



CALAVERAS TIMBER TRAILS

P.O. BOX 362 AVERY, CA. 95224

PHONE: 209-795-2130

WWW.CALAVERASTIMBERTRAILS.COM

MAY 2021 NEWSLETTER



OFFICE HOURS

8:30 am - 4:30 pm

THURSDAYS 1:00 - 4:00

WEDNESDAYS CLOSED

(THIS CHANGE IN HOURS IS TEMPORARY FOR TRAINING PURPOSES)

THE NEXT BOARD MEETING IS JUNE 12TH

A MESSAGE FROM THE PRESIDENT:

Hello fellow members,

Thank-you to all who participated in the meeting, we continue to have intermittent difficulties with the zoom and some cannot hear the content. We do apologize and hope to get back to regular meetings as well as try to improve the zoom meetings for those members who live far away.

We have finally been successful in getting work campers and will be opening more comfort stations, the pool (limited capacity, bring your own chairs, toys and towels) some showers will be added also.

Teen center and Black Bart will not be open unless parents want to volunteer.

We have had a few situations with members starting project without going through Rules and Design. It puts us in an uncomfortable position when we have to put a stop to a project, especially if the member has already purchased material. Please put in a written request to be reviewed for determination.

Also, if a member has an issue, they would like to talk to the Board about, please read your bylaws as to the proper method of setting up a meeting. Storming into a meeting will not get you heard and if the member is abusive as was the case last meeting, they will be fined.

We have finished a much-needed paving project, Frank did a great job of organizing and supervising the project, Thank You Frank.

Looking to seeing more members enjoying the park.

Call or email me if you have any questions

Thank you,

Ana Schlaht - CTTA Board President

timbertrailsana@gmail.com

A MESSAGE FROM VICE PRESIDENT/SECRETARY:

Hello everyone, I want to thank the Board, our office staff and maintenance crew for doing a fabulous job keeping our piece of Heaven together. The park looks amazing, the pool was a refreshing treat after cleaning my lot and I think we are on our way to a fantastic season.

Calaveras county is in the orange tier, we are still bound by these guidelines. If you look it up you will find, the orange tier allows businesses and the food industry more capacity. That's about it. We are required to clean the restrooms several times a day, we still have to social distance when we can, meaning giving people, not in your household, 6 feet of space. It also means we have to wear masks inside. Please give each other space, wear your masks, wash your hands and keep yourselves safe. Remember, Patience also please. (Yes, I'm reminding myself too!)

The pools are open with reservations to allow for these guidelines. There are 10 bathrooms open with some showers to open up as well.

I was in Angel's Camp this past weekend, kind of scary, as most of the locals aren't wearing masks and the guidelines aren't being followed. We can't just stop doing what is right, we can all do this, I work for a hospital and the staff are required to wear 😞 period. This tells me the virus is still out there.

We are struggling with zoom and will continue to work at sharing with everyone, if you have questions email the office and they will forward to the President and or our consultant. We want everyone to be in the know with our finances and plans for following the reserve study to keep our park in the best shape possible.

We are going to hold the Open portion of the Board meeting in person in June. Please be aware that we will be following distance requirements, masks will be required as we will be mixing households and capacity requirements will be in place. I apologize in advance if there isn't enough room for everyone who wants to attend. We do have a deck outside that can accommodate more members if needed.

The annual meeting and yearly election: we have a few volunteers for registration thankfully, we could use a few more please, you won't be running anything by yourself you will only be helping. Please step up the park needs you.

The annual packet is super important as always. We must have a quorum to continue to do the park's business. If we do not get your ballots and or proxies back, we won't be able to hold the Members meeting. Please, please, please return your ballots and or proxies right away so we can count on you. (remember you can retrieve your proxy on the day of election but not your ballot).

The ballot measures are supported fully by the board. The members running for the board are fully supported by the board. THERE IS STILL AN OPEN SPOT FOR A DIRECTOR, please step up.

If you have questions about any of the ballot measures please reach out.

Our consultant, Laurie Mitchum is very knowledgeable and makes it all very easy to understand. Please ask your questions via email and we will get back to you. The office email contacts are at the bottom of the newsletter.

We continue to have members not in good standing that are causing problems, we have members in good standing causing problems and they are all based around the rules and bylaws. This takes a huge amount of energy and time away from the board to help keep the park running. In addition, these people think yelling and insisting and playing games is going to change the outcome. It isn't. These are a couple of the things we dealt with before the open meeting and during it.

