



RRPOA Newsletter #22 June 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>.

2012 Board Elections and Self Nomination

The annual election of Directors will occur at the annual owners meeting at 11am on Saturday, September 1, 2012. Owners interested in running for the Board may self-nominate by contacting the Project Manager at rrpoa@sbcglobal.net or 530-583-1736. The self-nomination period will close on June 30, 2012, following which candidates will be asked to provide a short candidate statement for the ballot. The three Directors whose terms are expiring (Steve Dohrmann, Marsh Shambarger and Bob Schuchardt) have indicated they will run again.

An election package will be mailed to owners after the nominating period closes. The Board recommends that votes be submitted by mail as will be described in the package.

New gate code

As of June 1, the new entry gate code is 1178.

Rules Review

As summer ramps up and the property sees more use, please review the rules and in particular ensure your guests and renters are supplied with a copy. A rules summary can be found on the web site at <http://www.rr-tahoe.com/guests.php> (or by clicking the Guests link), and a printable copy can be found at <http://www.rr-tahoe.com/files/Rocky-Ridge-Rules-Summary.pdf>.

Buoys

Buoy assignments for 2012 have been completed and distributed. A few are still available and can be used for short term use. Check with Yates if you are interested (prorated buoy fee still applies, minimum of two weeks).

Bears, Oh My!

The bear in this photo broke into a couple of cars around Christmas and has been recently seen again near the property. 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>



General Reminders

- **Annual homeowners meeting will be at 11am, Sat Sept 1, 2012 in the clubhouse, followed immediately by the picnic at about noon.**
- **Annual fireplace inspections for 2012 have been completed** (inspection and cleaning is at association expense). If any repairs are required, respective owners have been notified. If the owner does not make the repair the association will have the repairs made and the owner will be billed.
- **Always shut off the master water valve when leaving your unit unoccupied** overnight. Most water damage occurs from leaking appliances. In addition, in the event of a bear break-in the bear damage can be significantly worse if a bear breaks a pipe or bumps a faucet.

Updates on the property

- The scheduled entryway paver installations have been largely completed. The conversions to pavers will continue as entryways need repair or replacement. Eventually all concrete entries will be converted.
- Deck replacements continue using the new style railing and Trex decking. Units 98,99,74,75 are complete; 122 & 123 are scheduled for deck replacement this fall.
- 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 it can now be repaired

Meeting notices

The schedule for 2012 Board and Owners meetings is 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.

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. Your email address also needs to be entered in all lower case.