



CALAVERAS TIMBER TRAILS

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April 2019 Newsletter



Office Hours

Open Daily 8:30 a.m. to 5:00 p.m.

*****Our next monthly Board Meeting will be*****

May 11, 2019 at 11:00 a.m.

MESSAGE FROM THE PRESIDENT:

I believe the CTTA members are feeling like bears coming out of hibernation. Warmer and drier weather is coming upon us, and we are crawling out of our caves to bask in the sunshine. The damage from the past winter rains will be repaired, slowly but deliberately. Black Bart will have new flooring installed before the busy summer season. Mobile 2 will likely be ready for occupancy by June 1st, hopefully with a resident who will serve as our second emergency contact.

Please feel free to commend our maintenance and office staff for the fine job they are doing, and will continue to do. We are actively seeking a full-time office staff person, and planning to hire part time summer help. As we prepare for the annual meeting, I encourage the following: 1) please think of running for the Board, there will be 5 openings and 2) attend our May 11th meeting since we will be discussing a 3-year budget and proposed changes for cost of services (propane, pump outs, etc.).

Bill Stevens

MESSAGE FROM THE TREASURER'S CAMPSITE:

Below you will find three consolidated financial reports, a Profit & Loss (P&L), a Balance Sheet, and a breakdown of the Park's "Equity". Let's talk about each:

Profit & Loss: We have year-end numbers for the past two years (which includes the "Tree Assessment" year), along with our year-to-date as of this past March 31, 2019, and our current annual budget. The budget shows an expected net income of \$52,864 but this did not include depreciation expense, which will reduce this number by at least \$36,400. The budget also did not include the additional work needed to continue cleaning the tree disaster the Park suffered two years ago. So, don't expect a big positive net income at the end of the current fiscal year.

Balance Sheet: At first glance it looks pretty good, all positive numbers, but the explanation of the "Equity" gives a clearer picture.

Total Equity: In this Treasurer's opinion, this should continue to be the focus of this conversation. The projected "Net Reserves" of \$436,607 is deceptive, because it assumes the Park will hit the budgeted net of \$52,864 which is unrealistic. Even if the Park manages to break-even this fiscal year, the "Net Reserves" will be closer to \$380,000. While this sounds like a big number in our personal finances, it is a far cry from where the Park should be in order to cover even a minor problem, let alone another disaster. Quite frankly, it should be the Park's goal to get this number closer to \$1 million (which I've been saying for a few months now, and will likely continue to encourage).

At the April Board meeting, it was suggested that the Board and staff should not have brought back in-house accounting functions that had previously been out-sourced. Bringing these duties back in-house was done very slowly and methodically, and has not only saved money, but also staff's time. We no longer have to wait on a third party for accounting answers we need immediately, and we now control the majority of our own data. I personally applaud our office staff for their hard work and their money & time saving efforts

Rick Wood 😊

**Calaveras Timber Trails
Profit and Loss
October 2018 - March 2019**

	Sep-17	Sep-18	Y-T-D	2019	Y-T-D
	Year-End	Year-End	Oct-Mar 2019	Annual Budget	%
Revenues	1,597,203	569,181	320,995	580,875	55.3%
Expenses	1,345,865	628,209	278,363	528,011	52.7%
Net	251,338	-59,028	42,632	52,864	80.6%

**Calaveras Timber Trails
Balance Sheet
As of March 31, 2019**

Current Assets	717,265
Fixed Assets	2,802,788
Total Assets	3,520,052
Current Liabilities	15,845
Equity	3,504,207
Total L&E	3,520,052

**Calaveras Timber Trails
Total Equity
As of March 31, 2019**

Equity	3,504,207
Less Fixed Assets	2,802,788
Less Remaining Budgeted Expenses	264,813
Possible Net Reserves	436,607

MESSAGE FROM MAINTENANCE:

Propane: Tanks are filled daily starting at 1:00. Try to drop your tank(s) off before 1:00 and make sure that your site number is on each tank. The cost of propane increases with each delivery, so you will notice those changes when you pay in the office.

Pump Outs: They are performed daily from 1:00 to 4:00, depending on how many they have to do. There is a limit of 12 per day. Please go to the office prior to 1:00 to put in your request and pay.

