



September 1, 2022

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A Message From Our Newsletter Committee

President's Message

By Mark Roberts

On behalf of the Grizzly Ranch Association Board of Directors, I hope you are enjoying a beautiful summer here at Grizzly Ranch. I'd like to review the highlights of our August Association meeting, but before doing so, I have a very serious matter to address.

On Tuesday, August 23, a campfire was found still smoldering, on the Big Grizzly Creek trail.

Fortunately, in this case, a resident noticed the fire in time and was able to fully extinguish it. Thank you!

This campfire could have had devastating consequences. In the dry conditions we are experiencing, with a little wind, a single spark from a campfire can quickly become a catastrophic wildfire, destroy our homes in Grizzly

Ranch and neighboring areas, and put the residents and firefighters at risk.

Anyone leaving a campfire or similar fire unattended, shall be in violation of the California Public Resource Code, sections 4421 through 4446, which may result in a jail sentence, fine or both. Further, section 4433 requires a person to obtain the permission of the owner of the property prior to starting any type of campfire.

NO OPEN BURNING AT ALL is allowed in Grizzly Ranch per the CC&Rs. You are responsible for the actions of the members of your household, as well as your guests or renters to ensure that they adhere to this prohibition on burning. We spoke to nearby Walton Camp (south of GR) and the Sleepy Hollow RV park

A Message From Our Newsletter Committee Cont'd

(north of GR) and asked that we work together to notify everyone in our communities about not having campfires on our properties.

Please help us keep Grizzly Ranch safe.

Now, for the president's report covered during our Association meeting earlier this month. First, the snow plowing contract and the rental agreement for the sales office were finalized. We are excited to have Century-21 back in our **INFORMATION CENTER/SALES OFFICE**. We'll be replacing motors, control boards, and modernizing our existing gates to help prevent future failures. The Main gate and Arrowleaf gate will be upgraded this fall followed by the Creekside and Bird of Prey gates in 2023. We are planning on replacing carpet in the Sales and CSD offices as well as a small office space in that same complex. Please welcome Jason Hardy onboard as a part-time employee to help with landscaping and general projects around Grizzly Ranch. Lastly, three prior GRA BOD members were reelected to the BOD. They are Marty Greenstein, George Papa, and yours truly. All three of us will serve a two-year term. Please see the current BOD members above. I'd like to wish all our members an enjoyable remainder of the summer and a fun time this fall.



ASSOCIATION BOARD MEMBERS

Mark Roberts - President

Martin Stepina - Vice President

Laura Reis - Treasurer/Secretary

Martin Greenstein - Director at Large

George Papa - Director at Large

History of Grizzly Ranch

By Tim Pennington

Andy Norris had the original vision and inspiration for the development of what has become Grizzly Ranch. In about 2000, he and Tim Pennington formed a group of investors ("Founders") to buy the 1040 acres that are currently Grizzly Ranch. Under Norris' leadership, the Founders proceeded to plan the development by hiring Gage Davis, a national respected land planner and Bob Cupp, a prominent golf course designer. After several years of planning and securing multiple required permits, the development was ready to proceed, and Norris brought in Lowe Enterprises to execute the physical development. The Founders contributed their equity into a new LLC that was controlled by Lowe Enterprises, and Lowe took control of the development, having sole responsibility for the project execution.

In 2004, the golf course opened, and lots were offered for sale at what was a very prosperous time in the real estate market. During that first year, approximately

145 of the 280 available lots were sold at prices ranging from \$140,000 to \$600,000 per lot. In the second year, 2005, another 79 home sites were sold, and the project was performing extremely well.

Unfortunately, in 2006, the project engineering head for Lowe Enterprises made a major mistake with an illegal release of stored project water. Government agencies sued Lowe Enterprises with a potential fine of up to \$25 million dollars and also charged them with a felony. This legal action had the effect of channeling almost all of Lowe Enterprises' energies into fighting the lawsuit. The development of the project, particularly the sales effort, was drastically reduced. Therefore, in 2006 and 2007, rather than completing the sale of all the available lots and the planned additional construction, the project stalled.

Then the great recession of 2007 happened. Real estate sales at Grizzly Ranch and across the country came to a halt. Lowe Enterprises continued to operate the property

History of Grizzly Ranch Cont'd

for several years and invested additional money, but to no avail as the market had still not recovered. Subsequently, Lowe decided to exit the project and put Grizzly Ranch for sale. There were no offers to buy the project until Lowe offered to sell the golf course and land separately. There was only one offer to buy the golf course, coming from a municipal golf course operator, and this type of owner would have destroyed the quality of the community that had been built. To prevent that from happening, Tim Pennington put together a group of Grizzly Ranch owners to buy the golf course and created the "Grizzly Ranch Golf Club."

