



**RRPOA Newsletter (#45)**  
***Special Coronavirus Edition***  
**Pre-Memorial Day Weekend**  
**May 2020**



We have received various questions since our newsletter earlier this May discussing the “coronavirus” restrictions applicable to Rocky Ridge common areas. We have prepared this newsletter to better describe, in a single document, the restrictions that we anticipate will be applicable. Should the restrictions imposed by governmental authorities evolve, we likely will adjust the common area restrictions.

**Compliance with Governmental Restrictions**

We note that the State’s “stay-at-home” order continues in effect. This order states that “non-essential travel is not allowed” (See the “Guidance” concerning the order on the Placer County website). A May 7, 2020 implementing order from the State Public Health Officer further provides that “to prevent further spread of COVID-19 to and within other jurisdictions within the State, Californians should not travel significant distances and should stay close to home.”

We understand that Placer County has interpreted these provisions as precluding travel for vacation purposes (e.g., travel by vacation home owners to their vacation homes, and travel by renters to vacation properties).

While our Association is not responsible for interpreting or enforcing the various governmental limitations, the pertinent authorities nonetheless will expect our Association, and visitors to Rocky Ridge, to comply with applicable use restrictions while at Rocky Ridge. Placer County continues to require that people comply with several widely discussed coronavirus protection standards, including staying home when sick, employing sanitation measures like washing hands frequently, maintaining six-foot distancing whenever possible, and wearing a face mask when such distancing may be threatened.

Through the exercise of its emergency authority under the Rocky Ridge CC&R’s, the board has established the following additional specific policies to implement the governmental restrictions in the context of the Rocky Ridge common areas:

- The use of Rocky Ridge facilities and common areas of course is subject to all restrictions imposed by State or local law on account of the coronavirus pandemic. ***Use of the facilities and common areas is at the risk of the user.*** Please consider whether it may be appropriate to disinfect a surface within a common area before using it.
- Owners, renters and guests should comply with all State and local rules pertinent to using masks in public areas.
- Both the lower and upper pool and hot tub areas will stay closed this Spring and Summer until the Association’s property manager concludes that State regulations permit the use of common area pools. Homeowners should not enter or use these areas until this restriction is lifted.
- Although the Association will put up the nets on the tennis courts, owners and other visitors only should use the tennis courts and the basketball court in accordance with applicable governmental restrictions, including requirements for social distancing.
- Until otherwise determined by our property manager, the front gate to the beach area will remain locked, but homeowners and their guests may enter the beach area through the side gate on Sierra Terrace (the side gate is located a few hundred yards down Sierra Terrace, permitting entrance near the rear of the clubhouse). Remember: Use of the beach area by homeowners, renters and guests is subject to limitations in the general Rocky Ridge

common area rules. Should you enter or exit the beach area from the side gate, please be sure to close the gate behind you.

- The beach clubhouse will stay closed until further notice, but Yates and his crew will put out lawn furniture within the open-air beach area. Consider disinfecting furniture surfaces before use; they will not be disinfected by staff.
- The dock will be open for use, provided that folks comply with social distancing.
- The volleyball nets will stay down until the Association's property manager concludes that the State's social distancing restrictions no longer are applicable.
- The opening of businesses in Tahoe City so far is inconsistent. Before visiting retail stores, restaurants or other normally public places, we recommend that you review the applicable governmental regulations and perhaps touch base with the commercial enterprise so you can be sure to not encounter unexpected obstacles.
- Please apply common sense in your use of all common areas; failure to do so may trigger a governmental response which could more tightly limit the use of these areas by any of us.

While Yates and his team will try to allow for the most satisfying use of our common areas during this trying time, please note that it is not their duty to police all behavior in our common areas. Nonetheless, ***should Yates or another member of his team, such as a pier attendant, provide directions with respect to any such matters, the board of directors asks and expects that homeowners, renters and guests will politely respect and follow such directions.***

## **Answers to Frequently Asked Questions**

The following questions and answers are intended to provide more detail regarding the permitted use of Rocky Ridge common facilities. References to current governmental regulations refer to the State's stay-at-home order (as the same has been amended to enable "re-opening," and as the same has been interpreted by Placer County in certain "Guidance" available on its website).

### ***What do I do if I am sick when I have a trip planned to Rocky Ridge?***

Please stay at home at least until you have recovered and self-quarantined in accordance current governmental regulations. Note that people who are feeling ill should not use the Rocky Ridge common areas until they have recovered and quarantined.

### ***Do I need to wear a mask when using Rocky Ridge common areas?***

Please use common sense and comply with all governmental regulations regarding use of masks. As a practical matter, please carry a mask with you at all times. Current governmental regulations mandate that you use the mask when you are likely to be within 6 feet of another person not from your household (except that children younger than 2 are not required to wear masks.)(See Placer Co. Guidance).

### ***Will the Rocky Ridge Properties Owners Association make sanitizing hand lotion available at the common areas?***

Yes – the RRPOA intends to place sanitizing hand lotion at the entrance to common facilities, to the extent practical. We encourage use of the lotion. Please be patient if supplies run out from time to time.

### ***Can we use the pools, the hot tubs or the pool patios/decks?***

No – current governmental regulations require both pool areas to be closed (See Placer Co. Guidance). This means that the building facilities (including the bathrooms), the patio/deck areas, the pools and the hot tubs also will be closed. Should State and local authorities authorize the opening of public pools, we will re-visit this question.