Another member had the audacity to cuss and yell and insist two of our board members get off of "THEIR PROPERTY" last week. They were building something illegal, got caught and became indignant. Not until their cards were locked out did they realize they weren't going to get away with it and agreed to remove it. This is unacceptable behavior and against our rules. If they had asked permission from rules and design, they would have been denied their request and wouldn't have wasted their own money on supplies etc.

We DO NOT OWN OUR SITES; we are part of a membership and are governed by laws. Plain and simple.

If you are reading this online then you have access to all the rules, guidelines and bylaws. Not to mention the park operations manual, the duties of the directors, the committees we should have to help support OUR park. This is an all-volunteer community you've joined. We need your help. Even an hour or two from everyone adds up.

Please read everything available online @ calaverastimbertrails.com. Governance tab. Get involved. Do your share.

Summer plans: We have a horseshoe tournament planned for the 4th of July, details to follow.

We have a couple who have a great idea for starting off our 50th anniversary next year.

(I'm sure others can come up with some great ideas for our 2022, 50th year.)

The same couple are going to sponsor a DJ dance. Date and time to be determined.

Please reach out, please volunteer, you won't be alone there are many members who love to help.

Thanks for reading, thank you for your patience and understanding

Hope to see you all this summer.

Lots of camping to be done.

Nicki

MESSAGE FROM RULES & DESIGN:

Hi Everyone. Summer is fast approaching with Memorial Day around the corner. We are looking forward to seeing each and every one of you. We want this to be a great summer for everyone!

I want to emphatically remind you that ALL PROJECTS on your campsite must be approved by Rules and Design. So PLEASE fill out a form for approval. Our rules are easy to follow but without them our beautiful campground would look like a city!

So, get ready for a great camping season!

John Van Zwaluwenburg, Rules and Design



OFFICE NEWS:

Election Volunteers: We have had a couple ladies step up to help and this is very much appreciated. We will definitely be needing more help and any time that you might consider volunteering to serve in this capacity would be extremely helpful. You can contact the office via email. We will set you up with the other volunteers.

Annual Meeting: The office is in the process of preparing the annual packets. They will be ready for pick up Memorial Weekend and the rest will be mailed out June 1st. It is extremely important that you read through everything and participate in the Election. The Davis Sterling laws that govern our association must be followed and if we do not have enough ballots/proxies turned in, we will not have a quorum, and this could cause us to have to cancel the election and start all over again. So, please participate by at least turning in your proxy!

Work Campers: Our work campers are here and will be getting settled in over the weekend. Please help them to feel welcome. Thanks to having their help, the Board has decided to open up several more bathrooms and showers too! Please help by cleaning up after yourselves. Also, we want our work campers to stay so please respect their privacy when they are at their site and not “on the clock”.

Pool Reservations: In order to keep the pool capacity down to no more than 30 at a time we have decided to continue with the reservation system we used last season. Please come into the office and schedule a time slot if you would like to use the pool. This is mostly just for busy weekends and will be based on the honor system.

Site Inspections: There is only 2 weeks left until the site inspection deadline. If you have not already cleaned your site and turned in your request for inspection please do so before May 31st. Many folks have stepped up to help with the huge task of getting all sites inspected and we are grateful to you all.

OFFICE STAFF:

Sara: Office Manager
Email: office3@calaverastimbertrails.com

Chris: Accounts Receivable Clerk
Email: office2@calaverastimbertrails.com

Bruce: Admin Clerk 1
Email: office4@calaverastimbertrails.com

MESSAGE FROM MAINTENANCE:

First of all, I would like to thank the board of directors for their diligence and hard work. This is a volunteer position and it takes a lot of their time and effort to do what they do. Think about it next time you have a complaint or grievance we are all in this together.

The pool is open and ready for you to enjoy. Temperature is 82 deg. Members are required to go to the office and reserve a time slot.

Please observe the signs at the trash cans and bring your trash to the dumpster located by the battery shed. We have had bear issues; it's a young male and he doesn't understand how to operate a lid and he is tearing up the trash boxes and trash is being strewn all over the place.

I would like to thank Tim & Ana Schlaht for bringing a paver in, they are doing a great job and it looks professional.

You probably noticed the purple wild flowers (lupine) If you water them once in a while they will keep growing through the summer.

