



RRPOA Newsletter #32 May 2015



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>.

2015 Board Elections and Self Nomination

The annual election of Directors will occur at the annual owners meeting at 11am on Saturday, September 5, 2015. Owners interested in running for the Board may self-nominate by contacting the Project Manager (Yates) at rrpoa@rr-tahoe.com or 530-583-1736. The self-nomination period will close Friday June 19, 2015. Candidates will be asked to provide a short candidate statement for the ballot. Four Directors have terms which are expiring – John Bertone, Jon Carlson, Bill Trevor and Dan Bosshart.



An election package will be mailed to owners after the nominating period closes. The Board recommends that votes be submitted by mail as will be described in the package.

Lake Level WAAAYYYY Down, Use Caution Around Pier

With California’s well-publicized drought heavily upon us, it is worth a reminder that the lake level is way down. Water is already below the natural rim of the lake. The Rocky Ridge pier has very shallow water – please note there can be no jumping or diving this year due to water levels. Boat access to the pier may be possible with care, but boat operators are warned to use caution and that access is at their own risk.

For those interested in tracking water levels, the USGS maintains a web site with up-to-date water level data at http://waterdata.usgs.gov/usa/nwis/uv?site_no=10337000.

Water Conservation Measures – All for One, One for All



To comply with state mandates, Rocky Ridge’s water company has mandated that we collectively reduce our water consumption by 22% this year. Since Yates has been working on the “easy” conservation measures for a few years, this means we may see some brown grass in the common areas as irrigation is one of the biggest uses. The spas and pools are also large water consumers for our association. Since we are required by health codes to drain the spa or pool any time the water quality degrades, conservation dictates we all use healthy hygiene habits around the pools. Make sure your children know to use the toilets before swimming, rinse before getting in the pools, and try to keep the splashing down a bit.

Since the association is on a single common meter, including the individual units, all homeowners will also need to do their part in their units to bring down our overall use. If you’re planning a remodel, now is a great time to install low-flow toilets and fixtures!

CC&Rs and Bylaws Revisions Underway

The board has begun a substantial project to revamp the RRPOA CC&Rs and Bylaws. This will be a significant revision, in part due to the new Davis-Sterling act which imposes many new requirements upon homeowner associations like ours. Please note that while it is a little early in the process, the board will be requiring homeowner support and action to help guide choices and ratify the new documents. The board should have more information to discuss at and after the Annual Homeowners meeting on Sept 5.



SW Gas line work starts in May, uh, June maybe...

The line replacement project SW Gas is undertaking was going to begin in May, but has been postponed. It may begin and (hopefully) be complete in June. Yates is working with the gas company to minimize disruption to users as best he can.

Security for Fourth of July

Given behavior problems last Fourth of July, a security guard will be on-site for that holiday.

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.

General reminders

- **Bears – We had no significant bear issues this year!** Maintain vigilance and keep 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

- **Gas meter sheds are being constructed** to minimize the visual impact of gas meters and keep snow off.
- **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.
- **Both upper and lower spas are slated to be re-plastered** though start date had to be pushed back unexpectedly.
- **Solar panels** are being installed to heat the lower pool.

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.