



April 23, 2021
Revised

Fresh air and free from crowds –
a “Lost Sierra” marvel

Visit us at GrizzlyRanchLiving.com



A Message From Our Newsletter Committee

As we journey into 2021, we're thrilled to announce the revival of the Grizzly Ranch (GR) community newsletter. The newsletter committee, which includes Kathy Schonder, Sandy Sailer, and Kathy Roberts, has worked diligently to provide information in this first issue that would be both of interest and value to community members. Since some time has passed since the last publication, we've focused our first edition on a number of our community entities. Here's a huge "thanks!" to those GR entities who contributed to this publication and for their continued hard work in making GR an enjoyable and desirable community. This is each community member's newsletter, so please let us know what topics you would like covered. Moving forward, our intent is to publish the newsletter 3-4 times per year.

First, here's an introduction to the Grizzly Ranch Association Board of Directors (BOD) which has been in place since late November 2020. Our President is Mark Roberts; Rob Thayer is seated

as Vice President while Bob Coler fills the role of Treasurer. Rounding out the five-person board are Marty Greentein and George Papa both serving as Directors.

One of the first actions of the new BOD was to survey the community to understand what initiatives needed to be addressed. To view a summary of the members' survey, [please click here](#). From the survey results, the BOD set goals and actions to address the top points of feedback. To view the summary of Grizzly Ranch goals and actions, [please click here](#). Immediate actions were taken to promote GR by establishing our community website, GrizzlyRanchLiving.com and modifying our Design Review Process to allow us to be more competitive in these changing times.

The new website, GrizzlyRanchLiving.com has already created interest from potential buyers who are dropping in to view properties. Our BOD closed an agreement with Century 21 to occupy the Sales Office Wednesday – Sunday which began on Sunday, April 1 to greet, answer questions and show properties for sale. In addition, the BOD formed a committee in conjunction with the Community Service District (CSD) to investigate internet options for GR. The BOD also formed a committee that stays in tune with local groups to oppose the proposed gravel and asphalt mine that would operate within a mile and a half of GR if approved by Plumas County. Last, but not least, communications was a top of mind request from the survey. This newsletter takes a step forward to address that request. So, *here we go...*





Community Updates

• **CAMCO** is our Association's full-service management company with its office in Truckee, Calif., and Eric Wicks, our community's property manager, is backed by an entire team available to address any of your questions.

• **GRACE, Grizzly Ranch Association for Community Enhancement**, was organized over eleven years ago by Melissa and Tim Pennington, Sande and Rob Thayer, and Sally and David Weil. Its mission is to support the Portola area through donations to entities that serve the local community. To date, over \$20,000 has been distributed to a variety of recipients. The grants have resulted in purchasing a computer on wheels for the Plumas District Hospital Emergency Department, equipment for the Beckworth Fire Department, playground equipment for Carmichael Elementary School, library books for Portola High School, and food for the local food bank, to name a few.

Funding for GRACE has come from donations by Grizzly Ranch Association (GRA) members. GRA is now endeavoring to increase the magnitude and reach of GRACE. We hope you will contribute in the near future when our Association reaches out to you for your participation.

• **Portola City Mayor**, Bill Powers is seeking assistance in planning improvements and meeting the need for expanding daycare options in Portola. He is looking for volunteers who have experience with young children and can provide new ideas to keep facilities viable. The City is also exploring concepts for activities and facilities for various ages. To get involved in the community by assisting Mayor Powers and his staff, please contact Mayor Bill Powers at 530-394-7177, or email him at bpowers96122@gmail.com.



CAMCO

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Phone: 530-587-3355 or 800-916-2262

Mailing address: 40165 Truckee Airport Road,
#304.

Hours of operation: 8 a.m. to 5 p.m.

Monday through Friday.

A 24 hour/7 days per week live answering service is maintained for Emergency Services.



