



# NORTHERN SIERRA SUMMER HOME ASSOCIATION



Published by the Northern Sierra Summer Home Association

May 2011

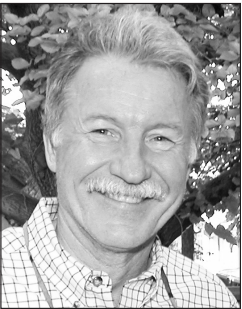
## President's Report

### Money and budgets will be discussed at annual meeting set for June 25

By Hal Thomas, NSSHA president

This year our annual meeting will be occupied with that ever-consuming issue that has done so much to make Sacramento, Washington DC, and perhaps your local city council a less than happy place—money and budgets.

Money and budgets are the topics of the new round of appraisals that is coming down the pike courtesy of our landlord, the United States Department of Agriculture. Don't misunderstand: We all appreciate the loan of the public



Hal Thomas

lands for our use, including the snow, falling trees, and porches that are going to look a little worn after sitting under several tons of

stored-up winter weather.

We have invited our Placerville District Recreational Officer Cathy Bounds to speak at our annual meeting on June 25. In addition, we are trying to schedule a short

talk with our Association appraiser who will be the people's expert as we try to pass through the eye of needle that has been constructed by the Forest Service Appraisal rules.

We have the privilege to use some of the most attractive ground in the Sierra Nevada, and we have no objection to paying a reasonable fee for the opportunity. However, the rules are a bit complex and those of you who pay attention will be rewarded with a few less worries when the high country finally emerges from its winter blanket.



(We promise you will be back in your cabin by lunch)

Placerville District Recreational Officer  
Speaker: Cathy Bounds,

South Fork American River  
Scioto Cabin Tract

June 25, 2011 • 10 a.m.

Northern Sierra  
Summer Home Association

ANNUAL MEETING

### CalTrans to close Highway 50 at Echo Summit in May to replace old rock wall barrier

In late April or May 2011  
(depending on weather),

Caltrans will close Hwy. 50 at Echo Summit for up to two weeks to replace the old rock wall barrier with a modern barrier that meets current safety standards and preserves the natural beauty. There will be one-way controlled traffic May 9 and 10 in preparation for the closure, and for approximately six weeks Monday through noon on Fridays following the full closure. The highway will be open Memorial Day Weekend.

The alternate route is a perfect opportunity to experience California's historic gold country, rural landscapes, rugged river canyons, flower farms, and panoramic vineyards.

For more information and updates, see details and map at [www.Way2Tahoe.com](http://www.Way2Tahoe.com).



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## Cabin Appraisal—CUFFA Round 2: Time to review records

In preparing for this newsletter, I came across an article I wrote in 2001 discussing... what else, but "appraisals!" The passage of time appears to have little effect on the details of this issue except perhaps the graying of some heads and the lighter weight of our pocket books.

Now is a good time to repeat some of the factors that might increase the perceived "market value" of our cabin leases and, thus, increase the fees to be assessed.

The current appraisal rules in the "CUFFA" legislation assume that in the absence of records or proof as to who paid the capital costs for roads and utilities, the cabin owner is presumed to have paid and, thus, the value of the

lease is reduced. If the Forest Service or some third party paid those capital costs, the value of the lease increases but don't assume the appraiser will act in your favor.

Last week the Sayles canyon tract forms arrived identifying data about the typical lots and the boxes on the form were checked as if the FS paid for the road. In fact, Sayles tract has been paying both capital and maintenance costs for decades. The genesis of the original capital investment is likely lost in time before the tract was platted in 1922 along with many of the other South Fork of the American River cabin lots. Certainly, the prior road to the Lincoln highway, which was a private toll road for some period,

was not built by the Forest Service. So, the presumption of cabin tract contribution should be in effect.

The same question arises with water and other utility systems. If the cabin owners constructed the water system, then there is a potential favorable adjustment in value. Lastly, if the power lines into your tract, assuming you have electric power, were paid for by assessment or there are no records of who paid for the lines, the presumption acts in the cabin owner's favor. So, each cabin tract should review their typical lots and ask to see the records, which are the facts by which values will be judged.