### ***Is the basketball court open for use?***

Yes – but current governmental regulations require that all players be from the same household (See Placer Co. Guidance).

***Is the bocce ball court open for use?***

Yes, but current governmental restrictions require that all players be from the same household (See Placer Co. Guidance).

***May children use the playground equipment near the tennis courts?***

No – current governmental regulations do not permit use of the playground equipment (See Placer Co. Guidance). Should these regulations evolve to permit use, we plan to revise this restriction. But note that we have not yet determined the frequency or nature of the periodic cleaning of the playground equipment. ***Use of the playground equipment is at your own risk.*** Please consider disinfecting surfaces, as you deem appropriate.

***Are the tennis courts open for use?***

Yes – but current governmental restrictions require that all players be from the same household (See Placer Co. Guidance).

***Will the beach clubhouse be open for use?***

No – consistent with current governmental regulations, the beach clubhouse will be closed at least at the start of the summer (See Placer Co. Guidance). We plan, however, to keep the beach bathrooms open for use each day from 9:00 am to 5:00 pm (though they may be closed during portions of these times for cleaning). ***Use of the bathrooms is at your own risk*** – the frequency of the cleaning of the bathrooms is likely to be sporadic (we anticipate that the bathrooms will be cleaned each morning and then receive a light wipe down each afternoon).

Please be considerate of your fellow Rocky Ridge occupants by trying to keep the bathrooms clean. Clean up after yourself and your children. Consider disinfecting surfaces, sinks, handles, etc., as you deem appropriate.

It is not within the scope of the pier attendant’s duties to clean or arrange for the cleaning of the beach bathrooms. While you may inform the pier attendant when a bathroom needs cleaning, please be patient and kind to our pier attendants.

***May we use the beach clubhouse kitchen at the beach?***

No – the closure of the beach clubhouse means that the kitchen will not be available for use.

***May we use the barbeques or the picnic table at the beach?***

No - the barbeques at the beach (both the installed ones and the former mobile barbeque) also will be closed. In the interest of safety, other ***barbeques may not be brought to the beach for use.***

***May we use the picnic tables at the beach?***

Please refrain from using the picnic tables or the shiny surface tables on the deck – the current governmental regulations do not permit use of these.

Think “lawn picnic” when you are considering bringing food to the beach. If you bring a cooler, be sure to bring sufficient ice – you will not be able to access the refrigerator in the clubhouse to keep drinks cold.

***Will the pier be open for use?***

Yes, the pier will be open for use, both for people trying to grab open space for sunning and for access to boats (but note that boat access is subject to the general Rocky Ridge rules applying to boat use of the pier).

Given the close quarters on the pier, however, please accommodate other pier users as they try to pass by you while still complying with social distancing rules. As a practical matter, people using the pier (both those sitting at

intermediate points along the pier and those transiting to boats) should expect to use their masks whenever they encounter others on or moving along the pier.

***Can we use the lawn and sand areas at the beach?***

Yes, the open-air portions of the beach (including the deck of the clubhouse) will be open for use, subject to compliance with social distancing rules. Please cooperate with other Rocky Ridge users to permit maximum use of the beach consistent with social distancing.

Given the demand for beach space, we ask that ball and frisbee games be limited to the extent necessary to enable use of beach space by others. In other words, please cease ball and frisbee games if they interfere with use of the beach by others. And note that current governmental regulations mandate that all players using a common ball or frisbee must be from the same household (See Placer Co. Guidance)

Given the demand for beach space, dogs will not be permitted on the beach this summer at any time of day, even if on a leash. There is one exception to this rule – dogs on leash may be transported across the lawn and sand areas to and from a car and a boat at the end of the Rocky Ridge pier, if the dog is joining the boat ride.

***Are there any other restrictions applicable to dogs?***

Rocky Ridge’s general rules already provide that dogs in common areas must be on a leash at all times. This includes during early morning or evening walks at the top of the hill. Note also that dog owners are required to clean up after their pets – SCOOP THE POOP!

Since we anticipate that there may be increased pedestrian use of our streets and parking lots this summer (given some of the other restrictions), we hope that dog owners will diligently comply with these requirements.

***Do these “coronavirus” restrictions apply to guests and renters as well as homeowners?***

Yes, of course they do. And please keep in mind that each homeowner is responsible for assuring that their guests and renters comply with these restrictions (and other Rocky Ridge common area rules). Please provide clear instructions to your guests and renters about these restrictions. We also will ask Ray O’Neal’s rental office to share these restrictions with the renters under any rentals that they arrange.

***Can we swim in the lake this summer?***

Yes – absolutely, and to your heart’s content, but note that the water may be cold!

Let’s face it – the coronavirus is going to cramp our styles somewhat this summer. But with the application of curtesy and common sense, we think we all can make productive and enjoyable use of Rocky Ridge. Again, please do not push the limits – we do not want the governmental authorities to establish more stringent requirements on account of perceived lax practices at Rocky Ridge.

Once again, note that the board of directors plans to monitor the evolving governmental regulations, and to modify the restrictions applicable at Rocky Ridge, to the extent they determine that such modification makes sense.

Thank you for your patience and good humor in applying these restrictions.