



RRPOA Newsletter #26 April 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>.

New entrance gate installed and working

A new gate at the base of the Rocky Ridge road has been installed. The old gate was becoming difficult to service plus the new gate provides more modern security features.

The new gate has 4 means to open, similar to the old gate. They are:

- Garage door style remotes. Existing remotes still work.
- Card keys. New card keys are proximity type, simply wave the card within a few inches of the reader.
- Numeric code. Unique code for each homeowner. Press # followed by the numeric code.
- Alphanumeric lookup and phone call. Last names can be looked up at the gate by scrolling alphabetically. When selected, it dials the unit’s phone. Press 9 on your phone to open the gate for the caller.



A major new feature of the new gate is the ability to have multiple numeric codes. Each homeowner has been mailed a numeric gate code unique to them. Other users such as renters, garbage trucks, water company, and others can also be issued unique gate codes. This improves security AND convenience because if a gate code is being abused, it can be changed promptly without affecting other users.

New card keys have also been mailed and are similarly unique and associated with a particular unit. Yates can provide you with an additional card key if needed for a few dollars cost.

One minor issue is the garage door openers don’t work as far away as the old gate. They will work once you get a little closer. Yates can help purchase an opener or program your car’s built in opener if you would like.

Fireplace inspection issues



The annual fireplace inspections are complete, and age and wear are appearing in some flues in the older units (Units 1-68). The flue pipe walls can become thin causing the joints not to seal and other gaps to form. Unfortunately it will not be an easy repair as flue parts are not available. It will likely require a complete fireplace replacement. Due to the hazard, the board will necessarily require those homeowners to complete repairs in a timely way.

As age takes its toll and since many of the units (Units 1-68) are now 40 years old, **if you are planning on doing any remodeling we strongly suggest you replace the fireplace at that time.** The most economical time to do it is when other things are opened up.

Note that while RRPOA does the annual inspections, homeowners are responsible for repairs. This is a basic safety issue, as a fire in any owner’s flue may be catastrophic. If your unit has an issue with the fireplace flue, please work with Yates to get it properly

repaired. Because of the hazard, if necessary the association has the right and obligation to make the repairs at the homeowner's cost.

Buoy assignments posted on web site

The 2013 buoy assignments are on the web site at <http://www.rr-tahoe.com/owner/2013-Buoy-Assignments.pdf>.

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 that 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

- **Deck oiling begins May 6** and will continue through May.
- Ongoing upgrades of unit entrances to pavers is proceeding whenever unit walkways need maintenance
- Deck upgrades are still proceeding as decks come due for major maintenance
- Tennis court fences have been repaired, and **courts will be resurfaced in mid-May**, though resurfacing requires good weather so timing may vary a bit
- **Pool, buoy and tennis court opening dates are available on the calendar** (see below). Minor adjustments may be made if dates need to change but we will do our best to post changes to the calendar.

Calendar of property activities available on web site

A calendar of events can be accessed via the new Calendar link on the left side of the home page. Posted events include board meetings, pool opening/closing dates, significant maintenance events to be aware of, and beach reservation activity.

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

General reminders

- **New entry gate codes specific to each unit** were mailed to homeowners along with new card keys
- **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.