 6, 2023 12:14 PM
To: Rayann La France (SEA)
Subject: TKPOA Power Outage

Good afternoon,

This morning, the TKPOA office and the Townhome Subdivisions along Ala Wai experienced a power outage. The electricity came back on, but with limited power. This is affecting our internet connection and phone service. Liberty has been notified and is on site attempting to find the source of the problem, which we are being told is a "Ground Fault" with one of the underground lines. When the problem area is located, Liberty will need to cut all power to fix the issue. When and if the power is cut, we will need to close both pools because the pool filters will be inoperable.

Liberty's goal is to correct the problem by tomorrow morning. I will keep you updated as much as possible, given my limited access to power and the internet.

Thank you,

Hallie Kirkingburg, GM

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Monday, August 7, 2023 2:16 PM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test Update: August 7, 2023

UPDATE
AUG 7th – AUG 9th
DIVER DASH LOCATIONS: Sites 26, 19 and 14
See Map Attached

DASH INSTALLATION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). DASH will be conducted in Sites 26, 19 and 14 from August 7th through 9th.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweddsmanagement.org/>

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From: [Tahoe Keys](#)
To: [Rayann La France \(SEA\)](#)
Subject: Water Quality Control Methods Test Update: August 10, 2023
Date: Thursday, August 10, 2023 10:43:40 AM

AUG 14th – AUG 16th
DIVER DASH LOCATIONS: Sites 19, 1 and 2
[See Map Attached](#)

DASH INSTALLATION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). DASH will be conducted in Sites 19, 1 and 2 from August 14th through 16th.

We have successfully completed the first rounds of DASH treatments and now divers will be returning back to treatment sites to complete a second round. We continue to stay on schedule and have not experienced any setbacks due to environmental factors or staffing. We have stayed in regulation with our permits and have not exceeded high turbidity levels during the DASH sessions. If we continue on this course, we will complete the DASH treatments by the beginning of September of this year as expected.

HARMFUL ALGAE BLOOMS (HABS): We have taken samples and the results have come back positive for toxins present in our Keys lagoons, specifically in Sites 26, 25, 5 and 13. See map attached. We are currently at a "Caution" level according to Lahontan Waterboards. Please click the link to see additional information on trigger levels for human and animal health as well as more information and resources on HABS – [click here](#). In summary, we advise that you stay away from algae or scum, that you do not let pets or other animals swim in or drink the water, do not drink the water, and do not eat shellfish from this water.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.
Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, August 16, 2023 9:36 AM
To: Rayann La France (SEA)
Subject: 08-16-2023 TKPOA Board of Directors Meeting - TONIGHT 5PM

Dear TKPOA Members,

The next Regular Monthly Tahoe Keys Property Owners Association (TKPOA) Board of Directors meeting will be held this evening, Wednesday 08-16-2023, at 5:00PM. Members can attend the meeting in person at the TKPOA Pavilion Office or via Zoom Conference Call via the link and call in information below. Please contact the TKPOA Front Desk at info@tahoekeyspoa.org or (530) 542-6444 with any questions.

Join Zoom Meeting

<https://us06web.zoom.us/j/89979834564?pwd=M3BXblgyRGNFWThKSkk2bDJUM2gwUT09>

Dial by your location:

- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)

Meeting ID: 899 7983 4564

Passcode: 585232

Find your local number: <https://us06web.zoom.us/j/kcSJsQbldr>

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From: [Tahoe Keys](#)
To: [Rayann La France \(SEA\)](#)
Subject: AUG 21st– AUG 24th DIVER DASH LOCATIONS: Sites 3, 5, 8 and 9
Date: Thursday, August 17, 2023 3:20:58 PM

AUG 21st– AUG 24th
DIVER DASH LOCATIONS: Sites 3, 5, 8 and 9

DASH INSTALLATION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). DASH will be conducted in Sites 3,5,8 and 9 from August 21st through 24th.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, August 18, 2023 10:57 AM
To: areddy@giitc.com
Subject: TKPOA Harvesting Schedule 8/20 - 9/2

TKPOA Harvesting Schedule

Pile pick-up for Townhomes in the East Marina will be every Wednesday. For the West Channel, pile pick-up will be every Thursday. Please place piles at the end of the dock, free from dirt and rocks, otherwise they will NOT be collected.

The Harvesting Schedule for the next two weeks, August 20 through September 1, is below:

Harvesting Daily Schedule 8:30 – 4:00					
Date	Day of the Week	Harvester 3	Harvester 4	Harvester 6	Pile Pick-Up
8/20/2023	Sunday				
8/21/2023	Monday	19B	19A / 2A	TMS / 2A	
8/22/2023	Tuesday	1B / 2B	1A	Cove 2/ 1/3A	
8/23/2023	Wednesday	7 / 6	2A / 19A	Cove 3	East Marina
8/24/2023	Thursday	5B / 3 / 4	3 / 4	Docks 0-6	West Channel
8/25/2023	Friday	6 / 7	5A	Docks 0-6	
8/26/2023	Saturday				
8/27/2023	Sunday				
8/28/2023	Monday	8B	8A	Cove 3C North	
8/29/2023	Tuesday	10A / B	9A	Cove 3C South	
8/30/2023	Wednesday	10A / B	9B	TMS / 2A	East Marina
8/31/2023	Thursday	12/17/18	11A	Cove 2/ 1/3A	West Channel
9/1/2023	Friday	14/15/16	11B	B&H Docks	
9/2/2023	Saturday				

The schedule is subject to change and will be posted on www.tkpoa.com and keysweedsmanagement.org.

If you have questions, contact the TKPOA Water Quality Department directly by calling 530-542-6444, ext. 275 Monday – Friday from 8:30AM – 4:30PM or by email at waterquality@tahoekeyspoa.org

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Monday, August 21, 2023 9:03 AM
To: Rayann La France (SEA)
Subject: Indoor & Outdoor Pool Closing Date/Maintenance Repairs

Hello Tahoe Keys Property Owners Association,

This is a notice of required maintenance at our pool locations that has been scheduled. The Indoor and Outdoor pool areas will be CLOSED starting Monday, September 11th, 2023, the Indoor Pool will reopen on September 20th for normal swimming hours, the outdoor pool will remain closed for the season.

