



**RRPOA NEWSLETTER NUMBER 15**  
**June 2010**

**1. Reminder:** Gate code is still 1929

**2. Annual Meeting and Owners BBQ**

The annual meeting and election of Directors is 11 am September 4, 2010 at the Beach Clubhouse, which will be followed by the Owners BBQ.

**3. 2010 RRPOA Elections, Self Nomination**

Owners are encouraged to self nominate for the Board especially if you have skills or experience with other boards. The close of self nominations is July 10, 2010 . Your self nomination may be given to either:

Bill “Yates” Bauder , the Project Manager [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net)  
Phil Fisher, Board Secretary, [phfisher@comcast.net](mailto:phfisher@comcast.net) or  
Marsh Shambarger, Board President [marsh@shambarger.net](mailto:marsh@shambarger.net)

If you self nominate, you will have equal opportunity to submit a short candidate statement to be included in the ballot package, and to participate in any other process used by candidates to become known to the Owners. The only qualification for Director is to be an Owner (i.e. your name or your trust in your name must be on the title), and you must be a Member in Good Standing (current on dues, fees, assessments, etc.)

The ballot package will be issued on or about July 19, 2010. It will be the typical double envelope secret ballot employed in years past. There will also be a consent form for you to receive all future RRPOA communications by email (the consent is optional for those who still want the paper copies).

**4. Rocky Ridge is ready for the summer season:**

The tennis courts nets are up, the spas and pools are open and the Beach and Clubhouse are ready. The landscaping looks great, so it is a good time to enjoy Rocky Ridge.

**5. Buoys**

The Board appreciates all our boat owner’s patience and understanding as we worked through the lottery process to award the limited number of buoys that we have currently permitted. Regarding applying for more buoys, there has been an injunction filed at request of the Sierra Club and League to Save Lake Tahoe prohibiting TRPA from permitting more buoys to anyone. At this point it appears it is unlikely that a court decision in favor of more buoys will be made in time for us, (or anyone else on the lake), to get more buoys this season.

**6. Boat Inspections**

Owners are reminded they will encounter hull inspections when their boat is first launched at a public dock. This will likely cause delays throughout the summer at public ramps, especially over holidays.

**7. Bears**

Although many bear caused damages have been reported throughout the basin, and there have been bear sightings at Rocky Ridge, we have had no bear entry problems this season as of this date. Please tell your guests and your renters to close and latch the dumpsters every time they dump their trash. Bears are drawn back to the place where they found food, and we do not need to provide them any opportunities.

### **8. Clubhouse reservations**

Owners are again reminded that the Beach and Clubhouse may not be reserved during the Labor Day holidays, nor at any time during July and August. A \$1,000 refundable security deposit is now required. Owners are reminded that the Owner must be a Member in Good Standing (current on all dues and fees) to make a reservation, be present at the event and that the event cannot be for any for-profit activity.

### **9 Project Manager report:**

- A. Flat Roof Entry replacement: All entries are done. There is a distinct and markedly improved change in appearance from the old flat roof entry to the arched entry matching the roof lines.
- B. Roof Replacements: This season's work on roofs 107, 108 and 103, 104 and our maintenance bldg is done.
- C. Crack sealing and seal coating sections of the roadway is done.
- D. Re-Plastering both spas is done. We also added the state mandated second handrail.
- E. Lower pool: The state mandated drain replacement is installed and the pool is ready.
- F. Annual fireplace inspection: this year's inspection revealed almost no problems, a tribute to our good fireplace maintenance and inspection program.
- G. Deck replacements to occur on 82, 83 and 98, 99 (however one or two may be deferred pending capital reserve budget review)

### **10. Water billing-**

Given the utilities new requirements for billing by water consumption and not flat rates, you may recall we negotiated with the TCPUD for the metered water consumption to our common areas to be allocated to each owner's water bill. Although your water bill from the TCPUD may have gone up about \$10/month so far this year vs. last year, unfortunately, we expect for you to see even higher rates now that we have started irrigation. We continue to look for opportunities to reduce our water consumption by repairing leaks, and making better landscaping choices, while still preserving the beauty and character of Rocky Ridge.

### **11. Brush Clearing for Defensible space**

Last year we completed the major brush clearing project on the site while the state also did quite a bit of work on adjacent property. The results are striking as there is considerably less brush around the units and under the trees.

### **Regards**

RRPOA Board of Directors