Thank you, members that have cleaned their sites. We are going around picking up needles and leaves and trying to keep up and make the park look great in a timely way.

We opened more restrooms, please refer to the map located at each restroom building for which are open and which ones are still closed, until we are ready to open them all. Maintenance is still finishing up on painting some of the restrooms so, sometimes we will close it overnight so the paint can dry (sorry for the inconvenience).

You may also notice we had some trees removed, eleven in all, if you notice a problem tree, let me know so I can put it on the list for the next tree removal project.

I have noticed that some members have dropped of batteries at the battery shed without a space number on the battery. If it doesn't have a space number on it I can't

charge it. Also, if you are putting it there for disposal, please bring it to your nearest auto parts store, sometimes they are worth \$20.

Remember I'm here for you, if you need anything let me know (I can always say no).

Thank You, see you around the park

FRANK



***WELCOME TO OUR
NEW MEMBERS:***



Y-04: Current Members: Anton & Virginia Pokorny

New Members: Jason Pokorny



MEMBERSHIPS FOR SALE:

A-23	\$55,000 New Listing	Large lot. Reinforced screen room with ceiling fan, deck, shed, 5 water locations, above ground fire pit, stainless steel BBQ, 3000 generator, 2 golf carts and more! 2003 36ft. Rexhall Rexair Motor Home, 2 large slide-outs, gently used, original owner, low mileage. Contact Nancy925-285-6327 or dolson342@cox.net
A-28	\$25,000	Great family site, close to playground, comfort station #3, and dump station. Turn key ready. Site has base rock and campfire pit. Large shed and small generator shed. Deck platform with screenroom. Direct TV dish and outlet connections. Electrical outlets for convenience. 2001 Cub Car Golf cart in great condition! Three water locations on site. Rock retaining wall. Most importantly, this site has great neighbors! Please contact Ron at (707) 624-5168
B-19	\$22,000	On the popular B-Loop, nice space with a lot of trees. Quiet area. Nice 32' Kit trailer in good condition. Water to site with a generator and a storage shed. 200ft decking around trailer. There is a built-in outdoor kitchen on deck. Close to a Comfort Station. Nice asphalt driveway. Good Neighbors. Site is against the "green-belt" (next to the forest). Dues are paid up. Contact Wanda at 928-733-3779.
D-06	\$98,000	Must see to appreciate. With or without trailer. If interested, Call John at 209-951-3355
E-09	\$8,500	CTTA OWNED Paved driveway entrance, with large flat area at the bottom of the site. Up sloping site that is a blank canvas. Water located at front corner of site. CTTA Owned memberships are sold through a separate process from member offered memberships. The sales process is "Highest, Best, and Final" with the listing price being the minimum acceptable offering. Please ask for a copy of the buyer's information and instructions sheet for all sales involving CTTA Owned memberships. Contact Office1@calaverastimbertrails.com or pick up your information sheet from the Park office.
H-05	\$20,000	Located in the only cul-de-sac in the park. Water on site. 1986 29' Road ranger Trailer. Storage shed and generator shed. EZ GO Golf Cart. Raised Tent Pad. Trailer needs work. Weber propane grill and Weber charcoal grill stay. Site has lots of shade and is close to a Comfort Station. Contact Steve Wilson 510-277-5886 or stebo15329@yahoo.com
J-07	\$17,500	Great Site! Stop by and see! Several different options available. With or without the trailer. Please call with any questions. Contact Ken at 619-971-3094
J-29	\$17,000 OBO	Close to comfort stations and walking distance to pools. A nice, quiet two-level site with a 2005, 24' 8" Coachmen (Spirit of America) trailer like new with bunk beds and rear garage storage. Water to the trailer and fire pit on the top level. Stairs to the lower level. The lower level has plenty of space for tents and backs up to the green belt. Contact: Terry or Jackie Gibbs @ 209-823-7334. Or email JackieLGibbs@aol.com
J-38	\$10,000 OBO	Close to comfort station and backed up to the beautiful green belt! Water on site and a new 4x8 shed. Comes with or without a 2004 KMFRT Trailer. Never had a leak, living room slide out, but needs work in the kitchen. For more info contact Sara 530-440-4882.