Site Cleanups: You can leave piles at the edge of your site to be picked up by the Maintenance staff. Do not put the piles in the ditch or culverts as it makes it very difficult to pull it all out. Any small piles left on the site will not be picked up.

Manzanita: *DO NOT CUT DOWN MANZANITA!* Killing manzanita trees is illegal under the California Endangered Species Act and is subject to a \$1,000 fine. It is unlawful to harvest anything but the fruit of a manzanita tree without a permit.

Black Bart: We are in the process of putting in new flooring and painting the deck and stairs, so Black Bart will remain closed until those projects are finished.

Other Buildings: We are also in the process of painting all decks and stairs at the Office, Commissary and Adult Center. Mobile #2 been rehabbed and is almost ready for occupancy.

Handrails: Would the members who acquired the wooden handrails that were next to the Firehouse please return them. They were very expensive and purchased to be used for our walkways, not to be put on your site! Thank you!

Thank you for your patience! Let's get Timber Trails back in order and be proud to be an owner here!

OFFICE NEWS:



ISCREAM, YOU SCREAM, WE ALL SCREAM FOR ICE CREAM!

Come check out the freezer in the office....it is filled with delicious ice cream!

We also have plenty of ice (bags or blocks), campfire wood bundles and toys for sale to entertain the kiddos.

New Office Employee: Next time you come to the office you will see a new face! Alissa has been hired as our Admin Clerk 1 and will be starting April 23rd. Please welcome her to our campground!

Website: You can now see the current weather and forecast for Avery on the website, just click Amenities. You will also see two webcams on the upper left.

Key for Pool, Laundry & Adult Lodge: It has become necessary to reprogram the locks that access these areas, which means the current keylock cards will soon no longer work. This will occur sometime in May, at which time, we will notify you to come to the office to switch your keylock card with a new one. If you do not have one, you may purchase one for \$5.00.

Boat/Kayak Renewals: Registration forms, annual fee and a copy of your current boat/trailer registration(s) from DMV are due in the office by May 1, 2019.

Site Inspections: Our Bylaws 7.2.25, 7.2.26 require that all sites be cleaned and inspected by May 31, 2019. Failure to do so will result in a fine of \$200.00. To pass the Inspection you must do the following:

- ✓ Clean your site as required, fill out a Site Cleanup Inspection Request Form, submit to the office.
- ✓ If you have a campfire, fill out a Campfire Permit Form and submit to the office.
- ✓ Provide the office with current registration from DMV for all trailers and vehicles on your site.
- ✓ If you have golf carts, provide the office with proof of liability insurance.

If you **DO NOT** pass the inspection, you will be notified by the office of the reason(s) why. If you are not able to clean your site by the deadline and would like to hire someone, here are a few individuals to contact. You are still responsible to ensure the site is cleaned and inspected by May 31



Ken 619-971-3094

Vicente 209-559-5438 (evenings only)

Tanner

925-519-7075

Phil

209-736-9533

Happy Camping from the Office Staff!

Bonnie: Office Manager

Email: office1@calaverastimbertrails.com

Bob: Admin Clerk 1 and IT Support

Email: office2@calaverastimbertrails.com

Alissa: Admin Clerk 1

Email: office3@calaverastimbertrails.com

VOLUNTEERS:

Would you like to volunteer? We need volunteers to help spruce up the park, do some spring cleaning in the buildings, be a committee member, be a board member, work on special projects, or assist the Recreation Dept. with summer activities. You may have a special skill or talent that you may want to share. If you would like to be a volunteer, please let the office know. We really appreciate your volunteerism!

NOMINEES FOR THE BOARD:



Rick Wood

Finance & Administration Director (CSDA)

Rick Wood is the Finance & Administration Director for the California Special Districts Association (CSDA). Having worked for over thirty years in accounting and finance with multiple public and non-profit organizations, Rick brings a strong public sector background and experience to the Association.

Rick earned a Bachelor of Arts degree in Accounting from Weber State University, Ogden Utah.

Finance & Administration Director (CSDA)

- Responsible for all accounting and financial activities of the Association and related entities, including accounts receivable, accounts payable, payroll, general ledger accounting/reporting, asset management, tax filings, FPPC and other reports.
- Responsible for ensuring adequate and efficient financial controls for the Association, including appropriate policies, procedures, checks-and-balances, etc.. Oversee and manage investments & investment accounts.
- Responsible for ensuring adequate cash flow for the Association. Works with the CEO, Board Treasurer and Fiscal Committee as necessary on fiscal issues.