— Hal Thomas

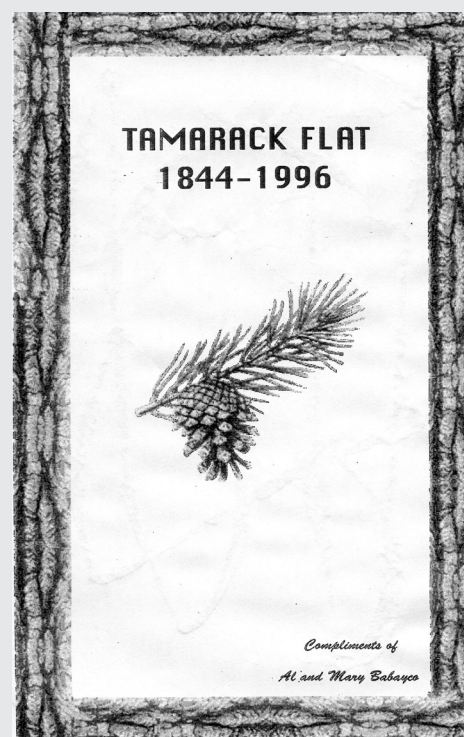
### Did you know?

The cabin tract road on the south side of SR-50 was originally part of a private toll road serving a way station at Tamarack Flat. Swan's Toll Road (1861) was routed up from Slippery Ford to Sayles Flat and then to Tamarack. The road was later purchased by El Dorado County and declared a public highway. In 1896 it became the route of Lake Tahoe State Wagon Road.

Source: *History of Tamarack Flat 1844-1996*,

Al and Mary Babyco

*Ed. note: Sounds to me like the taxpayers of El Dorado County, and later the State of California deserve some credit for building and maintaining an access road! — Hal Thomas*



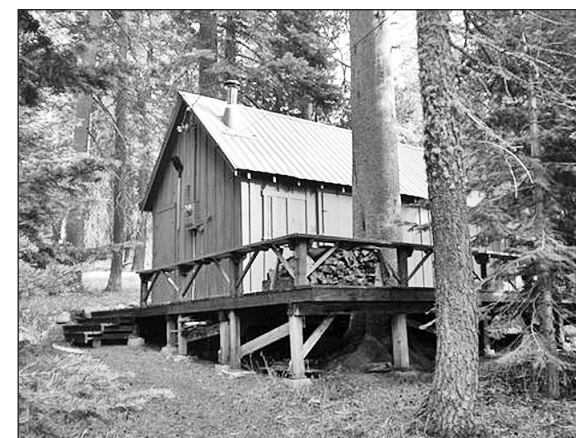
## High Country Report—Waiting for the big melt off

For those of you who have not made it up past 6,000 feet in the last several months, we have a little news for you. It is going to be a long spring and may well be early summer before the snows melt and the glacier that is the Northern Sierra high country introduces itself to the summer soil of 2011.

Your reporter took a spring trip up the mountain with his back-country skis and a youngster to carry the pack. We climbed well above 7,000 feet on a blanket of snow that was at least eight feet deep along the streams. The new aspect of walking in the Sierra at about eight feet higher than normal, led to some wonderful and unusual views of Pyramid Peak. However, getting into the cabin called for a degree at the Colorado School of Mines. We gave up the tunneling and decided to wait for the big melt off, which should be happening just in time for our annual meeting in June.



Les-Thomas cabin:  
36 Sayles Canyon Tract—  
April 29, 2011.  
Life under the glacier.



Les-Thomas cabin:  
36 Sayles Canyon Tract—  
October 29, 2009.  
Before the big winter.

### Lower Country Report—Roaring waterfalls continue

For those of you below 6,000 feet, it is going to be a wonderful high-water year with Horsetail Falls roaring well into late summer. You will hear the cool rushing water close by your

cabin. The refugees from the snow bound high country will be looking for weekend invitations on any late June and early July weekend.

— Hal Thomas

## Area 9 Super Tract Report: Council denies green waste proposal

The green waste proposal that I submitted to the El Dorado Resource Advisory Council was not approved for 2011. This was an ambitious project that involved green waste clean up, recycling and fuel reduction for the American River Canyon from Ice House to Echo Summit.

Cathy Bounds and Vicki Yorty volunteered many hours to work with me to craft this proposal and fine tune the presentation. While this larger project will not move forward this year, the green waste program provided by the El Dorado Fire Safe Council is still in place. Any tract that would like to have a

green waste dumpster or chipper in their tract may still do so in the usual manner. If cabin owners would like help using the program in their tract, please feel free to contact, me and I will be happy to help get it started.

— Kathy Lewin, Lot 47 Sciots Tract  
(916) 481-6527