

Rev 9/2015

Lake of the Pines Association

Long-Range Master Plan

Adopted September 16, 2015



Vision Statement

A comprehensive plan to ensure that Lake of the Pines shall be an attractive community where the quality of life and environment are protected, security of the community ensured, and the rewarding lifestyle maintained.

1. The LOP Master Plan Document

1.1 Purpose, distribution and use of the Plan.

- 1.11 The Master Plan is authorized by the Lake of the Pines (LOP) Board of Directors and is intended to be a living document for the proposed utilization of all Common Properties and Common Facilities owned by LOP Association. The plan will coordinate with LOP's Bylaws, CC&R's, and the Capital Reserve Study. The plan indicates the status or designation of all Common Properties and Common Facilities and those Common Properties or Common Facilities for which any change in status or designation is scheduled. No Common Property or Common Facility is to be used in a manner conflicting with the specified status or designation in the latest edition of the Master Plan, or in the LOP Bylaws. In the event of a conflict between the Master Plan and the LOP Bylaws, the Bylaws shall supersede the plan.
- 1.12 The focus of this Master Plan is to assist the Association to be successful and move forward for the future. The planning process will be both data and vision driven. The goals of this document are:
 - 1.121 Establish a common vision for the future.
 - 1.122 Identify trends & activities that shape the community.
 - 1.123 Recognize the strengths, weaknesses and opportunities in the community.
 - 1.124 Stimulate thinking to make better use of the Association's resources.
 - 1.125 Align the Association around future plans.
 - 1.126 Facilitate evaluation and communication of the Association's actions and achievements.
- 1.13 The process for developing the plan will follow these major steps:
 - 1.131 Develop a vision.
 - 1.132 Prepare a community assessment and analysis of factors related to potential future change.
 - 1.133 Identify goals in support of the vision.
 - 1.134 Obtain community feedback of this plan.
 - 1.135 Secure BOD approval for the resulting master plan.
 - 1.136 The Board of Directors and/or a committee appointed by the Board shall update the master plan annually, publish progress to the community, and make appropriate re-evaluations and adjustments.
 - 1.137 Actively promote benefits and life style of this community.
- 1.14 A formal project evaluation will be prepared for:
 - 1.141 Common Properties for which any change in status or designation is scheduled.
 - 1.142 Common Facilities for which a change in use or configuration is scheduled.
 - 1.143 Scheduled additions or improvements to any common property.
- 1.15 Implementation of Master Plan:
 - 1.151 The Board of Directors and/or a committee appointed by the Board shall annually recommend projects for the Association.
 - 1.152 The Board of Directors and/or a committee appointed by the Board shall publicize those recommendations to LOP clubs and committees.
 - 1.153 The Board of Directors and/or a committee appointed by the Board shall review pending projects to avoid conflict with the Master Plan.

1.2 Land and Facility use goals of the Association

- 1.21 The goal or mission of the Association is to utilize the Common Properties and Common Facilities in a manner that shall provide the maximum benefit and enjoyment for the greatest number of its members. In doing so, the Association shall maintain a broad spectrum of facilities and amenities that will satisfy the widely varying recreation and social interests of its membership, as well as protect and enhance the property values of the Association and its members, as stipulated by the Davis-Stirling Act.

1.3 Master Plan Schedule

- 1.31 The Board of Directors and/or a committee appointed by the Board shall update the Master Plan annually showing a timetable of contemplated projects by fiscal year for submission to the BOD.
- 1.32 For contemplated projects on the Master Plan that are beyond the forthcoming fiscal year, the Board of Directors and/or a committee appointed by the Board shall prepare and maintain project statements including:
 - 1.321 Location of affected common property and/or common facility,
 - 1.322 Reference to applicable subsections in the Master Plan,
 - 1.323 Outline of the project objectives,
 - 1.324 Estimate of the time and resources required from the definition phase to project completion.

2. Community Data Assessment

2.1 Land and facilities use plan

This plan is based on certain forecasts of population, demographics, and interest trends which will impact LOP in the 21st Century.

2.2 Population Data

- 2.21 Currently, there are 2000 member lots at LOP with 99% improved, and 84% owner occupied.
- 2.22 The average household size in LOP currently is approximately 2.5 persons per lot.
- 2.23 With the resort-like setting of LOP and its amenities, consideration must be given to the impact of extended families and guests.