K-29	\$29,500 New Listing	Great Location. Two 5th Wheel trailers Avion Savana 35ft Great condition. 50-inch smart TV. Two couches one makes into a bed the other has two recliners. Large kitchen area New refrigerator. New hot water heater. Separate toilet room. Large shower. Queen size bed. New Mattress and foam pad, very comfortable. Air conditioner works great. Lots of storage. Hitchhiker 29 ft. Open floor plan. Good size shower and bathroom. Comfortable Queen size bed. Large redwood deck. Custom outdoor kitchen granite counter top. Propane 5 burner cooktop. New BBQ. Portable propane grill great for anything you want to cook. Nice fire pit with cover. 2 golf carts. Comfort Station just across the road. Corner lot with SHADE of a beautiful Oak tree. Also, Honda Generator. Dues are paid to Nov. Contact Ken Quick 925-437-7758 OPEN HOUSE May 15th 22nd 29th 11am to 3pm Call for appointment dates.
M-05	\$12,000 Reduced	Tri-level site with 1991 24 ft. Layton trailer sleeps 5-6, in good condition, deck, 2 tent pads, fire pit on last level. Dues are up to date, across from comfort station. Contact Dean Madewell at 209-466-7775 or 209-275-4288.
N-04	\$12,500 OBO	This large rectangular lot has one of the longest Trailer Pads/ Driveways in the Park. Trailer pad can easily accommodate a 40' + trailer. Trailer pad and driveway are gravel. Site has 3 water locations, a large deck, storage shed, rustic rock seating wall next to fire-pit, picnic table and barbeques. Circular fire-pit is concrete with removable metal cover. Lot is located on a quiet, low traffic loop and near a Comfort Station Call Ron 925-382-6232 or Teresa 925-783-3143 or email tagree@comcast.net
N-10	\$18,500 OBO	N-10 is a beautiful giant site with two levels. It has a view of the mountains and backs up on open land, easy to hike across and get to more hiking trails. Comfort station is nearby, and the neighbors are super nice. Water hookup is on the site, and there is a well-built retaining wall, which gives the site a private, secluded feeling. Contact Zach via email at wald.zachary@gmail.com
N-21	\$24,500	This is a must-see, turnkey lot that is quiet, private, and has a secluded rear view of the forest. Site includes a four-season, well-maintained, 2002 36' Teton Homes 5th wheel trailer. This incredibly comfortable and attractive unit has 3 slide-outs, a full kitchen with upgrades, a walk-around master bedroom queen bed, spacious storage, and much more. There is a new roof-mounted, professionally designed and installed solar system that provides for all your A/C electrical needs. Site includes large 10 x 20' deck with railed stair access to the 5th wheel, and it provides a peaceful outdoor space to gather with friends and family for outside dining or lounging. This site has a deep and level, gravel driveway that can easily accommodate multiple vehicles for you and your guests and there is still plenty of space leftover to park a 2nd RV. Site is terraced on both sides with retaining walls, giving it a clean, finished appearance. There is water access to the site with two available faucets, and a short walk across the road to a comfort station. Dues are current. A Yamaha golf cart and 2 Honda EU2200i generators are available as a separate purchase, price negotiable. If interested, call and/or text Dave at 916-719-9066.
P-15	\$5,500	CTTA OWNED Square lot 30-40% grade, paved driveway and young trees. A beautiful secluded site all to yourself. A blank slate for you to make your own. CTTA Owned memberships are sold through a separate process from member offered memberships. The sales process is "Highest, Best, and Final" with the listing price being the minimum acceptable offering. Please ask for a copy of the buyer's information and instructions sheet for all sales involving CTTA Owned memberships. Contact Office1@calaverastimbertrails.com or pick up your information sheet from the Park office.

