



# THE G C H N A Greater Cement Hill Neighborhood Association

*Welcome*  
New Members  
in the Highway 49  
and Airport Road  
Areas

**WINTER 2000** • for the latest information about our neighborhood go to [www.gchna.com](http://www.gchna.com)

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## Free Brush Chipping

You create wildfire defensible space around your home, and we will chip the brush into mulch for free! Great plant mulch or walk-way cover.

**CALL Tim Hagan at 265-2678**

*The California Department of Forestry & Fire Protection and the Federal Emergency Management Agency*

*CONSERVATION IS WISE USE*

## Free 50 Gallons of Propane

from Ferrellgas for GCHNA member households for three years. See details on page 4.



## “The Prez Sez” ...

*by Marty Pezzaglia*

As I prepared to write this article, I contemplated all that has occurred within the Association in this past year. I wondered about the tremendous energies involved in change and the accompanying fears that parallel any movement away from the status quo that thrusts individuals and communities into the unknown. I remembered what we were like, contemplated all that had happened, and took a good look at where we are now. I know the Association can never go back to the way it was, because the old ways no longer serve us as a community. However, I am confident that this past year's occurrences gave us the impetus to develop the tools needed to address the increasing problems encroaching upon our neighborhood, while continuing to galvanize our neighborliness around mutual integrity and respect.

A year ago many of us had shifted our energies into Y2K preparedness. The threat of Y2K awakened our awareness that we do need each other in an interdependent way. Many realized that problems could be solved more easily and in a more rewarding manner when addressed by a group process.

Just as we were celebrating the passing threat of Y2K, we were hit with another serious situation when the proposed BLM land sale on Cement Hill Road surfaced. The BLM issue became a tremendous catalyst for changing the awareness of individuals and solidifying the direction of the Association. Every attack on individual members of the Association, and the Association itself, was met with a conscious effort to listen, to contemplate the validity, and to solve the problem if perceived genuine.

What stands today is the result of thousands of hours of volunteer expertise, research, and dedication to excellence. GCHNA has become the template by which other neighborhood associations model themselves. Our by-laws are impressive. The Mission Statement and its Purposes generate a vision

*continued on page 2*

## GCHNA MISSION

*To protect and preserve the rural qualities of our neighborhood by providing a forum for group action as needed.*

*The Prez Sez, continued from page 1*  
of caring for both the land and the people that live on the land.

Our steering committee, made up of elected volunteers from the various sub-sections of the neighborhood, is in the process of adjusting to the harsh efficiency of Robert's Rules of Order combined with the excitement of using modern techniques for creative problem solving. The focus is a process that invites maximum participation from the members, while empowering decision making within the creative interests of the sub-committees developed. The process is commonly called "bottom-up", rather than "top-down" management, and is currently being phased into our processes within the guidelines of our by-laws.

Our newly developed web site <http://www.gchna.com> is stellar in every way. Input from steering committee members and the wonderful expertise of Chip Carman and John Paul has created a marvelous forum for information exchange.

Soon the polarizing words like "Property Rights Activist" vs. "Rural Quality Activist" will give way to the issues within words like "Task Force on Affordable Housing", "Capital Development Fees", "Fire Access Roads", "Zoning Ordinance Changes", "Sphere of Influence and Annexation Changes", and "Amendments to the General Plan". These are real issues, they are already here, and each must be addressed on its own merit with intelligence, integrity, and respect for individual rights. It

is imperative that respect needs to be inherently understood and utilized in processes by individuals, especially the right to "disagree agreeably" when challenged with differing opinions.

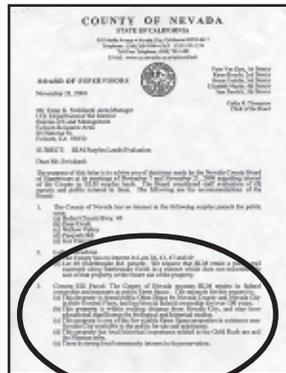
I thank everyone who has contributed countless hours to strengthen the foundation of the Greater Cement Hill Neighborhood Association. And, in a strange way, I thank those few whose efforts tried to destroy this Association. Their negative energy was challenged and transmuted into positive growth. That positive growth hopefully will allow the encroaching issues coming our way to be perceived as opportunities that can be addressed with our "newly owned" substantial tools in a successful manner. ■

## New & Renewing Members *(since the last newsletter)*

Thanks for your support!!

