

Mountain Views

A Boice Countryside, Realtors Publication

Second Quarter 2004



Village at Northstar

Construction of the new Village at Northstar began on April 19th. The developers, East West Partners, plan to complete roughly half of the construction in this first year while also investing \$1 million in temporary skier services and amenities to be called The Village Plaza. East West hopes to alleviate any inconvenience to Northstar homeowners and guests during the construction and are also working to minimize any construction impact on the environment.

Gray's Crossing



Homesite map courtesy of East West Partners

On June 30th, Gray's Crossing began taking reservations for The Bluffs, the first phase of their project. All interested buyers should submit a \$5000 refundable deposit that will place them in the reservation lottery which will be held on July 31st and will determine the priority selling numbers. The Grand Opening is scheduled for October 2nd.

The 101 homesites range from 1/3 to 1/2 acre and vary in price from \$179,000 to \$399,000. Some lots will enjoy 180 degree views of sights including Tinker Knob, Northstar and Mount Rose.

For Gray's Crossing reservation packets or for more information on these East West projects, call Boice Countryside, Realtors at (800) 545-7955.

Fire-Safe Landscaping Around Your Home

In our last newsletter, we introduced you to defensible space. In light of the approach of fire season, we thought we should expand on some ways that property owners can improve fire safety around the home.

The first place to start is by thinning out trees and brush within 30 feet of your home. Remove any dead wood, debris, and low tree branches - anything that can act as a "ladder" and allow fires to jump into trees. Prune your landscaping regularly for dying growth and allow a safe distance between shrubs. Use rock, mulch, flower beds and gardens as your ground cover - these provide effective firebreaks. There are high-moisture plants that grow close to the ground and have a low sap content, as well as fire-resistant plants and vegetation that slow the spread of fire. Go to www.boice.com and check out our Service Providers page to find local nurseries for fire-safe plants suited to our environment.



For more information, visit www.usfa.fema.gov/public/factsheets/landscape.shtm.

Tahoe Donner Summer Amenities

Tahoe Donner offers great amenities for all residents and their guests to enjoy. Get in on the fun this summer and enjoy some of the upcoming activities.

Beach Club Marina at Donner Lake: This is a favorite resident amenity. On Wednesday nights at 6 p.m., from June 23rd to August 25th, the Marina hosts Hot Dog Roasts followed by volleyball tournaments. On August 7th from 6-9 pm, bring the whole family down for a Hawaiian Luau. Entertainment includes live Hawaiian music and dancing and authentic Hawaiian roast pork and delicacies.

Equestrian Center: One of the biggest events of the summer is the annual Hoedown, to be held on Saturday, July 17. The event will include a barbecue, games for the kids and a live band featuring western music. Tickets are available at the Recreation Info Hut.

Tennis Center: There will be a variety of events this summer. During July, they will host the Margarita Mixer/ Pro Doubles Exhibition on the 17TH at 3pm and the Ice Cream Social/ Pro Doubles Exhibition at 3pm on the 31st. In August, come watch the 14th Annual Tahoe Donner Mixed Doubles Compass Draw Tournament from the 13th to the 15th and on the 21st, the Twilight Tennis "Fiesta Doubles- Margarita Mixer Round Robin" at 4pm.

These are only a fraction of the Tahoe Donner events this summer. For more information on any of the Tahoe Donner amenities and their summer activities, call Boice at (800) 545-7955.

Tahoe Ski Trivia

Q: Which small North Shore ski resort hosted the 1932 Winter Olympic tryouts?

Interested in more Tahoe Ski Trivia? Get this fun new game by emailing to tahoetrivia@yahoo.com.

A: Granlibakken



Photo courtesy of David Wright

Where are we?

On a popular hike near a local ski resort, after passing five lakes you may come across this group of cabins. What is the name of this campsite?

Correctly identify these creekside cabins by sending in the correct answer on the reply card and be entered to win a dining gift certificate!

Congratulations to Richard & Margaret McPartland for correctly identifying "Gilmore Lake" as last quarter's mystery spot.

Martis Valley Projects Achieve Approval Status



Map courtesy of www.dmbhighlandsgroup.com.

There has been a buzz in the air lately about the new Martis Valley developments in the works and they are finally becoming a reality. The three proposed developments- Hopkins Ranch, Siller Ranch and Eaglewood- have all been approved and are in various stages of moving forward.

Hopkins Ranch is the first new Martis Valley development to be approved and will also be the first to comply with the new open-space set-aside program. This program is very sensitive to the surrounding area's open space, habitat, water quality and housing issues.

The community will be set upon 280 acres and will include 65 single family residences. Hopkins Ranch will have a private 18 hole golf course and accessory buildings along with a small day use clubhouse. The area will also host several private and multi-purpose trails that will connect to the many nearby regional trails.

Hopkins Ranch will be accessed via Shaffer Mill Road.

Siller Ranch will be the largest new community in the Martis area, encompassing 2177 acres and hosting 726 residences. A main attraction to Siller Ranch will be the ample golf options. The current plan calls for one 18 hole course, a 9 hole par 3 course and an 18 hole putting course, all designed by Tom Fazio. The golf area will also include a club house and various accessory buildings. Along with these recreational amenities, Siller Ranch will also have an information cottage, a gatehouse, family recreational complexes with a swimming pool, health spa, interpretive nature center, event lawns, community cultural park and an amphitheater. The DMB Highlands Group is the developer behind both Hopkins Ranch and Siller Ranch.