Community Updates, Cont'd

•GRIZZLY RANCH RECEIVES LANDSCAPING AWARD

In November 2020, Steve Birkhofer, Maintenance Supervisor for Grizzly Ranch, gratefully accepted an award from the Nevada Landscape Association (NLA)* for excellence in the maintenance of a small commercial or public landscaped property in northern California and northern Nevada. Steve managed the acquisition of Reno Green and their training and coordinating of the many landscaping activities of the large common area. The Grizzly Ranch Board of Directors offers its sincere thanks to Steve and his maintenance team.

*NLA Trophy Awards encourage interest in landscaping, recognize craftsmen who produce outstanding landscapes, create pride in superior workmanship, and bestow public recognition to companies for their interest in building prestige in the Green Industry and keeping Nevada beautiful. The awards represent the pride these individuals and companies have in their work and their dedication to excellence and professionalism within the Green Industry.



• THE OUTPOST

The decision to open The Outpost will be discussed at the April 24 GR Association meeting.

Contact Info

CAMCO

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Grizzly Ranch Golf Club (GRGC)

Caleb Olsen, Head Golf Professional
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Grizzly Ranch Community Services District (CSD)

GrizzlyRanchCSD.com
Aaron Corr, General Manager
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Grizzly Ranch Conservancy (GRC)

GrizzlyRanchConservancy.com
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Firewise Committee

(See GrizzlyRanchAssociation.com)
John Reynolds
GrizzlyRanchFirewise@gmail.com

Grizzly Ranch Mine

Opposition Committee

Tom Schaeffer
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Grizzly Ranch Association (GRA)

GrizzlyRanchAssociation.com
Mark Roberts, HOA Board President
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610-209-9659

Grizzly Ranch Design Review Committee (DRC)

Stephen Tange, Chairman
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925-719-3030



Golf Club

By Caleb Olsen, Head Golf Professional

I hope most of you have had a chance to play some golf while our course has been closed for the winter season. Currently, the course is still asleep, but all signs point to another year of excellent conditions with a scheduled opening day of Friday, April 30.

Course Superintendent, Mike Baty and his crew have started the process of waking up the golf course, so you'll be seeing them out there! They have begun charging the irrigation system, cleaning the course, and working on the greens to keep them rolling smoothly. The golf staff will have numerous familiar faces returning including Golf Shop Assistant, Debbie Smith who spent her off season in Arizona with her husband, Dennis. Debbie enjoyed sending us pictures of she and Dennis golfing and riding ATVs, most every day, in sun and warm weather!

Assistant Golf Professional, Tyler Hensley and I went to Hilton Head, South Carolina, in February. We



played eight rounds in nine days! We look forward to sharing some of the experiences with you. But I must say that First Assistant Golf Professional, Sam Bonnett had the busiest off season. He welcomed his first child, little Jack William, who is now seven months old. But "little" Jack is not so little. At seven months, Jack is only nine pounds lighter than my five-year old daughter Rylie.

The Lake House staff will have both new and familiar faces, and they will continue their great work at adapting and following closely Covid-19 protocols that will most likely still regulate the food and beverage industry during our 2021 season. As opening day nears, we'll share new menus, special event dates and more. The Lake House will also see improvements including wifi access. Even if you're not golfing, please plan to visit the Lake

House for lunch or maybe even a late afternoon or early evening "cocktail" while enjoying a relaxing and spectacular view.

In 2020, our golf staff proved to be very adaptable to change. With the onset of a national pandemic and needing to put in place changing mandates and regulations, we were able to exceed our projected goal for rounds booked and to see our marketing and outreach efforts to members and guests keep people coming to golf in a safe environment.

If you're not already signed up for our Golf Club newsletter, please do so in order to be better updated on course news and social events. Or better yet, contact the golf staff with any questions.



Caleb Olsen, *Head Golf Professional*

530-832-4200 • Caleb@grizzlyranchgolfclub.com • info@GrizzlyRanchGolfClub.com



Community Service District

By Jim Miller, Board President

• MANDATORY WATER CONSERVATION ORDINANCE

2017-1: In anticipation of the onset of irrigation systems coming back online, the CSD would like to remind everyone that this ordinance limits outdoor irrigation to Tuesdays and Fridays before 10 a.m. and after 6 p.m. Please notify appropriate vendors in order to comply. The full ordinance is available on the CSD website at GrizzlyRanchCSD.com.