NEW MEMBERS:

Please welcome the new members to our campground:

A-26

Current Member: **Mark J. Brazil**

New Member: **Stephan Stewart**

MEMBERSHIPS FOR SALE:

B-22	\$20,000 Reduced	40ft. 1985 Alpha Gold trailer with new carpet, new vinyl floor and new microwave. Roomy slide out living room. Full kitchen, indoor laundry, large bathroom with full shower and bath. Turnkey operation with three 25 gal. propane tanks, remote start Honda 3500 generator with generator/storage shed. Developed fire pit area. Deck with table and chairs next to trailer and separate screen room deck with screen tent. Water to site includes three faucets. All on a large lot against the green belt with lots of privacy. Contact Dean and Sarah Williams at sarahclef@charter.net or call 209-606-3774 for more info.
E-09	\$5,000	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. Please contact office1@calaverastimbertrails.com
F-15	\$29,500	Large terraced site with beautiful view. Upper level has a 29' 5th wheel trailer including TV, DVD player, linens, dishes and cookware, newer refrigerator and new toilet. Also included is a 12'x12' reinforced screen room, with table and deck furniture, newly rebuilt generator, new gel cell batteries and large solar panels. Lower level includes a tool shed, with all tools, a 10' Coleman Cape Cod travel trailer, with new canvas covers on the slide outs and a Yamaha golf cart. Site is close to a comfort station and all registrations and CTTA dues are current. Please contact Tom @ (510)715-6185 or email tomsretired1@gmail.com
G-08	\$8,000- \$28,000	You can purchase G-08 with or without brand new 32 ft. Coleman Dutchman Trailer, sleeps 10, only used once. Lot has new deck, steps and landing. \$28,000 for lot and trailer; \$20,000 for trailer; \$8,000 for lot. Close to comfort station. Call 925-783-5659. The Coleman Dutchman trailer is on site G-03.
I-18	\$4,800	Corner lot with an abundance of privacy. Shaded from street with manzanita and other mature trees, comfort station literally across from site. Small rock level driveway with large lower level front yard. Grab this "clean slate" and transform it to make it your "anytime" get-away destination. Contact Mike McKee (925) 519-1158 or mmckee56@msn.com
I-32	\$5,000 Pending	CTTA OWNED Private site, screened from street by manzanita. Long paved driveway. Oak trees w/ screen room near raised deck to RV pad and water on site. Please contact office1@calaverastimbertrails.com
J-09	\$32,000 Reduced	Choice location on quiet cul-de-sac and next to a Comfort Station. Multi-level site with two RV's, a deluxe screen room, a large fire pit with benches, an isolated tent pad, a storage shed, a generator shed, and three water faucets. Included is a 2001 37' Montana 5 th Wheel, and a 2002 27' Springdale 5 th Wheel---both by Keystone. Both have air conditioning and propane heat. The Montana is a deluxe, sleeps four, with a flat-screen TV with built-in DVD player, and includes three solar panels to help keep the batteries charged. The Springdale sleeps up to eight. Both RV's have lots of storage. Also included is a nearly-new gas-powered 10,000-watt generator, which can power both RV's. This is one of the choice sites within CTTA. Please call Larry @ 559-269-1773 or email larry@choosetherighttravel.com

