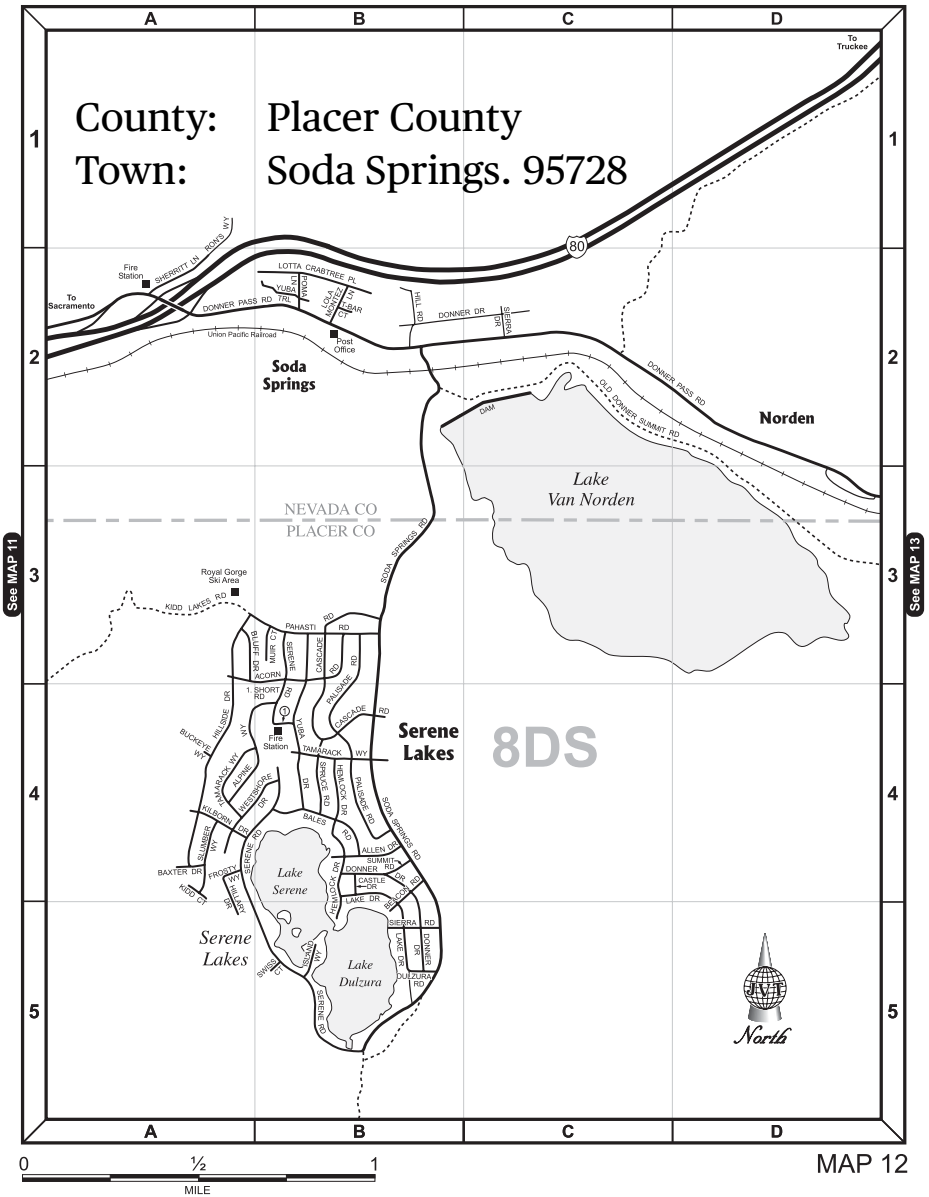
A serene landscape photograph of a calm lake reflecting a dense forest of evergreen trees on a hillside under a clear blue sky. The text 'Owning Property in Serene Lakes Guidebook' is overlaid on the left side of the image. The words 'Owning', 'Property in', 'Serene', and 'Lakes' are in white, while 'Guidebook' is in yellow.

# Owning Property in Serene Lakes Guidebook





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# MISSION STATEMENT

Serene Lakes Property and Owners Association (SLPOA) is committed to the stewardship and enjoyment of our unique natural surroundings while fostering a sense of community engagement through families, friendships and future generations.

© SLPOA

This guidebook has been put together for the purpose of helping cabin/property owners safely and more fully enjoy their Serene Lakes experience, as well as understand the nuances of this high Sierra's environment and community. It is intended for informational purposes only.

A printable version can be downloaded and placed in your cabin for the benefit of you and your guests.





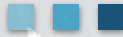
# WELCOME

Congratulations on owning a cabin in Serene Lakes! Whether you bought your property for skiing in the winter or hiking, biking, and boating in the summer, there is an incredible wealth of beauty, fun and adventure right at your backdoor. Not only is Serene Lakes known for great snow depths in winter, but we also have a uniquely vibrant and engaged community with a tremendous spirit of volunteerism. Serene Lakes was once described in the SF Chronicle as “a time warp of a Sierra mountain resort” We hope it continues to stay that way!

On behalf of the Serene Lakes Property Owners' Association (SLPOA), we have compiled this comprehensive guidebook to help property owners and their guests with all aspects of property ownership, environmental stewardship, safety and community engagement. This easy to use guidebook is broken out into different areas of interest:







1. **SLPOA Membership** –information on joining and renewing SLPOA membership and maintaining records in the SLPOA database.
2. **Cabin/Property Maintenance** –recommendations for preparing and maintaining your property for Serene Lakes' unique environment, especially in the winter.
3. **Community** –guidelines for the use of community shared spaces, such as the beach, dog park and lake, and information on community events and ways to get involved.
4. **Safety** –recommendations for individual and community safety including fire prevention, propane and generator installation.
5. **Staying Informed** –Part of the trick to living up here is knowing who, when and where. This section helps you with staying abreast of what is going on in the community.





**Print and Post References** —documents formatted for printing and posting around your cabin so that you and your guests stay informed about Serene Lakes rules and norms.





# MEMBERSHIP



## JOINING / RENEWING

Joining and maintaining a membership in SLPOA benefits the entire Serene Lakes community. It allows us to collectively serve as stewards of this unique environment, invest in our safety and maintain our common spaces. Membership also provides special member benefits such as exclusive access to SLPOA events and information.

SLPOA membership renews every January. Notices are sent mid-December and dues can be paid online (which is highly encouraged.) If payment is not received within 90 days your membership will expire.

There are 2 different membership types, Cabin and Lot, and three different membership levels: Primary, Secondary and Junior.

There can only be 1 Primary member per property and that primary member is responsible for all official





activities including: voting on issues, membership renewals, and signing up additional members.

Secondary Members have access to the SLPOA website, newsletters, e-mail blasts, event registration and membership benefits. Secondary members receive user IDs and passwords for logging into the web site.

Junior members can register for events and have access to membership benefits. Junior members do not have full access to the website, do not receive email blasts and do not have user IDs and passwords for logging into the website.

When Primary Members sign-up or renew, they are asked to review their on-line profiles. To help us keep the database clean, we ask all members to take the time to complete this step and, most importantly, ensure that their Serene Lakes Property address is listed as the Primary Address in the database. Should you forget your login or password, there is an automated way to request this information or reset the password. Should you have any difficulties logging into your account feel free to contact [slpoamembership@gmail.com](mailto:slpoamembership@gmail.com).







# CONSERVATION



## WATER CONSERVATION

**S**LCWD determines the water conservation requirements and they may change during drought years. Please check at their website: <https://slcwg.org/>

The following water conservation measures are in effect at all times:

- Water from the District's water distribution system shall not be allowed to pool, pond or run-off of applied areas;
- Water leaks from any and all owner equipment and facilities are prohibited;
- Water shall not be allowed to continually run in any unoccupied premises;





- Potable water shall not be applied to any driveway or sidewalk;

- Using a hose that dispenses potable water to wash a motor vehicle, unless the hose is fitted with a shut-off nozzle, is prohibited;

- Using potable water in a fountain or water feature, unless the water is recirculated, is prohibited;

- Outdoor irrigation during, and 48 hours following, measurable precipitation and at intervals other than as established by the Board is prohibited;

- Irrigation with potable water outside of newly constructed homes and buildings in a manner inconsistent with regulations or other requirements established by the California Buildings Standards Commission and the Department of Housing and Community Development is prohibited;





- Outdoor irrigation of ornamental landscapes or turf with potable water shall be limited to no more than two days per week (Tuesday and Saturday for addresses ending with an odd number and Wednesday and Sunday for addresses ending with an even number).
- Rebates are available for the installation of low-flow toilets (less than 1.6 gallons/flush). Low flow shower heads, faucet aerators and leak detection tablets for use in toilets are available free of charge.





# COMMUNITY



## BEARS

**K**eep bears wild. Bears have started breaking into cars and cabins to get food. Help discourage bears from sticking around our community by removing all items that have a fragrance (e.g sunscreen, trash, old coffee cups, etc) from your car and lock your car and cabin. If you see a bear, even if it is not getting into anything, make as much noise as possible – air horns, pots and pans, car alarms and horns, etc. [Bear-wise Basic Tips](#) are included in the Print and Post section.

These tips are:

- Never feed or approach bears
- Secure food, garbage and recycling
- Remove bird feeders when bears are active
- Never leave pet food outdoors
- Clean and store grills
- Alert neighbors to bear activity





Remember: A garbage bear is a dead bear. For more information see the following: <https://wildlife.ca.gov/Keep-Me-Wild/Bear> and <https://bearwise.org>



## BOAT STORAGE

**B**OAT storage is offered by SLPOA through the purview of the Sierra Lakes County Water District. There are specific areas around the lake where boats can be stored. Each season you must obtain a Boat Sticker in order to leave your boats overnight.

### SERENE LAKES LAKE ACCESS PLAN, 2015

In order to protect Serene Lakes' most valuable asset, Lakes Serena and Dulzura, the Sierra Lakes County Water District has implemented the Lake Management Plan.

The Lake Management Plan recognizes that unlimited access anywhere to do anything at any time would be chaotic and be detrimental to the lakes. Therefore the Water District asks people recreating on the lakes to limit their access to the designated access points and limit their activities to the activities allowed at each point.

The access points and activities allowed were developed after a series of public meetings and then recommended to the Water District Board by the Citizens' Committee after due deliberation in 2014. In 2015 the Plan was re-evaluated and changes were made, again after public meetings.

In developing the Plan, the Board met a number of objectives: maintain water quality, environmental protection of the lake and lakeshore, provide continued access to the lakes by the community, and balance the demands of the adjacent and non-adjacent property owners.

Please check the SLCWD website ([slcwd.org](http://slcwd.org)) for more about the Lake Management Plan.

### LAKE ACCESS AREAS & ALLOWABLE USES

Please access the lakes using only the Designated Access Areas and paths.

1. Leased to SLPOA  
SLPOA rules apply
2. Island Wy. at Serene Rd. Access  
day boat use  
swimming  
fishing  
nature observation
3. Serene Rd. at Swiss Ct. Access  
short term boat storage  
paddle and sailboats seasonally  
fishing  
nature observation
4. Bales Rd. Lake Intake Parcel  
seasonal boat storage  
nature observation
5. Allen Dr. Cul-de-sac Access  
short term boat storage  
fishing  
nature observation
6. Hemlock Peninsula Access  
day boat use  
fishing  
nature observation
7. Castle Rd. Extension Access  
short term boat storage  
fishing  
nature observation
8. Beacon Rd. Extension Access  
short term boat storage  
swimming  
nature observation
9. Sierra Rd. Extension Access  
day boat use  
swimming  
fishing  
nature observation
10. Dulzura Rd. Extension Access  
short term boat storage





You can download full size copy of these guidelines by clicking on the following link: [Boat Storage and Dock Locations](#) or going to SLPOA's website under the Community tab.



## GUIDELINES

**Y**ou and your guests/renters are responsible for understanding all of the regulations relating to boat storage. We recommend that you [download the Boat Storage Rules](#) and print and post a copy in your cabin.

SLPOA provides boat storage (defined as: kayaks, canoes, SUPs and sail boats--Inflatables DO NOT qualify unless they are categorized as a kayak, canoe or SUP) on District owned property for Serene Lakes residents under a License Agreement with the District.







- **SEASONAL:** Boats can only be stored for the current season while storage racks are in place and a valid sticker is visible from the top side.
  - Seasonal Storage includes: Lot 1, Bales and Swiss Court.
  - No Paddleboard/Sup Storage At Bales
- **SHORT-TERM:** Boats can be stored for a maximum of 3-days per visit with a valid sticker.
  - Short-Term Storage includes: Allen, Beacon, Castle and Dulzura.
  - Sailboats (with valid Swiss Court Stickers) can only be stored at the Swiss Court Location.
  - All locations are potentially available to Serene Lakes residents, however Lot 1/Beach racks are for MEMBERS ONLY.

**ALL STORAGE IS ON A FIRST COME FIRST SERVE BASIS**





- A visible current SLPOA Permit is REQUIRED for boat storage.
- Take boats home if racks or storage logs are full, regardless of having a valid sticker on the vessel.
- Permits must be clearly visible from above. Do not place sticker on top of your boat if you store it in the rack upside down. If the boat sticker is not visible from above, it is at risk of being impounded and fees may applied for its retrieval.
- DO NOT leave boats on the ground (except for under the racks at Bales and Lot 1), in the water, or on/or tied-up to docks overnight. Doing so may put the boat a risk of being impounded where fees may apply for its retrieval.
- Docks are for loading/unloading ONLY.
- No Stacking of boats on racks.