BOARD OF DIRECTORS:

Board President: Jim Miller

Board Vice President: Kathy Roberts

At Large Board Members: John Reynolds, John Saefke, Steven Tange

Treasurer: Bob Coler

Board Members are elected for four-year terms by registered voters within the Community Services District. Board Members must be voters within district.

• **NEWS:** Please make sure the CSD has your current contact information. We have the ability to detect indoor water leaks and isolate that leakage to a given residence. We will shut off the water to that location and can notify the contact of record only if our information is up to date.

Despite the savings generated as a result of the wastewater plant upgrade, the Grizzly Ranch CSD remains challenged financially by defaulted payments of standby fees. We continue to cut costs wherever possible and anticipate operating on a balanced budget this fiscal year.

The CSD has begun the process necessary for the implementation of a water and sewer usage fee that will impact only connected lots. We will hold a virtual workshop to present the proposed rate structure and supporting data once the rate study is completed. We will notify directly affected ratepayers of the time and date of that event, as well as post the information on the CSD website.

• **DEPARTURE OF AARON CORR:** “We sadly announce the upcoming departure of Aaron Corr as General Manager of the Grizzly Ranch CSD. Aaron was hired as an Operator in Training shortly after we assumed local control of the District and soon after he gained certification in water and wastewater operations. He became the General Manager after Daniel Smith stepped down. Due to his dedication to this community, Aaron has been recognized for many of the improvements that have occurred within the District. On behalf of the CSD Board and the Grizzly Ranch Community, I would like to send our sincerest thanks to Aaron for his years of service. We wish you and your family the best of luck as you relocate to the east coast,” Jim Miller, CSD Board President. Please note that once Aaron’s replacement has been determined, that person will be noted at GrizzlyRanchLiving.com/community-service-district.

• **NEXT GRIZZLY RANCH CSD BOARD MEETING:** June 22, 2021. Please check our website, GrizzlyRanchCSD.com for specifics on time, location, and meeting agenda.





