

RRPOA Newsletter Number 9
May 2008

Here is the latest news from Rocky Ridge.

Gate Code

Reminder: The gate code is 1970.

Julie Rollofson resignation

Julie Rollofson has resigned as Director from the Board, effective May 22, 2008. The Board sincerely appreciates Julie's contribution to Rocky Ridge.

Gene Campbell appointment

The Board agreed to fill the vacant Director position that expires this year with Gene Campbell (unit 25). Gene has a rich history of serving RRPOA and presently is an RRPOA Officer (Assistant Treasurer). Please join us in welcoming Gene to the Board.

Self Nomination for Director Election

State law requires us to allow for self nominations for open Director positions on the Board. Any owner in good standing (dues current, no disciplinary actions, etc.) may self nominate. The Board is made up of 7 Directors with 2 year terms: 4 terms expiring in odd numbered years, 3 terms in even numbered years. This being an even numbered year, 3 Directors have their term expiring (Marsh Shambarger, Bill Trevor, and Gene Campbell filling out Julie's term) and all have agreed to run again. If you self nominate, your name will appear on the ballot in alphabetical order with these 3 candidates who will show as incumbents on the ballot. You will have the opportunity to provide a short candidate statement to be included in the ballot. If you choose to self nominate, please let Yates know at rrpoa@sbcglobal.net or (530) 583 1736 by July 16, 2008.

Peaked Roof Entries

The Board approved replacing the 24 units that have flat roof canopies over their entry with a peaked roof design. The project will be phased over several years and will be funded from the Capital Reserve budget so there will be no Special Assessment or dues increase for this. Yates will notify each owner well ahead of time when work will start on their unit. The architects rendering is attached. The roof covering will be asphalt composition shingles to match the roof of the respective building. We expect work to start on the first units this fall.

For background: 24 Units (6, 7, 14, 15, 22, 23, 29, 30, 31, 32, 38, 39, 42, 43, 45, 46, 47, 48, 54, 55, 65, 66, 67, 68) have flat roof canopies covering the entryway. They have a history of leakage at the joints to the siding and to the structural members under the windows above. Occasionally icicles formed at the edge have fallen onto the walkway below. At least four canopies will need replacement this year and many others within three years. The Board authorized an architect to look at a peaked roof replacement with

improved maintenance that fits in to the design and color scheme of the building, and to provide an architects rendering. Yates has estimated that the costs to replace an existing failed canopy with either a peaked roof or flat roof is about the same.

Bears

Despite reports of heavy bear activity on the west shore, we have had no sign of bears at Rocky Ridge dumpsters or in the condo areas, but there have been sightings near the rental office building near the gatehouse. The Board again reminds all Owners to LATCH THE DUMPSTERS!!! If you see one unlatched, please take the time to latch it.

Defensible Space

There are 2 current projects creating a defensible space barrier to protect us against forest fires at Rocky Ridge, both funded from state or federal sources:

1. In the Burton Creek State Park which surrounds our property on 3 sides, the state is in its 3rd year of removing trees and heavy undergrowth within 300 ft of our common property line. Work remaining this year is along the western boundary from units 49-52 to units 103-104. We also expect they will remove some of the standing trees that were burned when they burned the slash piles. This project is being funded by a grant from the state that Jim Walsh of unit 101 was instrumental in obtaining (of which there is always risk the state could suspend due to budget crises).

2. On our property, we have an arrangement with the North Tahoe Fire Protection District (NTFPD) to remove heavy undergrowth between the entry road and highway 28, and also in selected areas between the inclined section of the entry road and our units. This is being funded by federal land sales in Nevada where the revenue was dedicated to creating defensible space on private property both in Nevada and California. The NTFPD is the agency that coordinates this effort in north Lake Tahoe by finding large private property owners where the brush clearing would be of greatest benefit, and then to get owners agreements for the crews to come on site and do this work.

Accordingly, the NTFPD approached the Board with an offer to do this work in certain areas of our property if we would contribute work-in-kind by our own people to do same in other areas on our property. The Board eagerly agreed to pursue this, signed the appropriate agreement to allow crews on our property, and the work has already started.

The Board thanks Yates for working with the NTFPD to make this happen, and Dan Bosshart who worked on the crew access agreement for us.

Off season operation of pools and spas

The upper pool spa has historically been open all winter, and the upper pool open during major winter holidays. To save energy costs, the Board has approved closing the upper pool spa from April 15 to just before Memorial Day, and from October 15 through November 30. The upper pool will only be open in winter for the Christmas and New Year's holiday. The closings represent periods of very low usage.

Annual Fireplace Inspection

The Association pays for an annual inspection and sweeping of every fireplace and chimney by an experienced contractor; however you as Owner are responsible for making and paying for any repairs identified. The 2008 inspection was recently completed and only minor issues were found. The inspection contractor will mail you a list of any issues identified for your unit. You are not obligated to use the inspection contractor to make these repairs, but Yates will follow up with you to assure that the repairs have been made before the next season.

Buoy field and reservations

Yates reports that the number of applications for buoys was just able to be met by the 41 available buoys such that no allocation based on our Rules was needed. We have now installed 2 lighted buoys to mark the edges of our field as seen from the lake side. The adjustable catwalks have been lowered to accommodate the low lake water level.

Annual Meeting, Election and Picnic

The annual Owner's meeting will be Saturday, August 30, at 11 am in the Clubhouse, immediately followed by the annual Owner's picnic. The Election for Directors will again be a double envelope secret ballot (by State Law), and will close at noon on August 30. Ballot packages will be sent out in late July.

The only change to the Election process is that you will no longer be able to choose a proxy to vote for you. The Board decided to do this because many owners chose as their proxy the Directors whose terms were not expiring. The Board felt that in close elections, these remaining Directors had the power to use their proxy to change the outcome of an election from those who voted directly for candidates. The Board simply believed elections were best left to the owners without interference by the remaining Directors.

Also, allowing for proxies delayed the ballot count as we can't identify the proxies until the ballots were opened, and then had to contact the proxies, collect their secret ballots and then do a final ballot count.

Insurance

This note was in the annual package recently mailed to you, but it bears repeating. The Association insurance policy for your unit clearly and distinctly covers only what the CCRs define as the shell of each unit: from the sheetrock on the walls and plywood flooring out to the exterior siding and roof. Included in this is plumbing, heating ducts and electrical conduit behind the sheetrock and below the plywood floors.

Everything else is not covered by the Association insurance policy, and needs to be covered by your individual homeowners insurance policy. This includes coverage for all wall and floor coverings, cabinets, counters, sink and toilet plumbing fixtures, all electrical appliances such as dishwasher, range, refrigerator, etc., plus of course all your furniture, artwork, and personal items.

Also the Association insurance policy excludes water damage if you are away from your unit and neglected to close the master water shut off valve. Many people think that water damage is primarily the result of freezing pipes in the winter, so they think it's less important to close the water valve in the summer if the unit is vacant. NOT SO!!!! Most water damage occurs from dishwasher or clothes washer or toilet hoses that leak, or faulty icemakers in the refrigerator.

The Board strongly recommends you review your policy with your agent with these guidelines. If necessary the Association will provide you with another set of CCRs for your agent to review. Please note that contractor's costs are higher in Tahoe than elsewhere in California.

Rocky Ridge Board of Directors



Rocky Ridge Peaked Roof Entry Design
May 2008