



RRPOA Newsletter #23 September 2012

*Photo taken 9/3
by Phil Fisher*



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 Homeowners Meeting

The annual Homeowners meeting and election of Directors took place on Saturday, September 1, 2012. The three Directors whose terms were expiring, Steve Dohrmann, Marsh Shambarger and Bob Schuchardt have all been re-elected. Also of note, Treasurer John Bertone indicated that the annual dues are not expected to increase next year.

Minutes from this and previous annual meetings are available in the Owners section on the web site at <http://www.rr-tahoe.com/owner/documents.php>.

Summer beach/pier use and large parties

On August 12 three large parties dominated the beach and pier area making beach, pier and boat access difficult and creating concern for safety issues (children swimming and on the pier near operating boats). The board discussed the issue and feels it needs to remind users of the beach use rules and policies:

- The beach area is for the **exclusive use of owners, renters and their guests**.
- The beach area is **not to be used by more than 15 people (per unit) without a reservation**.
- **Reservations cannot be made during July and August**, which implies that during July and August parties at the beach area are to be limited to 15 people.
- **Reservations are not exclusive**, other owners, renters and guests are allowed to access the beach area, pier and restrooms. Please use common courtesy to allow non-party attendees to have reasonable access. Of course it cuts both ways, don't abuse your access to crash someone else's party!
- **The owner must be in attendance** for all reserved parties held at the beach area. The beach area is to be used for personal hosting of guests by the owner; it may not be rented or loaned to outside groups, and no fees may be charged to guests.
- **Boaters have right of way to access the loading areas of the pier**, and swimmers and others need to give way as necessary. **Children need to be supervised by their parents**. Please use caution and courtesy during boating operations around the pier.
- **Music and other noise should not disturb** enjoyment of the beach area, nor should it disturb the homes neighboring the beach property.

In the recent past the beach area became dominated by large parties on summer weekends, and many owners, renters and guests felt unable to access the beach and pier during their stays in the prime summer time. The beach is our shared property and we all need to have access and enjoyment during these times.

A detailed list of rules and policies for owners, including beach area access rules, can be found at <http://www.rr-tahoe.com/owner/docs/Rules-and-Policies.pdf>. Further details on the beach area reservation procedures are at <http://www.rr-tahoe.com/owner/forms/Beach-and-Clubhouse-Reservation-Form.pdf>.

New drain at bottom of Rocky Ridge Road

A TRPA mandated strip drain is schedule to be installed at the bottom of the entrance road beginning the last week of September. Concrete cure time required for this installation means there will be trench plates across the access road through much of October.

Bears, as usual...

The bear in this photo has been active again around the property and has broken into a few cars. This bear seems to check for unlocked car doors. Reminder:

- Lock doors and windows
- Remove food from unoccupied units and parked cars
- Close and latch dumpsters every time



General reminders

- **The entry gate code is 1178** as of June 1, 2012.
- **Always shut off the master water valve when leaving your unit unoccupied overnight.** Most water damage occurs from leaking appliances. In addition, the damage from a bear break-in can be significantly worse if the bear breaks a pipe or bumps a faucet.

Updates on the property

- Landscaping projects have been going well and many new flowers and plants have been put in.
- The lower tennis court has been repaired. Tennis courts will get a more complete resurfacing in the late spring of 2013.
- Some diseased tree removal will be done during the fall.
- The PUD will be resealing the water tank in the woods above Rocky Ridge sometime during the next several weeks, during which landscape watering will be reduced.
- Scheduled entryway paver installations have been completed. Conversions to pavers will continue as entryways need repair or replacement. Eventually all concrete entries will be converted.
- Units 122 & 123 are scheduled for deck replacement this fall using the new style railing and Trex.
- Re-roofing on units 33-36 will be completed around mid-September

Meeting notices

The schedule for 2012 Board and Owners meetings is posted online at <http://www.rr-tahoe.com/board-meetings.php> and updated if 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.

Web login reminder

Access to the Owners section of the web site requires a login. Username is your email address, password is “rr-XX” where XX is your unit number. 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.