Grizzly Ranch Conservancy

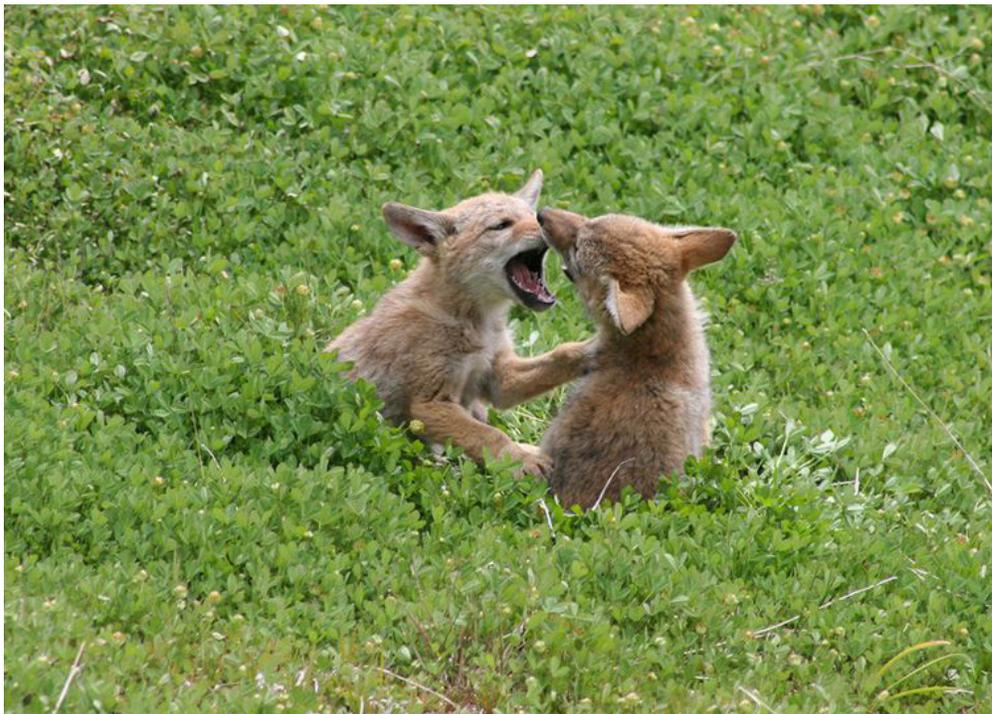
By Donna Lindquist,
Executive Director

The Grizzly Ranch Conservancy was founded in 2004 to manage waterways, wetlands, open space, and wildlife habitat at Grizzly Ranch to comply with federal, state, and local development permits. Through sound planning and land management, the Conservancy seeks to preserve the unique character and natural environment in and around Grizzly Ranch. It also provides educational programs for property owners of all ages to learn more about the natural surrounding

and to participate in conservation and restoration programs. The Conservancy website provides more information on its mission, history and events. Please click [here](#) to view the Conservancy website.

In 2020, Plumas County approved a lot line adjustment which enabled Grizzly Ranch Investors (GRI) to deed the Creek Preserve parcel to Grizzly Ranch Conservancy. As designated “open space” in the recorded plan development permit, this parcel will remain a wonderful part of the Grizzly Ranch Community for all

owners to enjoy! For the Creek Preserve, the Conservancy will be considering future amenities such as interpretive signage and nature loops, a yoga platform, a stone labyrinth, and other such soft use features that complement the parcel. Additional initiatives being considered for other areas include upgrading existing signage, expanding trail maintenance, replacing trail markers, and developing ideas for the Bathtub Springs parcel as a nature reserve and birdwatching area.



Firewise

By John Reynolds, Grizzly Ranch Firewise member

The 2020 fire season certainly made Plumas County residents aware of the fear and devastation brought on by forest fires. Future years do not look to be much different, so NOW is the time to plan and prepare for the possibility of wildfires in our own backyard here at Grizzly Ranch.

We have a great resource in our community to help us to do just that – [Firewise USA](#). In 2014, Grizzly Ranch Association Firewise USA was formed when the Grizzly Ranch Association Board of Directors took several steps to help reduce wildfire threat to our community. In addition to establishing a formal Firewise Committee, other efforts include:

- Amending the by-laws and CC&Rs to strengthen and enforce responsibility of members to maintain their property in a fire safe manner.
- Commissioning a community hazard assessment which identified

and rated the hazardous fuel loads throughout the community and contracted the clean-up of hazardous fuels on open space.

- Developing in 2016 a Grizzly Ranch wildfire evacuation map by the Plumas County Office of Emergency Services.
- Establishing annual Firewise Days and having our GR community recognized by Firewise USA in 2015. GR has secured that recognition every year since 2015.

We have the commitment of our Firewise Committee to thank for this recognition. Grizzly Ranch Firewise Committee members include John Reynolds, Jim Miller, John Saefke, Melissa Pennington, Sande Thayer, and Terry Limpert.

Firewise USA is a nationally recognized program of the National Fire Prevention Association. It provides the structure for a self-directed, self-help program to make fire safety improvements within the community. We have access to its research and safety standards and assistance from local fire professionals like CalFire and Forest Services. To learn more about Firewise USA, please click [here](#).

SAVE THE DATE: Sunday, August 8, 2021 Grizzly Ranch Firewise Day – Come learn more about how you can better prepare for Fire Season. These annual meetings provide a great deal of information to assist each of us in preparing for potential wildfires by explaining evacuation routes, performing fire safety checkups, and participating in community clean-up days.