J-14	\$10,000 Pending	Nice shady lot with 24ft. trailer and bunkbeds, in good condition AS IS!! Large site within easy walking distance to Comfort Station/Pool. This site has parking for two vehicles. Lot is clean and current on dues. Water access across road (with possible hook-up with proper connectors with plumbing located on lot's side of the road). AT&T cellphone service available. Please email Linda @ stampnlk@aol.com or call 707-449-4355.
J-32	\$15,000 Reduced	Lot includes Komfort trailer, generator shed, and deck. 5th wheel trailer sleeps 6 with nice living space. Registration up to date and dues paid until November. On cool side of park, private lot, close to park bathroom facility. Contact Joyce or Roberta Schramek at 209-406-7054 or email rschramek@gmail.com .
M-05	\$16,000 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	\$14,500	Site has a Level Driveway with an asphalt apron and a Long, Level Trailer Pad with good Parking . Three on-site water faucets near trailer pad and fire pit. Includes a deck, shed, fire pit with lid, picnic table and barbecues. This is a Highly Desirable Site because of its gentle slope and level driveway/trailer pad. Located on a quiet, low traffic loop and near a comfort station. Contact Ron (925) 382-6232 or Teresa (925) 783-3143 or email: tagree@comcast.net
N-08	\$30,000 Reduced	2006 30 ft. Prowler Regal Zx6 Extreme Edition, two slide outs, outside kitchen, storage shed, generator shed, 2000 Honda generator and a 3500 Craftsman generator, paved deck for screen room, approx. 390-watt solar system, and a golf cart. Dues are current. Please contact Truman Abbott at 209-823-6709.
O-04	\$15,000 Reduced	Large level lot. Close to comfort station. Adjacent to green belt. 2002 Companion 5 th wheel with 3 slide outs. Screen room w/2 yr. old roof. 3 water connections. 2 storage sheds. 1 fuel storage shed. EU 3,000 Honda generator w/electric start. Room for an additional trailer. Call 925-240-4262 or folletrichard9513@comcast.net
P-12	\$8,000	Near comfort station, paved driveway, shed and water. Contact Jake at 808-935-8958 or email jakejoanne@yahoo.com
P-15	\$4,000	CTTA OWNED Square lot 30-40% grade, paved driveway and young trees. ANOTHER BEAUTIFUL SITE FOR A VERY AFFORDABLE PRICE! Please contact office1@calaverastimbertrails.com
P-16/17	\$57,500	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.
P-18	\$36,000 Reduced	Multi-tiered large corner lot plus Vintage 1980 Skamper A-frame 40 ft. trailer. Rare park model with 2 stationary pop outs, 2 built in single bunks and a Sleeping loft, plus bedroom with a Queen bed. Also has a raised deck with a Screen room and an Onan push start generator. Includes Yamaha golf cart and an Apache tent trailer. Large level driveway for multiple cars and/or another RV. Next to Comfort Station and Timber Trails Road for easy winter access. Contact John (925) 989-1400.
R-02	\$30,000	2008 – 30ft. Spree Trailer with pop out. 2 generators. Custom built storage shed, generator shed and screen room with outdoor furniture. Spacious lot, dues pd thru Sept. Close to office, pool and comfort station. Fully stocked kitchen. Lots of cabinets. Bathroom with shower. TV hooked up to solar. Great neighbors!! Contact Graham @707-343-7073 or e Mail us @ gdogkur@att.net
R-14	\$30,000	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' 5 th wheel included or can be removed.

