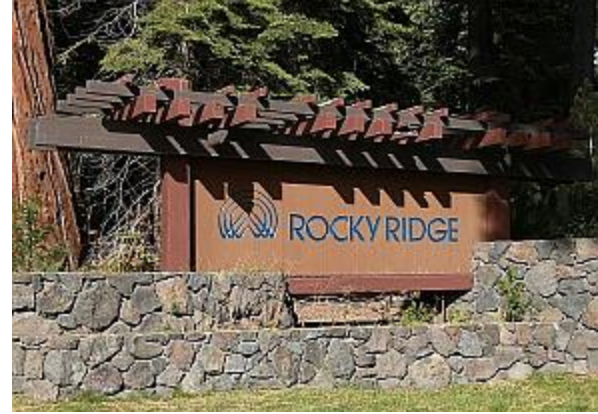




RRPOA Newsletter #35 June 2016



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>.

2016 Board Elections and Self Nomination

The annual election of Directors will occur at the annual owners meeting at 11am on Saturday, September 3, 2016. 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 24, 2016. Candidates will be asked to provide a short candidate statement for the ballot. Three Directors have terms which are expiring – Steve Dohrmann, Bob Schuchardt, and Nick Farwell. All are running for re-election.



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.

Dumpster Capacity Reduced



As we come into summer, many people will notice that we have both smaller and fewer dumpsters available. As previously reported, this change was forced upon us by the garbage company who greatly(!) raised pricing for our previous dumpster capacity. Most of the time the new dumpster capacity is adequate, but it may be tight during popular holiday weekends and summer weeks. Please keep this in mind and be sure to minimize your volume – break down boxes, compact the trash to the extent possible, do not dispose of large items during holidays, and use the dumpster space efficiently.

Also, if you are having any work done on your unit, please remind your contractor that they are not allowed to dispose of construction waste in the dumpsters, a dedicated dumpster for construction waste will need to be used.

Bears and Dumpsters (and cars!)

Speaking of dumpsters, don't forget that bears are always present at Rocky Ridge. Several have discovered that even if they can't completely open the dumpsters they can get a paw in if the lid is not fastened securely enough. Please use the chains to securely fasten the lids so that the opening is minimized to help keep bear problems to a minimum. If your kids take out the trash – and who's not in favor of that! – please make sure they understand how to properly fasten the chains.



Finally – several past issues have involved bears breaking into cars. ANY FOOD left in a car is a major temptation for the bears, and they WILL get into your car. Be sure to remove all food from your vehicle. Clean up those kids' spilled Cheerios!

General Notice Sites

A reminder from the previous Newsletter - 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.

- 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.

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. And keep food out of your car!
- **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.
- **Deck upgrades** are still proceeding as decks come due for major maintenance.
- **Paver upgrades** are still proceeding as sidewalks and entry ways come due for 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 may 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 2016 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.