In 2020, GR members were invited to experience a joint firefighting exercise in our own community. Beckwourth Fire Department and the United States Forest Service worked together to extinguish a simulated fire that had moved from a resident's garage to nearby vegetation. The emergency response exercise gave the teams an opportunity to coordinate their efforts for a potential forest fire. The demonstration also gave homeowners a sense of security knowing we have great support from our local Firefighters.

If you have any questions, please email the Grizzly Ranch Firewise Committee at GrizzlyRanchFireWise@gmail.com.



Proposed Mining Operation Update

By Tom Schaeffer, Committee Leader

MINING UPDATE concerning the proposed aggregate/asphalt operation adjacent to the town of Portola and located a mile and a half from Grizzly Ranch.

Many of the details concerning this aggregate/asphalt mining operation were covered in the CAMCO message sent to Grizzly Ranch owners on February 9, 2020. Mining updates can be found at SaveEasternPlumas.com. Please explore this very helpful website to stay informed.

RECENT POINTS OF INTEREST

Grizzly Ranch owners made significant contributions to the first round of financial funding necessary to “retain” legal counsel to combat this proposed mining operation. This is an outstanding start; however, much more fundraising will be necessary to stop this group. On March 16, 2020, the Portola League of Women voters held a Zoom meeting with a representative of the Hat Creek Construction Company and a representative from the Save Eastern Plumas Action Group. The discussion was meant to educate anyone interested in the proposed mining operation and those opposing this activity.

Nothing new was discussed or learned as a result of the March 16 meeting with one big exception: It is alleged by another opposing faction to the mining

operation that the Hat Creek Construction group has illegally drilled over 20 new deep pressure holes over the property potentially puncturing the associated aquifer. The committee will keep you informed, as we learn more. Lastly, the mining group indicated they may rewrite the proposal to better illustrate their proposed activities, with a smaller amount of acreage to be mined.

In response to Plumas County’s request for review of the project, four letters were received from the following state organizations citing possible violations or possible conflicts with legislated laws or ordinances. These letters can be found on SaveEasternPlumas.com.

- California Water Board
- California Department of Conversation
- California Department of Fish and Wildlife
- Northern Sierra Air Quality Management District

I had a lengthy, interesting, and informative phone conversation with District 1 (greater Portola area) Supervisor Dwight Ceresola concerning his stance on the proposed mining operation. Supervisor Ceresola conceded the location of the proposed activity and its proximity to the City of Portola, was most unfortunate; however, the possibility of job and tax revenue the mine might create certainly needed to be considered given the unemployment rate in the greater Portola area. When challenged about the actual number of jobs that might be created, and the possibility of less revenue based on potential impact on property values, as a result of the mine, Supervisor Ceresola acknowledged that possibility. He chose not to disclose his stance on this activity at this time and indicated he was still in data gathering mode.

According to Plumas County Planning Department, the review process is in the early stages and will take upwards of a year or more to gather input from various agencies, review information and hold public hearings.

Please be sure to visit SaveEasternPlumas.com for a complete list of actions and planned meetings discussing the proposed mining activity. Also, if you have not yet contributed to the legal fund detailed on SaveEasternPlumas.com, now would be a good time to do so. Much more money will be needed to fight this proposed mining activity.



GRI Our History

By Andy Norris, a GR Founder and GRI Managing Director

OVERVIEW

Grizzly Creek Development (GCD), an affiliate of Lowe Enterprises, was developing Grizzly Ranch when in 2010 GCD determined that it would sell (or liquidate) its interest in the Grizzly Ranch development. The property was listed for sale for about a year by Coldwell Banker, who found no buyers. To facilitate a sale, GCD divided the property between golf and real estate. The golf assets attracted an investor operating a muni-course in Reno. A group of property owners at GR became concerned that such ownership would be detrimental to the GR community because they planned to operate a low priced, high volume course with lower standards of quality and course maintenance. Fourteen GR property owners organized Grizzly Ranch Golf Club LLC to acquire the golf assets from GCD which was accomplished in late 2011.

