

**RRPOA Newsletter No 4**  
**April 2007**

Here is latest newsletter from Rocky Ridge.

1. **Bears-** Fortunately there have been no recent bear sightings or incidents at Rocky Ridge. We can only speculate but their absence may be due to a combination of our owners and guests latching the dumpsters with the carabiners and perhaps also the reduction in bear habitat caused by the State Parks defensible space program which has thinned the woods on our perimeter.
2. **Tennis Court Option**—As you know the Board recently conducted a mail-in vote for building a combination children's playground, basketball court and putting green to replace the tennis court nearest the upper pool. This vote was strongly in favor, so the Board has authorized construction. The original plan of an exercise room proved to be more complex (and more expensive) than originally conceived due to local regulations that we believe will require a pair of full bath rooms and handicapped access. As discussed in the letter to homeowners, the estimated cost is between \$140,000 and \$150,000 and comes from existing funds, meaning no special assessment is required.
3. **Rules-** The new Rules have been distributed to all homeowners. Ask Yates for another copy if you have misplaced yours. The Board urges all owners to read them. Among other items, the Rules now include samples of a reservation form for the beach and clubhouse, the revised buoy application, and the new priority system for allocating buoys if we have more applications than buoys. A step wise enforcement for Rules violations is described (starting with informal discussions) to try to resolve issues as low key as possible.
4. **Insurance-**We have a new broker (Bravo agency of San Mateo) and master insurance policy (Farmer's) as a result of competitive bidding. Coverage summary will be described in our annual Insurance Disclosure to be mailed to all owners soon. To again remind you, our master policy covers only the shell of each unit (foundations to and including sheetrock and plywood floors). Excluded are wall, ceiling and floor coverings, counters, cabinets, appliances, furniture, and repair or replacement of windows and sliding glass doors. Owners are again strongly advised to show the Insurance Disclosure to their agents and have their own insurance cover all those items that the Association master policy doesn't cover.

To obtain a Certificate of Insurance for your lender, either you or your lender can contact Bravo directly:

The Bravo Agency  
635 Mariners Island Blvd Suite 100

San Mateo, CA 94404  
Phone 650.931.8611; Fax 650.240.1853  
License OB56860

- 5. Water shut of valves-**Almost all owners now have installed the interior master water shut off valves requested by the Board. Recall that our new Association insurance policy (as directed by our CC&Rs) excludes coverage for water damage. This means if, for any reason, your interior pipes or valves burst or leak, while the unit is unoccupied for more than 48 consecutive hours, and the master water shut off valve was not closed, you are responsible for any damages, not the Association.

As we have mentioned before, most water damage is not due to burst pipes from freezing, but to breaks in hoses to washing machines, toilets and ice makers, leaky valves, etc., so it is very important to close the master water shut off valve whenever the unit is unoccupied, regardless of the season.

- 6. Fireplace repairs**—There are only a few units left that will soon schedule the required repairs.
- 7. Conner property-** We expect the house being built by Ms. Stacey Conner to the east of our main road at the bottom of the hill to be completed this summer. The main road up the hill will need to be cut at some point to allow for the utility connections. We expect this work to be done in stages so that the road will always have at least one lane of our main road open. Stacey has agreed to provide us prior notice, and to also have a flagger present to aid drivers.

Upon granting of the occupancy permit, she will become a full dues paying member of the Association.

- 8. Outdoor Light replacement--** We have begun a program to replace the lights on both handrail mounted pole lights and the freestanding pole lights for units 70 and up. (Units 1-68 do not have any pole lights as they were built to a different design.)
- 9. Gatehouse window replacement**—The scratched up, rather ugly plastic windows in the gatehouse have been replaced.
- 10. Pier Improvement-** We have begun the pier improvement project, which among other things, will include a new Trex deck, and a new floating, articulated dock at the end to allow safer transfer of passengers from the pier to their boats or our dinghy.
- 11. New BBQ**—The Board approved a new party size BBQ at the beach complete with movable grate that we expect to be operational by the summer.

- 12. Defensible Space**—The State Parks Dept will resume thinning the woods this spring, starting west of where our main road enters Burton Creek State Park at the rear of Rocky Ridge, and working westerly. Burning of the removed trees and slash has been discontinued until the Fall.
- 13. Burton Creek State Park**—This issue remains very quiet as we believe the State Parks Dept has a long list of higher priority projects they would like funded before proceeding with this project.
- 14. TRPA Lake Tahoe water clarity**—We have been working with the TRPA on their mandate to reduce sediment in storm water run off that drains to the lake. Their typical recommendations are crushed rock under downspouts and in surface drainage channels to prevent sediment pick up; slot drains in driveways and roadways to intercept runoff, and shallow retention ponds to allow sediment to settle out. Most requirements for Rocky Ridge have already been implemented.
- 15. Tahoe City Parking**--FYI, although not a direct concern to our owners and guests, the Placer County Redevelopment Agency is looking at building a 3 story parking lot near the Tahoe Marina in Tahoe City. As this project matures, we will advise you in future newsletters.