



RRPOA Newsletter #30 October 2014



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>.

Board elections complete

The Board elections are complete and board members remain unchanged. The Board elected officers at the October Board meeting and officers are also unchanged. Steve Dohrmann remains President, Bob Schuchardt remains Vice President, John Bertone remains Treasurer, and Jon Carlson remains Secretary.

Old circuit breakers – Board has made replacement mandatory

As reported in the last 2 newsletters, Yates sent letters to homeowners who have the original Federal Pacific “Stab-Lok” breakers in their units with the strong recommendation that they be changed to a modern breaker. Unfortunately we have had a couple of near-fire incidents with the old panels, so the board has now made replacement mandatory. Units which still have the old panels will be notified that they must change the panels within 45 days. Yates has been working with an electrician to get the work done as reasonably as possible, and the cost per unit has been around \$800. If your unit is one of those affected, please give Yates a call to schedule the work.

New Bocce Ball courts and 2nd kayak rack

Yates and his crew have just completed new Bocce courts, adding another fun recreational option at Rocky Ridge. The courts replace the putting green, which was seeing little use. The new courts look terrific and are made with the crushed oyster shell surface for proper feel and roll.

Similar to the tennis courts, the association will not supply balls, so bring your own set of Bocce balls. Might want to add it to the holiday gift list so you’re prepared when spring rolls around!

In addition, the kayak rack added last year near the beach clubhouse saw lots of use this summer, in fact so much that another rack is being added for next year.



Security for big holiday weekends

Given the number of behavior problems during the Fourth of July this year, the board has decided to hire a security company to station an on-site guard for that holiday next year. Please remind anyone using your property including family, guests and renters of the importance of maintaining a civil atmosphere, complying with basic safety rules and common sense, and observing basic decency and consideration toward other users of the property.



Reminder: SW Gas line replacement coming

Southwest Gas supplies the natural gas to Rocky Ridge and is planning to replace the gas lines that run to the property. These lines are aging and the company is worried about eventual compromise of the safety of those lines. Due to the way the lines were run, this project will result in lots of digging over a large part of the property. This project does not yet have a definite schedule, but is to be started sometime next year. Some digging for preparatory inspections may be undertaken soon. Yates is working with the gas company to minimize disruption to users as best he can.

General reminders

- **Entry gate codes are now specific to each unit** and were mailed to homeowners along with new card keys
- **Bears – We had no significant bear issues this year!** Keep maintaining vigilance latching the dumpsters.
- **Alterations -** If you are planning to do any remodeling or work on your unit, **any structural change or any change to the exterior, no matter how minor, must be submitted for approval by the Board of Directors.**

Updates on the property

- **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** are proceeding whenever unit walkways need maintenance.
- **Deck upgrades** are still proceeding as decks come due for major maintenance. Yates has done the stairs and walkways of some units in the upper property as well.
- The **beach clubhouse** had sliding windows replaced, new carpet, paint and some general sprucing up.

Calendar of property activities available on web site

A calendar of events can be accessed via the 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>.

Meeting notices

The schedule for 2015 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.