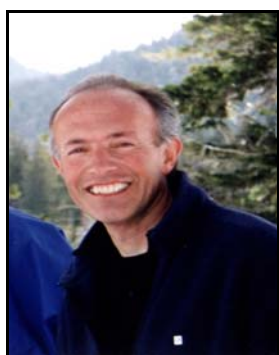

Tahoe Donner® Update

24 February, 2004

Prepared and distributed by Pete Griffin of Boice Countryside Realtors® for your knowledge and enjoyment.

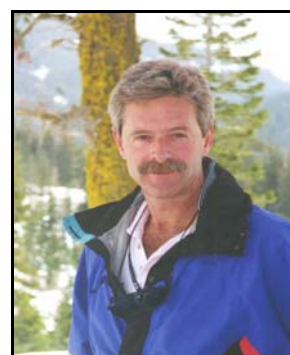
New team forms! I am very pleased to announce that I am now a member of an extraordinarily talented marketing team. I have joined forces with 3 - Boice Countryside Realtors® who share my dedication to provide outstanding service to our clients, who have an in-depth knowledge of the Tahoe Donner-Truckee real estate market, and a love for the outdoors and the “Tahoe Donner® Lifestyle”



David Hipkins



Bruce Watson



David Wright

David, Bruce, and David have solid credentials in real estate and client service. They are well-grounded with individual skills and experiences that serve them well in building solid client relationships.

What does this mean to you? This arrangement will give depth of service coverage that no other Realtor® in Truckee can provide - and at no added expense to you!

When you call you will speak to one of us* – when you email we will quickly respond – when you schedule a visit you will have a full-service Realtor® at your service – and when you select your purchase the escrow will be managed by us! No assistants, no buyer’s agents, and no answering machines!

*8AM-9PM seven days a week within the limits of cell phone environment and service.

Are you planning a visit? Give us a call several days in advance so we can discuss your vacation home needs. When you arrive we will have a home tour scheduled for you that will include those homes that best meet your selection criteria. Call me at (800)593-3535 or email your request to pete@tahoedonnerhomes.com.

Or are you thinking of selling? Current inventory in Tahoe Donner® is very low and buyers have been active all winter! Call or email for a market analyses and marketing plan for your property.

Do you have questions or special interests? Do you have questions about buying a second home? Or is there some topic that you would like to see addressed in this e-news that you think others would be interested in? Send them to pete@tahoedonnerhomes.com.

Real Estate Market Report

Sales continue to be good with 31 Tahoe Donner® homes and condos being placed in escrow so far this month. The inventory of homes available in Tahoe Donner will probably remain steady for the next month and then begin increasing as we get close to April. The table on the next page demonstrates that Tahoe Donner® does continue to offer the best value in Tahoe second homes. The combination of value, amenities and ease of access continues to provide Tahoe Donner homeowners and their families and friends with a truly wonderful vacation home lifestyle.

Although the inventory is low we still have a good selection of homes and condos to show you – so give us a call and come on up – if you see a home you like there is no reason to delay the purchase. You can be moved in and settled before the summer season begins!

Number of active listings on the market today, February 24th.

Data from Tahoe Sierra MLS

Tahoe Donner®	Homes	62	\$369,000-\$1,750,000
	Condos	4	\$205,000-\$769,000
Northstar®	Homes	9	\$618,500-\$3,950,000
	Condos	0	
Squaw Valley®	Homes	26	\$749,999-\$6,200,000
	Condos	32	\$289,500-\$1,525,000
Donner Lake	Homes	10	\$324,500-\$2,300,000
	Condos	7	\$89,000-\$365,000

News About Tahoe Donner

New golf policies set for 2004. Director of Golf Bill Winfield met with representatives of the various golf clubs and a non-club representative to design a pass and tournament policy that will help ensure non-local homeowners have the opportunity to obtain tee times for weekend play.

Two passes were designed; one for mid-week play from Sunday through Thursday and one for 7-day play. There will be a substantial savings for the mid-week pass owners. Additionally, home owners will be able to purchase 10-play and 20-play discount coupons. Rates are being forwarded to the Tahoe Donner Board of Directors for their approval.

They also decided that weekend tournaments will be played in the afternoons with the exception of the Club Championship and the Invitational, thus freeing up weekend morning tee times. Homeowners will be able to schedule tee times up to 14 days in advance, the public will be able to schedule 12 days in advance.

It is hoped these changes will provide all Tahoe Donner® golfers with the opportunity to play as their schedules permit.

Snow Play area continues to offer fun for all ages.

Regular hours of operation Weekends and Holidays, 9:30 a.m. – 4:30 p.m.
(last ticket sold at 3 p.m.)

Cost Members with valid member ID: **Free**
Guests and general public:
· Ages 7 and up \$5.
· Ages 3 - 6 \$4
· Ages under 3 or over 69 Free

News About The Town of Truckee

Downtown parking study almost complete. Sierra Sun® reporter David Bunker recently wrote about the downtown parking study. An excerpt of his article follows.

The Town of Truckee is almost finished with a downtown parking study that examines paid and time-restricted parking as management options to alleviate the parking crunch that downtown businesses experience.

The study that began about six months ago will also project future demand and see if improved management of parking spaces alone will solve the problem. The study may uncover the need to create additional parking in the area.

An improved management plan, tying together parking managers - which may include people from the town, the Downtown Merchants Association, and local businesses - could benefit from revenue generated by paid parking.

The committee is also looking at in-lieu parking fees charged for new development. If all of these efforts do not alleviate the downtown parking problem, the town will then look at sites for new parking spaces.

The parking study should be completed and presented to the town council within the next couple months.

This e-news is sent out to those folks who own, or are interested in purchasing, a second home in the Tahoe Donner-Truckee area. If you no longer wish to receive this e-news place "return" in the subject line of a reply to this message.