Shari Barley – W. Piper Lane  
Ken & Laura Bigham – Excelsior Ditch Camp Rd.  
Ed Buryn – Wet Hill Rd.  
Stan & Linda Byrne – Country Circle  
Jill Caruthers – Cement Hill Rd.  
Marc & Rebecca Charvoz – W. Piper Lane  
Julie Cobden – Cement Hill Rd.  
Robert Crawford – Daisy Blue Mine Rd.  
Laura & June DuPee – Indian Flat Rd.  
Corrina Fisher – Merryhill Way  
Frank & Fran Francis – Cement Hill Rd.  
Gregory & Marion Gilbert – Applewood Lane  
Robert & Carol Goodall – Augustine Rd.  
Barbara Hagan & Colleen Chapin – Cedarsong Rd.  
Loren & Norma Hildebrant – Golden Oaks Ct.  
Richard Katz & Patricia Kaminski – Daisy Blue Mine Rd.  
Barry Kidney & Kim James – Applewood Lane  
Stan & Donna Levin – Bodie Ridge Rd.  
Steve & Sheryl Levy – Mount Auburn Circle  
Jay & Laura Patt – Sunrock Rd.  
Dimitri & Linda Sayles – Fox Hill Rd.  
Richard & Cherie Simpson – Tower Hill Rd.  
Jim & Lori Spencer – Indian Flat Rd.  
Norm & Bev Stout – Cement Hill Rd.  
Jon & Andy Straatemeier – Lazy Oaks Dr.  
Richard & Theresa Thomas – Robinson King Rd.  
James & Peggy Vierra – Cement Hill Rd.  
Don & Louise Warner – Country Circle

## Board of Supervisors' Response to BLM



Excerpt that pertains to the Cement Hill neighborhood:

"3. Cement Hill Parcel: The County of Nevada requests BLM retains in federal ownership and manages as public Open Space.

The rationale for this request is:

- (a) This property is zoned public Open Space by Nevada County and Nevada City in their General Plans, and has been in federal ownership for over 100 years.
- (b) This property is within walking distance from Nevada City, and may have educational significance for biological and historical studies.
- (c) This property is one of the few sizable Open Space properties in existence near Nevada City available to the public for use and enjoyment.
- (d) This property has local historical importance related to the Gold Rush era and the Nisenan tribe.
- (e) There is a strong local community interest in its preservation.

*continued on page 3*



# The Country School

by Joe Garesio

As the Eden Ranch housing development on Highway 49 progresses, it is interesting to note that the Indian Flat area was once host to the Indian Flat Grade School. It was situated across from The Willo restaurant on the opposite side of Newtown Road. The single room schoolhouse once stood at the lower end of the building standing there today. During World War H, use of the school was discontinued and the schoolhouse and property were sold. The children of the area were bused to Nevada City along with children from other rural communities.



With one exception, the schoolhouse was patterned after most of the schools of that early time. It lacked the belfry that adorned the rural schoolhouses of that era. (A case in point is the Kentucky Flat or Newtown Schoolhouse as it is now called. The schoolhouse there is still intact and used as a Community Center.) Students were summoned to class by the ringing of a six-inch

miniature liberty bell with a wooden handle. Waving the bell vigorously with a good strong arm was sufficient to bring the children on the run even though they may have been in the far corners of the schoolyard. The schoolyard extended to the boundary of present day Highway State Route 49. The only other building on the property consisted of a woodshed/pump-house installed over a hand dug and rock lined well. It also contained the season's supply of wood for heating purposes.

