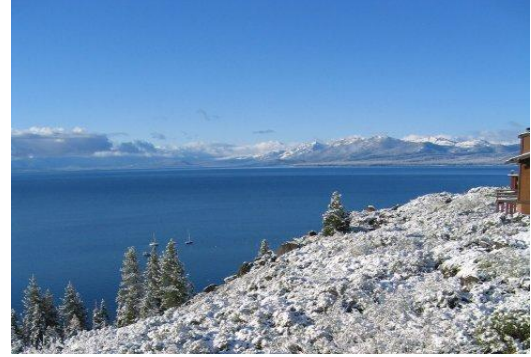




RRPOA Newsletter #25 February 2013



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>.

Beach area reservations – new rules

Given some problems with large parties disrupting access to fellow homeowners’ enjoyment of the beach area, the board has changed the beach reservation rules to emphasize that the beach facility is for the enjoyment of homeowners, renters and guests, and is NOT to be used as if it were a commercial venue.



Highlights of the new rules include:

- Reservations are only available to owners for their own personal events
- No commercial events; weddings allowed for immediate family of homeowners only
- Access to pier, boats and bathrooms shall not be restricted during the event
- Cleanup MUST be complete the night of the event
- Notice of a reserved event will be given to all homeowners via email, web, and a sign at the beach area
- The Property Manager and/or Board will review reservation requests and may deny events that do not comport with the above

The new beach rules and a revised reservation form may be found on the web site at <http://www.rr-tahoe.com/owner/forms.php>.

Furnace inspections



Due to a few recent incidents of burst pipes (and resultant damage) caused by furnaces breaking down from poor maintenance, RRPOA will begin inspecting all units’ furnaces annually, beginning late this summer/early fall. The furnace inspection cost will be paid by the association, and will include changing the filter.

If a problem is found which requires repair, the homeowner will be notified and will have 60 days to get the repair done (or less if the situation is hazardous). If repairs are not completed in that time the association will make necessary repairs and bill the homeowner. This is similar to how the fireplace inspections are handled.

An informational letter to homeowners will be sent with complete details of the new inspection and repair requirement.

Dog owners – a friendly reminder

Dog owners, a friendly reminder is in order – dog waste needs to be picked up and disposed of properly! A recent stroll around the property showed we need to do better about carrying a baggie and using it. ‘Nuf said...

Exterior changes – a friendly reminder

If you are planning to do any remodeling or work on your unit, **any change to the exterior, no matter how minor, must be submitted for approval by the Board of Directors.** If you are planning any changes, please make sure you and your contractor are in contact with Yates ahead of time to help coordinate.

Updates on the property

- RRPOA has purchased a new truck for maintenance and snow removal, and it is in service now. It replaced the 1986 model that has been sent into well-earned retirement.
- A new entrance gate is going to be installed in approximately a month. Like the existing one, it will work with codes, cards or remote controls, and will allow guests to call owners' units. It will require new security cards, but apparently will work with existing remote controls. Once installed, cards will be available from Yates.

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. Posted events may include board meetings, pool opening/closing dates, maintenance events that homeowners need to be aware of, and beach reservation activity.

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

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.

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.