

BASS LAKE YOSEMITE NEWS



CaIDRE #01477156

March 2024

With the recent rains the lake level has come up to -13 ½ feet. This is only a couple feet from the spillway which needs to be left open until April 1st after which we would expect it to continue to fill. Rain to date is 24" with above average rainfall in March so far. However, since both December and January rainfall was below average the season-to-date amount of 24" is only about 66% (2/3) of average for this time of year. So a little more rain should be a welcome occurrence for those of us hoping for a full lake!



UPCOMING BASS LAKE EVENTS

St. Paddy's Gold Fest on the Rink

Kids Day at Bass, Touch A Truck

Kids Day on the Rink

Wim Hof Method -Yosemite Retreat

Easter Egg Hunt

Easter Day Brunch Buffet

Easter Sunday Dinner

Visit <http://www.basslake.com/events> for information and reservations or call 1-559-642-3121

Friday March 15th, 4:00 PM-8:00 PM

Saturday March 16th, 12:00 PM - 4:00 PM

Saturday March 16th, 12:00 PM- 4:00

Saturday March 24th

Saturday March 30th, 12:00 PM- 4:00 PM

Sunday March 31st, 10"00 AM-2:00 PM

Sunday March 31st, 4:00 PM-8:00 PM



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CHECK YOUR FIRE EXTINGUISHERS

If you have a fire extinguisher, make sure it will work when you need it. Most extinguishers sold for home use are not rechargeable, but they do gradually deplete over time and need to be replaced every 12 years — or even earlier if the gauge reads empty. While you're checking, reread the instructions, so you're ready if a fire does occur. And if you don't have extinguishers, this is a good time to add them. The kitchen and the garage are prime locations. Lightweight extinguishers are less expensive but have more limited capacity.

Fire extinguishers contain different extinguishing agents such as water, carbon dioxide, dry chemical or wet chemical, depending on the kind of fire the extinguisher is intended for.

Did you know:

There are 5 primary types of fire extinguishers, each designed to put out different kinds of fires.



class A - For use with ordinary materials like cloth, wood and paper. Often found in homes and businesses

class B - For use with combustible and flammable liquids like grease, gasoline, oil and oil-based paints. Often found in homes and businesses

class C - For use with electrical equipment like appliances, tools or other equipment that is plugged into an outlet. Class C fire extinguishers use an agent that doesn't conduct electricity. Often found in homes and businesses

class D - For use with flammable metals. Often found in factories

class K - For use with vegetable oils, animal oils and fats in cooking appliances. Often found in commercial kitchens (restaurants, cafeterias, catering businesses)

There are also multipurpose fire extinguishers that might be labeled "B-C" or "A-B-C" that can be used on most types of home fires. Most home improvement stores carry multipurpose fire extinguishers that cover Class A through Class C.

Always look for the "UL Listed" or "ULC Listed" label on a fire extinguisher to ensure it is certified for use by a nationally recognized testing laboratory.

Fire extinguishers vary in size and weight, but it is recommended to select the largest fire extinguisher that a user can safely and comfortably operate

Visit the fire safety website below or talk to your local fire department if you aren't sure which to buy or how to use it.

<https://www.usfa.fema.gov/prevention/home-fires/>

Home-maintenance tasks for your February to-do list

Prune

If winter storms broke branches in your trees or shrubs, a warmish February day when rain is not in the forecast for at least 24 hours is a great time to tidy up. (Pruning just before a rain increases the chance of the tree becoming infected through those fresh wounds.) And while you have the clippers or pruning saw out, also take a look at other trees and shrubs that might need trimming for shape or fruit production. When branches are bare, it's easier to identify ones that are crossed or diseased. But be careful if you have apple or pear trees, which tend to send up vertical water sprouts or suckers. Heavily pruning those now can cause the tree to send up even more. Clip off some of the spots, then remove more during the summer. Your local gardening store or your state's extension service can give advice tailored to your area.



Prepare to mow

Lawn-mowing season might not begin until March or even later, depending on where you live. But if you wait until then to check whether your mower, string trimmer and other gear are in good shape, you will probably encounter a backup at repair companies. Save yourself the angst by making sure everything's in working condition; if it isn't, get the repair done now. Also check for a dull or chipped mower blade. There are plenty of YouTube videos that show how to sharpen a mower blade. If it's heavily nicked, though, replace it. To get an exact match, take the old blade with you when you shop.

