

RRPOA Newsletter No 2
July 21, 2006

To bring you up to date on events at Rocky Ridge:

Bears- We have had no break ins since the early spring. The Board believes that the problem bears are no longer nearby and the fuel management project (see below) has reduced their habitat. However there have been bear sightings all over the north shore and reports of break ins elsewhere. Bears have a remarkable travel distance, especially where there's an easy meal.

The best defense against bears is to latch our dumpsters. Yates and others have found many unlatched dumpsters on morning rounds, and this is an open invitation for bears to return. We will be advising renters who go through O'Neal brokers to latch the dumpsters and expect all owners to advise their guests to do the same.

To prevent further problems, we also urge all owners, renters and guests to observe these guidelines:

- When your unit will be unattended for even a few days, do not store any food in packages that have been opened, especially rich or creamy foods like milk, ice cream, chocolate, honey, etc.
- Do not leave any food in your cars.
- Do not leave any food or garbage outside your unit

We have looked into motion sensors, alarms, dog sounds, flashing lights, etc., and none are worthwhile. The bears either quickly learn they are harmless, and/or the false alarms disturb the neighbors. At owner's request, we will consider putting up plywood over the doors of vacant units where bears have previously broken in.

Burton Creek State Park (BCSP)— It appears this project is at least several years away due to funding and competition from higher priority state Parks projects. However, the Parks department is very interested in starting a comprehensive road and trail plan that ties in trails from BCSP to trails on adjacent properties. We will be involved during the public input phase to do what we can to prohibit trespassing through our property.

Tennis Courts - We received an attractive bid to remove all the paving from the court nearest the upper pool (bad crack and tree root intrusion), and had the work done over the last few days. We will leave this court in a rough graded state until we decide the best option.

Connors Property – Construction has begun on the new house just off the side of Rocky Ridge road just past the gate. We are working on the easement agreement with her so she may put in her utilities and tie her road into our road. At this point, we expect that the work on the utilities crossing our road won't happen until after Labor Day. When it happens, she will have a flagger to warn our traffic.

Annual Meeting and Election of Directors - The annual Rocky Ridge members meeting is at 11 am, Saturday, Sept 2, 2006 at the Beach Clubhouse. As in years past, the meeting will be followed by a BBQ lunch. You will receive a package with meeting information, ballot and ballot instructions next week. No other members offered to self nominate for election to the Board, and the 3 Directors whose term is expiring (Julie Rollofson, Bill Trevor and Marsh Shambarger) have all agreed to run again. **EVEN THOUGH THERE IS NO ANNOUNCED COMPETITION FOR THESE INCUMBENTS, IT IS VERY IMPORTANT THAT YOU STILL CAST YOUR BALLOT WHEN YOU RECEIVE IT SO THAT WE HAVE A LEGITIMATE ELECTION.**

Fuel Management- The state has been doing significant tree thinning along all 3 sides of our common border with BCSP. You can readily see this if you walk out the back of Rocky Ridge

along the BCSP fire road. Although the major tree cutting has been completed for the season, the state has told us they will have crews in there during the remainder of the summer chipping the downed trees and doing some road erosion protection. So we may hear the sounds of saws and chippers through Labor Day.

Fireplace Repairs- The contractor ("Best") has started the required repairs and should finish by Labor Day. They will bill the individual owners directly.

Water shut off valves-We have found a new plumbing contractor and work has started again.

New faces- We welcome Mike Tuite who bought unit 28, and Jon Bechtel who bought 83. Jon is a prior owner at Rocky Ridge. Ric and Alice Jack, the former owners of unit 28, bought unit 37 from the Doves.