



CALAVERAS TIMBER TRAILS

P.O. BOX 362 AVERY, CA. 95224

PHONE: 209-795-2130

WWW.CALAVERASTIMBERTRAILS.COM

APRIL 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 MAY 8TH

A MESSAGE FROM THE PRESIDENT:

Happy Spring Fellow Members,

The Board and our amazing staff have been working very hard to get things ready for our summer season.

We are not having much luck in finding work campers or extra summer help for maintenance.

This might be the summer where we have to rely on some volunteers to help out.

We have had a member clean the Commissary and the Teen Center. Black Bart is in need of some help, people have “donated” many toys that are not even usable and are just sitting. It would be nice if parents of kids in the age group that use Black Bart and Teen Center could work together and help out.

Maintaining our infrastructures and needed repairs around the park have kept the boys very busy. They have done a great job painting bathroom and the laundry room. Frank has the pool ready to go when it’s time to open.

They have worked very hard to keep as many bathrooms open as they could keep up with. We have had a few instances of someone being very disrespectful in 3 different bathrooms. This takes extra time. If it continues and we do not have extra help, they will be closed down again. They are also starting needle clean up with no extra help.

We have also been very busy dealing with vandalism at our gate and working with the Sheriff Dept. We have on our security camera a Teal 4 door Chevy car owned by a member being driven by a past member, ramming our new gate system that we all paid for. A report was filed and turned over to the District Attorney. We are trying to stop the theft in the park but we are not having much luck as these thefts take place after hours. Members need to install security cameras.

If anything is missing from your site, you need to call the Sheriff, the staff cannot do it for you.

The Board would like to thank the office staff as a whole for teaming up and keeping things rolling after our office manager resigned. Thank you, Chris Shaw, for help with keeping the office functioning, bills paid and getting payroll out on time. Bruce, our newest employee in the office has adapted quite well and has been a godsend. The Board has asked Sara if she would be our new office manager and she has accepted. We are very grateful and look forward to a long successful working relationship.

We are coming up on Annual Meeting. You should have received your General Notice with the details. We have no extra help there either. We would like volunteers to serve donuts in the morning and prepare a small simple lunch and serve. This has always been a fun tradition at the Annual Meeting. In the past, we have had a group of Ladies who work round the clock to pull it off, this year, we have Eleanor Morse and the office. Many thanks to Eleanor and office staff.

This little piece of paradise is all of ours. We have been much luckier than most during COVID. We had someplace to get away to. We are still in the Red tier so we will keep things as they are and update you as we are updated.

I would like to request that maybe a little less time be spent on Facebook criticizing and speculating of what should be done, and instead, more time asking what you can do to help and it could be a great memory making summer.

In closing, I would like to thank Julie Tyrovolas and Stewart Tagg for stepping up to be on the Board and running in July.

Thank you,

Ana Schlaht

CTTA Board President.

timbertrailsana@gmail.com



A MESSAGE FROM FIRE & SAFETY:

Hi all. Just a reminder that it is that time of year again. The site inspection forms are all ready starting to roll in. Don't forget to get your site clean and your inspection request form turned into the office no later than May 31st. You can find the form on our website, www.calaverastimbertrails.com by clicking on "Governance" and then "Forms". We also have them up on the deck near the office door in a "doc box" for your convenience. Please do not call the office and ask them to fill it out for you. This causes chaos and we have asked the office staff to not do this for members. I would like to especially thank all of the members who stepped up to volunteer help with site inspections. This is a big task and I really appreciate any and all help.

Russell Bowles

Director of Fire & Safety



MESSAGE FROM RULES & DESIGN:

I was just up at the campground for the monthly meeting and it sure made me look forward to camping. The Board is trying very hard to follow guidelines to get things to the "new normal." Thanks to the office staff, Frank and his crew for keeping things rolling through this difficult time. But things are gradually looking better and we all look forward to this!

With any major changes in your campsite, please submit a form so that you can meet any regulations.

I'm sure everyone is looking forward to camping and enjoying our beautiful campground.

John VZ, Rules and Design



OFFICE NEWS:

Office Hours: As of April 1st, the office is now open from 8:30 am until 4:30 pm most days. We are closed on Wednesdays and on Thursdays will be open from 1:00 pm to 4:30 pm. This is a temporary schedule while we train new staff before the busy summer season hits. We appreciate your patience and understanding as there have been unexpected changes within the Board and Staff.

Annual Meeting: On April 14 your General Notice went out to inform you about the upcoming Annual Meeting and Election. Your Election Packets will be ready for pick up by May 28th and if not picked up will go out in the mail June 1st. Your Annual Meeting will be here at the Hani and will take place July 3rd at 11:00 am. Please consider stepping up to serve on the Election Committee.

Boat Yard Registration: We sent out reminders to renew your Boat/Kayak spaces. Please turn in your 2021-2022 registration form and pay your boat yard rental fee if you have not done so already. Due to the fact that all Boat Yard proceedings go into the "boat yard" bank account, we cannot accept on-line payments for this at this time. Please stop by the office or send in a check.