- Inflatable Floaties are NOT valid for storage and must be removed after day use.
- No watercraft trailers, dollies, or racks may be stored at any location.
- Lock up your vessels. There is no security at any of the storage locations and boats are stored at your own risk--SLPOA is not responsible for any damage or theft.
- Unclaimed boats must be retrieved prior to September 30 or the vessel will be discarded.
- Boats that are NOT stored properly or vessels left in storage areas without a valid sticker will be impounded.
- There is a \$50 fee to retrieve impounded boats.
- Vessels will not be released on the same day as they are impounded and may be retrievable after 48-hours.

Email to: [slpoaboat@gmail.com](mailto:slpoaboat@gmail.com)





## REGISTRATION

**R**egistration for stickers will be available via an email link sent to primary members typically in mid-April.

Note that there is a high demand for these stickers and locations typically sell out within a short period of time (within hours of opening registration.) Having your membership up-to-date is critical for ease of registration.

- Registration requires a link and boat registration-specific password which will be sent via an email to the primary member upon opening of registration.
- Boat Storage Registration is automated and sticker distribution is real-time. Sticker availability is noted at each location during the time of registration. Payment is also automated and will be required as part of the form submission.





- SLPOA Membership doesn't guarantee space availability but this Boat Signup form link is sent to those with active Memberships.
- Stickers will be distributed only after payment has been made and will be available for pickup at the Snack Shack during operating hours starting during Sand Fling and beach opening. Refer to [Activities & Events](#) for more information on Sand Fling date. Snack Shack hours of operation will be posted at Lot 1 and typically will be open most weekends in the summer (weather and air quality providing.)
- If you are a Serene Lakes Property Owner, but do not wish to be a SLPOA member or you do not wish to use the automated format, please send your request to SLPOABoat@gmail.com. Delay in sticker allocation may occur as the application will need verification of property ownership in Serene Lakes. Also note that non-SLPOA Property Owner requests will not have access to Lot 1/Beach storage AND fees for stickers are at a different rate than SLPOA members.





More stickers maybe distributed at locations than spaces allow. Storage is on a first come first serve basis.



## STORAGE RULES

# Boat Storage

### THINGS YOU ARE RESPONSIBLE TO KNOW



#### UNDERSTAND THE RULES

You and your guests/renters are responsible for understanding all of the regulations relating to boat storage. We recommend that you and your guests print and review this document.

SLPOA provides boat storage (defined as: kayaks, canoes, SUPs and sail boats--Inflatables DO NOT qualify unless they are categorized as a kayak, canoe or SUP) on Water District owned property for Serene Lakes residents under a License Agreement with the District.

#### WHAT CAN BE STORED

SEASONAL: Boats can only be stored for the current season while storage racks are in place and a valid sticker is visible from the top, front side of the rack. Seasonal Storage includes: Lot 1, Bales and Swiss Court.

NO PADDLEBOARD/SUP STORAGE AT BALES.

#### BOAT STORAGE DESIGNATIONS

SHORT-TERM: Boats can be stored for a maximum of 3-days per visit. Short-Term Storage includes: Allen, Beacon, Castle and Dulzura.

Sailboats (with valid Swiss Court Stickers) can only be stored at the Swiss Court Location.

Boats can only be stored in the locations indicated on the valid sticker.

Stickers must be clearly visible from above.  
Do not place sticker on top of your boat if you store it in the rack upside down. If the boat sticker is not visible from above and at the front of the rack, it is at risk of being impounded and fees may applied for its retrieval.

#### HOW TO PLACE THE STICKER



Revised 3.9.22







# Boat Storage

## THINGS YOU ARE RESPONSIBLE TO KNOW



### HOW & WHERE TO STORE YOUR BOATS

1. ALL STORAGE IS ON A FIRST COME FIRST SERVE BASIS.
2. Boats can only be stored in the locations indicated on the valid sticker.
3. A visible current SLPOA Sticker is REQUIRED for boat storage.
4. Take your boat home if racks or storage logs are full--regardless of having a valid sticker properly placed.
5. Stickers must be clearly visible from above and at the front of the rack.
6. DO NOT leave boats on the ground (except for under the racks at Bales and Lot 1),  
DO NOT leave boats in the water,  
DO NOT leave boats on/or tied-up to docks overnight.

Doing so may put the boat at risk of being impounded where fees may apply for its retrieval.

7. Docks are for loading/unloading ONLY.
8. No Stacking of boats on racks.
9. Inflatable Floaties are NOT valid for storage and must be removed after day use.
10. No watercraft trailers, dollies, or racks may be stored at any location.
11. Lock up your boat. There is no security at any of the storage locations and boats are stored at your own risk--SLPOA is not responsible for any damage, theft or relocation of the vessel off the rack.

Prepared by Serene Lakes Boat Storage Committee

#### ADDITIONAL INFORMATION AND QUESTIONS :

[WWW.SLPOA.COM](http://WWW.SLPOA.COM)  
[SLPOABOAT@GMAIL.COM](mailto:SLPOABOAT@GMAIL.COM)



Revised 3.9.22





# BUILDING AND REMODELING GUIDE

Over the years members of the Serene Lakes Property Owners have experienced the gentle and not-so-gentle hand of Mother Nature as it caresses their cabins. In the event you haven't observed a winter at Serene Lakes, the advice on the [Green Sheet](#) related to construction requirements and recommendations will go a long way toward making the experience a happy one.

At the end of the Green Sheet document we have included addresses and phone numbers for agencies and companies (including SLPOA) that may be useful during and after your construction activities.





# DARK SKIES

Please Help Preserve Serene Lakes Dark Skies

One of the greatest pleasures of life here at the Lakes is to step outside your cabin, look at the big night sky and watch those incredible stars . Away from the city lights we are able to search for falling stars and bright planets, pick out constellations and even trace the paths of orbiting satellites-what a thrill. But this show happens only in the dark. Sadly, our dark skies have been diminishing as the number of outdoor cabin lights increases in our community. In an effort to preserve the character of our night sky the SLPOA Board of directors is asking that homeowners take affirmative measures to minimize outdoor lighting.

What about exterior lighting for the snowplows and blowers, you might ask? Placer County Road Maintenance Department says lighting is NOT required, but a minimum amount, such as lower voltage motion sensors, or even little Christmas lights, can be helpful,





Here are the steps you can take to help preserve our wonderful evening views.

1. Replace the halogen, sodium and mercury vapor lamps, as they are overkill for the amount of lighting required. Unless they are installed with a lot of shielding they spill into the night sky and shine into you and your neighbors' windows.

2. Put your outdoor lights on a motion sensor.

3. Do not use exterior lighting fixtures where the source, i.e. the bulb, is visible from neighboring properties. Use fixtures with solid covering on the sides that direct the light to the specific area where it is needed. In effect, the light should point down or reflect back onto your cabin, not shine out across the street.

4. Use lower wattage bulbs.

5. Reach out to your neighbors and politely explain why they should help to reduce ambient light pollution.





Ask your family your friends, and your renters to please turn off those outside lights as quickly as possible. It will save energy, money, and the beauty of our night skies.

For more information go to the [International Dark Sky Association website](https://darksky.org/). ([darksky.org/](https://darksky.org/))



## DOG ETIQUETTE

**W**e are a dog-friendly community, but that said we highly encourage dogs to be on leash for safety and respect of our community. In fact, be mindful that Placer County has an ordinance which requires dogs be both leashed (or adequately enclosed) and under the handler's control if the dog is off its owner's property. The intent of this leash law is to keep dogs, owners, and the public safe. (Placer County Code Animals - **Violations 6.08.010 Violations.**)

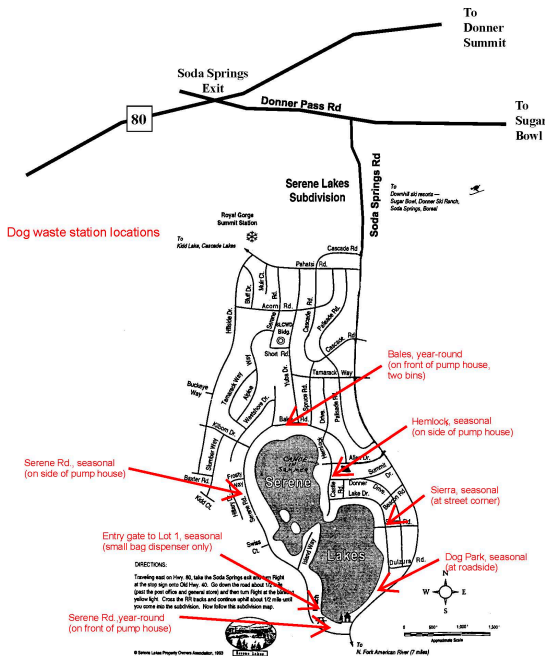




Please always clean-up after your dog and utilize all dog waste stations (managed by volunteers), or deposit your poop bags in your own trash can.

There is a Dog Park at the south end of Lake Serena. Dogs are not allowed at the beach, but are allowed on the grass areas surrounding Lot 1 only on leash. See map below for dog waste stations and Dog Park location.

## Dog Waste Station Locations







# DRONES

This is a “No Drone Zone.” Most of us know them as Drones, but they are correctly called Unmanned Aircraft Systems. They are relatively inexpensive and can provide beautiful images and record events from above. However, A LICENSE IS REQUIRED TO OPERATE a drone. The FAA (Federal Aviation Administration enforces REGULATIONS that prevent the abuse of drones. It is a crime to operate one without the required license or in a manner that is not allowed by law.



Serene Lakes is....serene, but drones flying overhead disrupt the quiet and add noise to the environment. While it may be great fun for the operator, most people within earshot find drones to be very annoying and disruptive. Additionally, the noise is disturbing to our wildlife, specifically birds. We are fortunate to have osprey, bald eagles, band-tailed pigeons and a variety of ducks and geese that regularly summer here.





Drones will disturb and possibly harm or scare away our feathered friends, leaving our community diminished.

Licensed or not, please do not operate a drone above our lakes and community. Think of others before you fly.



## LOT 1 / BEACH RULES

**RULES FOR LOT 1**

**LOT 1 IS NOT FOR PUBLIC USE**

LOT 1 IS FOR SERENE LAKES PROPERTY SUBDIVISION OWNERS, RENTERS, INVITED GUESTS & TENANTS.

AMENITIES ARE EXCLUSIVELY FOR SERENE LAKES PROPERTY OWNERS ASSOCIATION (SLPOA) MEMBERS, INVITED GUESTS & TENANTS.

LOT 1 IS FOR DAY USE ONLY.

NO ONE IS ALLOWED ON LOT 1 AFTER 9:30 PM UNLESS A PERMIT HAS BEEN ISSUED BY SLPOA AND IS IN POSSESSION OF THE PERMITTEE.

**THERE IS NO LIFEGUARD ON DUTY  
USE THE LAKE AT YOUR OWN RISK**

NO WATERCRAFT ALLOWED WITHIN DESIGNATED SWIMMING AREA.

NO FISHING AT SAND BEACH OR WITHIN DESIGNATED SWIMMING AREA- FISHING IS CATCH & RELEASE ONLY.

NO DIVING FROM, SINKING OR ROCKING SWIM FLOAT.

NO OPEN FIRES AT ANY TIME.


NO SMOKING OR PROFANITY.

NO FEEDING OF WILDLIFE.

NO DOGS ON SAND BEACH—EXCEPT CERTIFIED ASSISTANCE DOGS. ALL DOGS MUST BE LEASHED.

DO NOT LEAVE ANY PROPERTY OR TRASH BEHIND. DUE TO WILDLIFE CONCERNS, NO OVERNIGHT STORAGE PERMITTED — PACK IT IN, PACK IT OUT.

Lot 1 rules cover sand beach and surrounding grass areas. Requests for permits or questions regarding Lot 1 rules may be directed to the SLPOA Administrator via e-mail at Admin@SLPOA.com.





# PROPERTY OWNER GUIDELINES

There are a number of things around the lake that you and your guests need to know in order to follow community etiquette, protect our pristine environment and comply with county ordinances.



## Property Owner Guidelines

Be sure you share with your guests & renters

### Important Reminders For Winter

To maintain Serene Lakes' natural beauty and the enjoyment for all who share in this special place, please note the following reminders:

Driving and parking - Parking is not allowed on the street all winter beginning 11/1. Be cautious driving on the snow/ice and look out for pedestrians.

Propane Safety - For safety reasons the entire top of the propane tank and the fill piping must be clear of snow and the secondary regulator protected from the snow to avoid leaks and explosions. Also the propane company will only fill the tank if it's cleared. It is necessary to keep the tank cleared even if you are not visiting the cabin.

Beware of falling snow/ice from roofs and trees. Snow from the roof can slide at any time without warning and can be **extremely dangerous**-it's heavier than you'd think.

Keep it clean and safe - Serene Lakes is a very dog friendly community. Please clean up your dog's waste. A supply of bags and receptacles for your use are provided as a courtesy around the lake. If any of the receptacles are full or buried under the snow, take the waste back to your cabin's trash cans. The lake is your drinking water supply.

To discourage bears/dogs and other critters and under Placer County regulations, you cannot leave a trash can/bag out overnight unless it is inside a bear box.

Night Sky - To protect the beauty of our mountain skies, turn off or minimize the amount of outdoor lighting coming from your cabin at night. Check that your outdoor lighting is off before leaving for home.

Noise - We all appreciate the quietness of Serene Lakes. Sound easily travels across the lake and to your neighbors nearby. It will be appreciated if it's quieter between 10 pm and 8 am.

Dogs: Placer County has an ordinance which requires dogs be both leashed (or adequately enclosed) and under the handler's control if the dog is off its owner's property.

Promote sustainability - There is limited capacity of treated water so water conservation is essential.



rev. 3.21.22





You can download a full size copy of these guidelines by clicking on the following link: [Property Owner Guidelines Winter and Summer](#)--or go to SLPOA's website under the Quick Reference tab.



## Property Owner Guidelines

Be sure you share with your guests & renters

### Important Reminders For Summer

Fire safety - No wood or charcoal fires are allowed during fire season ban. No open flames (propane fires, wood pellet or gas grills) are allowed during a red flag warning.