2.3 Demographic Data (as of 2009 – requires updating)

- 2.31 The informational sources used to help determine the current and future demographics of Lake of the Pines were as follows:
 - 2.311 Nevada County census population data for 1990, 2000, and 2005.
 - 2.312 Local surveys done in 2000, 2004, and 2014.
 - 2.313 A document compiled for local real estate purposes.
 - 2.314 LOP Association community facts compiled in 2007.
- 2.32 Data for Nevada County shows how the age groups have changed over time. This information should help to develop a model for LOP.
- 2.33 The current average age is 49.2 years, with the breakdown as follows:

0- 9	years (7.2%)	40-49	years (15.8%)
10-17	years (20.6%)	50-64	years (17.7%)
18-29	years (2.6%)	65 +	years (30.8%)
30-39	years (5.3%)		
- 2.34 The current household characteristic shows 36% of households with children in residence.
- 2.35 When comparing 1990 to 2005 Nevada County census data, the only 2 major changes noted were an increase in working singles and families, and a decrease in the 65 to 74 year age group.
- 2.36 There are future unknown variables, such as:
 - 2.361 The growth of work from home with the advent of broadband internet capability.
 - 2.362 The availability of local health care or insurance coverage.

2.4 Social and Economic Data

- 2.41 Education levels have been shown to have a close correlation with income, health care, span of interests and activities, in addition to levels of participation in civic affairs. The current median income is \$56,899 with an average income for households with children at \$76,355. The adult education level is 92% high school graduates and 37% college graduates.
- 2.42 Another economic indicator would be the diversity of home values in LOP. Any reasonable investment by the homeowners in facilities over the next ten years may expect a demonstrated positive return.

2.5 Activity Data

- 2.51 Recreational activities continue to be popular with the members. Social events based upon the close comradeship of the special interest clubs and events sponsored on behalf of the Association fill the social calendar. Having adequate facilities for these functions is important.
- 2.52 Activities will be planned based on the current different household age groupings.

3. Current Asset Analysis

Lake of the Pines is a unique community, with many assets. Built in 1968, the real property of the Association is owned by the members. The following section gathers information from many sources and lists these assets as accurately as possible.

3.1 Facility Assessment

- 3.11 Clubhouse and Administration – approximately 16,000 sq. feet, including deck space, with current admin space approximately 3,000 sq. feet. Initially built in 1968, with 2 major renovations in 1978 and 1987. In 2010 the interior was cosmetically updated. The original building was mostly demolished and reconstructed on the original footprint, leaving the original kitchen walls, floor and divisions standing in 2013. This building is the focal point of the community. It houses administration, finance, communications, and food and beverage offices. It has a large covered deck lakeside, overlooking the lake, a large dining room with indoor and outdoor seating with panoramic views, a dance floor, full kitchen, bride's preparation room/meeting room including a dedicated bathroom, full kitchen, separate bar area, restrooms including a barrier free restroom and a coatroom. (amended 7-2015).
- 3.12 Sports lounge – approximately 6545 sq feet including pro shop and cart barn initially built in 1968 with renovations in 1995, and 2004. In 2010 the original building was demolished and replaced with a new structure. The new square footage is approximately 7000 sq. feet plus the attached cart barn. The space includes pro shop and office, meeting room, small library, restrooms, kitchen, inside and outside dining, outside group BBQ area and bar. As the first amenity to be replaced, the structure is to set the architectural standard as craftsman design for future common buildings in the Lake of the Pines. (amended 7-2015)
- 3.13 Yacht lounge – approximately 1150 sq feet. Initially built in 1968, with a 750 sq ft deck addition in 1982. In 2010 the deck was replaced. This building includes inside and outside restrooms, outdoor shower area at beach, and small kitchen area. Engineering study states this building is not suited for substantial renovation. (amended 7-2015)
- 3.14 EC building – approximately 1300 sq feet housing channel 7 studio, meeting room and IT support office. Most recent renovation was in 2005.
- 3.15 Maintenance buildings –Originally the building served as a recreation building. The current maintenance yard property was developed and the main building constructed in 2003. The 2003 building is a large shop building with a lift for maintenance of rolling stock and a wood shop for public works projects. The original building was renovated to include a conference/education room, break room, lockers, restrooms and offices for the public works manager and golf course superintendent. All rolling stock can be stored under cover, either within a building or under roofs. Within the large fenced in yard is an equipment wash pad, oil disposal unit, fuel tanks, and organic material holding areas. (amended 7-2015)
- 3.16 Public safety entry building – approximately 300 sq ft and incorporates the manager of public safety, gate entry staff area, restroom, and ancillary equipment to monitor the video surveillance system within the community.