Lowe Enterprises still owned the remaining property and, having no buyers, decided they would sell it in bulk to whomever would purchase it, or they would file for bankruptcy. If that had happened, the Grizzly Ranch community most likely would have been labeled a "failed project." The already purchased lots and developed home sites would be virtually worthless.

At that point, Andy Norris decided to try to rescue the project. He put together a group called Grizzly Ranch Investors ("GRI") to buy the property from Lowe Enterprises, and the group invested about \$2 million to purchase and continue the development. For several reasons, it once again proved to be very difficult to sell lots. One was that the real estate economy had not recovered to where people were willing to buy second home lots, and at the same time, the market had changed. The type of purchasers who, in 2004, had been willing to buy a lot and build on it went from half the buyers to about fifteen percent. People were basically only interested in buying finished homes that they could move into immediately. Therefore, lot sales were nonexistent.

Norris continued to operate GRI for several years and the GRI investors made an additional investment of \$500,00 to carry the project as far as the money would go. Together with the original \$2 million, GRI had raised sufficient capital to carry the project for at least three

years without sales, which it did. All the while GRI paid Association dues, property taxes and Community Service District ("CSD") assessments for each lot. This Association and CSD funding most likely would not have happened had GRI not been formed.

In 2019, GRI exhausted its capital and commenced liquidation. Because the market still had not recovered, GRI's investors lost their money in entirety. The project was unable to sell lots not because of lack of GRI effort, but rather the absent market. GRI LLC was out of money and had no option but to either file for bankruptcy or continue to try to sell lots while having no money to pay Association dues or taxes.

Norris actively communicated and worked with the Association to do whatever GRI could to help the Association. The best financial avenue for GRI would have been to file for bankruptcy. However, that action would have been an extreme black mark on the existing Grizzly Ranch community and therefore be harmful to current homeowners and lot owners. Therefore, Norris did not file for bankruptcy.

In the ensuing years, GRI has continued to work with the Association to sell lots and pay as much of delinquent dues as possible, thus converting unsold, non-paying lots to dues paying lots with new owners. GRI had started with 65 lots and that number has been reduced to approximately 35. The conversion of those 30 delinquents lots to current dues paying lots provides more than \$63,000 to the Association annually. In addition, it cleared approximately \$140,000 in Association delinquencies and almost \$110,000 in CSD fees.

Despite losing all of its investment, which was made to help save the Grizzly Ranch community, GRI continues to do what it can to help the Association.



Lake House New Chef, Michelle Palmer

By Kathleen Schonder

Introducing our new chef, Michelle Palmer. Click [here](#) for a video introduction courtesy of a Reno Affiliate TV station and program entitled, "Aging and Awesome". In the video, Chef Michele is interviewed by the TV anchor Erin Breen and describes her love for cooking and her extensive background in the food industry.



Having stopped by the Lake House spontaneously on two separate occasions, I was treated to a sampling of some of the creative and delicious possibilities that we can look forward to! Chef Michelle has plans to revise the Lake House menu and create some additional offerings for our guest golfers and homeowners alike. I know we all wish her well in her new role as the chef for Grizzly Ranch. We hope you will all find the opportunity to introduce yourselves and to offer your input regarding the kinds of culinary offerings you would hope to see coming out of our Lake House kitchen.

Regarding the Lake House itself, there have been some wonderful new improvements! On the interior, check out the new wood flooring, the beautiful and very comfortable new bar stools, and the new TV sets for our viewing pleasure! (Especially a plus for our fun movie nights)! On the exterior, behind the bar area, are some rustic tall rectangular tables plus some recreational opportunities including horseshoes and a corn hole game. So, grab your favorite beverage from some of our wonderful staff and enjoy the new opportunities for recreation right outside the Lake House!



FEATURED IN NEVADA APPEAL IS MICHELLE PALMER'S PEACHES AND CREAM CAKE.

Ingredients:

- Your favorite 2 layer yellow or white cake in any shape
- 1 farm fresh peach, thinly sliced
- ½ cup peach preserves (I used Linda Marron's Pineapple/Apricot)
- 1 shot peach Schnapps

Swiss Buttercream Icing:

- 2 1/2 cups (496g) fine granulated sugar
- 1 cup (226g, 6 large) egg whites, at room temperature
- 1/4 teaspoon salt
- 64 tablespoons (908g) unsalted butter, at room temperature, at least 65 degrees.

In a large heatproof mixing bowl or the bowl of a stand mixer, whisk together (briefly) the sugar, egg whites, and salt.

Place the bowl over a saucepan of barely simmering water and whisk constantly until the mixture measures 161 degrees on a digital thermometer.

Remove the bowl from the heat, and beat the meringue with your mixer's whisk attachment until stiff.

When meringue is cool to touch on bowl. With the mixer running, add the butter a few tablespoons at a time. Make sure each portion of butter is completely incorporated before adding the next.