A large wood-burning furnace in the back end of the room heated the schoolroom and on a cold morning everyone huddled close around it before class was in session. A student-janitor was selected by a roster and had to be in service for one week. It was his/her duty to sweep the floor twice during the week, tidy up the room daily, empty the waste paper basket and bring in a supply of wood for the following day. A fresh bucket of water was drawn from the well each morning and put on the shelf next to the door. If one didn't want to use the long handled dipper that was available, they could bring their own cup from home, Most were satisfied with partaking of their drink from the dipper.

The premises were adorned by two outhouses located on the lower end of the schoolyard, one for each gender. A raised band with two fingers extended would gain permission to do a fast trot down to the privy. It was also the everyday duty of the student-janitor-for-the-week to see that the catalogs had enough remaining pages for the day.

The Indian Flat Community Hall was the only other building next to the schoolyard. The Hall was sold and then removed by Tom Coan who used the lumber in the construction of the Dance Hall and Service Station that became known as "Uncle Tom's Cabin."

On a personal note, I transferred into the Indian Flat School from Liberty Grammar School in Tulare, California in October of 1921. To my surprise, I found I was the only one in the 4th grade - I was a class-of-one! This was the case until I graduated in 1926. One diploma was to be issued in our school that year and it was mine. After all of the rest of the pupils had gone home, the teacher, Miss Lucille Marsh, told me that my diploma was supposed to have been delivered by a member from the County Superintendent of Schools Office. After waiting around a half-hour or so, she closed the schoolhouse and told me that it would be mailed to me at home. As we were walking out of the gate, the courier arrived. The three of us had a five-minute ceremony-of-sorts and after shaking hands, I tucked the diploma into my lunch bucket and walked home for the last time - a distance of two miles. ■

*For other historical photos and a 1925 high school diploma visit <http://www.gchna.com/history>.*

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*Board of Supervisors' Letter to BLM, continued from page 2*

(f) Preservation as Open Space is consistent with County General Plan policies which encourage preservation of open spaces within existing residential subdivisions (Policy 6.8) and acknowledge the importance of Open Space preservation for the purposes of natural resource protection and outdoor recreation use (Policy 6.1).

Further, the County requests that there be a dialog with the City of Nevada City regarding the possibility of an easement for an access to their old airport property." ■



# Affordable Housing – Second Units

by Paul Jorgensen

GCHNA recently formed a subcommittee to give input to the Board of Supervisors on their proposal to allow low income second units to be built throughout Nevada County

This subcommittee supports efforts to increase affordability of housing to low and middle income families in Nevada County but have serious concerns about allowing the doubling of densities in our rural areas and in areas where there are already fire, traffic and environmental problems. Second units are already allowed in Grass Valley and Nevada City, which are appropriate areas as they provide needed services and infrastructure.

In our recent survey, the majority of you – 73% - were opposed to the building of affordable second units in our neighborhood other than the granny units that are already allowed. This, however, may not be an option so we have met with other neighborhood representatives to craft a compromise proposal that asks the Board to consider a trial period of 3 years and allowing 30 units to be built within the community regions which conforms to the main tenet of the General Plan which directs development into the community region.

We asked that these units not be allowed in areas designated by CDF. as very high fire hazard zones unless CDF. is willing to give an exemption on a case by case basis. We insist that these homes truly be low income houses with some sort of monitoring program and they be limited in size to 800 sq. ft. to help insure affordability.

The Affordable Housing Task Force admits that allowing 2<sup>nd</sup> units will have little impact on solving the affordable housing issue but they have been pushing the idea forward anyway. We will continue our involvement with this issue and press to have our GCHNA concerns heard. ■

## How to Connect

### Bookkeeper

Nancy Lakoduk – 265-5919

### Membership Information

Eve Collins – 265-6540

### Ferrellgas Information

Customer Service Rep. – 265-5896

### Neighborhood

### Ferrellgas Contact

Tom Stone – 478-1295

### Newsletter Contributors

Design & Layout: John Paul

Editors: Donna Uran

Eileen Jorgensen

### Website

<http://www.gchna.com>

### Steering Committee Meetings

are held the 2<sup>nd</sup> Monday of the month. Call your area representative (see page 6) for the meeting location. Meeting agendas are posted 24 hours in advance at the kiosk on Wet Hill and Cement Hill. Non-approved minutes are posted at the kiosk as soon as they are available after a meeting.

