

Dear LCA Member,

First, I want to wish all of you a joyous finish to the Holiday Season, and a Happy, Healthy and Prosperous 2011!

I want to bring you up to speed on two items in particular. First, I want to take this opportunity to welcome our newest board member, Jeff Reed. As you know from my last communication, we had one board member resign for personal reasons shortly after the election. At that time, I embarked on a search for an interested person who could represent an area of the lake that was underrepresented, and who brought strong credentials to our very capable existing group of Directors. Jeff owns a home in the Peninsula area of the Nevada County side of Lake Combie, and has been active in the local Peninsula homeowners' association. Jeff brings a background in property development, construction and real estate law to the Board, and we are delighted to have his participation. At our Board meeting in October, we formally voted Jeff onto the Board.

About two weeks ago, you should have received a letter from the Nevada Irrigation District ("NID") with a Combie Encroachment Questionnaire. While your Association's Board was aware of NID's desire to move forward with the Encroachment phase of their Shoreline Management Plan, we were not given a heads up in advance of the authoring and mailing of this specific communication. Accordingly, I am disappointed we were unable to send out a contemporaneous communication to you. Notwithstanding that, we are now playing some catch up ball.

We have been in contact with representatives from the NID and have discussed this communication with them. Over the next month, we will be working with NID to assist them in the development of a full cycle process to address encroachments. As part of that process, we have been invited by NID to provide some input to them in the development of a set of standards for said encroachments.

NID is aware that some improvements made over the years by homeowners on or near the shoreline of Lake Combie actually lie partially or fully on their property. One class of such improvements that has been addressed in step one of their shoreline management plan are the docks. They are now moving on to address all other manner of encroachments which they believe to exist.

The Board has discussed this communication, and the process which NID is pursuing by way of the subject letter (as well as additional information they have orally communicated to various Directors). We are not here to give you any legal advice on any individual issues you may believe you have with respect to said encroachments. We do recommend that you respond to their information request in some manner, and suggest you list at a minimum any items which you are aware of that are obvious and indisputable encroachments. By cooperating with their request, we will create a more positive working relationship with NID on next steps in this process. NID has implied that they want to take a reasonable approach to these encroachments including allowing many or most of them to remain in place (though possibly, as in the case of the docks, some encroachments may require upgrades for safety, structural integrity or aesthetics). Furthermore, it is likely that any encroachments which are allowed will need to be properly permitted (with NID), and there may be some fees involved in establishing and or maintaining such permitting.

The Board has further created a sub-committee comprised of Rick Bergquist and Jeff Reed to work with NID on the encroachment process and the encroachment standards. They will be working with Peggy Davidson and others at NID over the next few months to ensure the interests of the LCA members are considered, and where possible, optimized. I invite you to provide any input to us that you feel might be relevant to the development of a mutually agreeable and beneficial set of standards. Please do not hesitate to email me at president@LakeCombieLCA.com and I will be sure to communicate your concerns to the full board and sub-committee in particular. We will endeavor to keep you apprised of any developments in this process as we move forward.

To ease the communication burden, we may be posting information to our website, which by the way, has also been upgraded and enhanced as part of our efforts to make the LCA more useful and relevant to you. As a final note, I would like to encourage you to visit our new website and see some of the enhancements we have made to the content, links and site navigation. My thanks especially to Rick Bergquist and Brad Parkinson, who have been working on this website. We are looking forward to additional content which will include a members only section with discussion threads, member directory (for those who choose to participate), special interest groups and activities, and other interesting content.

All the best,

Ron Codd

President, LCA