Sprinkle lightly peach Schnapps on top each layer of cake, and then gently spread a thin layer of preserves on top, layer thinly sliced peach on top

of preserves followed by Swiss buttercream (using a piping bag works best). Assemble cake and frost with remaining Swiss Buttercream. Decorate with star tip #4B and remaining sliced peaches. Pull your artist out and use your imagination to create your signature dessert that will be requested for decades. **Always made with love!**



GRIZZLY RANCH ASSOCIATION COMMITTEES

Homecoming

By Laura Reis

The heart of this year's Mountain Homecoming theme was "This Wonderful Life at Grizzly Ranch."

Homecoming activities began on Friday, August 4 with an afternoon hike led by John Reynolds. The weather was perfect and those who attended found it to be a great way to spend some time with neighbors on a nice shady trail. If you made it to the Outpost on Friday afternoon, you may have noticed the lovely flowerpots, shared by the Saefke's, that decorated the Outpost and pool area. Afternoon Bocce and Corn Hole games had a good competitive showing.

On Saturday, 50 golfers teed off for the tournament. The winners received handmade wood-burned maps of Grizzly Ranch Golf Club. The occasional gusts of wind settled down, and we had beautiful weather for the evening. Members enjoyed appetizers, wine tasting by Grant-Marie, followed by dinner at the Lake House prepared and served

by the wonderful Lake House staff. Musical entertainment was provided by Tuck Wilson from Lake Tahoe, who played your requests, and we tested member's knowledge with a round of local Plumas County trivia. Everyone was pretty smart!

Raffle prizes were awarded with items from many local merchants. We wanted to remind the Grizzly Ranch community about our local merchants and that shopping locally helps our entire community grow and prosper. We hope you will consider buying locally first from these merchants for needed services or items. A special thanks to our local merchant contributors:

- **Grant-Marie Vineyards**
- **Lost Sierra Chamber and Visitors Center serving Portola, Graeagle, and Blairsden**
- **Amber Donnelly - Century 21**
- **From Portola: Ace Hardware, Dollar General, Mountain Pizza, Portola Village Pharmacy, Feather River Co-op, Red and White Market, Leonard's Market, Black Crow Designs, Kaileyanna Madisen, and Grizzly Ranch Golf Club**
- **From Beckwourth: Romano's Farmer's Market, Explore Sierra**

ATV Tours, and Beckwourth Blooms

- **In Graeagle: Wild Pines**
- **In Blairsden: Brewing Lair, Mountain Hardware, Gumba's Family Pizza, The Shop, Heart Root Yoga, and Magnolia Mums**
- **In Clio: Hand Knits by Dee**
- **In Calpine: Harvey Farms**
- **In Chilcoot: Goodwins Market**
- **In Quincy: Sasquatch Farms, and Lost Sierra Honey Company**
- **In Downieville: Katie Turner Glass**

The weekend events ended with our annual Firewise Day and barbeque lunch. There were presentations from the US Forest Service, Beckwourth Fire Company, and John Reynolds from our Firewise Committee. Those attending the Firewise educational presentation are much better equipped with knowledge about home hardening and preparation for wildfires.

The Association Board would like to thank the Homecoming Committee members Laura Reis, Sandy Kern, Laura Howe, Gay Miller, and Kathi Stepina for their months of hard work in preparing this year's Mountain Homecoming events. We hope you had a memorable time!



Landscaping

By DeAnn Baker

The Landscaping Committee would like to report completion of Phase One in our efforts to beautify and enhance the natural landscapes of Grizzly Ranch! In concert with Steve Birkhofer, Grizzly Ranch Association General Manager and under contract with landscaping company, Reno Green, we have a new and improved design at the GR entrance. We hope you noticed!

We started with a significant clean out and removal of numerous overgrown shrubs and struggling trees, which were obstructing the view of the GR sign and the incredible boulders at the GR entrance. Utilizing various resources, we compiled a list of plants that are compatible in our climate zone, are deer resistant, and are intended to enhance the natural landscape of the area. The Committee developed the planting design with the entire project area resulting in 83 new plants and trees in total. We also added four new commercial grade hanging flower baskets at the Information Center/Sales Office and gate entrance that will be replanted every year going forward.

There are several phases slated for landscaping improvements in the future. The Committee is reviewing all landscaping areas under the jurisdiction of the GR Association, and those include the remaining areas around the gatehouse, the rock outcroppings referred to as “the monuments” along Blacktail Ridge that contain various signs, the Outpost, and the island on Yarrow. Future work is dependent upon budget approval by the GR board and of course is also seasonally driven.

We hope to move forward on some plant removal and additional pruning throughout this year, followed by more new planting in spring 2023! It is our intent to carry through the design and plant varieties used at the front entrance for continuity purposes, while preserving much of the existing mature landscaping that already exists in those remaining areas.

