



CALAVERAS TIMBER TRAILS



P.O. BOX 362 AVERY, CA. 95224

PHONE: 209-795-2130

WWW.CALAVERASTIMBERTRAILS.COM

MARCH 2021 NEWSLETTER



WINTER OFFICE HOURS

10:00 A.M. - 4:00 P.M.

(AFTER APRIL 1ST - 8:30 AM TO 4:30 PM)

OFFICE IS NOW OPEN FOR OUR MEMBERS - ONE AT A TIME PLEASE

THE NEXT BOARD MEETING IS APRIL 10TH

A MESSAGE FROM THE PRESIDENT:

Hello All,

Before you know it, spring will be here with warmer weather and sunny days to come. I'm happy to report that we are taking some small steps on the path to normalcy. As of March 15, the office will be open but only one person at a time may enter and masks are required. Also, the laundry facility will be available for members in good standing who want to check out the key from the office. We'll have a system in place to check out the key. We ask that members clean up after themselves prior to returning the key. Frank and his team have done an amazing job painting and cleaning the laundry facility in preparation for its opening, so let's show Frank our appreciation by keeping it spotless. We are anticipating having the annual meeting at the Hani with social distancing requirements in place. I know these are small steps and everyone is anxious to return to normal but as everything within the State slowly returns to normal so will Timber Trails. Remember, restrictions have been in place throughout California, United States and the World, not just Timber Trails. When looking at the big picture of life, we've all been very fortunate to have Timber Trails even on a limited basis We've had more than most. The safety of all members has been the top priority and will continue to be the priority.

We'd also like to welcome a new team member to the park, Bruce Brand. Bruce will primarily be working in the office assisting the current staff members. At times Bruce will also be working double duty assisting with maintenance duties as needed. If you get a chance please stop in at the office to welcome Bruce and give him a friendly hello.

The Board has also approved the hiring of a part time consultant to assist us with the park finances, the reserve study and our Bylaws. More to come on that at a later date.

Other exciting news; R loop will finally get the long-awaited paving repair that member have been waiting on for so many years. In addition, K loop, L loop, areas of Timber Trails Drive and the entrance/exit will get some much-needed attention.

A final note, I'd like to thank each and every member for their support during this transition period that we have endured during the last month. Our current office staff took on an incredible work load during the last month and went above and beyond to assure a smooth transition during this hectic time. I'd like to encourage all members to get involved in the park and help bring solutions to the table and not problems. We're all in this together and the success of Timber Trails depends on all of us, not just the Board Members and staff.

Your current board members are as follows:

President – Ana Schlaht

Vice President – Nicole Vaughan

Secretary – position open

Treasurer – Julie Tyrovolas

Rules and design – John VanZwaluwenburg

Fire & Safety – Russel Bowles

Board Position – open

Thank you,

Ana Schlaht - Board President

timbertrailsana@gmail.com



A MESSAGE FROM THE VICE-PRESIDENT:

Hello CTTA members, I am happy to be able to help out again.

I will do my best to help make the annual members meeting an in-person success.

Yes, we will be holding the meeting at the Hani July 3,2021.

We cannot however predict the tier we will be in but I will keep you informed as we go along.

I am also the interim secretary so plan on hearing a lot from me.

Thefts have been a topic of late. We are doing all we can, it is a problem everywhere unfortunately. Please note the contact info for the Sheriff will be on the website and bulletin board. The office cannot file a report for you, if you have been vandalized and or property has been stolen, we are very sorry and sympathize with you, however it is each members' responsibility to report this themselves, it always has been. Look out for your neighbor, get to know your neighbors and report anything out of the ordinary.

PLEASE, be kind to our staff, our park and your neighbors, obey the rules, and have some fun!!!!

I want to share with you a few things that have recently happened in our park.

The board is dealing with all of them. Every member needs to understand that the rules are there for a reason and apply to all members. I won't go on and on about the rules. If you do not know them you should. The Park operations manual is on the website, the rules are available there too. They have not changed much over the years, only to increase fines and be more specific as members and guests push the limits.

