



## RRPOA Newsletter #20 November 2011

The Rocky Ridge Property Owners Association Newsletter is published periodically to keep homeowners informed of things happening around the property and actions of the Board of Directors. Comments or questions may be directed to Bill "Yates" Bauder, Property Manager, at [rrpoa@rr-tahoe.com](mailto:rrpoa@rr-tahoe.com). Newsletters are archived on the RRPOA web site at <http://www.rr-tahoe.com/owner/newsletters.php>.

### New pavers being installed to replace aggregate entries

As announced at the annual homeowners meeting in September, Yates and the board have found a new paver system that will be able to economically replace the existing exposed aggregate entries that have been in need of repair. The previous entry repairs done with asphalt will be removed and replaced. The pavers have been successfully tested and installed on units 54 and 55 and look great.



Over the course of the next year, units 22, 23, 33-36, 37-40, and 41 will be completed due to their need for aggregate or walkway repair.

Over the following years more units will be converted as repairs are needed and time and budgets permit. The intent is that eventually all aggregate (and asphalt) entries will be converted to the new pavers in order to keep the property's appearance uniform. Walkways will continue to be repaired with asphalt overlay up to the entries because it is economic and conducive to snow removal.

Thanks to Yates for following through to make these pavers a reality.

### Owner/guest reminders

- Association **dues should remain the same** for next year
- Please remember **to use care around snow removal equipment** and particularly watch **children and dogs**. Please move vehicles as necessary to assist
- Please remember to **keep thermostats at 50°** and **close your water valve every time you leave**
- **Turn off automatic ice-makers** when you turn off the water to avoid burning out fridge pumps
- Please continue ongoing efforts to **keep dumpster lids secure against bears**

### 2012 buoy lottery

The lottery for 2012 buoy assignments will take place November 9. Deadline for buoy applications was Oct. 31. Please read the buoy application documentation as there are some additional twists to the lottery with respect to the additional buoys that were put in this year.

## Thank you Marsh + Election of new Board officers

At the October 25, 2011 meeting of the Board of Directors, Marsh Shambarger stepped down as board president. The Board and Association would like to sincerely thank Marsh for his dedicated service. The following new Board officers were elected:

- Phil Fisher, President
- Steve Dohrmann, Vice-President
- John Bertone, Treasurer
- Jon Carlson, Secretary

## Completion of bail out lane

CalTrans has completed modification of North Lake Boulevard to widen the shoulder area across from the Rocky Ridge entrance. This will allow cars to bail out to the right if necessary to miss colliding with a car turning left into Rocky Ridge.

Many thanks to Bob Schuchardt for his overwhelming persistence to get this accomplished.

## Miscellaneous updates on the property

- Deck replacements are completed on 82-83, 86-87
- Re-roofing on units 33-36 will be completed next year
- Several dead or diseased trees have been removed, brush clearing is ongoing
- Deck oiling is complete for the year
- Bears have not been as big a problem this year thanks to ongoing efforts to secure dumpsters

## Meeting notices

The schedule for 2012 Board and Owners meetings will be in the annual package to owners just sent, and are posted online at <http://www.rr-tahoe.com/board-meetings.php>. If you wish to have an email or USPS notice of changes to the dates or locations, please advise Jon Carlson at [jon@carlsonhome.com](mailto:jon@carlsonhome.com). We will keep your request on file until you advise otherwise.

## Draft annual owners' meeting minutes available online

A draft copy of the minutes of the 2011 Annual Homeowners Meeting can be found online at <http://www.rr-tahoe.com/owner/documents.php>.

## Webcam being pursued

Yates and the Board are pursuing installation of a webcam that will have a view of the promontory overlooking the lake. Keep an eye on the web site for its launch, <http://www.rr-tahoe.com>.

## Web login reminder

Access to the owners' section of the web site requires a login. You can log in via your email address, using the password "rr-XX" where XX is your unit number. Note the hyphen in the password is required, and the "rr" must be lower case.