We welcome feedback or input from the GR community as we move forward with the next phases. Contact DeAnn via email at bake2257@gmail.com.

The Association Board would like to thank the Landscaping Committee members - Tera Saefke, Julie Stringham, and DeAnn Baker for their hard work in beautifying the main entrance.



Design Review

By Stephen Tange

The Design Review Committee (DRC) has seen a lot of exciting activity! New home starts, additions, and inquiries have been increasing over the past twelve months. The DRC attributes this to several factors, including the fact that buildable high-end real estate is in short supply in neighboring areas such as Truckee and Lake Tahoe, along with the growing desire people have to get away from highly populated neighborhoods.

A positive accomplishment by the DRC has been to rewrite the building guidelines into a more streamlined and easier to understand format making it easier to both read and follow from a prospective homeowner and contractor's standpoint. The goal of the DRC is to send a positive message to the contractor community that the process is more "user friendly".

If you're wondering about the role of the DRC, the committee is responsible for managing the building and remodeling process from beginning to end. That means the committee provides a seamless roadmap for lot owners and contractors. It also encompasses doing on-site inspections, monitoring compliance to building guidelines, and signing off on all completed homes and remodels.

There have been four plans approved by the DRC this year, with several more in process. One home



is currently in the build process at 305 Arrowleaf. Congratulations to Gabrielle D'Andrea! There will be four new starts on track for next spring.

Just a reminder, when re-staining an existing home, doing remodels, or building additions, the DRC needs a formal application to review and approve.



Outdoor Activities

By The Outdoor Activities Committee

With a golf course that ranks in the top 1% of publicly accessible courses in the United States; a beautifully planned community nestled among the trees and lakes of the Lost Sierra; five miles of hiking trails; a state-of-the-art fitness center and pool; and a Lake House restaurant with an award-winning chef - what more would you need at Grizzly Ranch?



Outdoor Activities!! In a recent survey of the Grizzly Ranch community, members responded with their wish list of community activities. . . *and we listened!!*

In response to your wishes, you and your families have had a selection of fun summer community activities at Grizzly Ranch. These activities were complimentary and included Bocce Ball, Movie Night, Pickle Ball, Water Aerobics, Yoga, and Hiking. Hiking is ongoing!



- Movie Night was held in July.
- Bocce Ball happened on Sunday, August 28 from 4 p.m. - 6 p.m. at the Outpost.
- Water Workout Aerobics took place on August 10 and 17 from 2 p.m. - 3 p.m. at the Outpost.
- Yoga 4 Golf happened on August 18 and 25 from 9 a.m. - 10 a.m. at the Outpost
- Pickle Ball took place on August 9, 23, 30 from 4 p.m. - 6 p.m. at Graeagle Tennis Club.
- Hiking has been on select Mondays and Saturdays - meeting at 8 a.m. at the Visitors Center.

We have more fun activities to come in September and beyond! Watch for emails from CAMCO with specifics.

These small group activities are a wonderful way to learn more about the community and its members. As one participant commented, *“This is great; I’ve really enjoyed learning something new and getting to know others in our community.”*

The survey also captured preferences for new long-term amenities at Grizzly Ranch, which support athletic, and lifestyle needs of community members. We will continue to work together to improve current amenities and seek new amenities that complement the overall Grizzly Ranch plan.

Sandy Kern and Betsy Oltmann are current Co-Chairs of the Outdoor Activities Committee. We are grateful for those who have shared expertise or an interest in furthering our efforts: Mark Roberts (Board Liaison), Kathy Roberts, Laura Reis, Laura Howe, Denise Carver, Gabrielle D’Andrea, Kathy Stepina, Tim Rigney, and Tim Rhode.

Camco will distribute email announcements of our events, and please join us for these fun gatherings - you’ll be glad you did!!

Your Grizzly Ranch Outdoor Activities Committee



Activity Updates and Reviews

Movie Night - Grizzly Theater!

By Betsy Oltmann

Grizzly Ranch Movie Night was held on Friday, July 22 at the Lake House. We enjoyed 2022 Academy Award-Winning CODA - an uplifting movie with a predominantly deaf cast. The word CODA is an acronym for Child of Deaf Adults. Grizzly Ranch couples assembled in the Lake House to watch CODA and to enjoy movie fare of hotdogs, popcorn, and the iconic treat of Cracker Jacks, and to sample signature cocktails from the Lake House bar! The movie also featured renditions of Motown's "You're All I Need to Get By" and Joni Mitchell's "Both Sides Now." Our gratitude to Caleb, Golf Club G.M. and his crew for accommodating us! We hope to offer more movie nights. Kathy Schonder offers a review of our movie.