Here are the examples of recent offenses against our Park, Staff and rules. (all within 2 weeks)

1. Member gives card to potential member to come into park. Potential members are asked to leave and verbally abusive phone calls get made to the office. That is the short of it. I won't go into more detail.
2. Member not in good standing (locked out card) yells at staff via microphone at gate, is not allowed entry, so they call a friend who then drives to out gate and opens it allowing member to enter the wrong way into the park.
3. Member not in good standing, card is locked, blocks entry gate, is verbally abusive to staff also.

This behavior is unacceptable. It will no longer be tolerated or just fined monetarily. We as a Park need to stand up to these types of bullies. The board has agreed to stand as one and deal with these members. We need your support. We need you all to come to the meetings, zoom in if not available in person, support the board with kindness and words of support. Stop assuming we are picking on members, we are not, they are misbehaving, not paying and making it difficult for everyone.

My advice and a rule for forever, DO NOT LOAN YOUR CARD TO ANYONE OR ALLOW ANYONE TO COME IN ON YOUR CARD. Only members in good standing are allowed into the park, people will say just about anything to get you to believe that they are locked out on accident, that they want to pay etc. Please stop assisting those that are bringing our park down. We now have cameras in place and will deal with these situations harshly. Call the Sheriff if necessary, to keep yourself safe and our park safe.

WOW! That was a lot to say, hope you will take the time to read.

Nicki Vaughan

Board Vice-President

Covid update: from the Calaveras Enterprise

“County moves into less-restrictive red tier as COVID-19 numbers decline

- Mar 9, 2021

Beginning March 10, indoor dining will be permitted at 25% capacity, indoor gyms can open at 10% capacity and other businesses can reopen with modifications, as Calaveras County has moved into the less-restrictive red tier of the state’s COVID-19 monitoring system. “

FYI: this is updated every Tuesday, please learn what can be done in the red tier, orange tier and yellow tier. We are following CDC guidelines; we are lucky to have our park available and hope to open up as the tiers open up. We will stay in a tier for 3 weeks before we can move to the next tier.



MESSAGE FROM THE SECRETARY:

We are governed by Davis-Stirling, there are rules for us to follow pertaining to our board meetings both open and closed. I am copying some things here so everyone can see that we are following the guidelines and not just leaving information out. In the past we had 15 pages of minutes, not an exaggeration, word for word for those folks unable to attend. Now we have zoom, hopefully everyone interested can attend. I will do my best to follow these guidelines, like you however I am human.

Thank you for your understanding.

What to Include. As a rule, minutes should record what was done at a meeting, not what was said. ([Robert's Rules](#), 11th ed., p. 468.) Even so, the motion should include the rationale for the board's action. Following is a list of essential information that should be found in every set of minutes:

1. *Name of the Association.*
2. *Type of Meeting.* [Regular](#), [special](#), [emergency](#), [executive session](#).
3. *Date/Time/Location.* Date, time and location of meeting.
4. *Attendees.* Directors who were present and who was absent, along with their titles (President, Treasurer, etc.). The minutes should also list guests who were invited to speak to the board, such as the association's CPA, contractors bidding on projects, the association's attorney, etc. Persons who attend the meeting need not be listed in the minutes. (If their names are included in the minutes, they could be subpoenaed for a deposition in the event there is litigation surrounding the meeting.) Instead of attendee names, some associations list the total number of attendees at the meeting. This is not required but is optional.
5. *Approval of Minutes.* Prior meeting minutes should be read and approved. ([Robert's Rules](#), 11th ed., p. 473-474.)
6. *Treasurer's Report.* A [verbal report](#) is sufficient.
7. *Committee Reports.* The fact that an officer and committee report, if any, was given. When a committee report is of great importance it can be entered in full in the minutes. ([Robert's Rules](#), 11th ed., p. 471.)
8. *Guest Speakers.* "The name and subject of a guest speaker can be given, but no effort should be made to summarize his remarks. ([Robert's Rules](#), 11th ed., p. 471.)
9. *Motions.* Motions and [how directors voted](#).
10. *Executive Session.* General description of matters discussed in [executive session](#).
11. *Next Meeting.* Date of the next meeting.
12. *Adjournment.* Time the meeting was [adjourned](#).

NOTE: Because the [Business Judgment Rule](#) requires that

Ownership. Minutes are the [property](#) of the corporation.

