



The Big Trees Village Voice

Summer 2007 Edition

*"a newsletter for
all the property owners
in Big Trees Village"*



Introduction to the BTVV Newsletter

The Big Trees Village Voice (BTVV) is an informational newsletter for all property owners in Big Trees Village. Many of us are second home owners and we may not have time to keep up with current events in the Highway 4 corridor that affect the value and enjoyment of our property. This newsletter is designed to provide that information. Because our lives are busy, articles will be compact and to the point, with references if you wish to explore a topic in more depth.

Information about Big Trees Village

The Village has 17 miles of county maintained roads entirely within the homeowners association subdivision. There are 1,949 legal lots, 1,350 of which are improved and 599 unimproved. In 2005, there were 24 requests for design review for new cabin construction, in 2006 there were 14 requests, and to date in 2007 two requests.

Calendar of Upcoming Local Events

Joe Percival, a full time resident in Big Trees Village, provides a wonderful service to all of us here in Big Trees. He donates his time and resources to host and maintain a website that provides a calendar of events, local weather, current road conditions, and a forum for discussion about activities in our community. Go to <http://www.bigtreestech.com/> and click on Calendar to see upcoming events and Forum to read about local news items. The Forum is also a good place to ask questions and get answers. Again, thanks to Joe for this community service.

Fire Safety in Big Trees Village

With the recent destructive fire in the Lake Tahoe basin, concern about a wild fire in Big Trees Village is heightened. Our situation is similar to Tahoe's. Both locations are at similar altitudes and both have experienced a century of fire suppression with an accumulation of excess fire fuels in the form of dead material on the ground and very dense tree growth. Ebbetts Pass Fire Department Chief Warren Wilkes points out that it is a statistical reality that the next fire in Big Trees Village is more likely to be caused by human activity starting within our subdivision than by a natural lightning caused fire from without. Given the current excess fuel loads, a structure fire starting within Big Trees Village could spread quickly to involve many adjacent structures regardless of any fire fighting efforts. Reduction of dead ground fuels, removal of "fire ladders", and thinning of the dense canopy would dramatically improve the chances of avoiding the kind of fire that Tahoe experienced. More information is available at:

<http://www.bigtreesvillage.org/cdflotclearingin.html>





The Future of Big Trees Village

Big Trees Village is a homeowners association that was developed in the late 1960s. Our current CC&Rs begin to expire in 2016 with Unit 1, and the remaining 12 units expire within a couple of years following that. Last summer, a newsletter was sent to all property owners in Big Trees Village that discussed the history of Big Trees Village. Feedback was solicited and many responded that they were interested in exploring the possibility of extending the CC&Rs while at the same time expressing concern about homeowners associations' rules and regulations. Since the CC&Rs will expire first in Unit 1, the BTV Board has decided to survey Unit 1 property owners in more detail about the expiring CC&Rs. Is there a sense in the community that they should be extended, and if so what should they include and not include? The Board looks forward to an open and informative community conversation about this topic. For more detailed information see the Summer 2006 Edition newsletter at:

<http://www.bigtreesvillage.org/bigtreesnewslett.html>
(If you do not have access to the internet, please call the Association Office at (209) 795-1971 to request a copy.

Preserving the History of the Camp Connell/Dorrington Area

Local Dorrington resident Teri Slankard is working on a project to collect and preserve the history of our area. She is seeking original documents or copies, plus historical artifacts. She does not want to lose track of the history of this special area. If you have information that might be useful to Teri, please call her at (209) 795-6492.

New Manager Search

After 15 years of dedicated service managing the Big Trees Village Property Owners Association and Recreational Center, Ward Redman plans to retire next year (2008). The Board of Directors is preparing a plan and schedule for filling the General Managers position in a timely manner.

Big Trees Village Association Website

Big Trees Village Property Owners Association has a website that contains useful information about local services, a copy of the Recreation Center Schedule, and also contact information for the Association: www.bigtreesvillage.org (Please note the website is “.org” and not “.com”)

Newsletter Editor Contact Information

Please direct communications regarding the Big Trees Village Voice (BTVV) newsletter to editor Steve Lauterbach by email:

BTVV@bigtreesvillage.org

You may also contact Steve at the Association Office (209) 795-1971. Leave a phone number at which he may call you.