



CALAVERAS TIMBER TRAILS

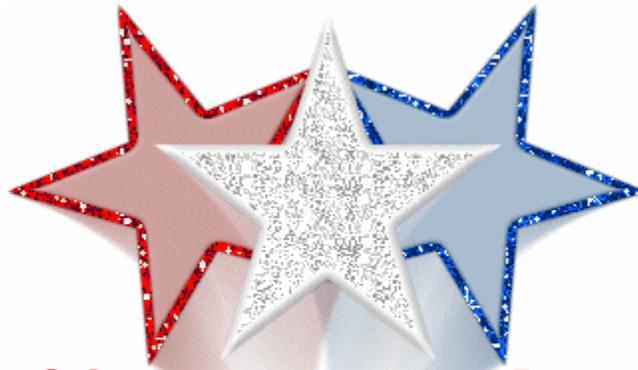
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June 2019 Newsletter



Happy 4th of July

Summer Office Hours

Sunday – Thursday:	8:30 a.m. - 5:00 p.m.
Friday & Saturday:	8:30 a.m. - 8:00 p.m.
Holiday Sunday:	8:30 a.m. - 8:00 p.m.

***Next Monthly Board Meeting
July 13, 2019 at 11:00 a.m.***

Annual Meeting July 6, 2019 at 11:00 am

MESSAGE FROM THE PRESIDENT:

The CTTA Board is moving slowly in the direction of becoming a body of leaders that sets long term goals for the efficient operation and managing the assets of the park. We will continue to provide the support and necessary tools so that the CTTA employees can provide the members with the service that is expected. I am committed to pulling the CTTA Board more towards long term planning and away from micro-managing day to day activities. The Board will always be responsible for the financial stability and legal liability planning of CTTA, but we need to be more proactive in the long-term management of our assets.

I just spouted a lot of political gobbely-gook, bottom-line, if I remain President for another year, I will continue pulling the board down this path. The members have an opportunity in July to elect Board members, and your votes will decide the direction of the Board.

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 May 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 \$437,232 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).

Rick Wood ☺

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

	Sep-17	Sep-18	Y-T-D	2019	
	Year-End	Year-End	Oct-May 2019	Annual Budget	Y-T-D %
Revenues	1,597,203	569,181	399,942	580,875	68.9%
Expenses	1,345,865	628,209	357,621	528,011	67.7%
Net	251,338	-59,028	42,321	52,864	80.1%

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

Current Assets	640,102
Fixed Assets	2,796,722
Total Assets	3,436,824
Current Liabilities	11,149
Equity	3,425,675
Total L&E	3,436,824

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

Equity	3,425,675
Less Fixed Assets	2,796,722
Less Remaining Budgeted Expenses	191,721
Possible Net Reserves	437,232

MESSAGE FROM THE SECRETARY:

"Dear Fellow, CTTA Members,

I would like to take this opportunity to say "thank you" for entrusting me with the duties assigned as Secretary of your Board. Over my four plus years serving on this Board, I have had the opportunity to work with many members who have generously given of their time and talent. And these years have not always been easy years - the Butte fire, the bark beetle infestation, the revolving door of both Board members and office staff - to say we have been faced with many challenges would be an understatement! I would like to especially recognize my current Board counterparts who have given me a renewed sense of purpose and enthusiasm for all things CTTA. My prayer is that we stay the course and continue in the positive direction that we are headed and that I, like all of you, will be able to enjoy this very special park for many years to come!

Sincerely,

Paula Grothaus, Outgoing Secretary"

MESSAGE FROM MAINTENANCE:

To start, I would like to thank Luis for his dedication and detail to cleaning and trash pickup. Jason has been very helpful to the members and is very much appreciated.

You may have noticed that the pool is closed. We had an environmental health inspector stop by, (6/10/2019), and cited us for several violations, including life-rings (not up to code), occupancy capacity sign, no lifeguard on duty sign (faded), & pool light disconnected. I do think we will have the pool open in a few days, pending re-inspection.

I have ordered a 30-yard dumpster for the 4th of July holiday. Please be mindful of what you dispose of; common sense goes a long way. If you have a question as to what you can put in there, I will be available.