P-16 P-17	\$47,000 Reduced	2 Large adjoining sites, multi terraced, areas for groups and privacy, secluded feeling. Next to comfort stat. Wonderful campfire/cooking area. 36 Ft. 2004 Wilderness Fleetwood, 3 slide outs in deck, generator, shed 2 pop up campers, screened in deck and waterlines throughout. Sites must be sold together. Please call 510-552-6971 ask for Dave.
R-08	\$10,000	Very large site overlooking small valley with a creek that runs in the springtime. Family owned since 1976. No trailer so it's all set to back yours in. Water on site, shed and fire-pit. Retaining wall needs a little work. Close to pool, Hani, office, and Comfort Station. Contact Paul at 925-918-0138
R-14	Negotiable	One of the most desirable sites in the park. Very large with lots of possibilities. Recently put in a retaining wall. Water line. Back filled site, \$10,000 cost of job. 1978 Wilderness 27' 5th wheel included or can be removed. Call Dennis @ 209-604-2245
R-21	\$15,000	Nice large, tri-level site with 2 decks and a shed. Has retaining walls, golf cart parking access on R loop with vehicle parking access on P loop. Site is directly across from Comfort Station # 17. Nice shaded area throughout site. Water is plumbed to site. Contact Robin at (209) 629-0346 or email at foundfaith@hotmail.com
R-22	\$19,500 OBO	25' 1992 Sierra Trailer, deck running length of trailer, large screen room, large site, 2 driveways, walking distance to Comfort station and pools, water to site, 2 levels with fire pit on upper level, includes 1985 Yamaha golf cart, (just overhauled/new tires & battery) Contact Pattie at 408-828-6230
R-24	\$8,000	Nice flat lot. Empty except for Tent Pad. Clean slate for whatever you'd like to do. Ample space for larger trailer or motorhome. Comfort Stations nearby. Contact Sue @ 916-214-2021 (cell) or 530-677-8944 (home)
R-25	\$14,500	One of the largest lots in the park. Flat. Empty. Clean slate for whatever you'd like to do. Ample space for larger trailer or motorhome. Comfort Station nearby. Contact Sue @ 916-214-2021 (cell) or 530-677-8944 (home)
R-26	\$7,500 Reduced	This lot is just a short walk to central park amenities like the pool, the Hani, and the Commissary. Great for families! It comes with a golf cart (that has a slow tire leak which should be an easy fix). Bring your own trailer because ours was smashed by a local tree! But that should not dissuade you because there are still a lot of nice trees and the dangerous one has already done its business. Bring a bit of handyman skills and give the deck a little TLC - another victim of the tree. The trailer parking spot is located towards the upper portion of the lot providing the best privacy as excellent neighbors or empty lots surround you. Additionally, there is a fire pit, water on site, two sheds, plenty of tools and parts, batteries, and a small solar panel. Our family grew up here and we hope you will enjoy this as much as our family did! Dues are paid up for the year! Contact Mary at 510-427-4981
S-06	\$31,000	Sale of lot without 5th wheel is negotiable! Large flat site with lots of shade, right next to comfort station and plenty of gravel parking! Site includes 12x12 Screen Room, 2 generator sheds, generator, tool shed, large raised deck, built in fire pit, gas golf cart, barbecue grill, water hookup piped into site, solar power system, and outdoor/indoor furnishings. Site also includes a 2005 Laredo 32 Ft 5th wheel! 5th wheel has all the amenities of home with one pull out, queen bed, and large shower. Roof was resealed last summer, and everything serviced. Lot is large enough for a 2nd trailer! All dues are up to date. Come by and see it because it is a very nice site! Please call Sandy 209-609-2878