After a further lapse of time with no interested buyers for the real estate, GCD was considering either a bulk sale at extremely low prices or abandoning the real estate assets. Again, led by Andy Norris, a group of Grizzly Ranch members and some outsiders, decided that this would be extremely detrimental to the Community and something had to be done to stop a collapse of Grizzly Ranch. Following negotiations of at least 12 months, a purchase contract was executed between GCD and a “to be formed” investment group (GRI LLC).

- Grizzly Ranch Investors (GRI) were organized and capitalized in early 2014 to acquire the remaining real estate assets from GCD, an affiliate of Lowe Enterprises. GRI raised just over \$2M from 26 investors to acquire 53 (which eventually became 63) lots and about 450 acres of unimproved land. The 450 acres of unplatted lands were then acquired by Sally Peak Investors (SPI) to prevent outside investors from obtaining the land or the property going into foreclosure.
- Because the market for this type of property almost disappeared after the financial collapse of the economy in 2007 and beyond, to extend GRI’s economic life, the investors loaned GRI an additional \$520,000 from early 2017 thru late 2018.



A number of initiatives were taken along the way to try to rescue the unfinished development of Grizzly Ranch. These efforts included but weren’t limited to engaging with an outside marketing group and seeking a number of independent real estate companies to represent these properties. However, all these efforts failed, and GRI ran out of resources in late 2019. Along the way, GRI has donated parcels of land to the Conservancy, Fire District and CSD to enhance our community. GRI has also funded GRA dues and property taxes (including GRCSA assessments) for nearly 5 years (2014 - 2019) of \$800,000, which was a substantial contribution to GRA that it might not otherwise have received.

Currently, GRI has individual lots listed with Coldwell Banker and a bulk lot (10) offering listed with Sotheby’s. The intent is to sell homesites to establish dues paying members and to resolve HOA and CSD delinquencies.

OUTLOOK

There is growing evidence that the local markets for homesites are improving:

1. Sales activity at nearby Nakoma
2. High interest in spec home development at Grizzly Ranch
3. 5 GRI lots sold or in escrow since mid January
4. Renewed interest by realtors to list lots.

Grizzly Ranch Association Board of Directors has supported the improving market by securing Century 21 to occupy the Information Center.



Real Estate Market Update

The Lost Sierra Discovered? – A look forward.

The following article is a compilation of information from Herschel and Nikki Deardoff, the Tahoe Sierra Board of Realtors, Plumas Association of Realtors, online publications and the Multiple Listing Service (MLS). Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate.

The “Lost Sierra” is now more than ever before being discovered. As noted in [SFGate.com](https://www.sfgate.com), Plumas County is much “quieter than Tahoe and it’s bigger, so people spread out more. The geography is full of rolling hills, craggy peaks, and more lakes than you can count. The beauty and the charm make it obvious why word is spreading about the Lost Sierra.”

As a result, potential real estate buyers are looking to Plumas County as an alternative location to the now crowded and very expensive Truckee Tahoe region.

With Truckee Tahoe seeing a record-breaking first quarter in real estate sales, “With more than \$612 million in sales in three months,” buyers coming to that area will continue to experience low inventory, sky-rocketing real estate pricing, and an increasingly dense population impacting roads, trails, and their overall way of life. (source: [In Tahoe, real estate continues to go ‘wild’ with strongest start to the year ever - sfgate.com](https://www.sfgate.com))

As more people pack the already crowded Truckee Tahoe roads, grocery stores, beaches, restaurants, paved-use trails, dirt trails, children’s camps, schools, and all recreational amenities, a home at Grizzly Ranch in the “Lost Sierra” has become very appealing to buyers who truly desire a mountain home. The pandemic accelerated technology to enable this desire, so more people began working from home making home both an office and a refuge. This has made demand for Plumas County real estate much stronger, but supply is low impacting the number of transactions being completed. Multiple offers are common when a new house comes on the market, and each sale in a neighborhood seems to set another high-water mark for pricing. Continued home/land appreciation throughout the year seems highly likely.