In addition to closing for the season on September 11th the Outdoor Pool hours will be 10AM to 6PM weather dependent starting Monday August 21st.

We apologize for any inconvenience this closure may cause, you may reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

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From: [Tahoe Keys](#)
To: areddy@giitc.com
Subject: AUG 28st– AUG 31th DIVER DASH LOCATIONS: Sites 10, 11, 13 and 14
Date: Wednesday, August 23, 2023 11:22:24 AM

AUG 28st– AUG 31th
DIVER DASH LOCATIONS: Sites 10, 11, 13 and 14

DASH INSTALLATION: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). DASH will be conducted in Sites 10, 11, 13 and 14 from August 28th through August 31st.

CMT YEAR 3 ANTICIPATED FUNDING REFERENDUM: On Aug. 28th, the Board has plans to discuss funding options for the Year 3 CMT project. In anticipation for a membership vote, the Water Quality Department has been preparing information for our homeowners on the progress of Year 2 and the implementation plans for Year 3. We will update the website and continue to provide information through upcoming E-Blasts and the Keys Breeze as we move forward in the planning process.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Monday, August 28, 2023 10:18 AM
To: Rayann La France (SEA)
Subject: 8/28 5PM TKPOA Special Board of Directors Meeting

Dear TKPOA Members,

The Zoom link information for tonight's TKPOA Board of Directors Special Board Meeting at 5:00PM is below. This can also be found on the Events Calendar on the TKPOA website, www.tkpoa.com.

Join Zoom Meeting

<https://us06web.zoom.us/j/84423218977?pwd=RmpQTI9GNzVhdUNGaGs5TIRMUlcvdz09>

Dial by your location

- +1 669 900 6833 US (San Jose)
- +1 669 444 9171 US

Meeting ID: 844 2321 8977

Passcode: 364221

Find your local number: <https://us06web.zoom.us/j/kcMyye2Lkp>

Thank you.

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From: [Tahoe Keys](#)
To: [Rayann La France \(SEA\)](#)
Subject: Water Quality Control Methods Test Update: August 30, 2023
Date: Wednesday, August 30, 2023 4:18:33 PM

SEPT 5th – SEPT 7th
DIVER DASH LOCATIONS: Sites 19 and 26
See Map Attached

DASH INSTALLATION: The TKPOA has contracted with Hluga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). DASH will be conducted in **Sites 19 and 26 from September 5th through September 7th**. This will be the last week that DASH will be conducted. The following weeks will consist of the divers removing the Bottom Barriers. More information will come in next week's e-blast.

CMT YEAR 3 VOTE: On August 28th, the Board of Directors approved a motion to fund the Control Methods Test (CMT) Year Three by a special assessment decided on by Homeowner vote. Continuing our commitment to this three-year test is key in informing and shaping the large-scale solution to bring the Keys back to its original ecosystem. Year 3 will allow us to see lasting, long-term effects from both herbicide and the more recent non-herbicide methods. If we want to restore our waterways, we must go through the process as planned.

Year 2 of the test has already shown some noteworthy results that are helping to shape the large-scale plan. Through some preliminary analysis, our CMT lead scientist, Dr. Lars Anderson, has noted some of results we have observed:

1. *"More than 90% Control of target plants from Year One Endothall-only treatments has been sustained except for shorelines that were not submersed in 2022 but are now under water."*
2. *"Sites treated with Endothall-only or Triclopyr-only in 2022 have remained free of Eurasian watermilfoil during the summer of 2023."*
3. *"Native species/beneficial plants have been preserved from Year One and are showing an abundance in treated areas."*
4. *"Diver Assisted Suction Harvesting (DASH) and UV-spot treatments show promise in sustaining control obtained in 2022."*
5. *"Bottom barriers will remain in place until late September 2023. They have kept the covered areas free of plants."*

Stay tuned as we will be updating our website, [keysweedsmanagement.org](https://www.keysweedsmanagement.org/), to include various resources and documents to help inform you of the CMT Year 3 and all the specific details of the upcoming vote.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, September 1, 2023 2:53 PM
To: Rayann La France (SEA)
Subject: TKPOA Harvesting Schedule

Follow Up Flag: Follow up
Flag Status: Flagged

TKPOA Harvesting Schedule

Pile pick-up for Townhomes in the East Marina will be every Wednesday. For the West Channel, pile pick-up will be every Thursday. Please place piles at the end of the dock, free from dirt and rocks, otherwise they will NOT be collected.

The Harvesting Schedule for the entire month of September is below:

Harvesting Daily Schedule 8:30 – 4:00						
Date	Day of the Week	Harvester 3	Harvester 4	Harvester 5	Harvester 6	Pile Pick-Up
9/3/2023	Sunday					
9/4/2023	Monday	Holiday				
9/5/2023	Tuesday	Tallac	19A / 2A	19B	TMS / 2A	
9/6/2023	Wednesday	Tallac	1A	1B / 2B	Cove 2/ 1/3A	East Marina
9/7/2023	Thursday	Tallac	2A / 19A	7 / 6	Cove 3	West Channel
9/8/2023	Friday	Tallac	3 / 4	5B / 3 / 4	Docks 0-6	
9/9/2023	Saturday					
9/10/2023	Sunday					
9/11/2023	Monday	Tallac	5A/8A	6 / 7	Cove 3C North	
9/12/2023	Tuesday	Tallac	9A/8A	8B	Cove 3C South	
9/13/2023	Wednesday	Tallac	9B/9A	10A / B	TMS / 2A	East Marina
9/14/2023	Thursday	Tallac	11A	12/17/18	Cove 2/ 1/3A	West Channel
9/15/2023	Friday	Tallac	11B	14/15/16	B&H Docks	
9/16/2023	Saturday					
9/17/2023	Sunday					
9/18/2023	Monday	Tallac	19A / 2A	TMS / 2A	19B	
9/19/2023	Tuesday	Tallac	1A	Cove 2/ 1/3A	1B / 2B	
9/20/2023	Wednesday	Tallac	2A / 19A	Cove 3	7 / 6	East Marina
9/21/2023	Thursday	Tallac	3 / 4	Docks 0-6	5B / 3 / 4	West Channel
9/22/2023	Friday	Tallac	5A	Docks 0-6	6 / 7	
9/23/2023	Saturday					
9/24/2023	Sunday					