I do believe we have a handle on the needles and leaves. We have been bringing 2 to 4 truckloads to Miller's per day. We cannot pick up construction material, dirt, or rocks. If we see these items, they will not be removed.

Thank you and Enjoy!

Frank

BOAT YARD NEWS:

Black Bart has a new floor down, baseboard is done. It would be nice if some members could get in there and go through some of the old toys and DVD's to get rid of the ones no longer being used. There are several old TV's in that room that need to be thrown out. Maybe some park members could donate some new flat screens. They do not have to be large ones. All the old stuff can be set on the back porch to be hauled away. Any and all help would be appreciated. Please take time to see the new floor!

Thanks for any help,

Bruce Cardoza

OFFICE NEWS:

Thank You! The entire staff would like to thank the members for all their kind words and compliments on the looks of the park, comfort stations and office. These are words of encouragement that go a long way and are very much appreciated!

Emergency Contacts: We now have two employees to contact for after-hour emergencies. Jason is in Mobile 1 and Bob will soon be in Mobile 2. The emergency phone number is: **209-770-0707**

WIFI at the Adult Lodge: You should now be able to use WIFI at the Adult Lodge by selecting "**Verizon-MiFi8800L-804A**" and use the password: **d878a599**

Final Notice for Site Cleanup Inspections: The deadline for cleaning your site and having it inspected is June 30. Additionally, you are required to provide the office with proof of current registration on all trailers and current liability insurance on all golf carts. If you are not in compliance by June 30, you will be fined \$200.00, be mailed a letter of the reasons why and have two weeks to comply. After the two weeks are up, if your site is still not in compliance, the Association will hire someone to clean your site and you will be billed for that also.

Neighborhood Watch: There have been numerous reports of vandalism throughout the park, including Comfort Stations, RV's broken into, items stolen from inside RV's, sheds and yards. Please be sure to your secure your RV, shed, golf cart or any other valuable items when you leave the park. Most importantly, keep your eyes and ears open, everyone should look out for each other!

Summer Clothes and More: There is a huge order on the way of T-shirts, muscle shirts, tank tops, ball caps, bucket hats, visors and can holders. Hopefully everything will arrive by the 4th of July weekend!

Happy Camping from the Office Staff!

Bonnie: Office Manager
Email: office1@calaverastimbertrails.com

Bob: Admin Clerk 1 and IT Support
Email: office2@calaverastimbertrails.com

Sara: Admin Clerk 1
Email: office3@calaverastimbertrails.com

Amy: Volunteer Workcamper

MESSAGE FROM RECREATION:

Hello everyone!

It was a rough beginning of the summer season. Memorial Day weekend was a bust with the dance and had to cancel. The weather was just too wet and cold. I appreciate all the support I was given with the cancellation. Below is the schedule for the Fourth of July weekend. I had to switch the golf cart parade to the Labor Day weekend schedule. We are going to have a BBQ lunch on the Fourth of July weekend at the Annual meeting. Please join us for that. The BBQ lunch is going to be \$5 a plate for hamburgers and hot dogs with chips and a drink. We have a new DJ coming for the dance and has great reviews. His name is DJ George and am looking forward to seeing what he has for us. Bingo will be on Friday night instead of Saturday, due to the 2-day weekend and the dance. We can use some volunteers for Bingo on Friday night, the BBQ lunch on Saturday and the dance for set up and take down. We are ALWAYS in need of donations for Bingo prizes and raffle prizes. Thank you to everyone who donated or volunteered at the last Bingo. I appreciate all of your help in support to make it a fun weekend for all. See you all there!

Thank you,

Nancy Koch – Recreation



4th Of July Weekend Events

Friday – Bingo – 7:00 pm in the Commissary
Saturday – Annual Meeting – 11:00 am at the Hani
Registration starts at 8:30 am

Saturday – BBQ – lunch after the Annual Meeting
Saturday – Dance – 7:00 pm at the Hani

Local Events

Arnold Independence Day Parade
Saturday July 6, 10:00 am

★ IRONSTONE VINEYARDS ★

INDEPENDENCE DAY CELEBRATION SATURDAY JULY 6

GATES OPEN AT 2PM • CASH ONLY ADMISSION • PAY AT THE GATE

• INCREDIBLE FIREWORKS •
FAMILY FUN • FOOD • WINE & BEER
• BOUNCY HOUSE • CRAFT VENDORS •
FIRE JUGGLERS • ROCK WALL • FACE PAINTING