### CDF/FEMA Brush Chipping

Tim Hagan – 265-2678

### The Fire Safe Council

Ed Arnott – 478-9850

## New Ferrellgas Contract

The GCHNA Propane Committee and Ferrellgas have reached an agreement for the Association's propane needs. This new contract was signed in September, 2000 and will be for a three year term.

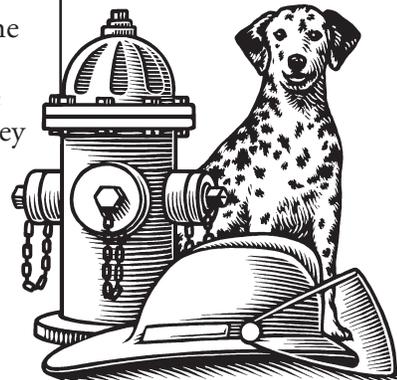
1. Prices to be .35 per gallon over wholesale 'rack' price.
2. Free 50 gallons for new customers.
3. Free 50 gallons for each member household each year for the next 3 years.

How can you take advantage of the membership bonus? When you receive your next bill and are sure that your membership is up-to-date, call Ferrellgas and state that you are a member of The Greater Cement Hill Neighborhood Association and give the Customer Service Representative your Customer Number. After checking your account, she will tell you to **credit your bill for \$55.45** or she will subtract that amount from your bill if you are on a monthly payment plan.

**It is your responsibility to call and ask for this bonus.**

(Call 265-5896 or 823-0607.)

We appreciate Ferrellgas for participating with us in this cooperative effort and we thank our loyal members who trust that the collective spirit truly benefits all. ■



# COMMITTEE REPORTS

## Communications

by Chip Carman

GCHNA is joining the new Millennium with a website:  
<http://www.gchna.com>

Now you can read copies of by-laws, past newsletters, minutes, surveys, etc. Occasionally in the newsletter we will suggest you find more detailed information on the website.

If you are interested in contributing or have suggestions about the website please contact Chip Carman at 478-9005 ■

## Membership Expansion

by Marty Pezzaglia

On May 15, 2000, the Steering Committee of the Greater Cement Hill Neighborhood Association voted to expand its membership invitation and sphere of influence to include property owners on the Southside Cement Hill, and the north side Airport Road. We voted to use Hwy 49 as the boundary line of our Neighborhood Association. (copies of the information packet mailed to prospective new members is available at: <http://www.gchna/membership>) ■



## Treasurer

by Nancy Lakoduk

As of December 4, 2000, there is \$1,430.11 in the GCHNA account. A draft of the budget for the year 2001 will be presented at the December 11 meeting for review. The final budget will be voted on at the January 6 meeting. Anyone wanting a copy of the draft budget may call me at 265-5919. ■

## Steering Committee

### What Next?

by Nancy Lakoduk

Workshops are becoming a part of our Steering Committee meetings. We hope to set aside time during the next few meetings to look at our *Purposes* that follow our Mission Statement in the By-Laws. By combining the *Purposes* and the results of the "Year 2000 Survey" we will be able to decide how to proceed in order to address these prioritized issues. For example, one of the *Purposes* in our By-Laws is to: "Work to reduce fire hazards in our community" and this coincides with one of the priority issues for our recent neighborhood survey.

We encourage all members of GCHNA to attend our Steering Committee meetings to give input during these workshop discussions. From these processes, existing committees will be given greater direction and new committees will be formed. Come join us! (Contact your neighborhood representative for exact meeting location – see page 6.) ■