It's your responsibility to go to [truckeefire.org](http://truckeefire.org) to check on rules and red flag days BEFORE grilling or starting a fire.

Be familiar with the 'Serene Lakes Fire Evacuation Plan' found in your cabin.

Lake Use - Swimming is allowed in Lake Dulzura but **no swimming in Lake Serena** -it supplies our drinking water.

When using the lakes and particularly at the beach (AKA Lot 1), please follow the lake/boat/beach rules.

All of your property and trash should be removed when you leave the beach area-there is no cleaning service.

Rules for Lot 1 include:

- |  |   |
|--|---|
| ■ No watercraft within designated swim area                | ■ No smoking  |
| ■ No fishing at sand beach or within designated swim area  | ■ Fishing is catch and release with barbless hooks  |
| ■ No dogs on sand beach - except certified assistance dogs | ■ Dogs in adjoining areas must always be on a leash |
| ■ No open camp fires at any time                           | ■ No feeding wildlife                               |
| ■ Lot 1 is for day use only and is closed at 9:30 pm       |   |

Keep it clean and safe - Serene Lakes is a very dog-friendly community. Please clean up your dog's waste. The lake is your drinking water supply. A supply of bags and receptacles for your use are provided as a courtesy around the lake. If the receptacles are full, take the waste back to your cabin's trash cans. To discourage bears/dogs and other critters and under Placer County regulations, you cannot leave a trash can/bag out overnight.

Drive slowly because there are a lot of pedestrians and bikes sharing the roadways.

Night Sky - To protect the beauty of our mountain skies, turn off or minimize the amount of outdoor lighting coming from your cabin at night. Check that your outdoor lighting is off before leaving for home.

Noise - We all appreciate the quietness of Serene Lakes. Sound easily travels across the lake and to your neighbors nearby. It will be appreciated if it's quieter between 10 pm and 8 am.

Dogs - Placer County has an ordinance which requires dogs be both leashed (or adequately enclosed) and under the handler's control if the dog is off its owner's property.

Promote sustainability - There is limited capacity of treated water so water conservation is essential.



rev.3.21.22





## SHORT TERM RENTALS

**R**ENT YOUR CABIN? BE A GOOD NEIGHBOR/  
COMMUNITY MEMBER AND BE IN  
COMPLIANCE....If you rent or let guests stay at  
your cabin when you are not there...keep in mind that  
they may not be familiar with Serene Lakes' community  
policies. Please see [Property Owner Guidelines](#) and [Lot 1 Rules](#)  
on the SLPOA website. We encourage you to review  
this information with your renters/guests and print and  
post this information in a visible area in your cabin.

We understand you love it here at Serene Lakes and may want to share the love by renting your cabin. In order to be in compliance and avoid costly penalties, you must obtain a ***Short Term Rental permit*** from Placer County. On February 8, 2022 Placer County passed an ordinance requiring all Short Term Rentals (STRs) to have a permit to operate. Short-term rentals are residential units rented for 30 days or less, typically advertised as vacation rentals. The STR policy/permitting is intended to preserve residential neighborhood character and address community concerns regarding nuisances





caused by STR operations, including parking, noise, and trash and to ensure that each STR is operating in compliance with building and fire codes. The ordinance also contains new provisions aimed at restricting/limiting STR operations in East Placer.

[Placer County's Short Term Vacation Rental Program](#) provides you with information should you choose to rent your cabin out on a short-term basis.

Have a nuisance rental near you in Serene Lakes? Contact the 24/7 hotline at 530-448-8003 to report a violation. Be sure to include your name, phone number, address of the property you are reporting and a description of the violation occurring.

Complaints can also be submitted via email to [strcompliance@placer.ca.gov](mailto:strcompliance@placer.ca.gov) or through the Placer Connect system using the following steps:

Go to [Placer County Connect](#)

Scroll to the middle of the page.

Click on "Code Compliance" -> "STR Complaint"

.\*NOTE: All complaints are kept confidential. If you choose to submit an anonymous complaint it will not be addressed by Placer County staff.





## SNOW REMOVAL

The County plows the roads on their own schedule. There are private plowing companies for hire on a seasonal basis (contracts often go from November through the end of April.) Typically these companies will plow when there is 6 inches of snow accumulated and will plow from the County's orange stakes to within 5 feet of the garage door if boards are in front protecting the garage door. If the boards are not in front of the door they will plow within 10 feet of the door.

You must move your car(s) in order for the plow company to clear the driveway. It's easy to forget but please don't leave boards, sleds, or any thing in the driveway because they can damage the snow plowing equipment (and can get buried and be hard to find in a big storm). See "[Local Services](#)" section of this manual to find private snow removal companies currently available.





## STREET PARKING

**B**etween November 1 and May 1, parking is not allowed on the streets. The plows must be able to keep the roads clear. Your vehicle may get damaged or you may get ticketed or towed if you park on the road. Park only in driveways. When parking your vehicle, be sure to look up. Do not park under a roof that is loaded with snow as it may fall on your vehicle. Be sure to park your car inside the County road stakes.







# SAFETY



## CABIN ADDRESSES (SIGNAGE)

Placer County has a code requirement relating to the Address Numbers for your cabin. Adequate address identification is essential for emergency services to easily identify building locations. Many cabins in Serene Lakes lack some or all of these requirements.

Take a moment to review the code below and make appropriate changes to your address identification on your cabin:

The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Whenever the address on the building will not be clearly visible from the public street or access road fronting the property, the address shall also be placed at the public street or access road in a manner which is clearly visible from both directions of travel on the frontage road or street.





Address identification characters shall contrast with their background.

Address numbers shall be Arabic numbers or alphabetical letters.

Numbers shall NOT be spelled out.

Numbers and letters shall be a minimum four inch letter height, one-half inch stroke width, reflectorized; or a minimum five inch letter height, one-half inch stroke width

Address identification shall be maintained.

(Ord. 5994-B § 3, 2019)



## **DEFENSIBLE SPACE**

**B**e a good neighbor and do your part in making Serene Lakes safer and better prepared in case of wildfire. Should we ever have to face fire in our community, our goal is to keep the fire on the ground.

Defensible space is the buffer you create between a building on your property and the grass, trees, shrubs, or





any surrounding wild land area. This space is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire—either from embers, direct flame contact or radiant heat.

Tracking what we do with regard to defensible space in our community is essential to maintaining our Firewise Certification. If you have worked on your property to create defensible space, PLEASE REPORT this activity annually by completing the Defensible Space Reporting for FireWise, or go to [www.SLPOA.com](http://www.SLPOA.com) under the Safety tab. Defensible Space involves thinning and trimming the trees and bushes on our properties to lessen fire danger.





The following documents provide more detailed information:

- [Cal Fire-Creating Defensible Space](https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/defensible-space/)  
<https://www.readyforwildfire.org/prepare-for-wildfire/get-ready/defensible-space/>
- [Placer County--How Do I Keep my Property Fire Safe](https://www.placer.ca.gov/faq.aspx?qid=86)  
<https://www.placer.ca.gov/faq.aspx?qid=86>
- [Truckee Fire Defensible Space](https://www.truckeefire.org/dspace)  
<https://www.truckeefire.org/dspace>





## 4 THINGS TO DO

1. If you hired tree services or defensible space experts, please report your work no later than September 30. Report your work on Defensible Space Reporting Form which can be found on the SLPOA website under the Safety/Defensible Space tab. Your efforts "count" towards maintaining our FireWise Certification.

2. Each year check your lot for dead trees. If you have dead trees on your property, make arrangements to promptly remove them.

3. Take this opportunity to plan your tree services. Get on the tree service schedules early. See the "Local Services" section of this manual for tree service companies. They are eager to work with you and create/maintain defensible space in our community. These tree services are exceptionally busy and schedule out several months in advance- don't delay calling to schedule the work.





4. Participate in the Chipping Program previously run by SLPOA. Starting in May, 2022, Truckee Fire will run the program.

Truckee Fire will be responsible for

- Setting up a website for residents to register “their pile”
- Piles will be limited in height, instructions will be provided to the community
- Instructions will be based on requirements of contracted services
- Unlimited piles (able to put out multiple piles)

Read more at Truckee Fire:

<https://www.truckeefire.org/greenwaste>





# EVACUATION GUIDE

## Emergency Information

Placer County has developed the coordinated Placer Alert system which provides emergency information updates to residents. We urge all Serene Lakes residents to register (especially if your cabin does not have a landline) with the system by going to the Placer County website by [clicking here](https://www.placer.ca.gov/departments/sheriff/citizenalert) (https://www.placer.ca.gov/departments/sheriff/citizenalert.)

Other things you should do to be prepared during fire season:

Sign up for Placer County Alert and Code**RED** (register using Truckee Fire Station 97: 53823 Sherrit Lane Soda Springs CA 95728)

Have a “go bag” ready

See or smell smoke—get out—leave now

Don’t wait for Sheriff high/low siren

Don’t use dirt roads—no emergency vehicle support

On red warning days—leave the area





SLPOA has prepared an Evacuation Guide. We recommend that everyone download, print and review this document with family, friends and renters. The [Serene Lakes Evacuation Guide](https://www.slpoa.com/docs.ashx?id=795614) can be found at <https://www.slpoa.com/docs.ashx?id=795614>. Keep a hardcopy handy to reference in case of an emergency. A yellow door hanger which notifies emergency crews that you have evacuated your cabin is available at the Snack Shack.



## **FIRE PREVENTION**



### **FIREPLACES**

**C**himney fires occur when there is an excess buildup of creosote in the chimney due to insufficient cleaning. Once a chimney fire gets started, it is very difficult to stop, and it can result in total loss of the structure. Please schedule a chimney sweep from one of our local fireplace contractors. Here is a [link to more information](#).







## **PROPANE HEAT**

# **IF YOU SMELL PROPANE IN YOUR AREA CALL 911**

**P**ropane is a safe and economical energy source when used in a safe manner. Because Serene Lakes is located above 5000 ft and experiences very high snowfall amounts, the Placer County regulations for propane installation require stronger than normal connection equipment. Your propane vendor is aware of the regulations and you should consult with them about installing and maintaining the correct equipment. They are also required by law to inspect your installation at least once a year.





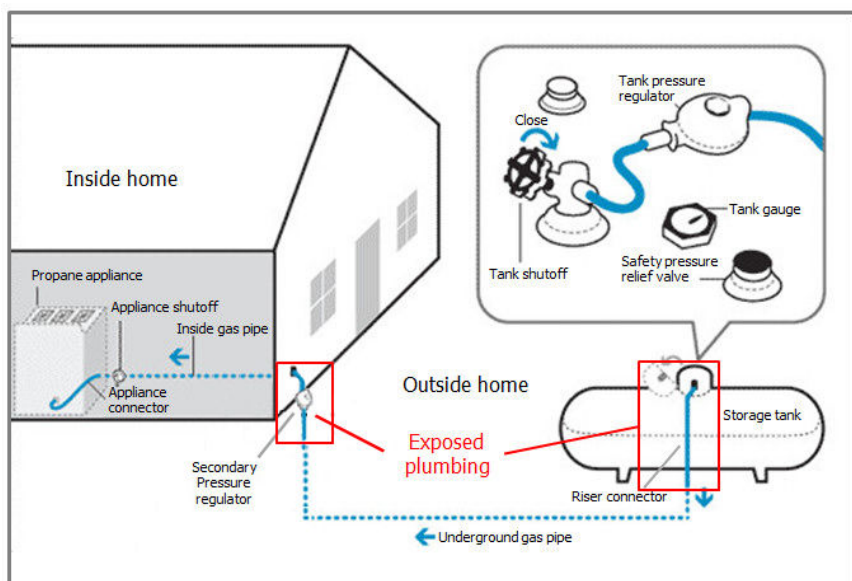
Fortunately there is a large amount of information available concerning the safe use of propane in Serene Lakes. Please consult the following links to learn more about how you can be propane safe.

- [Propane Safety in High Snowfall Areas](#)
- [Truckee Fire Guidelines for Proper Installation for High Country Systems](#)
- [Placer County 5000 ft LPG document](#)
- [Placer County Ordinances for LPG Installations](#)
- [Propane on Donner Summit](#)

## Compliant Propane Installations

Propane installations in the Serene Lakes area are subjected to extreme weather conditions during the winter. High snowfall compounded by cycles of warm and cold air mean that the snow shifts constantly putting stress on the connections between the propane tanks and homes. To withstand these extreme conditions, stronger and more durable equipment is required. A typical installation is shown in this figure.





Currently in Serene Lakes the Placer County Ordinances for installations above 5000 ft apply to above ground tanks. There are two types of connection systems that are considered compliant at present.

### Flexible Riser

The "Flex" riser is a shielded flexible hose that connects the tank to the underground line that comes to the house. The advantage of this type of connector is the flexibility that allows it to move with shifting snow and will not snap like rigid pipe. All of the vendors have this system available for installation on tanks at Serene Lakes. The only restriction for this type of connector is



that is only available at a maximum length of 6 feet. For tanks that are elevated above 4 ft, this system will not work. **THE FLEXIBLE RISER IS HIGHLY RECOMMENDED AS THE CONNECTOR OF CHOICE BY THE PROPANE COMMITTEE IF YOUR SYSTEM DOES NOT REQUIRE A CONNECTOR LONGER THAN 6 FEET.**



### Schedule 80 Rigid Pipe Riser

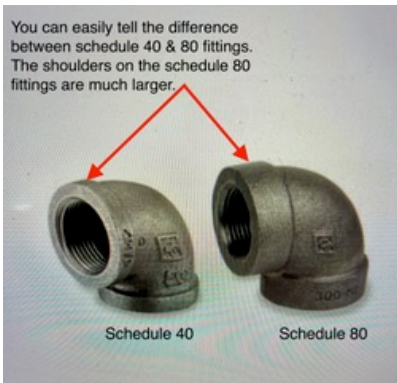
The tank can also be connected with rigid pipe as long as the pipe that is used is the thicker and stronger type known as Schedule 80. This stronger pipe will better withstand the increased stress from heavy snow loads.