CODA Movie Review

By Kathleen Schonder

"Wow!! We loved it! Originally, we thought we would not go, as we had already seen the movie, but we are so glad we did. Sharing such a wonderful film together with our neighbors provided a whole new dimension to the viewing experience. Honestly, I even believe we laughed and cried together while eating some movie going treats that we often deny ourselves. This movie experience caused my husband, Bud and I both to remark that we enjoyed the movie even more the second time which we didn't think was possible. Another real plus was that we got to see some of our neighbors that we had not seen in a couple of years. Great job activities committee!! I sincerely hope we do more Movie Nights!"

Yoga 4 Golf Review

by Kathleen Schonder

Now here's a review for the yoga class given at The Outpost which I attended on August 25 quite by accident. Betsy Oltman is a highly qualified yoga instructor! She instructed a class on yoga for golf. The class involved many different stretches and relaxation techniques which, in the environment we live, can be a real asset not only to our recreational pursuits but to our overall mental health in general.

This yoga class is a great offering by one of our resident homeowners, and it's free!! It is one of those offerings you may want to check out and avail yourself of as the benefits are vitalizing and restorative.



Communications Committee

By George Papa

The Communications Committee is made up of two different groups – The Grizzly Ranch website committee and our community newsletter committee. Website members are Kathy Roberts, Laura Reis, and Margaret Skillicorn, Paragon PR. Newsletter members are Kathy Roberts, Kathleen Schonder, and Margaret Skillicorn. Our stated mission is to communicate the high quality of living that Grizzly Ranch offers through our website, and to provide all Grizzly Ranch owners information of interest by periodically producing an Association Newsletter.

GrizzlyRanchLiving.com through images and descriptions promotes our Community and includes sections such as things to do, association committees, Firewise, internet access, onsite amenities and much more. It also provides a Real Estate page that lists active brokers as well as homes and homesites for sale. The Golf page includes a link to reserving a tee time, rates, viewing our 360 aerial tour and webcam. Lastly, we include a Contact page with a link to the Grizzly Ranch Association site which contains our governing documents. If you're a Facebook user, members can share community happenings on a private group page, [Grizzly Ranchers](#), to which the administrator can grant you access.

We encourage community feedback on enhancements to our website and or our community Newsletter.



Internet

by Marty Greenstein, Committee Chair, with Bill Desjardin, Steve Oltmann, and John Saefke, Committee Members

Since our April 2022 newsletter, we have not received new information from Plumas Sierra Telecom (PST) on possible fiber installation at Grizzly Ranch. What we do know is that it would require major financial investments by Grizzly Ranch owners. It is our intent to update you as information becomes available.

In the meantime, we are happy to report that the [SpaceX Starlink Service](#) is now installed and operational in at least 13 Grizzly Ranch homes and locations. Steve Oltmann, a committee member and very technically astute user, describes it as a “game changer” for them. He has 17 devices connected to their Starlink internet service, used

both for online internet/email as well as streaming all television. Steve reports that they have encountered no delays, only very infrequent outages and very impressive speeds of 95-100mbs download and 10-15mbs upload. Overall service speeds and reliability should get even better as more satellites are launched each month.

Starlink can now be available to anyone at Grizzly Ranch provided they have field of view visibility. It requires an investment of about \$600 for the hardware, and the cost is currently \$110/mo. for unlimited data (both subject to increases). You can test your location’s “visibility” using the free downloadable Starlink app (both [iPhone](#) and [Android](#) versions) to assist in evaluating potential dish locations.



Finance

By Mark Roberts, Association Board President

Grizzly Ranch Association reserve funds are used for replacement and repair costs of items for which the reserve fund was established. With sufficient cash in the Association reserve fund, the community can cover these expenses.

In the recent Board meeting, the Committee voted to increase monthly investments from \$25,000 to \$45,000. The Committee's goal is to reach reserve funding of 75% by end of 2022 and 85% by end of 2023. The Committee is also keeping minimal necessary cash in our account to enable an increase in investment in conservative government backed funds and bank CDs. In our operating investment fund, the committee currently has invested \$75,000 in multiple bank CDs. Our goal for year end is to have a balance of \$100,000. By spring of 2023, our goal is \$125,000.



GRIZZLY RANCH ORGANIZATIONS

Firewise By John Reynolds

The 2022 fire season has been quiet so far. There has been little smoke, and the few fires in our area have been under five acres with the Forest Service fire suppression teams quickly dealing with them. However, the wildland fire potential forecasts for August through November have higher than average potential in Northern California. Therefore, we must be prepared for evacuation and continue our efforts to maintain defensible space.

On Sunday, August 7, the Firewise Committee hosted its annual Firewise Day event as part of the Homecoming activities. The event included fire safety and evacuation preparation. In addition, the committee sold raffle tickets with items donated by Grizzly Ranch Golf Club, DAOU Vineyards, and many Grizzly Ranch residents. The proceeds of over \$2000 benefited the Beckwourth Fire Department. The event ended with a barbecue lunch of hamburgers and hot dogs on the Outpost Green.