R-17	\$25,000 Pending	Turn-key vacation spot w/ lots of extras. This is a well maintained and kept space. Enjoy a level in ground fire pit w/ an adjoining deck area. The cabin is a spacious 2006 Challenger by Keystone w/ a king bed in the master bedroom w/ a separate shower/toilet. This has full HVAC, gas stove, 6 panel fridge, 2 pop-outs that create ample room for the queen sofa bed and living room w/ ceiling fan. This cabin is set up to plug & play satellite TV. All powered by a Honda 3000 generator. Stop by and SEE all the extras – too many to list. Please contact David @ (209) 620-6270 or davidbrazil@sbcglobal.net
R-23	\$5,000	CTTA OWNED Small rectangular site with a, manageable, pull thru driveway. One 32' RV office1@calaverastimbertrails.com
V-04 & V-05	\$10,000- \$24,000 OBO	Must see to believe! Close to the swimming pools, the basketball court, the Commissary, guest site (T-7), the Adult Lodge, and the Hani. Best used as a Double site with <u>drive-through</u> driveway. V-4 includes an approved fire pit, a leveled tent area, an approved raised deck (we used for a screened in tent), and room for a large trailer or 5 th wheel. V-5 includes a 2/3 completed amphitheater (great social area) and a large pad for a trailer or 5 th wheel. The desire is to sell the sites together since we raised our 4 children (and their friends) on these sites. V-4 and V-5 together \$20,000; V-4 alone \$14,000; V-5 alone \$10,000. Please contact Jerry at 925-846-9108 (leave message; we screen calls or contact us by email at joycespot@comcast.net
V-07	\$15,500 OBO	34 ft AutoMate 5 th Wheel w/ current tags on trailer. 4000 W generator/45W solar panel. Outdoor kitchen area w/ oven. Larger storage shed and year-round screen room. Yamaha golf cart, runs great, Close to Comfort Station, swimming pool and childrens' playground. Dues are up to date. Call Guy at (209) 402-5975
V-21	\$17,999 Pending	Large site in IDEAL location: walk to pool, basketball court, laundry, Hani, teen center, office, comfort station. Two-level site with pristine Sunnybrook trailer. Deck approx. 10' by 20' surrounded by benches, including redwood table, approved fire pit with cover, tent pad, shed, horseshoe pit, three water faucets. The site lost only two trees due to the bark beetle infestation. Parking for two cars. The trailer roof was sealed last fall, as well as all the windows and doors. All trailer contents remain, so it is fully stocked, ready for move in. Shed has all the water hoses, propane, etc. needed. Dues for 2018-2019 fully paid. DMV license paid to 2019. This is the ideal site for a family with children due to the proximity to the park amenities. Contact Judy Brooks at 925-820-3354 (home) or 510-393-5919 (cell) or email judybgolf@sbcglobal.net .
V-31	\$10,000 Reduced	Site includes a spacious 1997 33' Dutchmen 5 th wheel with 4'x13' slide out. Great location with view of canyon, short walk to pool, adult lodge, office and playground. Across from comfort station. Has water to site, has two outside faucets, solar panel, fire pit, 10'x20' redwood deck. Please contact Linda at 209-869-1345 or 209-502-0463.
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-11	\$5,000	CTTA OWNED Open area at base of driveway. Water on site. Please contact office1@calaverastimbertrails.com
X-01	\$20,000	Located on one of the best sites of the park, right behind office, close to Adult Lodge and pool. 2003 Salem Trailer very clean, sleeps 5. Step out of trailer onto a 10 x 20 deck with railings. Also, a 12 x 12 screen room with large table and chairs. Two sheds, one for Yamaha inverter generator and the other shed is a 6 x 8 tool shed. Trailer and batteries are connected to solar panels. Portable fire pit with log seating around it. Site comes with a Yamaha golf cart. Site will also accommodate multiple tents for camping or parking for additional cars. Dues are current, call Bill 925-348-2948 or home # 925-825-2573.
X-07	\$19,900 Reduced	Hanni and Adult Center in your backyard. Walk to Black Bart and the Office. 35ft Wildwood trailer is beautiful inside. Tent Deck and storage shed with tools. Just bring your clothes and toothbrushes then enjoy the summer and fall. Your Next Step: Keys are in the office go see inside. Call or text Jan Scharf at 209-402-8270.

Regarding Purchase of Membership

In addition to Bylaws, Rules, etc., prospective buyers/sellers should be aware of the following:

Before transferring or selling your membership, please be advised that the new Buyer will not become a member of CTTA until the following requirements have been met:

- 1) Subject to background check
- 2) Site has been inspected and is in compliance
- 3) All dues are paid in full
- 4) Show proof of residency (i.e. utility bill)
- 5) New buyer must complete orientation and Board Meeting
- 6) As per Bylaws
 - o Buyer cannot use/occupy the site until the transfer is complete and approved at Board Meeting.
 - o Site stakes must be located and marked.
 - o Be aware of 5' setbacks from property lines.
 - o Gate keys are to be surrendered to the Office by the seller along with properly notarized original Membership Certificate.
 - o New member(s) are required to attend a mandatory New Member Orientation (before the monthly Board meeting) and the Board after at which time they will be given their Membership Certificate.
 - o DMV registration must be current on all licensed vehicles.
 - o Golf Cart – Proof of liability insurance must be obtained and information on same given to office prior to use/within 30 days

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



Honda Generators BRAND NEW electric start Eu3000is 3000 watt inverter generator super quiet 13 plus hours on a tank of gas. Also, I have the new model 2200i inverter generators. Honda eu3000is Brand New \$1500 and the Honda 2200i \$850. Call Ken at 925-437-7758. Site K-29 Calaveras Timber Trails.