CAUTION - THE INSTALLATION OF A RIGID PIPE RISER REQUIRES A SPECIFIC CONFIGURATION THAT MUST BE DONE BY YOUR VENDOR. ONLY YOUR VENDOR CAN ENSURE THAT YOUR SYSTEM IS CORRECTLY INSTALLED WITH SCHEDULE 80 PIPE AND PROPER FITTINGS.

A cautionary note on rigid pipe connections. It is impossible to tell whether a system is using schedule 80 piping or the weaker schedule 40 piping that is not permitted. The outside diameter of both pipes is the same, however the fittings used on the piping are easily recognizable. If you are unsure about your connection it is **HIGHLY RECOMMENDED** that you request an inspection of your piping from your vendor.



You can also contact the Truckee Fire for help with determining whether your system is compliant and safe.





## Secondary Regulators

Propane installations at Serene Lakes use two regulator systems to bring the propane into a cabin. The first stage regulator is on the tank and regulates a constant pressure out of the tank. The secondary regulator is attached to the cabin and reduces the pressure of the gas into the cabin at a working pressure for appliances. Keeping the tank clear during the winter aids in having the first stage regulator function normally. It is also critical that THE SECONDARY REGULATOR BE KEPT CLEAR AND PROTECTED FROM SNOW AND ICE BUILD UP.

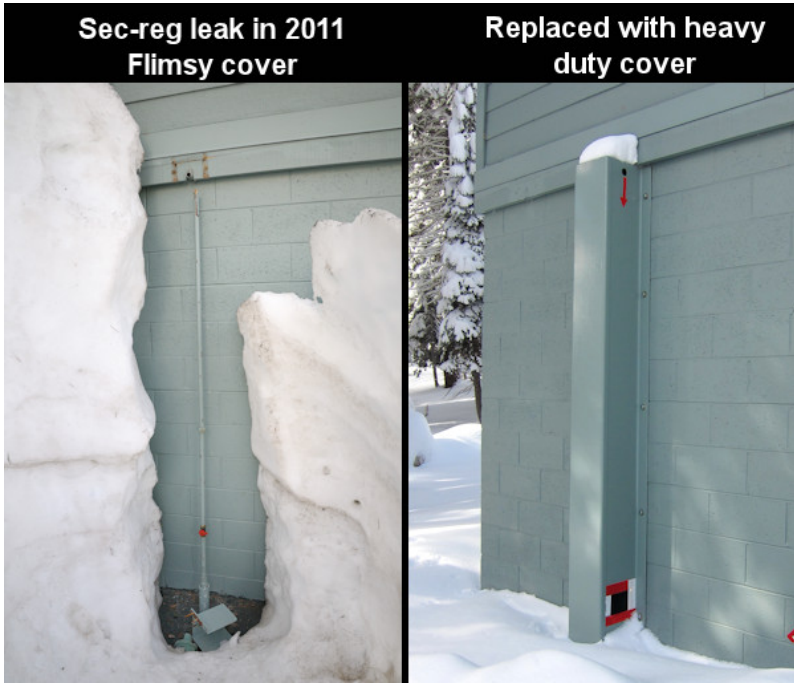
The location of the secondary regulator is crucial to safe operation. Because the secondary regulator is attached to a cabin, a leak at the regulator can fill a cabin with propane that can result in an explosion and/or fire in the cabin. Placer County code requires that the secondary regulator be located so that it is protected from shedding snow and ice and specifies that they be located at the gable end of a cabin. The code also specifies that the regulator be protected with a cover if it is exposed to snow and ice. Installation at many cabins in Serene Lakes comply with the code by locating the





regulator under decks and stairways to protect them. Unfortunately, there are many cabins that have secondary regulators located in non-compliant locations on the shedding sides of cabins and are exposed to heavy snow build up. While in many cases these regulators have covers, the covers are not extensive enough nor strong enough to protect the regulator from the huge snow loads. In 2011 several of the over 40 propane leaks were due to broken pipes at the secondary regulators. In 2017 there was a tragic explosion of a cabin that appears to have been caused by a broken inlet pipe from the secondary regulator.





IT IS HIGHLY RECOMMENDED THAT ALL CABIN OWNERS MAKE SURE THAT THEIR SECONDARY REGULATORS ARE KEPT CLEAR AND ADEQUATELY PROTECTED FROM SNOW AND ICE.

For cabin owners that have secondary regulators located under decks and stairways it should be relatively easy to keep the regulators clear of snow build up. For cabins with regulators located in areas of snow build up, heavy duty covers (see photos) should be installed to protect the regulators and plumbing into the cabin.







Considering the proven danger that a poorly located secondary regulator poses, cabin owners with such installation should consider moving the regulators to improve their safety. Contact your propane vendor for more information about moving your regulator.





## **GENERATORS**

Back-up generators are typically fueled by natural gas, gasoline, propane, or diesel fuel, and interconnect with a home's electrical service panel, engaging back-up power when the electrical provider's power is disconnected or shut off. There are 2 general types, portable and standby.

Connecting any back-up power may require a Building Services electrical permit and inspection to ensure the interconnectivity with a home's electrical service panel is constructed in a safe manner. Improper construction may lead to serious life safety consequences, such as electric shock, electrocution, or fire. Failure to maintain operating generators a minimum distance from openable windows and doors could result in carbon monoxide accumulation and associated life safety risks.





## Carbon Monoxide Poisoning

Carbon monoxide can be produced anywhere that combustion is taking place, such as in a portable generator. If the generator engine is not operating correctly, higher levels of carbon monoxide can be produced. Carbon monoxide is a colorless, odorless gas that can quickly cause illness and death. The symptoms of carbon monoxide poisoning include headache, nausea, dizziness and tiredness. These symptoms can be mistaken for cold, flu or other illness. If you or anyone in the area where a portable generator is running begin to feel sick or have symptoms of carbon monoxide poisoning, leave the area immediately and seek medical attention.

Follow these steps when using a generator to help prevent carbon monoxide poisoning:

- Never use a generator inside an enclosed or partially enclosed space—not even in a building with the windows open or in a garage with the door open.





- Never run a generator near the windows, doors or vents of an enclosed space.
- If you're providing power to a home after a natural disaster, the Centers for Disease Control and Prevention (CDC) recommends placing the portable generator in open air at least 20 feet from any door, window or vent. If you think you may use a portable generator for backup power in your home, plan ahead to help minimize the hazards:
  - Install a battery-powered or battery backup carbon monoxide detector in your home, as recommended by the CDC.
  - Make sure to have either a generator cord or an appropriately rated extension cord that will allow you to place the generator at least 20 feet from any occupied building.





- Think about how you'll secure your portable generator during use. Fear of theft is one reason that people are tempted to run their generators in basements, garages and other unsafe places where harmful carbon monoxide can easily build up. Anchoring the generator to a fixed location with a heavy chain and lock can help prevent portable generator theft. Removing the wheels from the generator can also deter thieves by making it more difficult to move.

## Electric Shock

You can use a generator to supply power to a trailer, office or other structure—but only when there's a properly installed, code-compliant transfer switch or interlock device connecting to the structure's electrical panel. Connecting a generator to the structure's electrical system in any other way can be illegal and dangerous to you and to anyone working on nearby utility lines.





Follow these steps when using a generator to help prevent electric shocks:

- Plug tools and appliances into the generator directly or using grounded (three-prong) extension cords that are appropriately rated for the amperage or wattage of those devices and suitable for outdoor use.
- Use ground fault circuit interrupters (GFCIs), which help prevent electric shock, especially in damp conditions, by cutting the power as soon as electricity begins to flow outside its intended path. The GFCIs can be integrated into longer extension cords.
- Ensure that the generator is properly grounded according to the manufacturer's instructions and OSHA guidance on portable generator grounding.
- Keep the generator dry. Don't use the generator if your hands are wet or you're standing in water.
- Start and stop the generator only when there's nothing connected to it.





Also, to avoid damaging the generator and the appliances or other devices drawing power from it, [make sure the generator is appropriately sized](#) for the load you expect it to handle.

## Fire

Generators get hot when they're running, and they need time to cool down. Take these precautions to help prevent fires when using portable generators:

- Don't refuel the generator while it's running or while the engine is hot.
- Don't overfill the fuel tank. Allow some space for the fuel to expand.
- Don't put anything flammable near the generator while it's running.
- Make sure the generator has three or four feet of clearance on all sides and on top. This will help engine cooling and also allow for rapid ventilation of the exhaust.





- Let the generator cool before moving it inside for storage.
- Store fuel only in approved containers, away from living areas.
- Don't smoke near the generator or its fuel.

## General Practices

- Always read and follow the instructions in the owner's manual and on the generator's safety labels.
- Before using the generator, inspect it for damage or loose fuel lines. Inspect any extension cords for fraying or other signs of damage.

For more information, see the [OSHA portable generators fact sheet](#).

**Standby generators**, also known as stationary generators, are designed to generate electricity by tapping into the natural gas line or using a whole-house propane tank. They will automatically come on and start providing electricity the moment the power goes out.







A standby generator can be a lifesaver during a power outage, but it can also be a danger if it isn't used properly. Here's some helpful advice from the experts on how to safely use a standby generator.

In general, standby generators are relatively safe. That said, they are still a complex piece of equipment that runs on gas and generates electricity. Because of this, there are four primary safety concerns associated with standby generators.

## Overloading

The other serious concern with using standby generators is overloading the unit. Overloading is when you exceed the load capacity for the generator. It can completely fry your standby generator as well as the appliances and equipment that are plugged in. You can find load capacity information for a generator in the owners manual.

## HOW TO SAFELY SET UP A STANDBY GENERATOR

Setting up a standby generator may seem straightforward, but there's a bit more to it than simply plugging in a piece of equipment. To ensure the safety of everyone in the home, have the standby generator





professionally installed following all of the best practices below.

Read through the manual before the first use. Pay careful attention to the voltage warnings, operation directions and recommendations for use.

Placement: Outside of the House Away from Vents, Windows and Doors

The standby generator should always be set up outside of the home on a concrete pad. NEVER run a standby or portable generator indoors. The goal is to keep fumes and carbon monoxide from getting inside where it can become deadly. For that reason, a standby generator should be installed at least 5 feet away from all doors, windows and vents.

Size It Right: Avoid Overloads and Inadequate Power Supply

[Choosing the right size standby generator](#) is very important. You want a generator that can supply enough electricity to power your entire house without overloading the system.





Before purchasing a generator, go through your home and add up the power requirements for all of the essential appliances, equipment and devices. Also include the wattage of all the lights you'll want to use. To determine your power needs add up the watts for everything and divide it by volts to get the amps that are needed.

$$\text{Watts} \div \text{Volts} = \text{Amps}$$

Get a standby generator that produces more than the minimum amps needed. Generators are notorious for drawing excessive amounts of power when they are first turned on so make sure you allow for a bit of excess beyond your minimum needs.

Be mindful to keep power cords out of water. If the power was knocked out by a storm there may be puddles of rain on the ground. Make sure any power cords coming out of or going into the generator aren't sitting on the ground where they may be in standing water.





## STREETS AND SPEED LIMITS

Serene Lakes streets do not have a lot of Stop Signs. It would be prudent to stop at intersections (especially during winter months when street signs are obstructed by snow) as we have adults, kids and dogs at play. Generally the speed limit is 35 MPH. Slower speeds may be necessary especially during holidays where there are more people roaming in the community.





## WINTER CONDITIONS AND PERSONAL SAFETY

**B**eware of falling snow in the winter - there is a potential for snow to fall from the rooftops. Snow coming from rooftops can travel 20-30 feet from buildings--keep your distance from buildings with accumulated snow--especially buildings with metal roofs (which is how most of Serene Lakes cabins are constructed.) Snow can come off roofs very forcefully, unpredictably and at great distances.

Additionally, be considerate of the snow plowers as they are critical to our ability to move around in the Winter. For everyone's safety, be aware of snow plows when walking and driving especially during a storm. And, do not store items on snowbanks, as the snowplow drivers can't see them and they are likely to get damaged.

Many people enjoy skiing, snowshoeing, walking or skating on the lake when it is frozen. This should be done with caution and is at your own risk. Ice conditions can change quickly.





Some guidelines recommend a minimum of 4 inches of clear ice to be safely on a lake on foot, however, you must use your own judgement for what is safe.

Storing boats, trailers, BBQs, etc. in a covered, well protected area is highly recommended. The weight of 20 feet of compacted snow will likely destroy most items.





# PRINT AND POST



## REFERENCE SHEETS

These are intended to be download, printed and posted in cabins.

**BEAR-WISE BASICS**

**BOAT STORAGE LOCATIONS**

**BOAT STORAGE RULE**

**DOG WASTE STATIONS MAP**

**EVACUATION GUIDE**

**GREEN SHEET**

**LOT 1 RULES**

**PROPERTY OWNER GUIDELINES**





## Be BearWise AT HOME

# Six At-Home BearWise Basics



### Never Feed or Approach Bears

Intentionally feeding bears or allowing them to find anything that smells or tastes like food teaches bears to approach homes and people looking for more. Bears will defend themselves if a person gets too close, so don't risk your safety and theirs!



### Secure Food, Garbage and Recycling

Food and food odors attract bears, so don't reward them with easily available food, liquids or garbage.



### Remove Bird Feeders When Bears Are Active

Birdseed and grains have lots of calories, so they're very attractive to bears. Removing feeders is the best way to avoid creating conflicts with bears.



### Never Leave Pet Food Outdoors

Feed pets indoors when possible. If you must feed pets outside, feed in single portions and remove food and bowls after feeding. Store pet food where bears can't see or smell it.



