

January 9, 2018

Dear Rocky Ridge Homeowner,

This past weekend bears got into 2 dumpsters. **This is a serious problem that merits immediate attention from all homeowners and guests.**

The dumpsters that were hit last weekend were near units 123 and 103. Management believes these incidents may be due to confusion as to bear hibernation habits. Please note the following:

- Many people believe Tahoe area bears hibernate all winter long. They do not. The only reason bears hibernate at all is because they cannot find enough food to sustain them.
- In a natural environment bears eat berries, bugs, fish, etc. Here in Tahoe they eat mainly human food like garbage or what they can get out of houses.
- When the snow in Tahoe is deep bears hibernate because they will burn more calories foraging than they gain from what they find. But many winters, and particularly when the snow is light (as this year so far), the bears hibernate little or not at all and instead hunt for garbage for sustenance.
- The photo below was taken from the window of a Rocky Ridge unit ***last January even when we were getting pounded by snowstorms!***



Rocky Ridge has a horrible history with bear break-ins:

- In 2005 and 2006 around 80 units broken into through the front doors. The bears inflicted more than \$300,000 damage to unit 99 alone.
- One custom door for units 1 through 68 costs over \$1,200 (before installation costs).
- We also have had break-ins to windows, cars, and crawl spaces. A crawl space may not sound like a big deal until the owner gets a bill for all of the furnace ducting trampled or ripped out. Most of our crawl space invasions happened two winters ago. It started with a renter leaving the dumpster near #13 unlatched because he thought the bears were hibernating.
- ***If there is no food source bears have no reason to visit Rocky Ridge.*** That is why we haven't had as many problems of late - most owners have been good about properly latching the dumpsters.

There is a Rocky Ridge Rule in place that requires homeowners and guests to chain and latch the dumpsters. Please read the notice at each dumpster to learn the appropriate latching technique. These preventative measures benefit you and all owners at Rocky Ridge. Failure by a homeowner or his or her guest to properly latch a dumpster could result in a fine and/or other corrective action.

Please pass this information along to anyone staying at Rocky Ridge. Let's act together to stop this problem before there is a more serious incident.

Sincerely,

Rocky Ridge Board of Directors