GCHNA August 2000  
Survey Results & Comments:  
<http://www.gchna.com/survey>



*The kids program was a success.*



*Glen Cooley (right) thanking Ed Arnott.*

## 10<sup>TH</sup> ANNUAL PICNIC

The 10<sup>th</sup> Annual GCHNA Family Picnic was held in early September at The Owen's lovely homestead on Bodie Ridge Road. Approximately 100 neighbors gathered to elect new Association officers, review FEMA maps of the proposed fuel breaks to protect Cement Hill, review the recently-completed neighborhood survey and enjoy each other's company. Our dinner speaker was Supervisor-elect Barbara Green who delighted us with her accomplishments and talents and who seemed enthusiastic about her upcoming service as our 5<sup>th</sup> District Supervisor. Annual awards were given to acknowledge exceptional participation from our Board. The first-ever Children's Program was a success as was the bountiful potluck we all shared. A good time was had by all. ■



## NEIGHBORHOOD REPRESENTATIVES

### West End Cement Hill

*West end of Cement Hill Road, including Sunshadow Circle, Cedar Song Road, and Garesio Ranch Road.*

Tim Hagan (hagboc@netshel.net) 265-9746

### Applewood Lane

*Applewood Lane, including Indian Shack Road.*  
(vacant)

### Gochine Drive

*Gochine, including Mr. Auburn Circle.*

Tom Basehart (joyhart@gv.net) 478-1624

### Upper Cement Hill

*Upper Cement Hill Road, including Pine Tree Place, Diamond Oak Drive, Bodie Ridge Road, Skyranch Road, and Elysian Way.*

Willie Brusin (brusin@inreach.com) 265-4018

### Sunrock Road

*Sunrock Road.*

Donna Uran 478-1656

### Augustine Road / Excelsior Ditch Camp Road

*Augustine Road, including Daisy Blue Mine, Leisure Lane, Lazy Oaks Drive, and Excelsior Ditch.*

Marty Pezzaglia (mpezz@oro.net) 265-3288

### Crystal View Heights

*Crystal View, including Golden Oaks.*

Andy Oliver (jaoliver@jps.net) 265-0269

### Central Cement Hill Road

*Central Cement Hill Road, including Whispering Oaks, Merryhill Way, Gold Court, Spanish Quartz, Ragon Road, and Fox Hill Road.*

Jeanette Clark (cementhill@aol.com) 265-2680

### Lower Cement Hill Road

*Lower Cement Hill Road, including West Piper, Deer Crest, Rancheria Court, Red Hill Road, Foster Driveway, Picton, Picton Way, and Foster Road.*

Glen Cooley 265-4025

### Indian Flat Road

*Indian Flat Road, including Country Circle and Robinson King Road.*

Eileen Jorgensen (magicarpet@jps.net) 265-6415

### Highway 49

(vacant)

### Wet Hill Road

*Wet Hill Road, including Sierra Springs Circle, Lower North Bloomfield Road, and Elliot Way.*

Nancy Lakoduk (snlduck@nccn.net) 265-5919

### Airport Road

*Airport Road, including Tower Hill Road, West Airport Road, East Piper Lane, and Sheriff Road.*

(vacant)

### At Large

Ed Buryn (edburyn@jps.net) 470-0431

Chip Carman (chip@spiral.com) 478-9005

Julie Cobden 265-5987

Eve Collins (collins@2xtreme.net) 265-6540

Jeff Gold (jeffgold@jps.net) 265-6797

Cindy Hren (chren@cwoc.com) 477-5414

Bill Sheatsley (wshetsly@inreach.com) 265-2808

Tom Stone (tastone@pacbell.net) 478-1295

## GCHNA Mission Statement

The Greater Cement Hill Neighborhood Association is chartered to:

- Protect and preserve the rural qualities of our neighborhood by providing a forum for group action as needed.
- Communicate information quickly and efficiently about matters of neighborhood interest to its members and associates.
- Raise funds and supply volunteer labor for projects that enhance or improve our neighborhood.
- Be an organization through which our neighbors can meet and get to know each other in meetings and social gatherings.

## Join GCHNA or Renew Your Membership

If you haven't joined or renewed your membership to GCHNA, we hope you will do so now.

Here's my \$15 GCHNA membership fee for 2001. Enclosed is a check made out to GCHNA.

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Send check and form to: GCHNA, 17468 Excelsior Ditch Camp Road, Nevada City, CA 95959

