



RRPOA Newsletter #21 April 2012

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 or 530-583-1736. Newsletters are archived on the RRPOA web site at <http://www.rr-tahoe.com/owner/newsletters.php>.

Buoys...

Buoy assignments for 2012 have been completed and there are currently 19 buoys reserved for the early period (May 15 – July 28) and 25 buoys reserved for the later period (July 29 – Oct 15), which leaves a few still available for both periods. Check with Yates if you are interested in using one (the buoy fee still applies). Please read the buoy application documentation as there are some additional caveats and details.

Bears...

Bears continue to be an issue. One break-in occurred the first week of April. The best practices remain:

- Lock doors and windows when you leave, no open food containers
- Remove food from unoccupied units and parked cars
- Close and latch dumpsters every time

A more detailed list is on the website: <http://www.rr-tahoe.com/files/Tips-to-Avoid-Bear-Break-ins.pdf>

Phil Fisher contacted the CA Dept of Fish and Game, State Parks Dept, and the legislative representatives from the area (Ted and Beth Gaines) to try and get them to take concrete action to address bear issues. None would commit to taking action.

Bricks...

As previously discussed, Yates and his crew will be installing new pavers on several units over this year. Units 22, 23, 33-36, 37-40, and 41 will be completed due to their need for aggregate or walkway repair. Over subsequent 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 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.



Bookkeeping...

Financial statements will go out to homeowners around April 23 along with the HOA insurance summary for the coverage period April 1, 2012 – April 1, 2013.

Bumps and bruises...

Bob Schuchardt, fresh off his victory getting Caltrans to install the bailout lane near the Rocky Ridge main entrance, followed up and requested that the 45mph speed limit sign that signals the increased limit as you drive out of Tahoe City be moved further around the corner to help avoid rear-end collisions. His request was declined by Caltrans.

If you are on site and see or hear an accident, please take a photo or two and email to Bob at shoosh@aol.com for future documentation efforts.

Updates on the property

- Deck replacements are ongoing and are getting the new style railing and Trex decking as decks get replaced. Units 98,99,74,75,122 &123 are scheduled for deck replacement this year.
- Re-roofing on units 33-36 will be completed after the summer season
- Yates has located a replacement for the front door interlocking metal strip weather stripping so they can now be repaired

Owner/guest reminders

- 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 redouble the ongoing efforts to **keep dumpster lids secure against bears**

Meeting notices

The schedule for 2012 Board and Owners meetings are posted online at <http://www.rr-tahoe.com/board-meetings.php> and periodically updated as the schedule changes. 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. We will keep your request on file until you advise otherwise.

Webcam

The webcam has been running fairly reliably for a few months now, it has a view of the promontory overlooking the lake. Check in on the web site when you need a glimpse of the lake, <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.