



## RRPOA Newsletter #33 September 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](mailto: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

The annual election of Directors occurred at the annual owners meeting at 11am on Saturday, September 5, 2015. The four incumbent directors – John Bertone, Jon Carlson, Bill Trevor and Dan Bosshart – were re-elected.

### Board Adopts new Rules and Policies

At the Board meeting on September 5, the board adopted revisions to the rules and policies for the Association. The revisions are mostly minor updates or language cleanup. But please take the opportunity to review the rules and familiarize yourself with them. The new document can be found on the web site at <http://www.rr-tahoe.com/owner/docs/Rules-and-Policies.pdf>. Owner login is required and is, as always, described at the end of this newsletter.

#### ***But... remember that rules are no substitute for good manners!***

While the board tries to structure rules so major problems in the common areas are avoided, it is worth remembering that common courtesy is still required and goes a long way toward everyone’s enjoyment of the facilities. Keep in mind, and remind your guests, that cleaning up after yourself at the beach area, being neighborly about noise and group behavior, and picking up after your dog are a few ways we can all help keep Rocky Ridge a great place for all owners. Thanks!

### Staff members Larry Sullivan and Tom Griffin Get ‘er done

Rocky Ridge is somewhat unusual among HOAs in that we do a lot of maintenance and construction work in house. Along with Yates, Larry “Chum” Sullivan and Tom Griffin – who is currently the “new guy” having joined us this spring – are the ones who get the work done. All are accomplished carpenters in their own right, and the association relies on them doing high quality work for tasks that need to be done on our buildings and property. Their ongoing familiarity with the details of our property help them be as efficient as possible, too.

The best part is that having a great staff saves the association a fair amount of money accomplishing what would otherwise require hiring contractors. Next time you see Chum and Tom around the property give them a friendly hello!



### SW Gas Line Work Has Begun

The line replacement project SW Gas is undertaking has begun. The work is beginning at the street and working its way up the hill toward the pool area. This is likely to be the most difficult part of the work. They will then continue out toward the various unit areas. Yates is working with the gas company to minimize disruption to users as best he can.

Occasionally this may require temporary gas service shutoff to some units, though not the whole project at once. They have said they will try to give notice, but depending on the situation it may not be a lot of notice. After a shutoff, Yates may need access to affected units to make sure pilot lights get re-lit and the like.

## Brush Thinning and Fire Reduction Efforts

Burton Creek State Park has undertaken a fair amount of brush thinning to reduce possible fuel for wild fires. You may notice piles of debris if you walk through the park land around and above Rocky Ridge. The park plans to do a controlled burn of these piles at some point, so there may be smoke in the area when that takes place.



## General reminders

- **Bears – though we haven't had major problems this year, bears are constantly around and come through every night.** 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.

## 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 2015-6 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](mailto: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.