Who Takes Minutes. Taking minutes of board and membership meetings is one of the key duties of [the secretary](#). The secretary can prepare minutes directly or oversee their preparation by others and then [sign them](#) once they have been [approved by the board](#). Boards can authorize the manager, assistant manager, a management company employee, a [recording secretary](#) or a volunteer homeowner to assist in the taking and preparation of minutes. The appointment of an "[assistant secretary](#)" should be recorded in the minutes so as to facilitate insurance coverage. In small committees, the chair usually acts

as secretary but in large committees and standing committees a secretary may be chosen to keep minutes. ([Robert's Rules](#), 11th ed., p. 500.)

RECORDING MEETINGS:

Recording Open Meetings. With the board's permission, the secretary may record open board meetings to assist in the preparation of minutes. Once the minutes have been approved by the board, the recording should be erased. The recording secretary can, but is not required, to announce that he/she is recording the meeting. Even though the secretary may record meetings for the purpose of preparing minutes, the board can [disallow recordings](#) by others, whether it be members or other directors.

Recording Executive Session. Because of the sensitive nature of subjects dealt with in executive session (litigation matters, attorney-client communications, members discipline, personnel matters, etc.) [executive session](#) meetings should not be recorded.

What Should Not Be in the Minutes. Minutes should not contain [owner comments](#) and should never be a transcript of every statement made by directors and attendees. Recording every comment creates potential defamation claims. Minutes should reflect decisions and the reasons for those decisions, not conversations. "The minutes should never reflect the secretary's opinion, favorable or otherwise, on anything said or done."

TIME LIMITS

The Davis-Stirling Act allows boards of directors to set a reasonable time limit for members to speak to the board at open board meetings and membership meetings. ([Civ. Code §4925](#).) Time limits set by the board must be reasonable. A 15-second limit is not sufficient for a person to say anything meaningful. A 10-minute limit means the business portion of the meeting might never start. Three minutes per person is fairly standard for associations.

Informal & Fluid. It is not uncommon for the president to adjust time limits from meeting to meeting. If only a few people attend and the board wants a robust discussion on a particular topic, the president might allow members to speak for more than three minutes. If the meeting has a large attendance and everyone wants to speak, the president might limit speakers to two minutes so as to allow as many people as possible to speak.

Publishing Guidelines. Guidelines should include a time limit for the open forum itself. Thirty minutes in large associations is common. This sets an upper limit. Obviously, the open forum portion of the meeting will end sooner if only a few people address the board. Additional guidelines should include things such as (i) speakers may not give their time to other people, (ii) no [audio or video recording](#) by attendees, and (iii) no rude or threatening comments.

Recommendation: Boards should adopt meeting guidelines and print them on each open meeting agenda. This gives attendees notice on how open forums will be conducted.

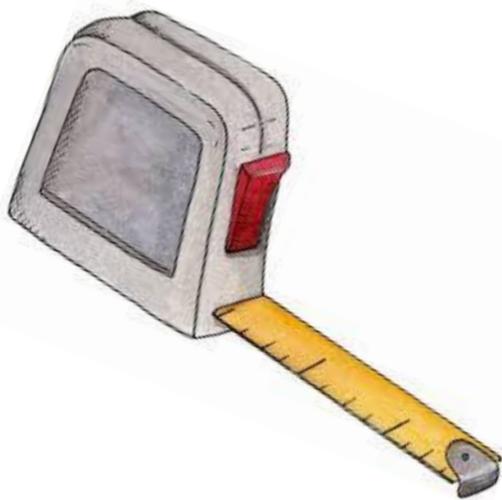
MESSAGE FROM RULES & DESIGN:

Hi Everyone: Just wanted to let you know that things are going great at Timber Trails. It has been wonderful to see volunteers stepping up to the plate with the changes in the board, to serve our beautiful park. This past Monday I was there helping out a friend and the park looked like a winter wonderland. It made me look forward to a fun spring and summer stopping to say "hi" to everyone.

Please remember that if you want to make improvements to your site you must fill out a form and submit it before initiating any project.

See you this spring.

John VZ, Rules & Design



OFFICE NEWS:

Nomination Deadline: March 27th is the deadline to submit your nominations for the Board of Directors. Please mail your nominations to the Attention of Eleanor Morse, P.O. Box 362, Avery, Ca. 95224 or you may send them electronically to her email address which is: eleannormctta@gmail.com There are currently 4 seats up for election this year. If you miss the deadline, nominations will also be accepted from the floor at the annual meeting in July.