### Clean & Store Grills

Clean grills after each use and make sure that all grease, fat and food particles are removed. Store clean grills and smokers in a secure area that keeps bears out.



### Alert Neighbors to Bear Activity

See bears in the area or evidence of bear activity? Tell your neighbors and share information on how to avoid bear conflicts. Bears have adapted to living near people; now it's up to us to adapt to living near bears.

Learn More:  
**BearWise.org**

Helping People Live Responsibly with Black Bears

BearWise® CREATED BY BEAR BIOLOGISTS, SUPPORTED BY STATE WILDLIFE AGENCIES





# SERENE LAKES LAKE ACCESS PLAN, 2015

In order to protect Serene Lakes' most valuable asset, Lakes Serena and Dulzura, the Sierra Lakes County Water District has implemented the Lake Management Plan.

The Lake Management Plan recognizes that unlimited access anywhere to do anything at any time would be chaotic and be detrimental to the lakes. Therefore the Water District asks people recreating on the lakes to limit their access to the designated access points and limit their activities to the activities allowed at each point.

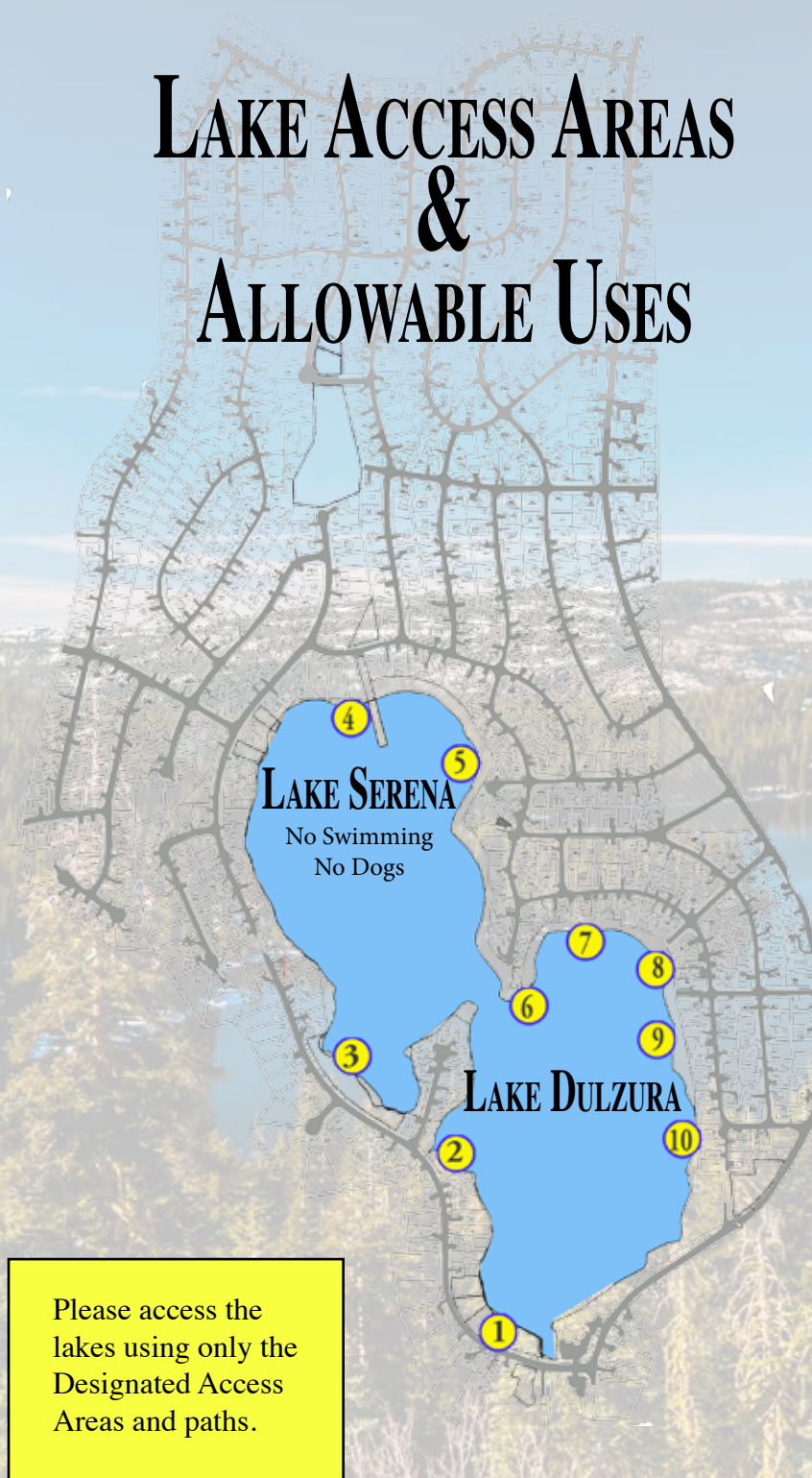
The access points and activities allowed were developed after a series of public meetings and then recommended to the Water District Board by the Citizens' Committee after due deliberation in 2014. In 2015 the Plan was re-evaluated and changes were made, again after public meetings.

In developing the Plan, the Board met a number of objectives: maintain water quality, environmental protection of the lake and lakeshore, provide continued access to the lakes by the community, and balance the demands of the adjacent and non-adjacent property owners.

Please check the SLCWD website ([slcwd.org](http://slcwd.org)) for more about the Lake Management Plan.

Please access the lakes using only the Designated Access Areas and paths.

## LAKE ACCESS AREAS & ALLOWABLE USES



Print & Post



- 1. Leased to SLPOA**  
SLPOA rules apply
- 2. Island Wy. at Serene Rd. Access**  
day boat use  
swimming  
fishing  
nature observation
- 3. Serene Rd. at Swiss Ct. Access**  
short term boat storage  
paddle and sailboats seasonally  
fishing  
nature observation
- 4. Bales Rd. Lake Intake Parcel**  
seasonal boat storage  
nature observation
- 5. Allen Dr. Cul-de-sac Access**  
short term boat storage  
fishing  
nature observation
- 6. Hemlock Peninsula Access**  
day boat use  
fishing  
nature observation
- 7. Castle Rd. Extension Access**  
short term boat storage  
fishing  
nature observation
- 8. Beacon Rd. Extension Access**  
short term boat storage  
swimming  
nature observation
- 9. Sierra Rd. Extension Access**  
day boat use  
swimming  
fishing  
nature observation
- 10. Dulzura Rd. Extension Access**  
short term boat storage



## BOAT STORAGE

Please store your boat on the racks provided

at the access points and do not store boats on the ground (except boats being used under “Day Use” below).

**Day Use:** boats must be removed at the end of the day; no overnight storage.

**Short Term:** boats can be stored at designated locations at the access points. Storage is available on a first-come first-served basis for up to three days while the boat owners are in residence in Serene Lakes. Your boat must be registered to leave it overnight.

**Seasonal at Lot 1 or Bales:** boats can be stored for the season with prior approval and registration.

If all the Short Term or Seasonal spots are filled at an access point no more boats may be stored there (except boats being used for the day).

As of 2015, the Serene Lakes Property Owners’ Association has taken over the management of the Short Term and Seasonal boat storage. They have built racks at many of the access points and installed docks to reduce lakeshore degradation. Boats can only be stored seasonally or short term if they have been registered with SLPOA.

Boats stored improperly or without registration will be removed without prior notice and you will be charged a fee to recover your boat.

## Boat Registration

All boats stored overnight must be registered annually with the Serene Lakes Property Owners’ Association.

Registration enables us to monitor usage, ensure compliance, and return lost/abandoned boats.

Purchase your sticker - [www.slpoa.com](http://www.slpoa.com)

**Lake Serena, the northern lake, is the source of our drinking water. Human and animal contact (i.e. wading or swimming) is prohibited at all times due to State Health Regulations. Gasoline powered vehicles and boats are prohibited on both lakes year-round. Dogs must be leashed in accordance with Placer County Ordinances.**

Please respect the privacy of the homes next to the access points by staying within the defined limits. Do not use privately owned docks or boats.

Sierra Lakes County Water District  
serving Serene Lakes  
P.O. 1039 7305 Short Rd.  
Soda Springs, CA 95728  
[www.slcwd.org](http://www.slcwd.org)  
530-426-7800

# SERENE LAKES LAKE ACCESS PLAN, 2015



# Boat Storage

## THINGS YOU ARE RESPONSIBLE TO KNOW

Print & Post



### UNDERSTAND THE RULES

You and your guests/renters are responsible for understanding all of the regulations relating to boat storage. We recommend that you and your guests print and review this document.

SLPOA provides boat storage (defined as: kayaks, canoes, SUPs and sail boats--Inflatables DO NOT qualify unless they are categorized as a kayak, canoe or SUP) on Water District owned property for Serene Lakes residents under a License Agreement with the District.

### WHAT CAN BE STORED

SEASONAL: Boats can only be stored for the current season while storage racks are in place and a valid sticker is visible from the top, front side of the rack. Seasonal Storage includes: Lot 1, Bales and Swiss Court.

SHORT-TERM: Boats can be stored for a maximum of 3-days per visit. Short-Term Storage includes: Allen, Beacon, Castle and Dulzura.

### BOAT STORAGE DESIGNATIONS

Sailboats (with valid Swiss Court Stickers) can only be stored at the Swiss Court Location.

Boats can only be stored in the locations indicated on the valid sticker.

All locations are potentially available to Serene Lakes residents, however Lot 1/Beach racks are for MEMBERS ONLY.

Stickers must be clearly visible from above.

Do not place sticker on top of your boat if you store it in the rack upside down. If the boat sticker is not visible from above and at the front of the rack, it is at risk of being impounded and fees may applied for its retrieval.

### HOW TO PLACE THE STICKER



# Boat Storage

## THINGS YOU ARE RESPONSIBLE TO KNOW

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Print & Post



### HOW & WHERE TO STORE YOUR BOATS

1. ALL STORAGE IS ON A FIRST COME FIRST SERVE BASIS.
2. Boats can only be stored in the locations indicated on the valid sticker.
3. A visible current SLPOA Sticker is REQUIRED for boat storage.
4. Take your boat home if racks or storage logs are full--regardless of having a valid sticker properly placed.
5. Stickers must be clearly visible from above and at the front of the rack.
6. DO NOT leave boats on the ground (except for under the racks at Bales and Lot 1),  
DO NOT leave boats in the water,  
DO NOT leave boats on/or tied-up to docks overnight.  
  
Doing so may put the boat at risk of being impounded where fees may apply for its retrieval.
7. Docks are for loading/unloading ONLY.
8. No Stacking of boats on racks.
9. Inflatable Floaties are NOT valid for storage and must be removed after day use.
10. No watercraft trailers, dollies, or racks may be stored at any location.
11. Lock up your boat. There is no security at any of the storage locations and boats are stored at your own risk--SLPOA is not responsible for any damage, theft or relocation of the vessel off the rack.

Prepared by Serene Lakes Boat Storage Committee

### ADDITIONAL INFORMATION AND QUESTIONS :

[WWW.SLPOA.COM](http://WWW.SLPOA.COM)  
[SLPOABOAT@GMAIL.COM](mailto:SLPOABOAT@GMAIL.COM)



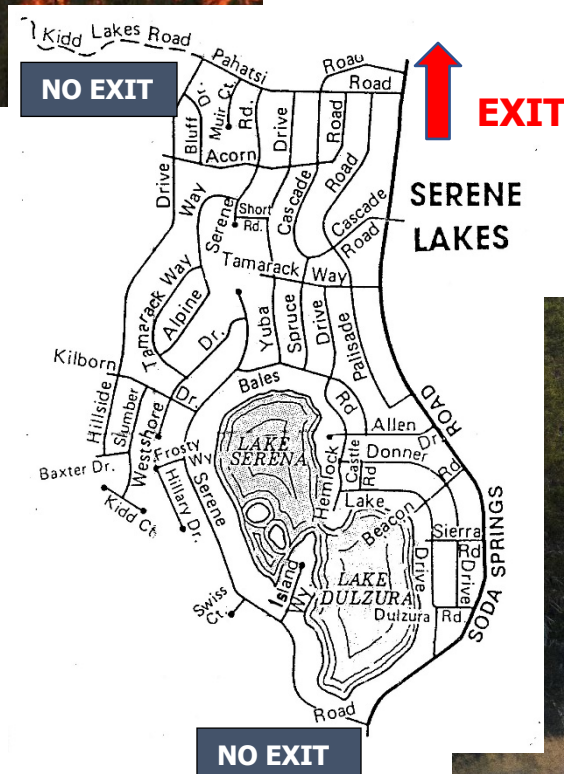






# SERENE LAKES EVACUATION GUIDE

**GETTING  
OUT  
IN  
TIME**



## SERENE LAKES EVACUATION GUIDANCE

### This Information May Help Save Your Life in An Emergency-Keep for Future Use!

Donner Summit has the potential for many natural disasters--wildland fire, heavy rains, high winds, severe snowstorms, extreme or cold weather, flooding, earthquakes, and hazardous material releases are all possible.

The Serene Lakes Property Owners Association (SLPOA) Fire and Propane Committee has developed this Evacuation Guide to help homeowners take care of themselves, their loved ones, pets, and neighbors in the event of an evacuation emergency. It was developed using up-to-date emergency planning guidance from local and state authorities, FEMA, and the Office of Emergency Services.

Resources for defensible space, home hardening, and developing action plans are found at [www.readyforwildfire.org](http://www.readyforwildfire.org).

Emergency response is provided by law and fire agencies in Placer and Nevada Counties, including Placer County Sheriff's office (PCSO), Truckee Fire District, CALFIRE, US Forest Service, and Nevada County Sheriff's office with support from the County Offices of Emergency Services. In the case of a wildfire, initial units on scene will determine the need for evacuations and community notifications.