9/25/2023	Monday	Tallac	8A	Cove 3C North	8B	
9/26/2023	Tuesday	Tallac	9A	Cove 3C South	10A / B	
9/27/2023	Wednesday	Tallac	9B	TMS / 2A	10A / B	East Marina
9/28/2023	Thursday	Tallac	11A	Cove 2/ 1/3A	12/17/18	West Channel
9/29/2023	Friday	Tallac	11B	B&H Docks	14/15/16	
9/30/2023	Saturday					

The schedule is subject to change and will be posted on www.tkpoa.com and keysweedsmanagement.org.

If you have questions, contact the TKPOA Water Quality Department directly by calling 530-542-6444, ext. 275 Monday – Friday from 8:30AM – 4:30PM or by email at waterquality@tahoekeyspoa.org.

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From: [Tahoe Keys](#)
To: [Rayann La France \(SEA\)](#)
Subject: Water Quality Control Methods Test Update: September 6, 2023
Date: Wednesday, September 6, 2023 4:00:16 PM

SEPT 11th– SEPT 14th
DIVER BOTTOM BARRIER LOCATIONS: Sites 26 and 13
See Map Attached

BOTTOM BARRIER REMOVAL: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). As we approach the final months of the season, divers will be switching gears to start the removal process of the Bottom Barriers next week, Sept. 11th through 14th, in Sites 26 and 13. If the divers are planned to be in or around your dock, you will receive a door hanger at your home with more details the week prior.

DASH TREATMENT COMPLETE: DASH has been successfully completed as planned this season. Over 8 weeks with 2 rounds of treatments per location, the divers effectively removed nearly all target aquatic weeds including thousands of turions that would have formed new plants in the fall of 2023. In addition, the beneficial native species have been preserved from Year 1 and are showing an abundance in treated areas giving indications that restoration to the ecosystem is possible with this selected method.

CMT YEAR 3 VOTE: The WQ team is putting together the vote package for our upcoming special assessment. For additional resources, we highly recommend watching the June 22 Town Hall Forum (THF). It provides information on how Year 2 is going and includes plans for future years as we start looking ahead to long-term and large-scale options. Please visit keysweedsmanagement.org to view the THF. To hear details on Year 2 of the project from CMT lead scientist, Dr. Lars Anderson, jump ahead to timestamp 18:30. For information on the long-term plan, view our CMT project manager Rick Lind's presentation at the 1:01:45 mark. For budget information and waterways expenses, TKPOA Board Member Pete Wolcott speaks in detail at 1:38:06 minutes. We will be updating the website to include various resources and documents to help inform you of the CMT Year 3 and all the specific details of the upcoming vote.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, September 7, 2023 8:28 AM
To: Rayann La France (SEA)
Subject: Upcoming Maintenance and Pool Closures

Hello Tahoe Keys Property Owners Association,

As a reminder of upcoming maintenance and closures please note the following,

Outdoor Pool – Closing for maintenance and the 2023 season on September, 11th.

Indoor Pool – Temporarily closed for maintenance September, 11th through September, 20th.

You may reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

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From: [Tahoe Keys](#)
To: [Rayann La France \(SEA\)](#)
Subject: Water Quality Control Methods Test Update: September 13, 2023
Date: Wednesday, September 13, 2023 2:27:19 PM

SEPT 18th – SEPT 21st
DIVER BOTTOM BARRIER LOCATIONS: Sites 14, 5, and 10
 See Map Attached

BOTTOM BARRIER REMOVAL: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). Divers will be removing the Bottom Barriers next week, Sept. 18th through 21st, in Sites 14.5, and 10. If the divers are planned to be in or around your dock, you will receive a door hanger at your home with more details the week prior.

CMT Year 3 30 OCTOBER vote: The WQ team has the package ready for the upcoming 2024 Waterways Projects Special Assessment. The ballot will be sent out late September and votes will be counted at the November Board Meeting. We highly recommend visiting keyweedsmanagement.org and reading documents on the "CMT Year 3" page. This page provides information on how Year 2 is going and includes plans for future years as we start looking ahead to long-term and large-scale planning. It includes summarized preliminary results from CMT lead scientist, Dr. Lars Anderson, budget breakdowns and waterways expenses, TRPA and the League's financial contributions, video of our most recent Town Hall Forum and more! We will continuously update this page with more information to best inform you for this upcoming vote.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, September 19, 2023 11:02 AM
To: Rayann La France (SEA)
Subject: Pool Maintenance and Upgrades Update

Hello Tahoe Keys Residents,

This email is to inform you that we are going to have to **extend our closure to Friday, September 22nd**. We will be sending another email on Friday either letting you know that it is open, or extending one final time to Monday. We are about to fill the pool and spas, so barring we are able to regulate temperature and chemicals in the next 2-3 days, we should be able to make Friday happen.