The Eaglewood Development is the third proposed Martis Valley project. It will reside on 475 acres, with 470 homes, while keeping 285 acres as open space to be used



Martis Valley resides to either side of Hwy 267 between Brockway Summit and the Truckee/Tahoe Airport. Photo courtesy of www.dmbhighlandsgroup.com.

for a golf course, parks and hiking trails. The developer, Ken James of Martis Valley Associates, LLC, has worked closely with the community to create a development that will harmonize well with its surroundings. These efforts include low density housing and low building impact efforts on the surrounding communities. Eaglewood will be setting aside 15 units to be used as employee housing.



Martis Lake, which lays on the East side of 267 will remain undisturbed by these new developments.

The Martis developments will keep their homesites and structures hidden behind the trees and out of sight. Focusing on preserving the natural beauty of Martis Valley, the developers are building only a fraction of the number of homesites that the area is zoned for. The open space on either side of Hwy 267 and Martis Lake, two prominent features of the Valley, will remain untouched by these developments.

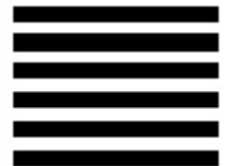
For more information on the Martis Valley General Plan and these developments, go to www.placer.ca.gov/planning/martis-vcp/martis-valley-community-plan.htm or call Boice Countryside, Realtors at (800) 545-7955.

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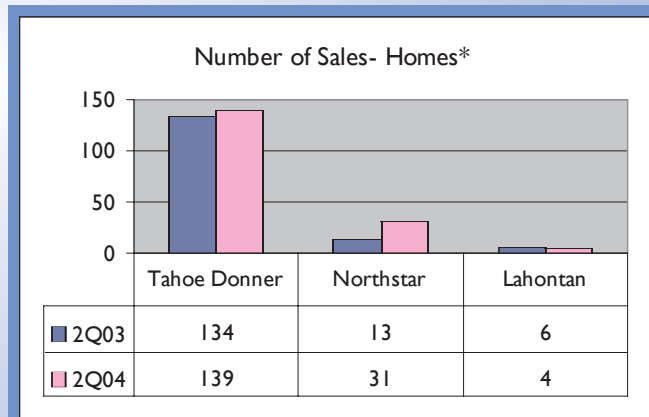
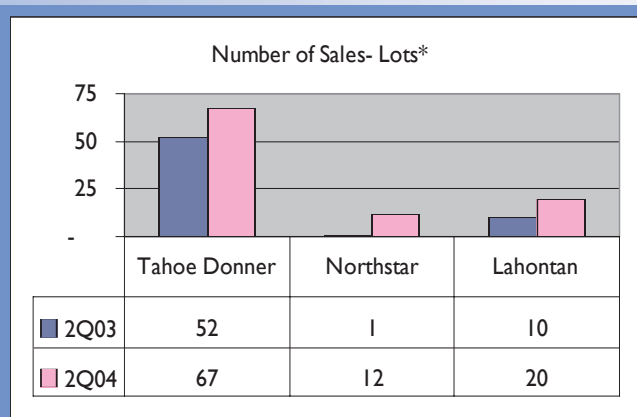
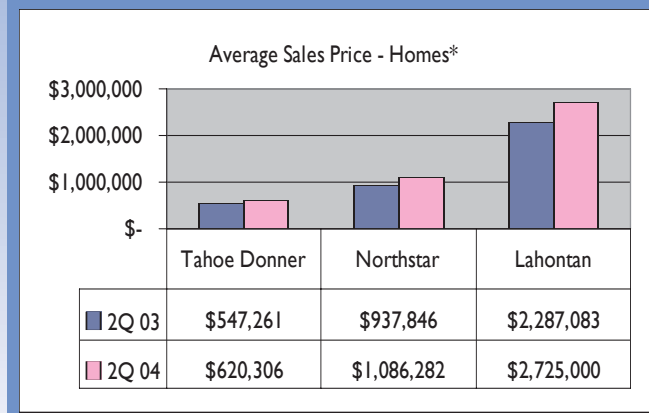
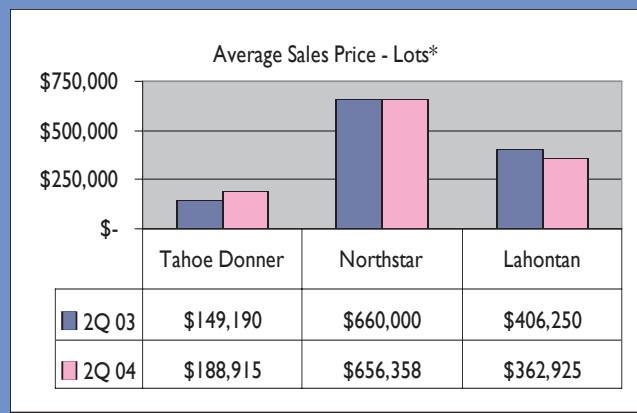
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Market Stats - 2Q2004



*Statistics based on MLS data for Lots and Single Family Homes

While inventory this year is lower than it was this time last year, continued demand from new buyers, combined with recently approved new developments in the area are maintaining a fantastic real estate market for sellers and current property owners. Despite the flurry in demand, Boice Countryside, Realtors® continues to work to get the best return for its sellers, averaging 99% of list price, compared to 97% of list price for all other MLS offices combined. Call Boice - we'll work for YOU, not the market.

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Please contact me: Email: _____ Phone Number: _____

- I'm thinking of selling my Truckee area property and I'd like a Free Market Analysis.
- I'm interested in purchasing a home in the Truckee area, and I would like a list of available properties.
- I'd like a package sent to me about the Village at Northstar or the Gray's Crossing Developments.
- My answer for the Mystery Photograph is _____

Contact Us: (800) 545-7955 or www.boice.com