



RRPOA Newsletter #24 October 2012



*Photo taken
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>.



Phil Fisher departs as Board President

Phil and Joan Fisher closed the sale on their unit #38 on October 19, and as such Phil is no longer eligible to be a board member. Phil and Joan have owned at Rocky Ridge since 2002 and Phil has served on the Board since 2005, most recently as President and prior to that as Secretary. Phil has worked tirelessly on behalf of Rocky Ridge and his service on the board reflected his passion for our location and our Association. His photos grace our web site and newsletters. The Board expresses its heartiest thanks for Phil’s dedication.

We know Phil and Joan are departing Rocky Ridge with mixed emotions, but we wish them all the best wherever their next adventure leads. They have assured us they will still occasionally drop in and visit Rocky Ridge.

New board member and officers

At our October 23 meeting, the Board elected new officers and appointed a replacement for Phil Fisher. The Board elected Steve Dohrmann as President, and Bob Schuchardt as Vice-President. Congratulations to both of them! Jon Carlson continues as Secretary and John Bertone continues as Treasurer.

In addition, the board appointed Bill Trevor (unit #29) to fill Phil Fisher’s board term through Sept 2013. Bill has been a longtime resident and past board member, and has continued to be involved with board issues. Welcome back to the board, Bill! A complete listing of board members and committees can be found on the web site at <http://www.rr-tahoe.com/board.php>.

Beach area reservations and large parties

The weekend after Labor Day again saw large parties with reservations dominating the beach area, disrupting several homeowners’ use of the facilities that weekend. As such, the board has decided to prohibit beach area reservations immediately until further notice. A board committee will be looking at the issue to decide what changes to our existing policy and rules are necessary.



A detailed list of current 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>.

Gate code change

The **gate code has been changed to 1919**, effective October 26, 2012. As policy it will change twice a year, after the major summer and winter seasons, to help keep traffic out of the upper area.

Calendar of property activities available on web site

A calendar of events has been added to the web site. It can be accessed via the new Calendar link on the left side of the home page. Events posted may include board meetings, pool opening/closing dates, maintenance events that homeowners need to be aware of, and beach reservation activity (if reinstated).

The calendar is available at <http://www.rr-tahoe.com/calendar.php>.

Bear activity down, but keep your guard up

The bear activity this fall has been significantly less. Our ongoing efforts in prevention are paying off! 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 1919** as of October 26, 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

- The TRPA mandated strip drain at the bottom of the entrance road has been completed. Trench plates will be coming off shortly once the concrete is completely cured.
- Some diseased tree removal has been completed for the fall season.
- Units 122 & 123 deck replacement has been completed.
- Re-roofing on units 33-36 has been completed.

Meeting notices

The schedule for 2013 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.