We also wanted to let you know why we closed the pool for maintenance, and what we are accomplishing. As a side note, we will target to close the pool once per year sometime after the Labor Day Holiday. We apologize for the inconvenience, but it must be done to keep up with the wear and tear the pool goes through on a day to day basis. Here's a list of what to expect when you return:

- New pool deck coating.
- New pool coping coating
- New pool and spa equipment
 - Pool Heater has been replaced; we should be able to regulate temperature much more efficiently and cost effectively
 - Spa pumps have been replaced; spa closures have been up over the past few months and with the circulation being fixed and updated spa pumps closures will go way down and circulation will improve ten fold making the spa environment easier to clean and easier to manage
 - Jet Pumps in the spas have been replaced. Jet pressure has been down and tripping the electrical system; this is no longer a problem.
 - New chemical feeders. Our old chemical feeders were very outdated leading to many manual adjustments to Chlorine levels, and PH levels. With the new system our CPO certified staff can monitor remotely, and we should see chemicals stay in a much tighter range and also save thousands on chemicals per year
 - Dehumidifier and boiler have been serviced; we should be able to regulate temperature and humidity much more efficiently as we come into the chilly winter months
- Spa deck leveling
 - We pulled up the pavers around the spas to check for any leaks and make sure the spa deck is level and free of tripping hazards
- Re-grouted showers to avoid mold buildup

We are very excited to re-open, and we appreciate your patience as we go through this process. Special thanks to the Maintenance, Recreation, Landscape, and Water Company team for collaborating to keep our pool area as nice as possible for our residents.

Best,

Tahoe Keys Team

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From: [Tahoe Keys](#)
To: [Rayann La France \(SEA\)](#)
Subject: Water Quality Control Methods Test Update: September 20, 2023
Date: Wednesday, September 20, 2023 4:03:25 PM

SEPT 25th – SEPT 28th
DIVER BOTTOM BARRIER LOCATIONS: Sites 11,8,19
[See Map Attached](#)

BOTTOM BARRIER REMOVAL: The TKPOA has contracted with Hiuga Dive Company to implement two of the Group B methods – Bottom Barriers (BB) and Diver Assisted Suction Harvesting (DASH). Divers will be removing the Bottom Barriers next week, Sept. 25th through 28th, in Sites 11,8 and 19. If the divers are planned to be in or around your dock, you will receive a door hanger at your home with more details the week prior.

CMT YEAR 3 AND THE LONG-TERM PLAN: Part of the funding for 2024 will go towards the long-term plan as we look ahead to after the CMT 3-year test is complete. In 2023, we have a defined workplan which outlines and identifies specific needs of technical and review groups, a variety of grants to pursue, and a developed schedule with a timeline of tasks for 2024. This includes an extensive look at the Circulation System which has officially been designated as an EIP Project (#4478). The first step for 2024 will be an effort to secure \$200k from the Mitigation Fund which will be used for the remaining items as defined in the task objectives. More detailed information on the long-term plan and CMT Year 3 outline can be found at [keysweedsmanagement.org](https://www.keysweedsmanagement.org) along with all the information you need about the upcoming Waterways 2024 Special Assessment.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.
Phone: 530-542-6444 x275
Email: waterquality@tahoekeyspoa.org
Website: <https://www.keysweedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, September 20, 2023 2:51 PM
To: Rayann La France (SEA)
Subject: Reminder - TKPOA 9/20/2023 Annual Meeting and Board of Directors Meeting

Good afternoon
TKPOA Members,

This is a reminder that the TKPOA Annual Meeting and Regular Monthly Board of Directors Meeting is this evening, September 20th, 2023 at 5:00PM. The Annual Board of Directors Election Ballots will be counted and tallied at this meeting. Members may attend in person at the Pavilion Office or join via Zoom webinar, the meeting link and call-in information is below.

Please contact the TKPOA Front Desk (530) 542-6444 with any questions. Thank you.

Join Zoom Meeting

<https://us06web.zoom.us/j/86732164453?pwd=MHYxd0NxNm51Mjg0N2JZcUFmRnIHUT09>

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- +1 669 900 6833 US (San Jose)
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Meeting ID: 867 3216 4453

Passcode: 083038

Find your local number: <https://us06web.zoom.us/j/kFciNh4Xh>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, September 21, 2023 2:25 PM
To: Rayann La France (SEA)
Subject: TKPOA Maintenance Report Thursday, September 21st, 2023

TKPOA Maintenance Report Thursday, September 21st, 2023.

Pool Closure Extended – Reopening Monday September 25th. Final clear coat drying, chemical calibration and water heating.

Streetlights – Arctic Electric has been contracted to repair the TKPOA streetlights, this project requires working with Liberty Utilities to make the underground electrical repairs, they have already repaired several streetlights but coordinating with Liberty Utilities has proved to be difficult due to their unresponsiveness and cancelations. The TKPOA boom truck is repaired and back on site, we will continue to repair streetlights that can be addressed in-house as well as working with Arctic Electric and Liberty Utilities to get the remaining streetlights repaired as soon as possible.

Work Orders – TKPOA Maintenance will be completing normal work orders September, 25th through the 27th.

Cove 2A Painting - TKPOA Maintenance will complete painting the fascia in Cove 2A by October 9th.

Winterizing - Staff will begin winterizing the cove buildings October 9th through 20th, clearing debris from roofs, storing parking blocks and benches, placing snow stakes etc. Winterizing will start at Islanders 3 and move backward through coves. Staff will winterize common areas upon completion of coves.

Snow Removal – Mountain View is contracted for the cove parking lots, TKPOA staff will release Cove Walkways/Decks Snow Removal Plan this Fall.

Cove 4 Painting - Cove 4 painting with Joes Painting is scheduled for Oct 16-20.

You may reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, September 21, 2023 11:57 AM
To: Rayann La France (SEA)
Subject: Pool Closure Extended

Hello Tahoe Keys Owners,

Unfortunately, we are having to extend the Indoor Pool closure due to the final clear coat that was applied and needs to dry as well as chemicals calibrating and water heating.

The newly estimated reopening date is Monday, September 25th. We understand the inconvenience this may cause, and we sincerely apologize for any disruption to your swimming routines or planned events.

You may reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Monday, September 25, 2023 10:17 AM
To: Rayann La France (SEA)
Subject: Indoor Pool Reopened Monday, September 25th

The maintenance repairs at the Indoor Pool are complete and the pool has been reopened as of Monday, September 25th for normal swimming hours.