U-11	\$39,000	Great location, across the meadow from the Adult Lodge, Comfort Station across the street, and Black Bart and children's playground nearby. Close to Timber Trails Road for easy access during snow season in the winter Two trailers - 1999 Savannah 5th Wheel, 38 ft. with 3 slide outs; 2002 Prowler Trailer, 26 ft. Large Lot but easy lot to maintain. Includes Weber BBQ, outdoor furniture, indoor furnishings, and a generator. Savannah has 3 TV's, two in living room (one that runs on AC/DC) and one in the bedroom. DVD player and VHS player, stove, oven, refrigerator, microwave, two recliner chairs. Prowler has Queen size bed in bedroom, plus sleeping available on couch, plus a dining table area. Siemens Solar means you always have the power available in this trailer. Stove, microwave, refrigerator, TV with VCR. Pictures available--email toniag5@yahoo.com . Contact Ray 925-640-5948.
V-18	39,000	Turnkey corner site – 2nd largest in the park – affords more privacy than most. 2008 Arctic Fox 30' travel trailer with 4 season insulation and dual pane windows. One living room slide-out, with fold down sleeper couch. Free-standing dining table and chairs. Full kitchen with single refrigerator/freezer. Includes an outdoor 2-burner propane stove. Full bathroom with porcelain toilet. Central A/C and heat. Fantastic (ceiling) Fans in both living room and bedroom. Novaform Queen memory foam bed and topper. Two skylights. TV/DVD surround sound system. DirecTV Dish situated on-site. Carpeted ceiling throughout. Large, 10X20' raised wood deck. Complete solar system (installed by Pacific Standby Power) with ample deep cycle batteries and 1800W inverter to run everything (except A/C and microwave) without a generator. But, also includes Honda EU4500 generator. Most interior lights converted to LED. Overall, unit has been lightly used and is in excellent condition. Includes 1986 Honda golf cart in good running condition, with new tires/rims and re-upholstered seats. Two storage sheds and plenty of propane tanks to keep you going. Call Vince @ 510-206-1523
V-20	\$15,000 OBO	Prime location with a short walk to the Pool, Hani, Comfort Station and Office. This is a split-level site with a retaining wall. The upper level has a drive thru for a Motorhome or Trailer with parking space for two vehicles. It also has water to site with 2 faucets upper level and 2 water faucets lower level. The lower level has a shed with miscellaneous camping items, tables, chairs and a nice fire pit. This is a clear open lot with room for another trailer and ready for you to make it your own. All tree assessment's paid and membership dues are current. Contact Kathy Christensen at 209-679-9875
W-07	\$15,000	Corner shady two-level open lot. Walking distance to pool, comfort stations, adult lodge and office. Same family owned since 1975. All tree assessments paid/current. There is water on site. Interested persons please call Geraldine or Gladys Brooks, 916-782-2462
W-08	\$8,000	New Listing. Pie shaped property, close to pools, comfort stations, main lodge, and office. 2 level site with water piped in. Call Lura (209) 483-0086 email: ats1954@hotmail.com



Regarding a Sale, Transfer or Purchase of Membership

Before selling, transferring, or purchasing a membership, the following requirements must be met according to Calaveras Timber Trails Association Articles of Incorporation and Bylaws:

- 1) Seller(s) must provide office with signed Notice of Intent to Sell, signed General Information/Disclosure form, pay all dues in full, surrender gate key cards, building access key cards and original Membership Certificate, properly notarized, pay \$75.00 Transfer Fee.
- 2) Site must be inspected and be in compliance, site stakes located and marked
- 3) Buyer(s) must submit an Application, Background Check and Credit Report as well as 2 forms of proof of permanent residency
- 4) Buyer(s) are required to attend a New Member Orientation and Board meeting, at which time they will be given their Membership Certificate
- 5) Buyer(s) cannot use/occupy the site until the transfer is complete and approved at a Board Meeting.
- 6) Buyer(s) should be aware of 5' setbacks from property lines.
- 7) Buyer(s) are required to provide current DMV registration on all RV's and licensed vehicles
- 8) Buyer(s) are required to provide current liability insurance on golf carts prior to using them in the park

Please Note: CTTA Bylaw 10.7. All members are prohibited from establishing residency on the property. Residency is defined as being permanent and your only living establishment versus being migratory or transient. Proof of primary residence is required for the sale or transfer to be completed.

FOR SALE:

HONDA GENERATORS

Call Ken at 925-437-7758. Site K-29

BRAND NEW 10 VOLT RV DRYER ---FREE!!

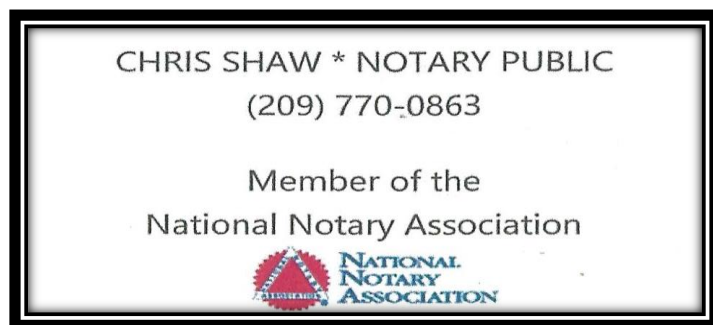
CALL DON 650-867-3452

SERVICES PROVIDED:

SITE CLEANUP PROVIDERS

Vicente Alvarado (209) 686-0876
Russell Bowles G-21 (916) 213-5023
Phil Hilmanofski
J-06 (209) 736-9533
Gustavo Alvarado (209) 431-9598

NOTARY SERVICE



HEATING-AIR CONDITIONING-MAINTENANCE-REPAIRS

Cameron Vargas - Owner
(209) 250-6434

camsclimatecontrol@gmail.com

