

RRPOA Newsletter No 3
November 10, 2006

Here is the latest newsletter from Rocky Ridge. We have incorporated highlights from the annual meeting plus other items of interest.

Fitness center- The straw vote resulted in a strong sentiment in favor of the fitness center. The proposal we sent you was for a bare bones heated building with only fitness equipment in it in order to keep costs low. We are working with the county on certain code items that, if required, may raise the cost. Concurrently, we are also looking at some other suggestions for this site, including expanding the building to include a multipurpose room. Regardless of what options we develop, it will require a formal member's special assessment vote where we will fully describe the choice or choices and their costs.

Winterizing your unit:

- **Furnace Inspection--**It is very important that each Owner have their furnace inspected and filters checked before the winter. You can hire your own contractor or ask Marie Phipps in the Rental Office to arrange it for you.
- **50 deg setting-** We strongly recommend setting your thermostat(s) no lower than 50 deg when vacant. If a power outage occurs, the units can typically hold enough heat in to protect against freezing for several days if windows are closed tightly, etc. The owner bears the responsibility to set the thermostats.
- **Window freeze alarms-** Several units still have freeze alarms that stick on to the inside of a window facing the street. If the inside temp falls to near freezing, they show a flashing light. These are notoriously unreliable and we recommend against relying on them.
- **Batteries in programmable thermostats**—Programmable thermostats typically have batteries that do NOT chirp when low. We recommend you check these. (An owner recently found his furnace not working because all 3 batteries in his programmable thermostat were dead. If the batteries had died while the owner was away, there was a serious risk of the unit freezing.)

Fireplaces- We are pleased to report that almost all of the fireplace repairs identified during the annual inspection have been completed. This greatly reduces the risk of a fire starting in the chimney and spreading to adjacent units.

Water shut off valves—We are also pleased to report that only a few units remain that have not provided master water shut off valves in convenient locations. This is not primarily a freeze deterrent, but more of a protection against hose breaks, valve leaks, accidents, etc. when unit is vacant. The Board again wishes to make it clear that our revised CC&Rs exclude coverage by the Association for water damage to the shell

(everything from the outside siding and roof up to and including the plywood subfloor and the sheetrock walls) of the building due to internal leaks.

To highlight that the risks of water damage are rarely from freezing, recently an owner installed a new washer and dryer in a re-modeled unit. While the owner was away during the day, a defective hose broke and leaked. Fortunately the owner returned before the water caused much damage.

Bears—We have had no bear incidents, either in the dumpsters or entering units. The carabiners and chain combination appear to be working well. Attached is the new, laminated poster we will be distributing to each Unit.

CC&Rs—The approved CC&Rs have been recorded, and we will distribute them to all Owners in a bound package with the Articles of Incorporation and the Bylaws.

Rules- The Board has revised the Rules for the Common Areas and they are also attached for the state mandated 30 day Owner review period. Please advise me your comments. The major changes:

- New buoy reservation process
- New Beach and Clubhouse reservation form
- New satellite dish policy
- Better definition of the noise, speed limit and dog rules

Burton Creek State Park – Any development into campsites is several years away due to lack of state funding and other factors. The state continues to very visibly thin the trees and brush alongside our common property line to provide a defensible fire zone.

Conner Property—Stacy Conner is the owner of the new house being built just to the east of our gatehouse. She becomes our 102nd member of the Association, paying full dues.

Pier Repairs—We have approved a contract to rebuild the pier including an articulated dock section that will adjust to the water level. (No more jumping off a high dock into a low boat!!!) This work will begin this winter.

Tahoe Regional Planning Agency (TRPA)—The TRPA has an ongoing commitment to use Best Management Practices (“BMP”) to control erosion from any source that could possibly put sediment into the lake. Their review of Rocky Ridge resulted in our adding over 200 tons of crushed rock under eave lines, downspouts and decks of our units, and a new slot drain by the maintenance office. TRPA may require additional mitigation.

New Beach BBQ—We will build a new BBQ with an adjustable height grill for the Beach area. Look for it in the spring.

Elections—The results of the election for Board of Directors on September 2, 2006 are that all incumbents were re-elected. The officer positions also remain the same:

President:	Marsh Shambarger
Vice presidents:	Bill Trevor and Bill “Yates” Bauder
Treasurer:	John Bertone
Secretary:	Phil Fisher
Director:	Ron Benveniste
Director:	Ted Jones
Director:	Julie Rollofson

Regards
Phil Fisher
Board Secretary