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From: [Tahoe Keys](#)
To: [Rayann La France \(SEA\)](#)
Subject: Tahoe Keys Becoming a Firewise USA Community
Date: Wednesday, September 27, 2023 9:58:44 AM

Tahoe Keys has now taken the first 4 steps to becoming a Firewise USA Community. We have applied to become a Firewise USA neighborhood. We have formed a committee to oversee activities. We have determined a fire risk assessment checklist and we have devised a 3-year plan to help us to achieve our goals of becoming firesafe. Our next step is completing a risk assessment check on 20% of the structures in our community. This will be used to determine our baseline of compliance with the Firewise standards. During the first 2 weeks of October volunteers from our property owner group will be arbitrarily observing the neighborhood to get this data. This information will not be shared with insurance companies and the assessors will not be going onto owner properties. The information needed can be determined by observing the house and property from the street. As a first step we will be only assessing parcels in the main boundaries of Tahoe Keys. Another group has already started assessing Tallac Village 1. We will be following up with Tallac Villages 2 and 3 next year. If you live in Tallac Village 2 or 3 and are interested in becoming a neighborhood leader in those neighborhoods, please contact Heather Blumenthal at 530-542-6444.

The checklist for initial risk assessment that will be used is:

Tahoe Keys Firewise Risk Assessment Checklist

Assessor _____

Address:

Criteria

Type of Parcel (check one)

- Vacant
- Single home dwelling
- Townhouse
- Commercial, community, TKPOA amenities

Roofing (check all that apply)

- Class A (Composite, Metal, tile)
- Wood
- Free of debris

Siding (check one)

- Wood
- Masonry (stucco, brick, stone)
- Other (vinyl, veneer, metal)

Gutters (check one)

- None
- Open

Covered

Space within 5 feet of house (check yes or no)

Live vegetation	Y	N
Dead vegetation	Y	N
Tree limbs overhang structure	Y	N
Noncombustible materials	Y	N
Wood piled next to house	Y	N

Space within 5-30 feet of house (check yes or no)

Maintained lawns	Y	N
Limbs pruned to 15" or 1/3 of plant height	Y	N
Spacing of trees > 10 feet	Y	N
Groupings of shrubs is discontinuous	Y	N
Dead materials	Y.	N

Space within 30 - 100 feet of house (check yes or no)

Maintained lawns	Y	N
Limbs pruned to 15" or 1/3 of plant height	Y	N
Spacing of trees > 10 feet	Y.	N
Groupings of shrubs is discontinuous	Y	N
Dead materials	Y	N

House Structure (check Y (yes) N (no) or U (unkown))

Sits on concrete	Y	N.	U
Siding at least 6" above ground	Y	N.	U
Chimney is 10' away from branches	Y	N.	U
Chimney outlet covered by 1/4" wire mesh	Y	N.	U
Does the house have soffit vents? (vents under eaves)	Y	N	
Soffit vents covered by 1/8" metal mesh	Y	N.	U
Closable foundation vents with 1/8" metal mesh	Y	N.	U
Fencing attached to house is not combustible	Y	N.	U
Address marking is at least 3" tall	Y	N.	U
Debris accumulation on roof	Y	N	

If you are interested in volunteering to help us to do this assessment of our community, please contact Heather Blumenthal at the TKPOA office, (530-542-6444) or Heather.Blumenthal@fsresidential.com.

Our next step will be to ask community members to document the time that they spend and money that they have spent on hardening their home and property. Individual homeowners

and renters will be asked to keep track of the time and money that they spend helping to make their home more firesafe.

The risk reduction information that you will be asked to provide if you chose to participate includes:

Risk Reduction Investment

Investing the equivalent of one volunteer hour (valued at \$31.80), per residential dwelling unit within the Tahoe Keys boundary, is a requirement of the national recognition Firewise USA's criteria for maintaining a neighborhood in good standing status. Each homeowner should keep track of their time and money spent each year. That said, most folks spend more than one hour each year working to keep their home firesafe. Please try to keep track of your time and expense starting with the summer of 2023. This is how we confirm to the Firewise USA organization that we are taking efforts to keep our neighborhood firesafe.

We need to capture the total hours and money each homeowner spends over the course of the year:

Name (optional)

Street Address (physical address)

Year (This is the year that the below hours and expenses were performed)

Landscaping (hours)

Examples include: installation of hardscaping, replacing combustible mulches with stone/gravel options, tree and shrub removal, raking and removal of pine needles, leaves, ground litter/debris, tree trimming/limbing, moving firewood, lawn and native grass maintenance, etc

Dwelling Unit (hours)

Examples include: removing pine needles and leaf litter from roof and gutters, replaced vinyl gutters with metal gutters, ignition-resistant exterior improvements, installing screening on vents, flammable items removed from under decks and porches, inspect roof and replace missing shingles, etc.

Common areas (hours)

(HOA or other Homeowner jointly owned property within the site boundary) Activities include: Tree thinning, mastication and brush removal, grass maintenance, fire break construction, etc.

Miscellaneous (hours)

Examples include: Meetings, presentations, program administration, home site visits etc.

We need to capture the total hours and money each homeowner spends over the course of a year:

This section address how much money (in US dollars) was spent on the following activities over the course of the year.

Chipper Costs: (Purchase/Rental, Fuel & Oil, Disposal Fees, etc.)

Other Equipment Costs: (Chain Saw purchase/rental, Power Equip. purchase/rental, Hand Tools, Protective Equipment, etc.)

Contractor Costs: (Arborists, Landscapers, Professional Forestry Services, Debris Removal, etc.)

Home Improvement Costs: (Roofs, Decks, Windows, Vent Screening, Retrofits, etc.)

Landscaping: (maintenance and improvements)

Miscellaneous: (anything else you have done to harden your home)

Spread sheet to keep track of investments:

Firewise Risk Reduction

Investments

Name (optional):

Physical Address:

Year:

Time Spent on making your home

firesafe:

Activity	Description of Activity	Number of hours	Monetary Value (\$31.80/hr)
Landscaping			
Dwelling Unit			
Common Areas			
Miscellaneous			

Money spent on making your home

more firesafe:

Activity	Description of Activity	Number of hours	Amount Spent (\$)
Chipper costs			
Other equipment costs			
Contractor costs			
Home improvement costs			
Landscaping			
Miscellaneous			

If you have any questions, please contact Hallie Kirkingburg or Heather Blumenthal at the TKPOA office. (530-542-6444).