**ACKNOWLEDGEMENTS:** The SLPOA Fire Committee thanks the Tahoe Donner Association, CalFire, Truckee Fire District, Placer County Sheriff (PCSO), Nevada County Sheriff (NCSO), and Office of Emergency Services for their help in developing this evacuation guide.

### How would you be notified of an Evacuation?

#### TELEPHONE/SMS TEXT:

**Placer Alert**—sign up **NOW** by going to [www.PlacerAlert.org](http://www.PlacerAlert.org) to receive alerts from Sheriff.

**NIXLE**—Text ZIP code to 888777 or <https://nixle.com> to opt in.

#### PERSONAL NOTIFICATION:

Sheriff notification via hi/low siren tones, loudspeaker, or at the door.

#### RADIO:

**KTKE 101.5 FM**—Truckee station

**KUNR 88.7 FM**—Truckee radio

**KKTO 90.5**—Tahoe City Public Radio

**1670 AM**—community advisory radio

#### TELEVISION:

Both Reno and Sacramento stations (cable and satellite) carry emergency information.

- Keep your cell phone charged and have it with you and on day and night to receive important alerts.
- Keep a landline phone available for emergency evacuation information and for "Reverse 911" calls.
- Monitor [http://www.fire.ca.gov/current\\_incidents](http://www.fire.ca.gov/current_incidents) for up-to-date information on longer running fires.

### What Are the Emergency Notification Levels?

#### COMMUNITY ADVISORIES

These are issued when conditions warrant increased concerns—red flag days, wind events, severe snow storms. These are times for extra awareness, have your cell phone with you, and be ready for further action.

#### EVACUATION WARNING

The area being warned is threatened and evacuations are possible. People needing extra time to evacuate should consider leaving now.

#### EVACUATION ORDER

There is imminent danger.  
Leave now, do not wait.  
Go now!

## ACTIONS FOR EACH LEVEL



**If you hear a Community Advisory**—If you are not in Serene Lakes, consider postponing your trip. If you are in Serene Lakes, be extra aware, have your cell phone with you, consider leaving during the emergency.

**If you receive an Evacuation Warning**—prepare to leave, consider leaving early. **DON'T WAIT—EVACUATE.** Depending on how much time you have, refer to the Evacuation Checklist below. Don't wait to be notified to evacuate—if you think it is time to evacuate, you are probably correct.

**If you get an Evacuation Order—Leave immediately**—Wildland fires move quickly, changing direction depending on weather conditions and fuel load. Emergency conditions change rapidly; getting the most current information is the best tool in knowing how to react. **If you see embers or fire, LEAVE!**

## EVACUATION CHECKLIST

The checklist below indicates the order of tasks in the time available. Start with the highest priority item in the appropriate situation and work down the priorities.

SITUATION	PRIORITY	TASK
<b>EVACUATION ORDER</b>	<b>#1</b>	Load your vehicle with your pets and EMERGENCY SUPPLY KIT (see p. 5), Get out, Go early.
	<b>#2</b>	Turn off propane at the propane tank. Turn off BBQ and other portable tanks at the main valve.
	<b>#3</b>	Shut all windows, vents, doors, blinds or non-combustible window coverings and drapes. LEAVE THEM UNLOCKED.
	<b>#4</b>	Complete SLPOA door hanger and post on front door.
<b>EVACUATION WARNING</b>	<b>#1</b>	Park car in driveway facing out, keys in ignition, for quick exit. Disconnect automatic garage door opener for quick access by emergency personnel.
	<b>#2</b>	Close fireplace screens and/or doors.
	<b>#3</b>	Move flammable furniture, doormats, brooms, and other items into the center of the home away from windows and glass doors.
	<b>#4</b>	Turn on exterior lights and a light in each room to increase the visibility of your home in heavy smoke.
	<b>#5</b>	Leave a metal ladder outside, on the ground, against the house and place fire-fighting tools (rake, shovel) in front of house.
	<b>#6</b>	Place combustible patio furniture inside or at least 30 feet away from structure.
	<b>#7</b>	Seal attic and ground vents with pre-cut plywood or heavy aluminum foil.
	<b>#8</b>	Fill garbage cans and buckets with water, place in front of house.
	<b>#9</b>	Check on neighbors and make sure they are preparing to leave.





# When You Evacuate

## Preparation

Put on long trousers, heavy closed toe shoes, cotton long sleeve shirts, gloves, and scarf. No polyester or synthetics—they melt. Take only essential vehicles—more vehicles lead to more congestion on the road.

## Stay Calm and Follow Directions

This Evacuation Guide cannot predict all possible evacuation scenarios. Each incident presents unique problems and may require alternative evacuation routes. This makes it imperative that you listen to and follow all directions.

## Evacuation Routes

Fire and/or law enforcement will direct you to the exit route. This guide cannot predict all possible evacuation scenarios. Each incident presents unique problems and may require alternative evacuation routes.

There is a map of Serene Lakes on p. 8. Print extra copies, identify your property, and mark it on the map. **Know two routes to Soda Springs Rd. well enough that you could drive them at night with smoke and haze decreasing visibility.** Listen to local media for evacuation center destinations or return to your primary residence if the route is open.

**Stay clear of any downed power lines and poles. Always assume they are live!**

## Evacuation Destination

Follow instructions and cooperate with emergency personnel. If you do not have a preplanned family destination, you will be directed to a community destination.

Consider going to Reno, Sacramento, or your primary residence out of the area.

Notify an out of area previously established contact person to inform them of your location and status.

**Fill out the SLPOA door hanger and leave it on your front door as you leave.** The checklist will inform emergency crews about what you have done and will provide information if they need to contact you.

## Once Out – Stay Out

**Once out, you will not be allowed back into your home until the evacuation order is lifted.** This is for your safety and the safety of emergency responders, as well as reducing the chance of looting. Getting back in will require something showing a Serene Lakes address—utility bill, garbage bill, etc.

## Stay Informed

PlacerAlert – [www.PlacerAlert.org.Placer](http://www.PlacerAlert.org.Placer) County. Sign up now for timely notices about emergency incidents. CodeRED CodeRED – <https://public.coderedweb.com/CNE/en-US/CA8B57E20D17>. opt-in notification system used by the County of Nevada to notify residents in an emergency. These alerts may be received as text, email, landline, cell phone, and TTY. (register using Truckee Fire Station 97: 53823 Sherrit Lane Soda Springs CA 95728)

- Listen for fire and law enforcement announcements in your neighborhood.
- Keep your land-line phone available for emergency evacuation information.
- **Do not call 911** for information – only call if you have an emergency to report.

## Family Communication Plan

Assuming your family is not all together at the time of an Alert/Evacuation follow your family communication plan, p. 6.

## Animal Evacuations

Listen to local media for animal evacuation locations. Owners are responsible for locating placement for animals during evacuation. **Pets/animals are not allowed at shelters except for official disabled persons' service animals.** Having a current list of your pets' vaccinations may improve the chances of your pet being allowed into shelter. For animal specific evacuation planning visit the FEMA Ready.Gov website at <http://www.ready.gov/animals>.

## Emergency Supply Kit



Put together your emergency supply kit long before a wildfire or other disaster occurs and keep it easily accessible so you can take it with you when you must evacuate. Plan to be away from your home for an extended period.

Each person should have a readily accessible emergency supply kit or “Go Bag”. Backpacks work great for storing these items (except food and water) and are quick to grab. Storing food and water in gallon containers in a tub or chest on wheels will make it easier to transport. Keep it light enough to be able to lift it into your car. Consider backing up important documents (birth certificates, passports), photos, and computer in the cloud in advance of any emergency.



### Emergency Supply Kit Checklist

- Three-day supply of non-perishable food and three gallons of water/person.
- Map showing potential evacuation routes
- Prescriptions or special medications
- Change of clothing
- Extra eyeglasses or contact lenses
- An extra set of car keys, credit cards, cash, or checks
- First aid kit
- Flashlight and extra batteries
- Battery-powered radio and extra batteries
- Sanitation supplies
- Copies of important documents (birth certificates, passports, etc.)
- Don't forget pet food and water!
- Cell phone with battery backup

### Items to take if time allows:

- Easily carried valuables
- Family photos and other irreplaceable items
- Personal computer information on hard drives, thumb drives, and disks
- Chargers for cell phones, laptops, etc.

*Always keep a sturdy pair of closed toe shoes and a flashlight near your bed and handy in case of a sudden evacuation at night.*

For more information on emergency supplies, visit [www.ready.gov](http://www.ready.gov).

# What To Do If You Become Trapped Near A Wildfire



## While in your home:

- Stay calm, keep your family together.
- Call 911 and inform authorities of your location. Tell them you are trapped in an area of evacuation order. If your call will not go through, text an out of area emergency contact so they can call 911 for you.
- Fill sinks and tubs with cold water.
- Keep doors and windows closed but unlocked.
- Stay inside your house.
- Stay away from outside walls and windows.
- Don't go to the lake—fire created winds will cause waves, which will capsize boats, water is too cold to stay in for very long, and smoke will be at dangerous levels.
- Don't use a drone to get information—this will cancel fire air support.
- Keep your cell phone charged.



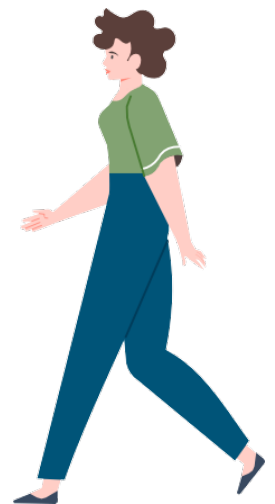
## While in your vehicle:

- Stay calm.
- Park your vehicle in an area clear of vegetation.
- Close all vehicle windows and vents.
- Cover yourself with wool blanket or jacket.
- Lie on vehicle floor.
- Use your cell phone to advise officials—call 911. If call will not go through, text an out of area emergency contact so they can call 911 for you.
- Keep your cell phone charged.



## While on foot:

- Stay calm.
- Go to an area clear of vegetation, a ditch or depression on level ground if possible.
- Lie face down, cover up your body.
- Use your cell phone to advise officials—call 911. If call will not go through, text an out of area emergency contact so they can call 911 for you.



## FAMILY COMMUNICATION PLAN

Fill out this form and place it near your telephone where it can easily be found by everyone in your household. Copy the form and keep it in your Emergency Supply Kits. This will allow all family members to have access to this key information in case you get separated.

### When We Have to Evacuate, We Will Meet At:

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### Our Out-Of-Area Emergency Contact Person Is:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Home Phone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

### OTHER IMPORTANT NUMBERS ARE:

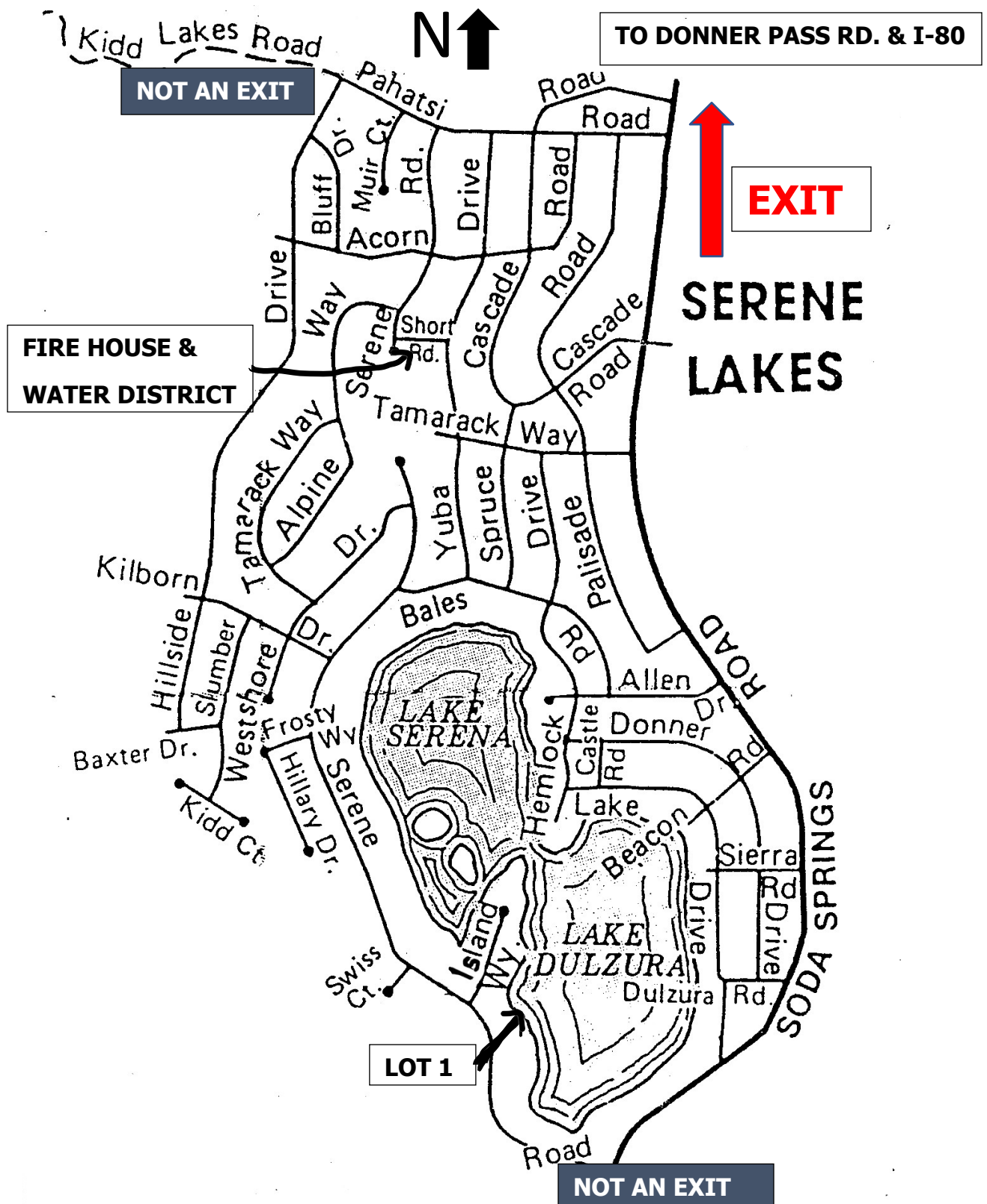
Emergency: **911**      **Placer County Sheriff** (non-emergency): **(530) 886-5375**

