

July 31, 2009

**WE NEED CABIN COST INFORMATION EOR THE 2010 APPRAISAL**

Dear Echo Lakers,

Our next Echo Lakes appraisals are presently scheduled for 2010. Part of the reason that our 1999 appraisals ended up being so high was incorrect assumptions made by the appraiser regarding our costs at Echo. The CUFFA committee needs your help in assuring that the 2010 appraisal to the greatest extent possible is based on facts rather than incorrect assumptions. Our plan, based on what has worked in the past for other tracts, is to present to the next Forest Service appraiser a binder which faithfully documents facts on Echo Lakes including the extent and present value of our improvements, costs and efforts of owning and maintaining a cabin at Echo and our available season of use. This binder will also contain that information we can provide on any comparable situations either sales of fee simple land or land lease fees for vacation land rental by other agencies such as utility companies. Please answer the questions on the enclosed **Cabin Cost Tracking for Use in 2010 Appraisal Form**. If you have questions, need more information, have suggestions or wish to discuss how we can obtain a fair appraisal, please call Joy Elkinton-Walker or Carl Walker at (925) 254-8754 or email either of them at [elkwalk@comcast.net](mailto:elkwalk@comcast.net).

**Please complete the form by the end of your cabin season and return it to:**

**Joanne Howard  
2385 Walnut Blvd.  
Walnut Creek, CA 94596**

**Or after August 8, 2009, answer this questionnaire on-line at:  
[echolakesassn.org/](http://echolakesassn.org/)**

Thank you for your cooperation in this important task,  
Your ELA CUFFA Committee.

**Cabin Cost Tracking for Use in 2010 Appraisal Form (Page 1 of 2)**

July 31, 2009

Tract \_\_\_\_\_ Lot # \_\_\_\_\_  
 Contact \_\_\_\_\_ email \_\_\_\_\_ Phone \_\_\_\_\_

In 2008 or 2009, when did: You open your cabin? \_\_\_\_\_, When do you plan to close your cabin?

\_\_\_\_\_?  
 If these dates are not typical, when are typical times: Open \_\_\_\_\_?, Close \_\_\_\_\_?

Do you or you family open cabin yourself? \_\_\_\_\_, Contract opening? \_\_\_\_\_, Both? \_\_\_\_\_

Do you or you family close cabin yourself? \_\_\_\_\_, Contract closing? \_\_\_\_\_, Both? \_\_\_\_\_

Typical number of person hours or cost for following: (Fill applicable amounts)

If contracted, Complete Cabin Opening per season \$ \_\_\_\_\_

If contracted, Complete Cabin Closing per season \$ \_\_\_\_\_

If contracted, seasonal cabin, dock and other needed repairs and upkeep \$ \_\_\_\_\_

For those activities which are performed separately:

	Person Hrs.				\$ Yearly
	Opening	\$	Hrs.	\$	Incl. Maint.
	Or Seasonal	Opening	Closing	Closing	Fuel & Mtls.
Shutters	_____	_____	_____	_____	_____
Water System	_____	_____	_____	_____	_____
Solar System	_____	_____	_____	_____	_____
Gray Water System	_____	_____	_____	_____	_____
Snow Bracing	_____	_____	_____	_____	_____
Cabin Damage	_____	_____	_____	_____	_____
Dock Damage	_____	_____	_____	_____	_____
Cabin Upkeep	_____	_____	_____	_____	_____
Dock Upkeep	_____	_____	_____	_____	_____
Tree & Brush Maint.	_____	_____	_____	_____	_____
& Defensible Space	_____	_____	_____	_____	_____
Erosion/Sediment,	_____	_____	_____	_____	_____
BMPs, Trails Maint.	_____	_____	_____	_____	_____
Propane	_____	_____	_____	_____	_____
Effluent Sys&Transp.	_____	_____	_____	_____	_____
Winter Patrol	_____	_____	_____	_____	_____
Insurance	_____	_____	_____	_____	_____
Water Taxi	_____	_____	_____	_____	_____
Boat Storage/Launch	_____	_____	_____	_____	_____
Boat Slip	_____	_____	_____	_____	_____
Parking	_____	_____	_____	_____	_____
Other _____	_____	_____	_____	_____	_____
Other _____	_____	_____	_____	_____	_____

Water system:

Primarily Used by Your Cabin \_\_\_\_\_, Use Shared System \_\_\_\_\_, Incorporates Pump \_\_\_\_\_, Pump Horsepower or Watts \_\_\_\_\_

Please attach Forest Service description form or sketch.

**Cabin Cost Tracking for Use in 2010 Appraisal Form (Page 2 of 2)** July 31, 2008

Propane System and Loads:

Uses: Cooking \_\_\_, Refrigerator \_\_\_, Water Heating \_\_\_, Lighting \_\_\_, Other \_\_\_\_\_

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Solar Electric System and Loads:

Number of solar panel(s) \_\_\_, Total Watts \_\_\_\_\_, Controller? \_\_\_, Year Installed \_\_\_\_\_

Qty/Ratings of Batteries \_\_\_\_\_

Please attach any available cost data.

Uses: Lighting \_\_\_, Gray Water Pump \_\_\_, Domestic Water Pump \_\_\_, Electric Boat \_\_\_,  
Toilet(s) \_\_\_, Communications \_\_\_, Computer \_\_\_, Other \_\_\_\_\_

Toilet & Effluent System(s):

How many Systems? \_\_\_, Type(s) \_\_\_\_\_

Dock and Waterfront Information:

Primarily Used by Your Cabin \_\_\_, Share Dock \_\_\_ with \_\_\_\_\_

Dock Type: Fixed Dock \_\_\_ Floating Dock \_\_\_

Dock Area: \_\_\_\_\_ square feet, Dimensions \_\_\_\_\_ or

Please attach Sketch.

Please describe or attach any installation or repair work and cost. (We would especially like to obtain a written recent quotation for building a new dock) \_\_\_\_\_

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Insurance Information:

Have you been able to obtain insurance coverage for your cabin and belongings? \_\_\_\_\_

What is approximate annual cost? \_\_\_\_\_

What is coverage and/or major restrictions? \_\_\_\_\_

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Other:

Please describe or attach information on other costs which you feel are likely unique to Echo Lakes and/or suggestions on locations which have conditions which are comparable to Echo.

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