3.2 Lake and Park Assessment

Within the Lake of the Pines Community, four lakes and ponds support a variety of recreational, aesthetic and educational uses by members. Nearly 15 percent (292) of home sites have direct waterfront access to either the main lake (232 acres), Hazel Lake (four acres) or Huck Finn Pond (three acres). The remaining home sites have lake and pond access through seven parks with five beaches, a main beach, a boat launch ramp, other common areas and a marina with a barrier boom to reduce wave action for 4 rental docks containing 148 boat slips and a courtesy dock for the lake barge and member boats docking for under two hours. These amenities are used to the maximum with waiting lists for some. (amended 7-2015).

The Entrance Pond (0.5 acre) sets a scenic tone for LOP.

The four lakes were created by dams and are technically reservoirs. At 1,500 feet elevation, summer water temperatures exceed 75F and the waters support warm water game fish populations including largemouth and small mouth bass, red ear and bluegill sunfish, black crappie and catfish. Wildlife such as river otters, muskrats, snakes, and turtles rely on the waterways. Large numbers of waterfowl and other water-associated birds such as ducks, egrets, herons, geese and eagles use the lakes and ponds. Recreational uses include; swimming, fishing, water-skiing, wakeboarding, stand up paddle boarding kayaking, canoeing, sailing, sail boarding, cruising and pontoon boating. (amended 7-2015).

3.21 Lakes and Ponds

- 3.211 Main Lake of approximately 232 acres with 5 miles of shoreline. Centrally there is a slalom ski course which is maintained by the water sports club and anyone can use it at any time.
 - 3.2111 The lake was dredged during FY 1999/2000.
 - 3.2112 Public Works Dept. has regularly dredged the inlets at the parks with spoils distributed on Association property.
 - 3.2113 Six aerators were installed in the area off the Clubhouse in 2008.
- 3.212 Entry Pond is approximately ½ acre with a Central fountain, grass and trees.
- 3.213 Huck Finn pond approximately 3 acres.
- 3.214 Hazel Lake approximately 4 acres – 3 aerators with new concrete spillway installed in 2007.
- 3.215 For all additional information please refer to the 2005 LOP Lake & Pond Management Document.

3.22 Parks and Beaches

- 3.221 Main beach at clubhouse – Large swim area with beach, shaded grass area with rip rap to prevent shoreline erosion, shade structures, rest rooms, outside beach shower, soda and water vending machines, member parking. There is a barrier boom to reduce wave action in the roped-off swim area. Rip-rap protects the grass banks of the pool area and clubhouse point. (amended 7-2015)
- 3.222 Area adjacent to the main beach is a large fenced equipped play area with picnic table, a storage shed and boat racks for the Sailing School, and 24 kayaks and canoe rental slips.
- 3.223 Park 1 - Hazel Lake Park contains a restroom, drinking fountain, sand volleyball court, full court basketball shared with three Pickleball courts, par-course for exercise, large lawn area, three picnic tables and parking for about 10 vehicles. The park shoreline is approximately 150 yards. (amended 7-2015)
- 3.224 Park 2 – Shadow Cove Park – small BBQ area with tables, two horseshoe pits, roped off swim area, grass, and member parking. (amended 7-2015)
- 3.225 Park 3 – Sandy Point Park – Play equipment, 24 kayak and canoe rental slips, roped-off swim area with large sandy beach, picnic area with tables, BBQ's, restroom, and member parking.
- 3.226 Park 4 – South Shore Park – Play equipment, boat launch, 2 piers, non-member visitor parking, 24 kayak and canoe rental slips, large group BBQ area, small BBQ and picnic area with tables, roped-off swim area, with sandy beach and a restroom.

- 3.227 Park 5 – Green Valley Park – roped-off swim area with beach, 18 kayak and canoe rental slips, tables and BBQ's and small grass area with rest room, and member parking. (amended 7-2015)
- 3.228 Park 6 – Spillway park – This area is undeveloped.
- 3.229 Park 7 – Sun Terrace – BBQ and tables, roped-off swim area with sandy beach, and Member parking.
- 3.230 Huck Finn Park - Gated dog park with grass, trees and bench. Originally the pond was drained and dredged in 2009. In 2015, a dog park was created by cross-fencing the larger park area. This section was seeded and an irrigation system installed. Benches and a concrete picnic table with benches were installed on a concrete pad. Ornamental trees were planted and a dog wash and watering station installed. Two-thirds of the park area remains undeveloped. (amended 7-2015)

3.3 Golf Course

The 19-hole golf course is a challenging 6,140 yards and excellently maintained. It also has a driving range and practice putting green. It offers shots over water, canyons, creeks and bunkers. (amended 7-2015)

3.4 Pool Complex

The fenced area was completed in 2006: 25 yard, 6 lane swimming pool with entry area, children's wading pool with zero entry a small fountain, tables with umbrellas, chairs and lounge chairs, restrooms, outdoor shower, storage room, entry office, equipment room. The home of the LOP Piranha's. The pool is available for lap swimming, recreational swimming, swim instruction and fitness programs. Outside of the pool fence on the lake side is an area on the grass with picnic tables and BBQs.

