



RRPOA Newsletter #27 September 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 Rules and Policies

The Board has updated the Rules and Policies document which governs rules of behavior for the property as well as rules and policies that apply to owners regarding contractors, buoys and other ownership issues. Many of the changes were an attempt to simplify and eliminate duplication. Some enforcement provisions were updated and clarified as well.

The new rules are available on the RRPOA web site at <http://www.rr-tahoe.com/owner/docs/Rules-and-Policies.pdf>. This is in the Owners section, so you will be required to log in with your owner credentials as described at the end of this newsletter.



Also note there is an abbreviated version of the rules available under the Guests section of the web site at <http://www.rr-tahoe.com/files/Rocky-Ridge-Rules-Summary.pdf>. This shorter version highlights the key behavioral rules around the property and is designed to be easier to quickly scan and understand. It is also fitted to a single (double sided) piece of paper, so it is perfect to print out, laminate, and post on the refrigerator or similar convenient place where guests or renters can easily find and use it.

Old circuit breakers

Another issue of aging is beginning to affect some units. 43 of the older units (units 1-68) have circuit breakers in that are an older brand – Federal Pacific Electric “Stab-Lok” – that have caused some problems in other developments and Yates has begun to see occasional issues with them at Rocky Ridge. The issue is that the circuit breaker may not trip properly, leading to an electrical fire.

Yates will be sending a letter to those homeowners who have these breakers in their units to make them aware of the situation, with the recommendation that they be changed to a modern breaker. He has contacted an electrician who can do the work and estimates the costs to be around \$700 to \$800.

Furnace inspections begin



As announced in February, RRPOA will begin inspections of all units’ furnaces this fall. The furnace inspection cost will be paid by the association and will include changing the filter. Any problems which require repair will result in the homeowner being notified, and will be the responsibility of the homeowner. If repairs are not made in a timely manner the association can have the repairs made and bill the homeowner.

Doing these inspections should help ensure that furnaces do not go out due to poor maintenance, which can result in pipes bursting and losing water for the affected building.

Dog owners – keep up the improvement

Dog owners, previous reminders seem to have helped – residual dog waste seems reduced. Thank you for paying heed, and keep carrying and using those baggies.

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

- A new kayak rack and new volleyball net posts have been installed at the beach area.
- Deck oiling has been using an improved process that results in better cleaning of old oil and dirt.
- 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 have been resurfaced and are in great condition.
- Pool, buoy and tennis court closing dates are available on the calendar (see below).

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

- Please do not hang towels and other laundry on deck railings.
- Please do not park blocking access to dumpsters, especially on pickup days (Tuesday and Friday).
- Latching dumpsters has been being done diligently, thanks! This does help with bear problems, so we need to maintain our vigilance about latching every time.
- 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.