The fire safety presentations included U.S. Forest Service Grizzly Fire Station and Beckwourth Fire Department representatives. Included were first-hand accounts of fire suppression efforts and tips on how homeowners' preparation can aid firefighters in defending their homes.

The presentations included information to help prepare your home to survive a wildfire ember storm using home hardening and defensible space suggestions. In addition, "GO BAGS" and handouts were available with details on preparing for a wildfire evacuation. If you would like a "GO BAG" or any of the flyers, please contact us at grizzlyranchfirewise@gmail.com.

Grizzly Ranch parcels totaling 100 acres are included in a hazardous fuels treatment program as part of a larger Eastern Plumas County Cal Fire grant. This grant will treat heavily forested properties rated as high or very high hazards in our 2015 fuels assessment. Of important note, a large parcel (60 acres) in the southeast corner of the community will be part of the project. Treatments will consist of tree removal and mastication of surface and ladder fuels. This treatment is a significant step in improving the fire threat at Grizzly Ranch.

The Association would like to acknowledge that The Plumas County Fire Safe Council (PCFSC) announced on July 14, the newest recipient in its Fire Safe Recognition Program. This award identifies and publicly acknowledges outstanding fire safety accomplishments in Plumas County. A personalized certificate was presented to John Reynolds for his demonstrated initiative and leadership through his actions and accomplishments. Congratulations John, and thank you for all your hard work to make Grizzly Ranch a safer place to live!



Grizzly Ranch Golf Club

By Caleb Olsen, General Manager

Welcome to the beginning of September. The Golf Club has been having a fantastic year. Thank you all ! That help supports Grizzly Ranch. We had a tremendous month of July recording over three thousand rounds of golf. We are on a pace to beat or repeat that record in August driven by hosting our annual New Orleans group and a very successful LinkSoul event.

Some of you know our water challenges over the years and may have noticed the course has played firm and fast! Mike Baty and I, Mike especially, have been working for years on how to get our full water allotment into our irrigation pond. Early August we finished a project that involved two new pumps, and Mike has been filling his irrigation lake and now has a much bigger smile on his face.

One other project that has been completed is the area east of the Golf Shop. It was graded to allow the club to host more events. Weddings will be the primary use for that area. Utilizing that space will enable us not to interfere with golf operations so we can all enjoy the course without interruption.

The club has hired a new Executive Chef, Michelle Palmer. We plan to have more events on select dates. I will send out more information to the community when we finalize the dates for those events.

Speaking of events, mark your calendars for “Tee It Up for the Troops” September 11, and the “Impossible Open”

October 9. There will be lots of fun to be had along with a worthy cause for our troops. Click [here](#) to sign up.

There have been a few GR members asking about dress code for the practice facility and the Lake House. For the practice facility, the dress code is “proper golf attire”*. With more outside guests, we try to ensure this practice is followed. For the Lakehouse, in addition to golfers, all non golfers whether GR residents or non-residents are welcome and encouraged to enjoy breakfast or lunch. Dress code for non-golfers is similar to golf attire listed below with flexibility on non-collared shirts, denim, and sandals. Again, we encourage you to join our chef, Michelle, for an enjoyable Lakehouse experience.

As a reminder, the golf club has a policy that guests are not allowed on the course unless playing golf during regular golfing hours 7 a.m. to 7 p.m. At times, people have been seen walking/running or even having a picnic on the course. We sometimes allow that after golfing hours for those who check with us in the Golf Shop first.

September is going to be another busy month for the GRGC. We recommend that you plan your tee times in advance or come see us in the Golf Shop to discuss best times to play.

The golf course will remain open through October 30. We will begin aerification on the tees, fairways, and rough in October, but the greens will NOT be punched until the spring.

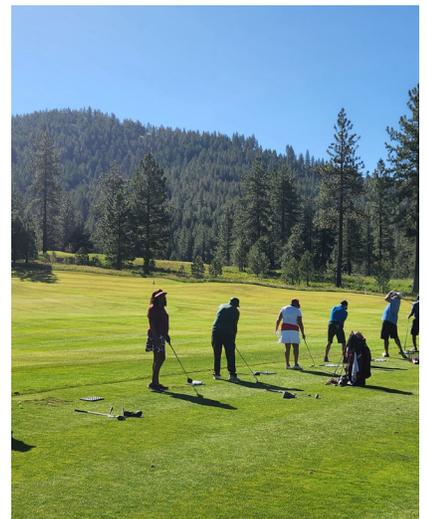
I look forward to seeing you all out on the course.

