

RRPOA NEWSLETTER No 14
February 2010

1. Water

The Tahoe City PUD has mailed each condominium homeowner in their service area an explanation dated February 1, 2010 about an increase in water rates. Basically, as mentioned in previous RRPOA Newsletters, you will see an increase in your water bills as the TCPUD will be allocating to individual Owners (on a per unit basis), the water used in both the common areas and to all units as measured by a single new meter on the main line as it comes up along side the grade from the gate. These bills will be very seasonal: higher during the spring and summer when we irrigate the landscaping.

2. Master water valves

The Board again reminds Owners to shut off their water using their master water valve if the unit will be unoccupied.

3. Winterizing

The Board again reminds Owners to set your thermostats to at least 50 deg if unit will be unoccupied.

4. Beach/Clubhouse reservations

The Board decided the Beach and Clubhouse will not available for reservations during the months of July and August to allow more Owner access during these busy months. Reservations for all the other months may still be made per the Rules, however a \$1,000 cleanup/breakage deposit will be required. Owners are reminded that the Rules require the Owner who reserved the facilities to attend the event.

5. Financial Reports by email

State law now allows Home Owner Associations like us to distribute the financial reports to Owners by email as attached files. The Board will send you a separate email where you can choose to receive these reports by email or continue to receive in paper. Clearly, there is a significant savings in paper and postage to the Association if Owners select distribution by email.

6. Temporary Buoy Rules to allocate buoys by lottery in 2010

As mentioned in past Newsletters and at the Annual Meeting, the Tahoe Regional Planning Agency (“TRPA”) has been wrestling for years with regulations to limit the number of buoys. Surveys of existing buoys at marinas have been submitted to the TRPA by lakefront property owners (including us), buoys have been tagged, hearings have been held and many proposals have been considered.

Rocky Ridge has only 19 buoys approved by the State Lands Commission (“SLC”) but like many other lake front property owners over the 30 plus years we have been here, has added more buoys in excess of these SLC approvals to suit the needs of our Owners. In 2009, we had 41 buoys, all of which were assigned to our Owners.

For 2010, the TRPA is limiting buoy applications to only the SLC approved buoys because of a court challenge by environmental groups to prevent TRPA from allowing additional buoys.

Accordingly, we have applied to the TRPA for only 19 buoys in 2010.

To allocate the 19 buoys fairly to our Unit Owners, the Board, after much discussion and input from several boat owners, has approved a set of Temporary Buoy Rules, attached, which allocates the 19 buoys by lottery into 2 Periods over the summer.

The Board recognizes that allocating as many as 41 boats to 19 buoys is a very unhappy situation. The Board needs your understanding of how difficult this issue is for everyone and would appreciate your willingness to work with the Board and Yates to make this happen as seamlessly as possible.

Rocky Ridge Board of Directors