Thank you.

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From: [Tahoe Keys](#)
To: [Rayann La France \(SEA\)](#)
Subject: Water Quality Control Methods Test Update: September 27, 2023
Date: Wednesday, September 27, 2023 4:06:13 PM

2024 WATERWAYS FUNDING REFERENDUM

HOMEOWNER VOTE: The 2024 Waterways Referendum Ballot Packet has been sent out and you should be receiving your packets in the coming days. This special assessment is necessary to fund our third year of the CMT and the beginning steps we need to take for future plans. A “YES” vote would translate to a \$624 per homeowner (\$312 per landlocked resident) special assessment payment due February 2024. Your vote is very important as the referendum requires a minimum of 50% of the total membership to vote to be valid.

This packet includes various resources to help inform your decision. We have preliminary results from how the CMT Year 2 went, a partnership letter from TRPA and the League detailing their commitment to providing financial and resource assistance, and the breakdown of the budget allocation.

For more information to dive deeper into the Water Quality projects and plans for the upcoming year, please visit the website (<https://www.keysweedsmanagement.org/>)

Ballots are due by mail on Tuesday, November 14th or in person on Wednesday, November 15th by 5:05 p.m.

If you do not receive your ballot packet in the next week or two, please contact our TKPOA Front Desk at 530-542-6444 and request a new one.

DIVING WORK COMPLETE: The Hiuga Dive Company has successfully completed all the Diver Assisted Suction Harvesting (DASH) and Bottom Barriers for the 2023 season. There will no longer be divers in and around your docks. Thank you to all our homeowners for your flexibility and for being accommodating to the divers and where they were working.

Please contact the TKPOA WQ department for additional information or to answer any questions about work being done on your waterways.

Phone: 530-542-6444 x275

Email: waterquality@tahoekeyspoa.org

Website: <https://www.keysweedsmanagement.org/>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, September 27, 2023 10:10 AM
To: Rayann La France (SEA)
Subject: Indoor Pool Closing 9/27/2023 at 12PM

Hello Tahoe Keys Owners,

The deck coating at the Indoor Pool is very slippery, for safety reasons we will be closing the Indoor Pool 09/27/2023 at 12PM to apply a non-slip coating to the deck. This work will require some time for the coating to dry. We anticipate reopening the pool on Friday September 29th but will reopen sooner, if possible, an emailed notice of the reopening will be sent out.

We apologize for this inconvenience and you may reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, September 28, 2023 12:27 PM
To: Rayann La France (SEA)
Subject: Indoor Pool Closure Extended to Monday, October 2nd

Hello Tahoe Keys Owners,

The repairs to the deck at the Indoor Pool have been extended and the pool will reopen Monday, October 2nd. These repairs are necessary for the safety of pool patrons and employees.

We apologize for this inconvenience; you may reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, September 29, 2023 8:20 AM
To: Rayann La France (SEA)
Subject: TKPOA Harvesting Schedule

TKPOA Harvesting Schedule

Pile pick-up for Townhomes in the East Marina will be every Wednesday. For the West Channel, pile pick-up will be every Thursday. Please place piles at the end of the dock, free from dirt and rocks, otherwise they will NOT be collected.

The Harvesting Schedule for October is below:

Harvesting Daily Schedule 8:30 – 4:00						
Date	Day of the Week	Harvester 3	Harvester 4	Harvester 5	Harvester 6	Pile Pick-Up
10/1/2023	Sunday					
10/2/2023	Monday	Tallac	19A / 2A	TMS / 2A	19B	
10/3/2023	Tuesday	Tallac	1A	Cove 2/ 1/3A	1B / 2B	
10/4/2023	Wednesday	Tallac	2A / 19A	Cove 3	7 / 6	East Marina
10/5/2023	Thursday	Tallac	3 / 4	Docks 0-6	5B / 3 / 4	West Channel
10/6/2023	Friday	Tallac	5A	Docks 0-6	6 / 7	
10/7/2023	Saturday					
10/8/2023	Sunday					
10/9/2023	Monday	Tallac	8A	Cove 3C North	8B	
10/10/2023	Tuesday	Tallac	9A	Cove 3C South	10A / B	
10/11/2023	Wednesday	Tallac	9B	TMS / 2A	10A / B	East Marina
10/12/2023	Thursday	Tallac	11A	Cove 2/ 1/3A	12/17/18	West Channel
10/13/2023	Friday	Tallac	11B	B&H Docks	14/15/16	
10/14/2023	Saturday					
10/15/2023	Sunday					

The schedule is subject to change and will be posted on www.tkpoa.com and keysweedsmanagement.org.

If you have questions, contact the TKPOA Water Quality Department directly by calling 530-542-6444, ext. 275 Monday – Friday from 8:30AM – 4:30PM or by email at waterquality@tahoekeyspoa.org

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, September 29, 2023 4:06 PM
To: Rayann La France (SEA)
Subject: 10.02.2023 5PM Special TKPOA Board of Directors Meeting

Dear TKPOA Property Owners,

The Tahoe Keys Property Owners Association Board of Directors has scheduled a Special Board Meeting to be held this Monday October 2nd, 2023 at 5:00PM. Items to be reviewed and discussed at this meeting include the Association's Primary Property Insurance Policy renewal **which directly affects all Townhome Owners**.

We strongly encourage Townhome Owners to attend to get the latest insurance update information for the 2023-2024 renewal term.

Members may attend in person at the Pavilion or via Zoom conference call, link below.

Join Zoom Meeting

<https://us06web.zoom.us/j/86801217924?pwd=UOL1tO4tdiKVGi54GllsDkJD9UpMVF.1>

Dial by your location

- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)

Meeting ID: 868 0121 7924

Passcode: 886364

Find your local number: <https://us06web.zoom.us/j/86801217924?pwd=UOL1tO4tdiKVGi54GllsDkJD9UpMVF.1>

Please contact the TKPOA Office, (530) 542-6444 with any questions.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, October 3, 2023 2:46 PM
To: Rayann La France (SEA)
Subject: TKPOA Town Hall Forum Happy Hour: Water Quality Projects - SAVE THE DATE!