Caleb Olsen
General Manager



PROPER GOLF ATTIRE

- Appropriate collared golf shirts must be worn on the golf course at all times.
- No denim is allowed on the golf course.
- Swim trunks and bathing suits are not allowed on the golf course.
- Strapped tank tops or halter tops are not allowed.
- Cut-off shorts and jogging shorts are not allowed.
- Shoes worn on the golf course must be appropriate for golf play. No metal spikes are allowed on the golf course. Golf shoes or tennis shoes are to be worn at all times.
- Bare feet, flip flops, or sandals are NOT allowed.



Grizzly Ranch Community Services District [CSD]

By Jim Miller, Board President

Connected lots will notice an increase in usage fees on the next quarterly billing. This is the annual increase that was planned with the usage fees that were voted in by the CSD Board of Directors last year after no protests were heard from rate payers.

At the last quarterly meeting of the Grizzly Ranch CSD Board of Directors, the Grizzly Ranch Association President presented a proposal for the CSD to take over the maintenance of the roads within the community beginning in 2024. While road maintenance is one of the latent powers granted

to the CSD under the formative documents, this transition will require approval from the Plumas County Local Area Formation Commission. The Board will be looking into all aspects of the proposal and report any actions taken in the minutes of the Board meetings and in this newsletter.

The CSD budgeted for a professional rate study to be conducted this year. This study will include a certified engineering evaluation of the CSD's infrastructure focusing on conditional assessment and replacement cost estimates, future projections of usage, reserve and revenue requirements. The engineering company will use these findings as

the basis for the calculation of both standby rates and water and sewage usage rates over the next 5 years. The findings will be presented to all rate payers who will then vote on the proposed rates.

On August 24, 2022, at the California Special Districts Association annual meeting, the Grizzly Ranch CSD was the recipient of an Excellence in Safety Award from the Special District Risk Management Authority (SDRMA). The CSD had no reported or paid property/liability claims since joining SDRMA in 2016. Congratulations to the CSD staff!



Grizzly Ranch Conservancy

By Donna Lindquist

Fuel reduction clean-up and tree-trimming activities on Conservancy properties are in full swing. Both the Big Grizzly Creek Trail and Beckwourth Crossing were treated to reduce fire risk and to improve tree health and aesthetics. In addition, new metal trail head markers were installed on Conservancy trailhead posts to replace old markers that were worn down and hard to read.

Regarding new projects, the Conservancy Board is reviewing suggestions for new projects along the Big Grizzly Creek trail. These include a platform for yoga, improved access to the creek for fishing and wading, and some soft amenities for kids such as climbing rocks and a geocache activity which uses an app to find hidden treasures. Design and installation of interpretive

signage on flora, fauna, the fishery, and history of the area are also being considered. A large sign board, similar to the one at Beckwourth Crossing, is planned that will have a map of the creek trail and information on the natural resources that the area supports.

The Conservancy Board encourages input from Grizzly Ranch owners on new projects on the Big Grizzly Creek property. If there is enough interest, an advisory board composed of owners could be created to help plan and implement Conservancy projects. So your participation and new ideas are welcome. Contact Executive Director Donna Lindquist if you would like to be more involved at donnal@psln.com.



History of the Grizzly Ranch Conservancy

By Tim Pennington

At the beginning of the Grizzly Ranch project, approval from the United States Corps of Engineers, whose charge is governing the “Waters of the U.S.”, was mandatory. The Corps determined that Grizzly Ranch had two wetland areas and several drainages that were designated “Waters of the U.S.” and dictated that a Conservancy be formed with the obligation of providing care to those areas.

The Conservancy was thus formed, and one percent of all lot and home sales were designated to fund it going forward. In the first two-and one-half years, the lot sales at Grizzly Ranch were very robust at high prices and the Conservancy accumulated a large amount of cash for operations. Consequently, the Conservancy decided to use the excess funds not needed for their operations or protection of their “Waters of the U.S.” to design and build a system of hiking trails throughout Grizzly Ranch as a donation to the community. While the Conservancy was able to provide some funding for trail maintenance, The ongoing maintenance of all the trails was not the responsibility of the Conservancy

Presently, the Conservancy continues to receive 1% of sales. However, over the years, most sales have been of lots selling at low prices, so the stream of revenue has been substantially reduced. The amount of money in the Conservancy at this time, August 2022, is enough to cover operating expenses, “Waters of the U.S.” protection, maintenance of trails on Conservancy property and maintenance of ponds at the entrance to Grizzly Ranch for the next four or five years, with very little excess. Hopefully, there will an increase in real estate sales going forward, and the additional revenue can then be spent on new Conservancy projects.