Site Cleanup/Fire Pit Inspection: The inspection deadline is May 31st. If you could please turn in your request for inspection form before then. You can print the form off of our website or you may get one from the document box outside of the office at the top of the steps.

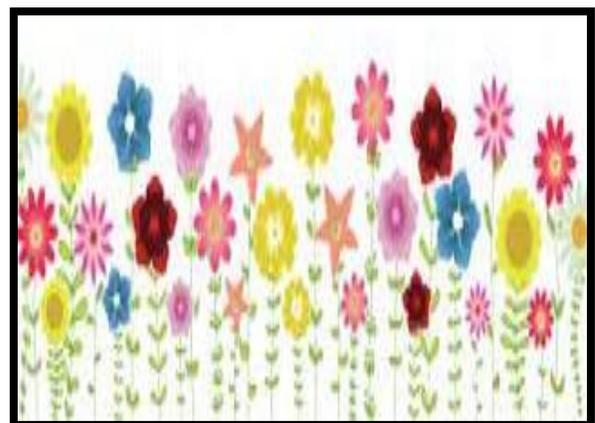
New Office Manager: Most of you already know me. I am Sara in the office. I wanted to tell all of the members that I really appreciate being offered the position of office manager. I absolutely love my job and I know that I work for YOU guys, the Members. I look forward to managing the day to day functioning of the Timber Trails office with excitement and integrity. Please do not ever hesitate to ask me if you need anything. I am here for you.

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:

For those of you that haven't been here for a while Welcome Back. You probably noticed the new gate. There are other things you will notice like newly painted restrooms (walls and floors). We also did a little road widening by K loop & T.T. towards the vista. To keep up with the pine needles and leaves please get your sites raked as soon as you can, this will make it easier for us to get rid of the debris and have the park looking good sooner. The pool is looking good and is at 77 degrees. As soon as I get the okay from the BOD, we will be opening it for the summer. I'm going to get a couple of sail canopies to use as shade around the pool. Should be nice and up to date. I'll be around, so touch base with me and let me know if there is anything I can do to make your stay more comfortable and pleasant. I have noticed some generator sheds could use a little attention like, better fortification and some paint. This will deter thieves and look a little more appealing. Another thing that could be done is to put up a solar- motion detector light. Put it up high enough so someone can't reach it.

I have them at home and they work great (\$ 30.00).

Enjoy your stay, see you around the park. 😊

FRANK



WELCOME TO OUR NEW MEMBERS:

B-03: Current Members: CTTA Owned

New Members: Victor Havelaar & Martha Lane

C-04: Current Members: Ronald & Tresa Skrehot

New Members: Leslie Pritchett

I-29: Current Members: David & Patricia Hansen

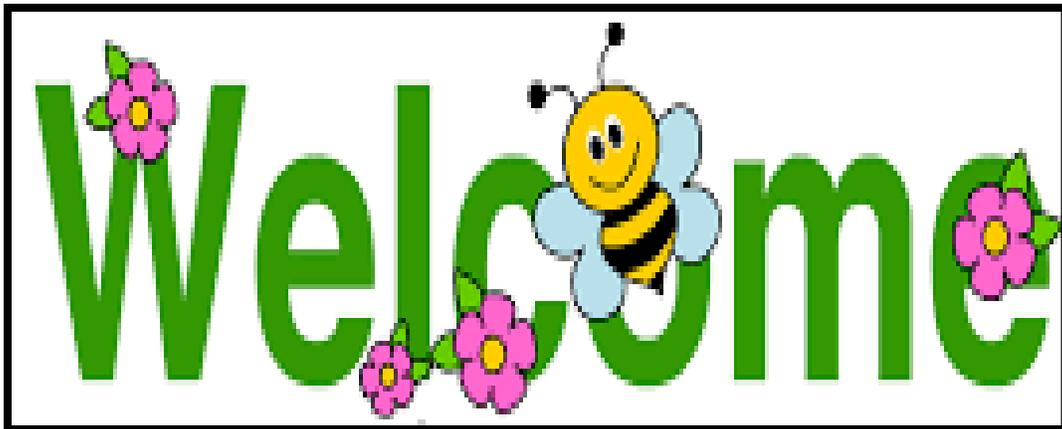
New Members: Jerry Amburgey

O-06: Current Members: CTTA Owned

New Members: Jim & Dee Bradley

U-20: Current Members: Greg Schroeder

New Members: CTTA Owned



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-19	\$22,000 New Listing	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 New Listing	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.
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 barbecues. 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 New Listing	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

GOLF CART

1984 Club Car, New Tires and Wheel Covers, just had tune-up. Comes with Brand New Cover \$1000.00

Call Anthony (510)570-0315



ALSO 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

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National Notary Association



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(209) 250-6434

camsclimatecontrol@gmail.com

