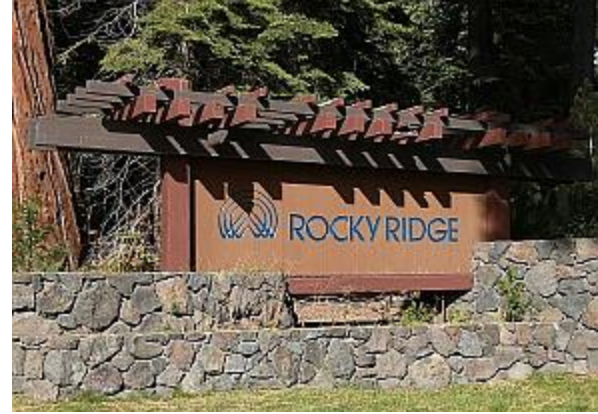




RRPOA Newsletter #34 November 2015



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>.

Modest Dues Increase for 2016

Due to a variety of increasing costs, the board has approved a dues increase of \$50 per quarter. Increased costs include a big jump in our insurance costs last year, increased rent we must pay to State Lands for the beach area, a large jump in the price of trash removal, and minor increases in the costs of labor and materials for ongoing maintenance of the facility.

The board took a minimalist approach and the increase is as small as possible given the foreseeable budget items mentioned above.

General Notice Sites

Per the revised Davis-Sterling act, we are required to adopt and notify homeowners of a location where the board may post “General Notifications” from time to time as needed. The new Davis-Sterling act requires certain things to be posted as “General Notifications”.

The board has adopted the following locations for posting “General Notifications”:

- Electronically on the [Owner Announcements page of the RRPOA web site](#) (owner login required, see end of the Newsletter). There is also link to that page on the home page of the web site.
- Physically on the bulletin board at the entry gate.



Consents for Electronic Receipt of Documents Requested

The new Davis-Sterling also requires more notices than before. Some will be posted to the General Notifications locations above, but we are also required to send certain notifications to homeowners directly. In order to keep association costs down, and thereby your quarterly dues payments, we would prefer to be able to send these via electronic means – specifically email. However, we cannot legally do so unless you have consented to receive documents electronically.

If you receive notice via paper, please fill out the form “[Consent to Email Transmissions](#)” and forward it to Mary Cushing at the address at the bottom of the form (P.O. Box 432, Tahoe City, CA 94165). Mary includes a copy of the form any time she sends paperwork to those for whom we do not have the consent form.

SW Gas Line Work Has Finished

The line replacement project SW Gas is undertaking has been completed. At this writing there may be some work to repair paving or landscaping that was dug up, but the main job is complete. Thank you to homeowners for your patience with the mess.



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

- **This year's furnace inspections are complete.** The association covers cost of the inspection which includes a filter change. Anything requiring repair will be the responsibility of the homeowner.
- **Gas meter sheds are being constructed** to minimize the visual impact of gas meters and keep snow off.
- **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.

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.