Dramatic increases in pricing may motivate people to sell their homes. In the second half of 2020, listings surged through the summer season, and well into the fall when new listings typically drop off. Will people continue to sell, or will people hold onto one of their best performing investments (real estate), causing the already low supply to dwindle further? Time will tell.

Time has shown that the typical Plumas County buyer profile has evolved. Once people were looking to buy a second home; now they appear to want to make Plumas County their primary residence. Twenty years ago, tech professionals started moving to the Sierra, but it’s only been in the last ten years that Plumas County’s infrastructure has offered home buyers high-speed internet in specific areas. The GR Board of Directors has appointed a committee to evaluate the most competitive and cost-effective solution for our community. One interesting option with exceptional reviews to date is Starlink’s offering. “Starlink delivers on a promise that’s been made for decades: getting broadband internet access in rural parts of the country. None has been able to deliver the goods. Until now,” notes John R. Quain, Technology Reviewer, (Starlink review: How good is Elon Musk’s satellite internet service? | [TomsGuide.com](https://www.tomsguide.com)). For additional information about Starlink, [click here](#).

With companies seeing the financial benefits of not leasing large buildings to accommodate onsite employees, staff can now work remotely from places like Grizzly Ranch. At Grizzly Ranch, homeowners appreciate the end of a workday by stepping out into fresh air, uncrowded roads and trails, onto an award-winning golf course, and so much more!

Discovering Plumas County is like finding a true place to exhale. We predict homes and homesites will become increasingly more in demand – demand for homes in our area has risen to a new level. People want to be here now, and as long as Plumas County offers affordability, remains less crowded, and protects its cherished millions of acres of national forests and overall natural beauty, it will continue to be sought after like the hidden gem it is in the “Lost Sierra”.

If you are a realtor and would like to submit a brief Portola/Plumas County real estate market update for our next issue, please email George Papa at info@GrizzlyRanchLiving.com.



In Our Next Issue

- Read recommendations on dining hotspots in Plumas County from GR homeowners.
- Is that woodpecker damaging your home, bears visiting your yard? Learn what to do!

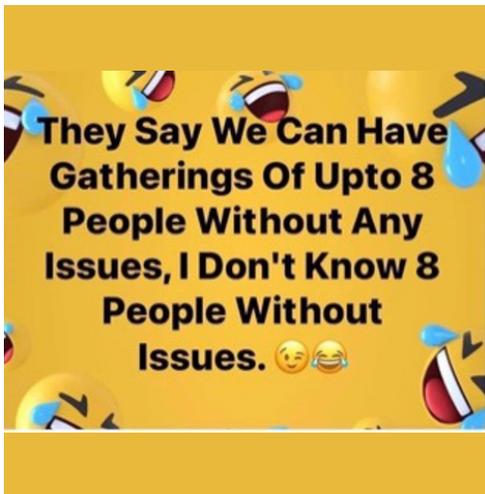
For residents with a green thumb:

- What should you plant in the spring, summer and fall?
- Nursery recommendations
- Deer resistant plants
- Favorite online resources – websites, Facebook pages, etc.

Have an idea, concern, or positive sentiment you'd like to share in the next newsletter? Please email it to George Papa at gpapa99@me.com, and we'll try to include your idea in our next issue.



Laughter For The Light-Hearted



Favorite Spring Things To Do

- Hiking endless number of trails including the Pacific Crest Trail
- Wander the Lakes Basin area with 50+ lakes
- Mountain Biking on groomed trails in the Sierra
- ATV guided tours through Sierra Valley
- Birdwatching in the Sierra Valley, a nationally recognized IBA (Important Bird Area)
- Fishing in one of over 50 alpine lakes and the Feather River
- Golf at Grizzly Ranch or any of the other 4 nearby courses
- Shopping in charming and quaint Graeagle
- Geocaching over 700 spots on a rural treasure hunt
- Plumas County Museum in Quincy
- Enjoy brews at the Brewing Lair
- Adrenaline and Extreme tours with Bike Adventures, Portola