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Managing Broker
(559) 658-1784
CalDRE# 01033334



Steve Welch
Broker/Owner
(559) 642-3610
CalDRE# 00429630



Dee Salazar
REALTOR® Associate
(559) 415-8002
CalDRE# 01934443



Nancy Gunning
Broker Associate
(559) 760-5480
CalDRE# 01237504



Kara Shearer
Broker Associate
(559) 676-0442
CalDRE# 02020397



Darlene Herr
REALTOR® Associate
(559) 760-8141
CalDRE# 02071769



Johnny Herr
REALTOR® Associate
(559) 760-6142
CalDRE# 02081978



Kirsten Englund
REALTOR® Associate
(559) 676-1901
CalDRE# 01307417



Sharon Brantley
REALTOR® Associate
(408) 406-6996
CalDRE# 1245423



Lily Niblett
REALTOR® Associate
(559) 289-8486
CalDRE# 02200789



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54335 North Shore Rd 432/#349 • Bass Lake, California 93604
www.BassLakeRealty.com CalDRE# 01477156



Dam

Bass Lake is also known as Crane Valley Reservoir



The other side is around to the East. It is where the spillway is located. The spillway is specially designed to allow high levels of water to flow down stream without damaging the dam.



The Boards and the Gates are closed in this picture taken with the lake filling and only 3" of water pushing against the boards.

The [original dam](#) was built in 1896 and enlarged in 1910. The Sugar Pine Railroad used to cross the dam, bringing logging to Fresno. The Dam is actually two parts both basically earth (Hydraulic Fill). The long side, the one you see from most angles of the lake has no spillway. There is a water tower which allows for the regulated outflow to the generator and stream.



The spillway has 2 moveable gates to regulate outflow. The height of the Spillway to the top of the gates is about 11.5 ft. The top of the gate is 3376.4 ft elevation



Here you see the steel tracks for the removable boards. The boards slide into a track and hold water back. They are installed after April 1st and remove November 1st. They can not be removed when holding back water. Typically no water goes through the spillway since it cannot be used to generate power. The spillway provides emergency protection to the dam. All outflow is regulated through the power station.

Article: Compliments of BasslakeCA.com

Housing Perspective

2024 Housing Market Outlook

(Courtesy of California Association of Realtors)

The U.S. economy survived 2023 without going into a recession, as consumers turned out to be more resilient than most economists expected. Despite going through high inflation, banking crisis, and rounds of layoffs by some of the high-profile companies in the past year, consumers remained upbeat and their confidence recovered somewhat at the end of 2023. The housing market, on the other hand, had a rough year as mortgage rates remained elevated and supply continued to be tight. The Fed is expected to cut its policy rate this year but has also indicated that they may not pull the trigger until they see more signs of easing in inflation. The uncertainty of future rate cuts could increase interest rate volatility in the next couple of months, but the average 30-year fixed rate mortgage should slowly decline back to 6.5% by mid-year. Mortgage rates will continue to trend down in the second half of 2024 and could reach 6% by the end of the year. With interest rates expected to decline gradually in the next 12 months, the lock-in effect will begin to ease, and more properties will be released onto the market. More newly built housing units will also be available as developers continue to rev up new constructions to address the persistent housing shortage issue. While supply in 2024 will remain below the norm by historical standards, active listings could increase between 10% to 20% as market conditions and lending environment continue to improve. Lower costs of borrowing and an increase in housing supply are factors that could motivate buyers and sellers to reenter the market in the upcoming home buying season. First-time buyers who were priced out or got squeezed out by market competition last year will give it another shot to attain their American dream. Repeat buyers who have overcome the lock-in effect will also return to the market as rates slowly trend down. Sales will have a soft growth in Q1 2024, but momentum should pick up later this year as rates decline further. California home sales will bounce back with a double-digits gain in 2024 after declining more than 20% in 2023. Lower interest rates and tight housing supply will also put upward pressure on home prices in the coming year. While more sellers will be listing their properties on the market, demand will also rise as affordability improves, resulting in market competition remaining intense. Meanwhile, with rates expected to dip in the next 12 months, buyers will have more financial flexibility to purchase homes at higher prices. Assuming a healthy economy with either no recession or a mild recession in 2024, home prices should rise modestly across California, with the state's median price growing 5.7% year-over-year and reaching a new high after falling 0.6% in 2023.

	2016	2017	2018	2019	2020	2021	2022	2023	2024
SFH Resales	417.7	424.9	402.6	398.0	411.9	444.5	342.5	257.6	327.1
% Change	2.0%	1.7%	-5.2%	-1.2%		3.5%	7.9%	-22.9%	-24.8%
Median Price (\$000s)	\$502.3	\$537.9	\$569.5	\$692.4	\$659.4	\$784.3	\$818.9	\$814.0	\$860.3
% Change	5.4%	7.1%	5.9%	4.0%	11.3%	18.9%	4.4%	-0.6%	5.7%

California Housing Market Outlook

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