

Letter to the Fallen Leaf Lake Community Services District Board of Directors

Mike Cathcart, President, Fallen Leaf Lake Community Services District Board
Gary Gerren, General Manager, Fallen Leaf Lake Community Services District Board

Thank you in advance for reviewing my deep concern about a variety of issues related to the management and operation of the Community Services District (CSD) property and the store and marina. I have been coming to Fallen Leaf Lake since I was a child and for the last 20 years own a home at 544 Fallen Leaf Road. Fallen Leaf Lake is a very special place to many of us and it is beloved to me. Over the years I have seen many changes occurring at the Lake and more recently some that I consider disturbing and challenging to the peace and tranquility that the Lake offers to residents and visitors.

Over the last summer I have noticed an increased number of abuses and possible abuses of the CSD property. I believe that the perceived increased number of visitors into the Fallen Leaf Lake area, including the CSD property, has led to issues which should be addressed by the CSD Board to ensure the safety, sanitation, and legal use of the store and marina property. These issues include the following:

1. Use and abuse of alcohol in the marina and store area. I have observed individuals who appear to be inebriated trespassing on private docks and not observing social distancing rules.
2. Use of marina docks for fishing – making the docks dangerous (fishhooks etc.) and dirty with fish blood and scales.
3. Parking – cars parked illegally along areas near the store and marina when the store/marina parking is full creating access issues and danger in the event of a fire and need to evacuate.
4. Cleanliness of store/marina area – observed trash and dog waste dropped and left outside the garbage dumpsters.
5. Large watercraft – there are rules governing the launching and mooring of boats at and into the lake but there are perceived violations including size of boats. Also boats that are being moored at the marina and using the lake have created noise issues (loud speakers) and damage to the shore of the lake by creating a large wake.

There is a concern that the store no longer meets the needs of Fallen Leaf Lake homeowners and attracts (through social media and other avenues) people from outside the lake which challenges the capacity of the parking and ability of Fallen Leaf Road to safely and efficiently handle traffic entering and exiting the area. The structure of the contract with California Land Management (CLM) is such that it creates an incentive to maximize revenue at the expense of the residents who experience the problems listed in numbers 1-5 above. Attracting a large number of people to come into Fallen Leaf Lake from outside also increases the amount of trespassing that occurs and has been documented as an increasing problem by our security guard.

This is the last year of the contract with CLM to manage the store and marina. I urge the CSD Board to consider a wide range of options for managing our store and marina to address the problems listed above and to ensure that the store and marina is run in a way that meets legal requirements and revenue needs but also meets the needs of homeowners. These options to be considered could include:

1. Creating a different incentive structure in a management contract for the store and marina.
2. Examining minimal requirements for running a “store” and considering doing the minimum to satisfy residents and legal requirements.
3. Exploring a different structure for the management of the CSD property including having the CSD Board directly manage the store and marina or creating a new entity to do so.
4. If it is found that there is no need for the store for use of residents, explore options for eliminating it altogether.

5. Consider various ways to “police” the CSD property to ensure that safety and sanitation are addressed.
6. Consider additional very strongly worded signage discouraging day visitors to the CSD property and store and marina.
7. At a minimum, eliminate the sale of alcohol at the store as soon as possible. Availability of alcohol contributes to all the problems listed above and creates additional management issues.

I understand that the CSD Board is considering a “paid parking” option for the CSD property but I am concerned that this in isolation will only cause more problems of overflow parking. Once again, I believe that an overall plan for management of the CSD property is necessary to reduce the number of cars coming in to Fallen Leaf Lake for day use when we do not have capacity or parking.

I hope that you will be agreeable to place on the agenda for the next meeting the following item:

"Discussion and motion concerning the management of the store and marina by the CSD"

I also request that this motion include a range of options as listed above and any others that you deem appropriate for discussion on this topic.

Thank you again for your attention in this.

Sincerely,
Wanda Kownacki
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