3.5 Tennis Complex

The Tennis Complex consists of 4 tennis courts. Two courts are located at the main beach and two courts across from the driving range. Courts are used for men's, women's and mixed doubles leagues, recreational play and instruction. The tennis club runs a variety of tournaments and social events yearly, and more competitive USTA affiliation is available. Courts are available for a fee to the membership. Courts have bathrooms nearby, water on site and shaded sitting areas for the players. Shaded picnic areas are located by the courts with vending machines and spectator stands at courts 3 and 4. In the fall of 2013 all of the courts were overlaid and repaired. The gazebo was replaced in 2014. (amended 7-2015).

3.6 Marina

There are 4 floating docks incorporating 148 rental slips with keyed entry. There is also a courtesy dock serving clubhouse point with 2 dedicated slips for the Association's use. One improvement of this area was done in 2007 when a fourth dock was added, and the courtesy dock reconfigured with water and power made available on docks. An additional 16 slips were added in 2013 bringing the total to 148, with water and power provided to these slips in 2015. Also in 2015 a barrier boom was installed to reduce wave action on the boats and docks (amended 7-2015)

3.7 Offsite RV Parking

RV and boat parking is located 1/2 mile from the LOP main gate off Combie Road on Timber Ridge. The facility encompasses approximately 5 acres. There are 163 spaces, some divided to total 170 rented. The RV storage area is managed by a resident supervisor. It was originally surfaced in 1997 with asphalt, and resurfaced in 2008.

3.8 Parcel E

This 2+ acre facility, located off Torrey Pines (South), is fenced from the road and is used for brush collection, mulching and limited Maintenance Yard storage of heavy equipment. The spillway ditch and emergency/flood control ditch run on two sides of the parcel and converge at the Combie Road culvert. A sewer main, water main, and several spur lines run 4 to 6 feet below the surface.

3.9 Bocce Ball

There are two smaller-than-regulation courts located just below the Sports Lounge. (amended 7-2015)

4. Projects Master Plan

The matrix below is the analysis and recommendation of potential future projects. The look and style of all LOP buildings should match in design, color and materials. The design style set by the first structure replaced, the Sports Lounge, in Craftsman Style. Some notable features of this design are low-pitched, front or side gabled roofs, motile roof planes, generously overhanging eaves, exposed rafters and beams, extended rafter ends, decorative braces and stick work under the gables, wood or stone siding, including horizontal wood slats and stone cladding. Interior décor might include an open flow plan, natural materials, wood, stone, glass, exposed beams, rafters and joists, wide door and window casings, natural finishes, built-in woodwork, wainscoting, fireplaces, numerous windows for natural light, earthy colors and harmonious wood tones. Craftsman Design is artistically constructed from natural materials for the purpose of creating a warm atmosphere. All upgrades should meet current California barrier free standards with ADA compliance. The project timing should be driven by project interdependencies as well as moderating the financial impact on the community. The funding recommendation and project lists should be reassessed each year and adjusted as necessary. It is recommended that the Board of Directors utilize the Master Plan as a flexible strategic roadmap for the Lake of the Pines. The Board of Directors of the Association shall cause all future projects recommended by LOP Committees and Clubs to be reviewed according to their direction to avoid conflict with the Master Plan.