**Truckee Fire District** (non-emergency): **(530) 582-7850**

Other: \_\_\_\_\_ Other: \_\_\_\_\_

## FOR MORE INFORMATION

AGENCY	WEBSITE
CalFire	<a href="http://www.readyforwildfire.org">www.readyforwildfire.org</a>
Placer County Preparedness	<a href="http://www.ReadyPlacer.org">www.ReadyPlacer.org</a>
FEMA/Plan ahead for Disasters	<a href="http://www.ready.gov">www.ready.gov</a>
Placer County Fire Alliance	<a href="http://www.placerfirealliance.org">www.placerfirealliance.org</a>
NFPA Firewise Community	<a href="http://www.firewise.org">www.firewise.org</a>
Placer Co. Office of Emergency Services	<a href="http://www.placer.ca.gov/1371/Office-of-Emergency-Services">www.placer.ca.gov/1371/Office-of-Emergency-Services</a>
Placer Resource Conservation District	<a href="http://www.placercountyrcd.org">www.placercountyrcd.org</a>
Truckee Fire District	<a href="http://www.truckeefire.org">www.truckeefire.org</a>



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PRESENTED BY SLPOA

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## Overview

Over the years members of the Serene Lakes Property Owners Association have experienced the gentle and not-so-gentle hand of Mother Nature as it caresses their cabins. In the event you haven't observed a winter at Serene Lakes, the advice in these pages will go a long way toward making the experience a happy one. If, after reading this document, you have additional questions please feel free to e-mail or write. We'll do our best to get you an answer.

At the end of the document we have included addresses and phone numbers for agencies and companies (including SLPOA) that may be useful during and after your construction activities. We've also included a SLPOA Membership form. Please join us; we'd love to have you as a member.

## Requirements

Let's start with what's required in a construction project in Serene Lakes. These requirements apply to any development on any lot, to both new construction as well as additions and alterations, and includes snow tunnels, covered walkways and garages for all Ice Lakes (our original name) and Serene Lakes subdivisions.

Refer to [Placer County Zoning Ordinances, Codes and Standards](#) and [Placer County code 17.54.140](#) for up-to-date details on Placer regulations and setbacks for property lines.



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**SLPOA will vigorously oppose any request to Placer County for a variance from setbacks and other County regulations that has not been first presented to the SLPOA Design Advisory Committee. Due to the heavy snow fall and limited snow storage in Serene Lakes SLPOA will oppose any request to Placer County for a variance from setbacks and other County regulations that has not been first presented to the SLPOA Design Advisory Committee.**

## Submittals

To assist us to assist you, you may provide the SLPOA Design Advisory Committee with a copy of your building plans including a plot plan. Digital copies are preferred, usually in a PDF file format. We will review your plans and respond with a review document with any suggestions or concerns we have. Design review will take a maximum of 30 days although most reviews are completed within a week of submission.

Your plans and specifications should include:

- All exterior elevations (4 views minimum) with ground lines shown. Where finish grades are different from the natural grade show existing grades as a dotted line.
- The type and color of roofing material.
- The type of exterior siding and color.
- We recommend exposed foundation walls should be painted earth tones or covered with siding if the exposed portion is more than an average of two feet in height on any one side. Exceptions are allowed where a decorative or textured concrete block, stone veneer or special concrete treatment is to be used.

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- A plot plan showing:

Trees and rock outcroppings to be removed (if any).

Trees larger than 6 inches in diameter and large rock outcroppings to remain.

Lot property lines, lot number, subdivision unit, adjacent streets and local street address (if known), easements (including greenbelt) if any, building setbacks with distances from the property lines, North arrow and scale used.

Contours at two foot intervals. Sectional views for proposed cuts and fills (if any).

Location of utilities, water, sewer and underground electrical service.

Location of propane tank (if any).

Location of culverts and driveways. Encroachment permits must be obtained from Placer County prior to the construction of driveways or culverts.

Location of any natural wetlands or stream channels, including intermittent streams.

Location of the Placer County required bear box for garbage.

Send the above to:

SLPOA - Serene Lakes Property Owners Association  
PO Box 669 Soda Springs, CA 95728

OR e-mail the digital copies to: [admin@slpoa.com](mailto:admin@slpoa.com)

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## What do we do with this information

Well, we are not acting as the arbiters of “cabin look correctness”. We aren't the “style police”.

First, we look for design features that might cause you or your neighbors problems - the same kinds of things that the Recommendations deal with - a roof that dumps its load of snow directly on your deck or driveway, a cabin that sits so low that there will be a serious problem with access, or a propane tank that may be inaccessible in the winter.

Second, we look at the positioning of the cabin with respect to natural features and greenbelt areas. If the plan calls for significant removal of trees, grading or disturbance or wetlands or streams, we may make suggestions to help minimize damage to the environment and the amount of work you have to do. Third, we look for potential problems with snow storage from the driveway and roads.

Finally, we look at the materials you specify for the roof and exterior finish. Will they work well under the severe conditions on the Summit or will they be a maintenance nightmare? When we're done we provide you with our comments and suggestions. The process provides you and your neighbors with a **FREE** evaluation of the plan before the project is so far along that changes become real expensive.

You get the benefit of the experience of people who have lived in the area for years in a structured and rational way.

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## Recommendations

You'll enjoy Serene Lakes, especially in the winter, a lot more if you take these recommendations into consideration while you're planning and building your cabin. Remember, the less time you spend moving snow and repairing damage, the more time you have to ski, snowshoe, hike, swim, canoe, and sail or just relax.

If you are using an architect, especially one not familiar with our area, you may want to keep these recommendations in mind as you review the plans. We urge you to choose the designer of your cabin with care. The average snowfall at Serene Lakes is on the order of 450 inches - that's nearly *40 feet!* That much snow poses some serious stresses for a building and some unique problems in the placement of doors, decks and the design of rooflines.

## General Design Considerations

### Aesthetics

Design the structure for mountain weather and in keeping with the environment.

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## Home Hardening

We hope that we never have to experience the devastation of a forest fire. That being said, it is important to design with being prepare for wildfire and harden your home.

There are three ways your home can be exposed to wildfire:

Direct flames from a wildfire or burning neighboring home;

Radiant heat from nearby burning plants or structures, and

Flying embers. Flying embers from a wildfire can destroy homes up to a mile away and are responsible for the destruction of most homes during a wildfire.

Check out [Placer Alert Home Hardening](#) site to learn more about how you can build in preventative measures to help increase your chances of surviving a fire threat.

## Living Area

Consider placing your main living areas on the upper level for more light, better views and easier access during the winter months. During a normal winter we have 10 to 12 feet of snow on the ground, more where the snow from your driveway has been added to the natural depth. You can imagine what your view will be from a ground floor living room!

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## Dormers

Avoid gable type dormers (known locally as “glacier makers”). The snow will build up between those beautiful gables and not slough off. Eventually it turns to a mass of ice and exerts tremendous sideways pressure on the dormers. Then, in the spring, that not-so-little glacier comes crashing down on your driveway or deck (or, worse yet, you, your dog or your car). Keep your roof line as simple as possible.

Install the chimney and other vents as close to the peak or ridge of the roof as possible. Install a snow splitter to minimize sliding snow damage. As a preview, look at roofs as you drive around Serene Lakes. Those missing chimneys, stovepipes and smashed vents are proof of the power of 450 inches of “light, fluffy snow”!

Provide sheltered storage for firewood. It's hard to get enthusiastic about a romantic fire when you have to dig through 10 feet of snow to feed it.

Disturb existing soil and vegetation as little as possible. Both are very fragile and take a long time to recover. The Sierra Lakes Water District has a document which includes recommendations for limiting erosion during construction. Lakes such as Serena and Dulzura may be described as “meadows in the making”. Over time, erosion of the surrounding soils fills the lakes, creating a beautiful mountain meadow. However, we'd like to delay that moment as long as possible! You can help by stabilizing your lot during and after construction.

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## Second Story Access

With 10 to 12 feet of snow on the ground you may want to provide access at the second story level. While your driveway may be cleared by a plow service that last six feet will be difficult since your shovel or snowblower is snug and warm inside the garage! That same access will serve you well as an emergency exit.

## Deck and Stairway Locations

Picture four feet of snow on your roof. Now picture that same amount of snow immediately after it moves from your roof to your deck, stairway or driveway. Remember, that's four feet of snow multiplied by the area of your roof that sheds onto those areas. At minimum it'll make using those areas impossible until you shovel it off. Most likely the snow will remove things that get in its way - like your deck rails (if not the deck itself!). We strongly recommend that your roof design take into consideration the location of your doors, decks and driveway. Decks and landings should be sheltered by a roof overhang. The roof should never shed onto the driveway for your and your guests' safety. During the other three seasons those roof overhangs are pretty nice at keeping the rain from drip, drip, dripping down your collar.

## Railings

During heavy snow years the weight of the snow pack will break 2X6 boards and bend 1 ½ inch steel pipe. We previously recommended making the railings removable. However, county ordinances prohibit the use of removable railings as a safety hazard. You should shovel (or contract with someone to do the shoveling for you) your deck and railings throughout the winter.

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## Roofing

Metal roofing provides a surface that will allow snow to slough off rather than building up. It also provides good protection from fire. The roofing you choose should have a matte finish (not shiny). Steel roofing panels seem to hold their finish much longer than aluminum. If your roof design incorporates a prow or bow shape at the rake edges metal top-set edge flashing should not be used. It will be torn off in the first winter as the snow pack slides off the roof. If you ever take a close look at a metal roof you'll notice that the snow pack can catch on an area as small as the screw heads that fasten the roofing to the roof deck. You can tell because some of them are sheared off or pulled out of the roof deck.

Alternatives to metal roofing include a snow-holding, "cold" roof and a partial composition (asphalt shingles) roof. Of late some have tried a partial composition roof with varying levels of success. Difficulties include ice buildup along the eaves leading to roof leaks, shingle failure, especially where snow loads get high, and decreased roof covering life. Drive around and look for cabins with a composition roof. Introduce yourself to the owners and ask about their experiences.



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## Setbacks

Placer County lists the minimum setbacks. Folks, those are truly minimums! We've tried to describe the damage snow can do as it falls off your roof. Those same forces are at play when your house is so close to your neighbors that the snow has no place to go. Two houses too close together have the same effect as two dormers side-by-side. The snow builds up between them and, if the snow fills the area between the houses, the roof can no longer slough the accumulated snow. If the weight becomes too much doors won't close and windows jam. The answer is to have your roof shoveled - at a price. Further, if you or your neighbor happens to have a deck or walkway in the line of the falling snow it'll probably be crushed. So don't push that building envelope to the absolute maximum, leave a little safety margin.

Of late, Serene Lakes has been experiencing another side effect of cabins completely filling the lot, leaving only minimum setbacks- a lack of snow storage. The snow from the road and your driveway has to go somewhere. As Serene Lakes approaches build out we're just plain running out of places to put the snow. The county plow folks have been doing a great job of trying to handle it but they need our help. If your lot is 70 feet wide and you have a 2-car driveway there is effectively only about 46 feet by 30 feet (the county setback) in which to store the snow from your driveway and the road in front of your house. That's 1,380 square feet to store 4,220 square feet of snow-covered surface or 3 times the depth of snow that falls. Remember that beautiful view out your front window? Wonder where it went in the winter?

Some people apply for variances from the 30-foot minimum set back and wonder why SLPOA opposes them. It's simple physics- we MUST have room to store the snow from the roads or the county will

- A) raise our taxes to pay to have the snow hauled away in trucks or
- B) quit plowing the streets.

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Option A is very, very, very unlikely and would be REAL expensive. Option B is much more likely. For all of those reasons, when you're laying out your cabin give some thought to snow storage. Don't build to the maximum footprint – be respectful of your neighbor, be smart about the loads you put on your house and be sure to leave room for snow storage. If you don't you may have the pleasure of owning a very large cabin that you have to ski to in the winter. Of course, that would free up the garage for guest accommodations during the winter...

## Orientation

If possible orient your cabin so the roof is in a predominately North/South direction. This will help avoid uneven loading of your roof when the sun melts the snow off one side. When the lot requires that the roof ridge run East/West the design should incorporate a number of cross walls built as shear walls. A shear wall has plywood or other shear resistant material under the sheetrock to form a rigid element that can resist sideways forces.

## Window Guards

Windows below the eaves may be susceptible to breakage from falling snow and ice. You may wish to use window guards or shutters over those windows. The guards also act as protection from ice and rocks thrown by county or private snow blowers. You can use spaced horizontal boards set in frames, shutters, individual boards in tracks or Plexiglas sheets. Individual boards or removable panels can be stored during the summer months.

Vertical wooden tracks at the sides of the windows or shutters can remain in place throughout the year and should match the cabin trim color.

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## Plumbing

To prevent the freezing of water pipes during the winter months slope all water lines to a low point and provide a valve there for draining the lines from within the cabin. Avoid installing pipes in exterior walls. Install a pressure relief valve to minimize extremes in water pressure. You should determine whether back-flow prevention devices are necessary for your cabin.