LIVE MUSIC BY ★ ★ ★ ★ ★
SHANE DWIGHT ★ ★ ★ ★ ★ NICK TYRREL
★ ★ ★ ★ ★ SNARKY CATS

ADULTS \$15 • 6-12YRS \$10 • 5 & UNDER FREE

★ NO OUTSIDE FOOD OR BEVERAGE ★ NO COOLERS ★

1094 5th MILC RD., HIGHLAND, CO 80430 • 303-728-1001 • IRONSTONEVINEYARDS.COM

Ironstone Vineyards Fireworks – Gates open at 2:00 pm

NEW MEMBERS:

Please welcome the new members to our campground:

G-08: Current Members: Joseph P. Tarantino or Patrick K. Dallman

New Member: Charles W. Duncan III

I-32: Current Members: CTTA Owned

New Members: Ron and Mona Amador

J-32: Current Members: Joyce M. Schramek

New Members: Adam & Melissa Patterson

M-24: Current Members: CTTA Owned

New Members: Robert & Tracy Hare

P-10: Current Member: Pamala Jean Mendoza

New Member: Robyn A. Mendoza

R-23: Current Member: CTTA Owned

New Members: Tyler & Cassie Etter



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

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	\$27,900 Reduced	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
I-11	\$27,500	(New Listing) Lot includes 2006 Keystone Cougar 34' 5 th wheel trailer. Trailer loaded w/extras. 1996 Yamaha golf cart w/cover. Deck 10' x 20', fire pit, 2 Honda generators, solar panel, extra propane tanks, bar-b-que & storage shed. Maintain level lot that is easy to clean. Room for extra parking, tents, or tent trailer. Please call Ed Lewis (209-609-2738) or e-mail eclewis@comcast.net . Can send pictures of lot by e-mail.
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
J-29	\$18,000	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 with a generator shed and a large generator that needs work. The lower level has plenty of space for tents and backs up to the green belt. Contact: Terry or Jackie Gibbs @ 209-823-7334.
K-25	\$8,500 OBO	30 foot Gulfstream Trailer. Poor health forces sale. As is. Nice Shady lot. Site Includes trailer, deck, screen room, small shed, BBQ. Screen room has cupboards and stove / oven. Everything just needs a little TLC to refresh. Contact Bill or Susan Powell at 530-677-8944 or cell number 916-214-2021.
M-01	\$29,000	Large, spacious, multi-level corner site close to a comfort station. Site comes with a 32' Fleetwood Wilderness 5 th Wheel that has 3 pop-outs and a Yamaha golf cart. Underground plumbing and electrical is set up for 2 trailers. Beautiful custom-built outdoor kitchen, reinforced screen room with lighting and electrical, insulated and prewired generator shed, firepit & lots of parking. Please contact us at thare4@yahoo.com
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	\$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-07	\$34,000	Large lot with a 32 ft. 2006 Sprint Travel Trailer with 1 slide out. Great floor plan sleeps 5 comfortably. Step out of living area onto a beautiful 200 sq. ft TimberTrex deck. New awning. Everything works great. Solar, storage shed, 2 water outlets on lot & an outside kitchen. A 12x12 screen room (made into a bedroom) with Queen bed & indoor-outdoor wall to wall carpet. Wonderful for sleeping outside on warm summer nights. Also includes a 1989 Yamaha 2 stroke golf cart. Located right across from comfort station in a great neighborhood. Dues paid for the year. Must see to appreciate. Contact Kathy or Gary @ 925-216-5497 or email: maderos2010@gmail.com
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	\$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-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	\$27,500 Reduced	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
T-06	\$11,000 OBO	A large lot centrally located next to Commissary Building and across from swimming pool complex. Well shaded with cedar trees, so less pine needle raking. Site contains tool shed, a small cabover camper for that extra sleeping space, and newer deck with railing. Dues are current and all assessments paid. For further information, call Lloyd Suhr. 925-787-7386

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 children's' playground. Dues are up to date. Call Guy at (209) 402-5975
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 OBO	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.