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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, October 3, 2023 10:06 AM
To: Rayann La France (SEA)
Subject: Facilities Director - Call Booking System

Hello Tahoe Keys Property Owners,

We are reaching out regarding an appointment/meeting booking system for the Facilities Director John Cefalu and TKPOA Maintenance team that we believe will significantly enhance the convenience and efficiency of our maintenance services. Because it can be difficult to answer the phone during daily operations, to better serve you and streamline our operations, we are excited to announce the launch of our new online booking system. This innovative platform will enable you to make reservations and appointments with ease, 24/7.

To use our new online booking system you may use the following link that is also included in the Facilities Director's email signature, [TKPOA Facilities Booking \(office365.com\)](https://tkpoa.com/office365) or by going to TKPOA.com, Work Orders and selecting "Schedule a Call".

We understand that some of our clients may prefer speaking with our staff directly. Rest assured, our phone lines will still be available for inquiries, but we encourage you to explore our online booking system for a more convenient and efficient experience.

Please reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, October 4, 2023 2:57 PM
To: Rayann La France (SEA)
Subject: Indoor Pool Restroom Maintenance Update

Hello Tahoe Keys Owners,

The Indoor Pool has Been re-opened for normal swimming hours, starting today October 4th the men's restroom will be closed for maintenance through Thursday, October 5th. Starting Friday, October 6th the women's restroom will be closed for maintenance through the end of Saturday, October 7th.

During these times all people will be able to use the open restroom and we request that the closures be respected.

Please reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, October 6, 2023 7:02 AM
To: Rayann La France (SEA)
Subject: CMT – Year 3 Funding Initiative

***** CMT – Year 3 Funding Initiative *****
Please Complete and Return your Ballot

- By now, you should have received your Ballot for funding Year-3 of the CMT Project
- **It is Important:** Please complete and return your ballot at your earliest opportunity
- If you have any questions or need a replacement Ballot, please contact the TKPOA Staff at info@tahoekeyspoa.org or 530-542-6444

Thank-you,

Tahoe Keys Property Association

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, October 10, 2023 3:54 PM
To: Rayann La France (SEA)
Subject: Water Quality Control Methods Test Update: October 10, 2023



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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, October 13, 2023 8:01 AM
To: Rayann La France (SEA)
Subject: CMT - Year 3 Funding Initiative

***** CMT – Year 3 Funding Initiative *****
Please Complete and Return your Ballot

- By now, you should have received your Ballot for funding Year-3 of the CMT Project
- It is Important: Please complete and return your ballot at your earliest opportunity
- If you have any questions or need a replacement Ballot, please contact the TKPOA Staff at info@tahoekeyspoa.org or 530-542-6444

Thank-you,

Tahoe Keys Property Association

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, October 17, 2023 9:43 AM
To: Rayann La France (SEA)
Subject: TKPOA Town Hall Forum Happy Hour: Water Quality Projects - RSVP!

[RVSP: CLICK HERE!](#)



[RVSP: CLICK HERE!](#)

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, October 20, 2023 4:23 PM
To: Rayann La France (SEA)
Subject: TKPOA 2023 Harvesting Season Concludes

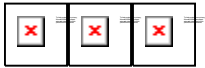
2023 Harvesting Update

The TKPOA 2023 Harvesting Season has come to a close. The crew is now working to get boats off the water, and everything has winterized.

All our equipment is fully operational, and we will not need to do any major rebuilding over the winter.

Based on some preliminary numbers we have harvested over 700 tons!

Our skimming crew stepped up their contributions by nearly 15% more than previous years! Thanks for a great season and we will see you next year.



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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, October 20, 2023 8:01 AM
To: Rayann La France (SEA)
Subject: CMT - Year 3 Funding Initiative

***** CMT – Year 3 Funding Initiative *****
Please Complete and Return your Ballot

- By now, you should have received your Ballot for funding Year-3 of the CMT Project
- It is Important: Please complete and return your ballot at your earliest opportunity
- If you have any questions or need a replacement Ballot, please contact the TKPOA Staff at info@tahoekeyspoa.org or 530-542-6444

Thank-you,

Tahoe Keys Property Association

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, October 24, 2023 9:06 AM
To: Rayann La France (SEA)
Subject: TKPOA Town Hall Forum Happy Hour: Water Quality Projects - RSVP!

[RSVP: CLICK HERE!](#)

[ZOOM LINK HERE](#)



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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, October 24, 2023 11:21 AM
To: Rayann La France (SEA)
Subject: Tennis and Pickleball Seasonal Closure November 10th, 2023

Hello Tahoe Keys Owners,

Effective November 10th, 2023, the tennis and pickleball courts will be closed for the 2023 season.

Please reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, October 25, 2023 3:31 PM
To: Rayann La France (SEA)
Subject: TKPOA Seeking Ballot Count Volunteers

Dear TKPOA Homeowner,

The Tahoe Keys Property Owners Association (TKPOA) Board of Directors is seeking volunteers to work with the Inspector of Elections for the Association to count the ballots for the upcoming Control Methods Test (CMT) Year 3 Special Assessment vote scheduled on Wednesday November 15th, 2023, at 5:00PM.

As a volunteer ballot counter, you will assist in opening, counting, and tabulating voting ballots at this scheduled Board meeting.

If you are interested in volunteering please contact Heather Blumenthal – Operations Manager at the TKPOA Office, at 356 Ala Wai Blvd., South Lake Tahoe, CA 96150, Telephone 530-542-6444, Extension 228 or email at heather.blumenthal@fsresidential.com.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, October 27, 2023 2:14 PM
To: Rayann La France (SEA)
Subject: CMT - Year 3 Funding Initiative

***** CMT – Year 3 Funding Initiative *****
Please Complete and Return your Ballot

- By now, you should have received your Ballot for funding Year-3 of the CMT Project
- It is Important: Please complete and return your ballot at your earliest opportunity
- If you have any questions or need a replacement Ballot, please contact the TKPOA Staff at info@tahoekeyspoa.org or 530-542-6444

Thank-you,

Tahoe Keys Property Association

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Tuesday, October 31, 2023 10:16 AM
To: Rayann La France (SEA)
Subject: TKPOA Waterways Referendum - Ballots Due Nov. 15!