## Propane Tank

If you will be using propane for heating or cooking you're going to have a propane tank. Pick the location for the tank carefully. While appearance may be your first concern you should consider safety and winter access also. The tank should be placed so that should a leak occur the propane (which is heavier than air) won't flow into your cabin. Be a good neighbor and try to place it so that a leak won't flow into their cabin, either. Because of the number of fires and explosions involving propane tanks in mountain areas, the Fire Department has increased their scrutiny of propane tank placement and marking, the protection necessary for the regulator and signs indicating the location of the outside shut off valve. Check with the Fire Department, Placer County and your propane supplier for the latest regulations. Also, see the Fire Safety pages on the SLPOA web site for the latest ordinances and propane safety rules.

In the middle of winter, when your 500 gallon propane tank runs dry, what do you do? Well, first, you dig it out from under 12 feet of the heaviest snow known to man - or at least to you. You see, the propane suppliers don't fill tanks they can't get to and their prices don't include snow removal. So, when you're picking that perfect tank location, give some consideration to your back.

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Finally, make sure the pad the tank sits on will not sink into the ground under the load of the tank, propane and snow. If it does you'll have, at minimum, a broken propane line and at worst a large fire. Most problems have occurred when two small pads at the ends of the tank are used. A single pad slightly larger than the horizontal dimensions of the tank works well in most soils.

As a result of the emergency resulting from propane leaks during the winter of 2010-2011 people are increasingly switching to buried propane tanks. Consult your propane supplier to determine whether your lot is suitable for a buried tank.

A device known as a "regulator" is installed between the propane tank and your house to control the pressure in the lines leading to your appliances. Regulators are subject to freezing if left buried under snow for long periods. It should be placed so that it is protected from being covered or broken by accumulating snow and its location prominently marked for the Fire Department.

## **Site Drainage**

A number of lots in Serene Lakes have less than perfect drainage. Some of them fit the technical definition of wetlands. Have an engineer evaluate the foundation design for protection from drainage and frost heave damage. You may wish to have the first floor raised to avoid drainage and flooding. Flooding sometimes occurs even on level and high ground when the snow pack freezes and forms ice dams.

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## Off Street Parking

From November 1 to May 1 there is absolutely no on-street parking in Serene Lakes. If you intend to use your cabin during the winter you must provide off-street parking adequate for you and your guests' cars. Be sure to park well off the road to avoid damage from snow removal equipment and from thrown or pushed snow.

What's the first sound you hear after your plow service clears your driveway? The gentle roar of the county plow as it neatly places a 3 foot berm across your nice clean drive. That berm is

your responsibility to clear. You might want to park one car behind the other - that way you only have to clear one lane to get out of the drive.

## Night Lighting

Since Serene Lakes, thankfully, does not have street lights lighting your drive, it becomes a homeowner responsibility. Install light(s) to illuminate your driveway using a photo cell control that turn the lights on at night and off during the day. In fact, the best combination is a floodlight with a photo cell device and motion detector. That way you don't pay for lighting the driveway all night and we preserve the wonderful views of the night sky. The motion detector should be set so it "sees" movement in and just outside of your driveway. That lets the snow removal crews know where your cabin is when they're blowing snow off the streets. It tends to extend the life of your front windows when the blower operator can see what's in the way of all that snow they're blowing.

# Green Sheet



Sodium and mercury vapor lamps, while inexpensive to operate, are overkill for the amount of lighting required. Unless they are installed with a lot of shielding they spill into the night sky and shine into you and your neighbor's windows. For those reasons we recommend you not use those fixtures.

For additional information, visit the California Chapter of the [International Dark-Sky Association](#).

## **Greenbelt Easements**

If your lot has a greenbelt easement, the easement area must be preserved in its natural state. No portion of your cabin may project into this easement and no trees removed from it. If you feel a tree in a greenbelt area may be a hazard, please consult the Architectural Review Committee for the procedure to have the hazard removed. Special permission must be obtained prior to removing any tree within greenbelt areas.

# Green Sheet



## **Bears and Other Things that go Growl in the Night'**

Yes, we have bears and mountain lions and coyotes and a bunch of other wildlife in Serene Lakes. They sometimes develop a palate for garbage. Domestic dogs have also been known to relish a snack from your ultimate leftovers. All of those create a mess as well as a danger. So, when we require rubbish and trash to be removed regularly, Placer County now requires the installation of a "bear box" for storage of garbage until it can be picked up. For your own safety and health you should contract for garbage service or pack your trash home with you. Garbage pickup is (currently) on Monday morning. If you don't have a bear box be sure you use a secure container—not just trash bags. You should place your garbage cans well out of the range of county and private snow blowers during the winter. If it gets covered by snow and the blower ingests it—well, it gets blown back onto your lot.

Placer County has (and enforces) a leash law. So please keep your pets under control. SLPOA maintains dispensers with disposable plastic bags for cleaning up after your pet at several locations around the lake. If you forget to bring your own on your walk with Rover feel free to take as many as you need. Please pick up your pet's poop - the lakes are your drinking water

# Green Sheet



## Contact Appendix

Here are addresses and phone numbers for other agencies you may need to contact.

### **Serene Lakes Property Owners Association, Inc.**

(SLPOA, pronounced 'slowpa')

Address: PO Box 669 Soda Springs, CA 95728

Website: [slpoa.com](http://slpoa.com)

Email Only: [admin@slpoa.com](mailto:admin@slpoa.com)

### **Placer County Planning Division**

Location: Auburn CA 95603

Phone: (530) 745-3000

Website: <https://www.placer.ca.gov/2845/Planning-Service>

### **Placer County Building Services**

Auburn Phone: (530) 745-3010

Tahoe City Phone: (530) 581-6200

Website: <https://www.placer.ca.gov/2845/Planning-Services>

### **Placer County Tax Assessor Information**

Query this site with a parcel APN to get county information about a lot and the assessors base map

Website: <https://www.placer.ca.gov/5866/Property-Details>

### **Placer County Building Inspector**

Address: 565 W Lake Blvd. Tahoe City, CA (530) 581-6200

### **PG & E**

Phone: (800) 743-5000

Website: <https://www.pge.com>



# Green Sheet



## [Sierra Lakes County Water District](#)

Address: PO Box 1039 Soda Springs, CA 95728-1039  
Phone: (530) 426-7800  
Website: <https://slcwd.org>

## [Optimum \(Cable TV\)](#)

Location: Truckee California, CA  
Phone: (530) 550-3900  
Website: <https://www.optimum.com/?welcome-to-optimum>

## [Truckee Fire Protection District](#)

Location: Truckee, CA,  
Phone: (530) 582-7850  
Website: <https://www.truckeefire.org>

## **Propane Suppliers:**

Amerigas (530) 587-3578  
Truckee Tahoe Propane–Truckee (530) 587-4730  
JS West–Colfax (530) 346-6608  
Suburban Propane (775) 359-8383

## **Garbage/Trash Removal:**

### [Tahoe Truckee Sierra Disposal Company](#)

Address: 645 W Lake Blvd. Tahoe City, CA  
Phone: (530) 583-0148  
Website: <https://www.waste101.com>

For other services please see the “[Local Services](#)” under the Community Tab of the [SLPOA website](#). You will need to be a SLPOA Member in order to access this information.



## RULES FOR LOT 1

### LOT 1 IS NOT FOR PUBLIC USE

LOT 1 IS FOR SERENE LAKES PROPERTY SUBDIVISION OWNERS, RENTERS, INVITED GUESTS & TENANTS.

AMENITIES ARE EXCLUSIVELY FOR SERENE LAKES PROPERTY OWNERS ASSOCIATION (SLPOA) MEMBERS, INVITED GUESTS & TENANTS.

LOT 1 IS FOR DAY USE ONLY.

NO ONE IS ALLOWED ON LOT 1 AFTER 9:30 PM UNLESS A PERMIT HAS BEEN ISSUED BY SLPOA AND IS IN POSSESSION OF THE PERMITTEE.

### **THERE IS NO LIFEGUARD ON DUTY USE THE LAKE AT YOUR OWN RISK**

NO WATERCRAFT ALLOWED WITHIN DESIGNATED SWIMMING AREA.

NO FISHING AT SAND BEACH OR WITHIN DESIGNATED SWIMMING AREA- FISHING IS CATCH & RELEASE ONLY.

NO DIVING FROM, SINKING OR ROCKING SWIM FLOAT.

NO OPEN FIRES AT ANY TIME.

NO SMOKING OR PROFANITY.

NO FEEDING OF WILDLIFE.

NO DOGS ON SAND BEACH—EXCEPT CERTIFIED ASSISTANCE DOGS. ALL DOGS MUST BE LEASHED.

DO NOT LEAVE ANY PROPERTY OR TRASH BEHIND. DUE TO WILDLIFE CONCERNS, NO OVERNIGHT STORAGE PERMITTED — PACK IT IN, PACK IT OUT.

Lot 1 rules cover sand beach and surrounding grass areas. Requests for permits or questions regarding Lot 1 rules may be directed to the SLPOA Administrator via e-mail at [Admin@SLPOA.com](mailto:Admin@SLPOA.com).



# BOAT/SUP STORAGE RULES

Print & Post

Storage is at owner's risk – SLPOA shall not be responsible for damage or theft.

Overnight boat/sup storage on Lot 1 is limited to SLPOA members who have a valid season sticker which is visible during storage.

Boat/Sups on or launched from Lot 1 must display a valid SLPOA sticker. Stickers are issued in early spring and are given to those members who have signed up on a first come first serve basis.

Boat/Sups must be on racks at Lot 1 and cannot be left on the ground. Space availability is on a first come first serve basis. When racks are full--boats/SUPs may not be left at Lot 1 or on the beach or docks.

No Inflatable watercraft are valid for storage and MUST be removed from Lakeside after day use.

Watercraft on Lot 1 not displaying a valid SLOPA sticker are subject to being impounded by SLOPA. Impounded watercraft may be recovered prior to September 30 of the year and upon payment of a \$50 recovery fee.

Impounded watercraft not recovered by September 30 are subject to disposal or sale.

No watercraft trailers or racks may be stored on Lot 1.

All watercraft stored on Lot 1 must be removed at the end of the boating season prior to SLPOA dismantling the racks for winter. Watercraft not removed are subject to being impounded by SLPOA.

The boat docks are for active loading and unloading, and temporary tie-ups while the watercraft user is actively using other amenities of Lot 1 during daylight hours. No watercraft may be left overnight at the boat docks.



# Property Owner Guidelines

Be sure you share with your guests & renters

## Important Reminders For Summer

Fire safety - No wood or charcoal fires are allowed during fire season ban. No open flames (propane fires, wood pellet or gas grills) are allowed during a red flag warning.

It's your responsibility to go to [truckeefire.org](http://truckeefire.org) to check on rules and red flag days BEFORE grilling or starting a fire.

Be familiar with the 'Serene Lakes Fire Evacuation Plan' found in your cabin.

Lake Use - Swimming is allowed in Lake Dulzura but **no swimming in Lake Serena**--it supplies our drinking water.

When using the lakes and particularly at the beach (AKA Lot 1), please follow the lake/boat/beach rules.

All of your property and trash should be removed when you leave the beach area--there is no cleaning service.

Rules for Lot 1 include:

- No watercraft within designated swim area
- No fishing at sand beach or within designated swim area
- No dogs on sand beach - except certified assistance dogs
- No open camp fires at any time
- Lot 1 is for day use only and is closed at 9:30 pm
- No smoking
- Fishing is catch and release with barbless hooks
- Dogs in adjoining areas must always be on a leash
- No feeding wildlife

Keep it clean and safe - Serene Lakes is a very dog-friendly community. Please clean up your dog's waste.

The lake is your drinking water supply. A supply of bags and receptacles for your use are provided as a courtesy around the lake. If the receptacles are full, take the waste back to your cabin's trash cans.

To discourage bears/dogs and other critters and under Placer County regulations, you cannot leave a trash can/bag out overnight.

Drive slowly because there are a lot of pedestrians and bikes sharing the roadways.

Night Sky - To protect the beauty of our mountain skies, turn off or minimize the amount of outdoor lighting coming from your cabin at night. Check that your outdoor lighting is off before leaving for home.

Noise – We all appreciate the quietness of Serene Lakes. Sound easily travels across the lake and to your neighbors nearby. It will be appreciated if it's quieter between 10 pm and 8 am.

Dogs - Placer County has an ordinance which requires dogs be both leashed (or adequately enclosed) and under the handler's control if the dog is off its owner's property.

Promote sustainability – There is limited capacity of treated water so water conservation is essential.



# Property Owner Guidelines

Be sure you share with your guests & renters

## Important Reminders For Winter

To maintain Serene Lakes' natural beauty and the enjoyment for all who share in this special place, please note the following reminders:

Driving and parking - Parking is not allowed on the street all winter beginning 11/1. Be cautious driving on the snow/ice and look out for pedestrians.

Propane Safety -For safety reasons the entire top of the propane tank and the fill piping must be clear of snow and the secondary regulator protected from the snow to avoid leaks and explosions. Also the propane company will only fill the tank if it's cleared. It is necessary to keep the tank cleared even if you are not visiting the cabin.

Beware of falling snow/ice from roofs and trees. Snow from the roof can slide at any time without warning and can be **extremely dangerous**-it's heavier than you'd think.

Keep it clean and safe - Serene Lakes is a very dog-friendly community. Please clean up your dog's waste. A supply of bags and receptacles for your use are provided as a courtesy around the lake. If any of the receptacles are full or buried under the snow, take the waste back to your cabin's trash cans. The lake is your drinking water supply.

To discourage bears/dogs and other critters and under Placer County regulations, you cannot leave a trash can/bag out overnight unless it is inside a bear box.

Night Sky - To protect the beauty of our mountain skies, turn off or minimize the amount of outdoor lighting coming from your cabin at night. Check that your outdoor lighting is off before leaving for home.

Noise – We all appreciate the quietness of Serene Lakes. Sound easily travels across the lake and to your neighbors nearby. It will be appreciated if it's quieter between 10 pm and 8 am.

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