Real Estate Market Update

By D. Blaine Smith, Century 21 Tahoe North Realtors

As I give this real estate market update, I would first like to introduce myself. My name is Blaine Smith and some of you may have seen me in the Grizzly Ranch Information Center/Sales Office. Century 21 Tahoe North Realtors has been located at Grizzly Ranch for a little under a year and a half and is excited to be around for the future. As we look at the real estate market, we can all agree on the fact that the market was extremely active within the last year. Real estate in the “Lost Sierra” has seen significant market movement throughout 2022 as prices continued to creep up in the first couple months of the year. Within the last couple of months, we have seen a change in the real estate market with increased rates and uncertainty. This has a direct impact on buyers, as they are on “hold” to see how this will affect prices. In return, this has caused an increase in inventory and a slight decrease in prices. In the Grizzly

Ranch market, we have seen a steady number of potential buyers throughout the summer months.

Per the Plumas MLS: so far in 2022 eleven lots and one house has sold at Grizzly Ranch. The lots that sold ranged in prices up to \$40,000. The current asking price for lots range from \$19,000 up to \$77,500 with most sales under \$25,000. There are four homes at this time listed at Grizzly Ranch ranging from \$949,000 to \$4,300,000 with one of these homes currently under contract. There are still many people just discovering Plumas County with a push from the Truckee/Tahoe home prices. It is a matter of time before more buyers make their way to beautiful Plumas County. Overall, the market is actively shifting and only time will tell how this year will conclude for real estate.



Out and About - Things To Do



[Feather River Land Trust Events](#)

[Events in Plumas County](#)

[Lil Megs Pumpkin Patch](#) – First weekend in October.

[Sierra Valley Art and Ag Trail](#) - September 24

[Friends of Plumas wilderness events](#)

[Western Pacific Rail Museum Holiday train rides:](#)
[Pumpkin Patch Trains](#)
[Santa Trains](#)



Reno Restaurants

By Kathleen Schonder

To my surprise while channel surfing recently, I stumbled upon a TV show hosted by the renown Andrew Zimmern. The show was all about Reno restaurants. Mr. Zimmern is an Emmy-winning and four-time James Beard award winning TV personality, chef, and writer. I tried to pull up the link to the actual TV show but was unsuccessful. I did find a list of the Reno Restaurants Zimmern recommended. Below is the introduction to the actual TV program and the link to the restaurants he visited and reviewed. This program appeared locally in Reno during the month of July 2022.

Season 2, Episode 9, Reno

Andrew Zimmern heads to Reno, Nevada for a food scene that loves to entertain. He embraces Reno's small-town pride as he savors homemade meatballs and ravioli, gets a taste of Basque culture and meets some forward-thinking chefs.

[Andrew Zimmerman's Top Reno Restaurants](#)

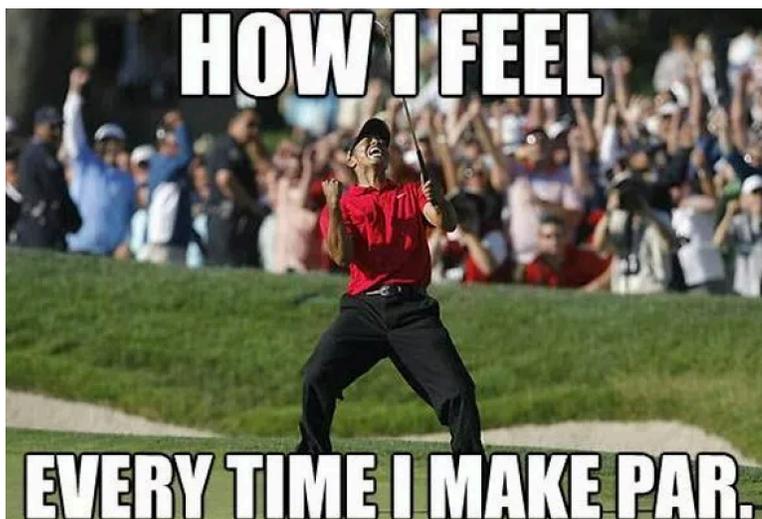
I would suggest you read the individual restaurant reviews before heading out as this is a very diverse list of restaurants. We can vouch for the great quality at Liberty Food and Wine. Regarding Kwok's Bistro, it was for a long time a well-kept secret, but be prepared for a small often very crowded well-hidden downtown restaurant but with very good Chinese cuisine!



Laughter For The Light-Hearted



ONE THING NOBODY EVER TALKS ABOUT BEING AN ADULT IS HOW MUCH TIME YOU DEBATE YOURSELF ON KEEPING A CARDBOARD BOX BECAUSE IT'S LIKE A REALLY, REALLY GOOD BOX.



Grizzly Ranch Entities

CAMCO

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530-587-3355 or 800-916-2262

Eric Wicks, Property Manager
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Grizzly Ranch Golf Club (GRGC)

Caleb Olsen, General Manager
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Grizzly Ranch Community Services District (CSD)

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Larry Smith, General Manager
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Grizzly Ranch Conservancy (GRC)

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Donna Lindquist, Executive Director
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Firewise Committee

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