<i>Project</i>	<i>Cost</i>	<i>Sponsor</i>	<i>Timing</i>	<i>Analysis</i>	<i>Recommendation</i>	<i>Status</i>
Swimming Pool Complex	TBD	BOD and/or committee appointed by the Board	TBD – Possible inclusion with Yacht Lounge Project	Limited restroom and storage facility	Use assessment of the building to develop future plan with possible inclusion with the Yacht Lounge project.	Pending
Yacht Lounge / Activities Center	TBD	BOD and/or committee appointed by the Board	TBD	<ul style="list-style-type: none"> • Engineers stated building not suited for substantial renovation. • Possibility of combining building with pool building. 	Facility can be razed and new structure incorporated with pool structure <ul style="list-style-type: none"> • increase restrooms, • fitness center • activities & meetings • aquatic center 	Pending
Pickle Ball	TBD	Sports and Activities Club & Report from Ad Hoc Pickleball Committee	TBD	<ul style="list-style-type: none"> • Court shared with basketball at Hazel Park. • Gravel encroaches from parking lot. • Voluntary use of quieter paddles to mitigate noise concerns. 	<ul style="list-style-type: none"> • Tennis Court fencing should surround court. • Gravel area should be paved. • Benches added • Hire recreation consultant to review layout of Hazel Park. 	Pending
Bocce Ball Courts	TBD	Sports and Activities Club	TBD	<ul style="list-style-type: none"> • Parking is inadequate • Court surfaces uneven • Area overcrowded during league season. 	<ul style="list-style-type: none"> • Court & path lighting • Path and stairs • Shade structure • Artificial turf • Upgrade courts • New Courts • Address parking 	Pending
EC Building	TBD	BOD and/or committee appointed by the Board	TBD	<ul style="list-style-type: none"> • Multiple interior renovations. • Space not efficiently used • Channel 7 filming studio and lab plus IT support office. 	Space plan study. Space available for use.	Pending
Marina	TBD	Lakes & Parks Committee	TBD	<ul style="list-style-type: none"> • New boat dock and guest pier added in 2008 • 16 new slips added in 2013 • full water and power added to all docks in 2015 • a barrier boom to reduce wave action on the boats and docks was installed in 2015 	<ul style="list-style-type: none"> • Possible future above ground fuel dock as a member service. Need to verify feasibility with county. • Review future expansion. 	Pending

<i>Project</i>	<i>Cost</i>	<i>Sponsor</i>	<i>Timing</i>	<i>Analysis</i>	<i>Recommendation</i>	<i>Status</i>
RV Storage Yard	N/A	Public Works	N/A	Resurfaced and striped in 2008. Filled to capacity.	A tentative plan to resurface and expand this lot was approved for fall of 2015	Pending
Main Gate House Ingress / Egress	TBD	BOD and/or committee appointed by the Board	TBD	Entry congested, need better traffic management	<ul style="list-style-type: none"> • Space plan study • IT upgrades require more space and a controlled environment • More traffic lanes to process entry and egress in peak hours • an upgrade to the appearance to correspond to the "craftsman design" of the rest of the Association buildings 	Pending
Secondary Ingress / Egress	TBD	BOD and/or committee appointed by the Board	TBD	Secondary ingress and/or egress needed to provide main entrance relief from congestion and traffic	Evaluate existing and additional potential ingress/egress solutions.	Pending
Public Works/ Maintenance	TBD	BOD and/or committee appointed by the Board	TBD	Insufficient staff parking	Incorporate staff parking with Hazel Park Plan	Pending
Parking lots of common areas	TBD	BOD and/or committee appointed by the Board	TBD	All park parking lots except for #4 are unpaved.	Association requires paved driveways and therefore should pave parking lots of parks 1, 2, 3, 5 and 7.	Pending
Roadways & Culverts	Refer to capital reserve study.	Public works & BOD and/or committee appointed by the Board	annual	<ul style="list-style-type: none"> • Roadways and culverts require periodic maintenance for roads to be repaved, slurry sealed and patched on a rotating basis. • Members have requested wider walkway around Lakeshore. 	<ul style="list-style-type: none"> • Failure of original culvert system a high risk and needs to be addressed in a repair and replacement plan. • A 5 foot wide walkway around Lakeshore could be developed in sections. • Coordinate roadway replacement with the culvert plan. 	Pending
Lakes & Ponds	TBD	Lakes and Parks Committee	TBD	<ul style="list-style-type: none"> • Interrelated water system. • Requires periodic chemical application for algae and pond weeds, and dredging 	Coordinate any future plan with 2005 LOP Lake and Pond document.	Pending

<i>Project</i>	<i>Cost</i>	<i>Sponsor</i>	<i>Timing</i>	<i>Analysis</i>	<i>Recommendation</i>	<i>Status</i>
Parks	TBD	Lakes and Parks Committee	TBD	Each park has a unique purpose. Improvements include addition of concrete tables, benches and BBQs, pickleball courts, dog park, horseshoes and bocce ball.	<ul style="list-style-type: none"> • Improvements must be coordinated with the LOP Long Range Master Plan and approved by the Board of Directors. • Upgrade facilities to ADA compliance. 	Pending
Trees in Common Areas and roadsides	TBD	Public Works and landscaping department	TBD	Dead trees on Torrey Pines near Parcel E and on golf course	Arborist should be consulted for tree removal and replacement.	Pending
Golf course, Driving Range	TBD	Golf Course Management & Golf Committee	TBD	Projects listed in the Golf Master Plan	Coordinate any future plans for improvements to the driving range with the Golf Master Plan.	Pending