Report All Thefts: Sadly, there have been several break-ins and thefts here in the Park. While our staff tries to keep an eye out at all times, we cannot watch your site for you 24/7. We highly recommend installing a camera, or, at the very least, a Motion Detector Light. If you do happen to discover that something has been stolen, damaged, or a break-in has occurred on your site, PLEASE REPORT IT! The office cannot report it for you. The Sheriff's office needs to hear from the actual owner of whatever property was involved. It is very important to report all thefts even if you don't think anything may come of it. You never know if they discover a trend or find stolen property at a later date that could be recovered. The phone number for The Calaveras County Sheriff's Department is (209)-795-6500.

You can also make a report on-line by visiting:

<https://sheriff.calaverasgov.us/Operations/Dispatch-Communications/File-a-Report>

Office Hours: As of March 15th, the office is back open to foot traffic. Please be considerate of the rules as we ask that only one person at a time is allowed in the office and that masks must be worn. Beginning April 1st, the office hours will change from our current winter hours to 8:30 - 4:30 daily.

Site Cleanup & Fire Permit Inspections: Just a heads-up reminder that the site Inspection deadline is back to our normal time this year which is May 31st. Please have your site clean and Inspection Request Form turned in by that date.

OFFICE STAFF:

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

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

Bruce: Admin Clerk 1
Email: office4@calaverastimbertrails.com (email in the process of being set up)

RV REMOVAL COMPANIES:

These are only suggestions. CTTA does not guarantee any RV Removal Company

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WELCOME TO OUR NEW MEMBERS:

I-26: Current Members: John Minor

New Members: Thomas & Yvonne Winslow

M-13: Current Members: Doris Graham

New Members: The Doris Jean Graham Living Trust

O-07: Current Members: CTTA Owned

New Members: Harold & Dolores Maxwell

T-05: Current Members: Marc & Laurel Grimm

New Members: Deen Sutherland



MEMBERSHIPS FOR SALE:

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-03	\$6,500	CTTA OWNED Horseshoe driveway with a long, flat RV space on top. Comes with a shed for your generator and tools. This site has tons of potential with room to make your own. There is a gentle slope up to two more levels that include a stone fire pit. 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.
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
I-29	\$29,500 Reduced	29' Komfort Travel trailer, & 20' Jayco Trailer! 1 Yamaha Golf Cart, 1 Honda 3000 Generator (super quiet). 4X8 Shed, Generator Shed with Battery Bank. Screen room Deck with screen room, outdoor kitchen with granite, large refrigerator, 3 burner stove. Pots, Pans, Silverware Retaining wall and so much more!! Must see to appreciate. Call Patricia at 209-993-2461 or Email patriciahansen007@gmail.com Email for pictures
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.
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 roomy rectangular lot has a long, Level Trailer Pad & Driveway that can easily fit +40' trailers. There are shade trees, but none overhang the trailer pad, so no worries about trailer roof damage from falling branches due to strong winds or heavy snow loads like we experienced last year. You get the best of both sun (if your trailer is wired for solar) but shade in the afternoon (can email pics of shade). There are three on-site water faucets near trailer pad. Site includes a large deck, shed, a rustic, rock retaining wall with seating along one side of the fire pit, a picnic table and barbecues. 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	\$22,000 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 New Listing	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-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	\$13,000	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 New Listing	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 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-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



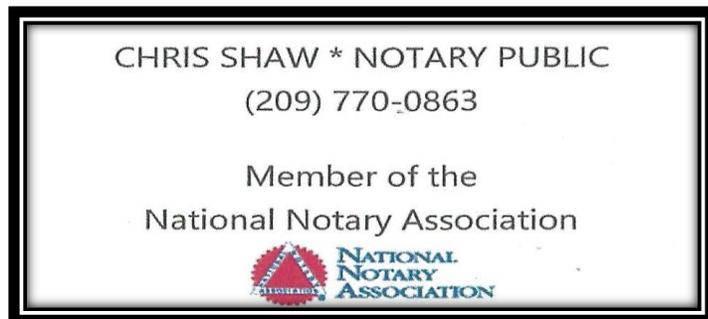
SERVICES PROVIDED:

SITE CLEANUP PROVIDERS

Vicente Alvarado (209) 559-5438
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