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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Friday, November 3, 2023 2:01 PM
To: Rayann La France (SEA)
Subject: CMT - Year 3 Funding Initiative

***** CMT – Year 3 Funding Initiative *****

- **November 15th Deadline: Please Complete and Return Your CMT Ballot TODAY!**
- **Your Vote is Important**
- **"Misplaced Your Ballot?" - Please contact the TKPOA Staff at info@tahoekeyspoa.org or 530-542-6444**

Thank-you,

Tahoe Keys Property Association

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, November 9, 2023 2:11 PM
To: Rayann La France (SEA)
Subject: TKPOA 2024 Fee and Fine Schedules

Greetings TKPOA Homeowners,

Typically, the TKPOA Fee and Fine Schedules are included in the Annual Disclosure to Homeowners per Davis Stirling Civil Code, as well as posted on TKPOA's website, www.tkpoa.com.

Since the newly created Rules and Enforcement Committee has proposed significant changes to the prior schedule for implementation in 2024 that the Board has approved for a member comment period, the Association felt it was important to forward this email to you (in addition to its inclusion in the Annual Disclosure and November edition of the Keys Breeze) that specifically provides you with a copy of the proposed TKPOA 2024 Fee and Fine Schedule and Policy, attached.

Homeowners can submit any questions or comments to Operations Manager Heather Blumenthal at heather.blumenthal@fsresidential.com. The 2024 Fee and Fine Schedules and Policy will be considered for official Board adoption at the December 13th, 2023 Board meeting.

Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, November 9, 2023 11:32 AM
To: Rayann La France (SEA)
Subject: Tennis and Pickelball CLOSED

With low temperatures and snow in the forecast the Tennis and Pickleball courts are being winterized today, November 9th and are now closed for the season, we look forward to welcoming you back in Spring 2024 as weather permits.

You may reach out to the Maintenance Coordinator Madelyn.Nicholas@fsresidential.com 530-543-9532 or the Facilities Director John.Cefalu@fsresidential.com with any questions or concerns.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, November 16, 2023 11:23 AM
To: Rayann La France (SEA)
Subject: TKPOA Waterways Referendum - Results Are In!



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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, November 16, 2023 8:00 AM
To: Rayann La France (SEA)
Subject: Recreation Notification/ Indoor Pool Holiday Schedule

Greetings TKPOA Homeowners,

As we approach the end of the year, we are preparing for the upcoming holiday season and indoor pool schedule. The indoor pool will be closed on the following are the dates in observance of the holidays:

November 23rd
November 24th
December 24th
December 25th
December 31st
January 1st, 2024

These holiday closure dates are also posted on the TKPOA website, www.tkpoa.com, Events Calendar.

TKPOA is also implementing a Weather Safety Policy that will remain in effect during inclement weather months. In the event there is 6 or more inches of snow forecasted overnight, the Indoor Pool will have a delayed opening of 9:00AM (if there is no precipitation, the delayed opening will still be in effect for scheduling purposes). During times of extreme, unsafe weather conditions, the Pavilion Office and Indoor Pool will be closed. Notices of changes in hours, delayed opening, or closures will be sent via email and posted on the TKPOA website, www.tkpoa.com.

We appreciate your understanding and support and wish you and your loved ones a joyful and relaxing holiday season! Please reach out contact the TKPOA Office at info@tahoekespoa.org or (530) 542-6444 with any questions. Thank you.

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Wednesday, December 13, 2023 1:12 PM
To: Rayann La France (SEA)
Subject: Reminder - TKPOA Board Meeting 12/13/2023 5PM

TKPOA Property Owners,

This is a reminder that the regular monthly Board of Directors meeting will be held this evening, Wednesday December 13th, 2023 at 5:00PM. Members may attend in person at the Pavilion Office or online via Zoom, the link and call in information is below. The meeting agenda is attached.

Thank you.

Join Zoom Meeting

<https://us06web.zoom.us/j/87101319366?pwd=0IHLEJz4fb7AAICMGZp3LeAmdFjYX.1>

Dial by your location

- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)

Meeting ID: 871 0131 9366

Passcode: 640364

Find your local number: <https://us06web.zoom.us/u/kb18ztKNJg>

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Aria Pauling (EN2)

From: Tahoe Keys <Communications@mc.fsresidential.com>
Sent: Thursday, December 14, 2023 3:30 PM
To: Rayann La France (SEA)
Subject: TKPOA Member ID Card and Recreational Pass Policy

Greetings TKPOA Homeowners,

Typically, rule change notifications are posted on the TKPOA website, www.tkpoa.com on the Documents page under the 'Rules and Procedures' folder and in the 'Rule Change Notifications' subfolder, to start to the member review process, as well as included in a monthly Keys Breeze newsletter.

Since the Rules and Enforcement Committee has proposed significant changes to the current Member ID Card and Recreational Pass Policy for implementation in 2024 that the Board of Directors have approved for a member comment period, the Association felt it was important to forward this email to you in addition to the normal website and Keys Breeze postings, that specifically provides you with a copy of the proposed revised TKPOA Amenity Access Policy.

Attached you will find a "redline" version that includes the prior language with a ~~striketrough~~ the text to indicate proposed removal, and the new proposed language in **bold, underline.** and a "clean" version of the entire text of the proposed policy.

Homeowners may submit any questions or comments to Operations Manager Heather Blumenthal at heather.blumenthal@fsresidential.com. The proposed revised Amenity Access Policy will be on the January 17th, 2024 Regular Board Meeting agenda for Board consideration of potential adoption, additional changes, and/or extension of the member comment period.

Thank you.

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