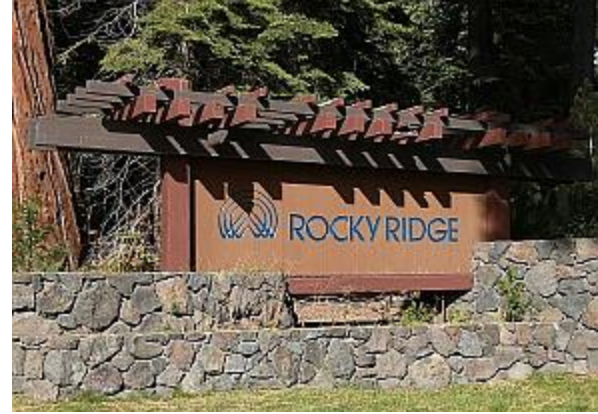




RRPOA Newsletter #36 November 2016



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>.

John Bertone retires as Treasurer after more than 40 years



At the November board meeting, John Bertone submitted his resignation as board member and Treasurer for the association. John has been the association’s Treasurer for more than 40 years. His donation of time and dedication to serving the association has been extraordinary.

During that time he has saved RRPOA homeowners lots of money via his system of managing the capital reserve account, essentially a system that ensures it is adequately funded and meets legal obligations, but significantly smooths the expenditure stream to minimize the possibility that special assessments or fee increases would be needed for planned expenditures.

The board would like to extend our deepest thanks and heartfelt gratitude to John for his decades of service. He will be greatly missed.

Laura Bertone appointed Director and Treasurer

In the wake of John’s retirement, the board has appointed Laura Bertone, John’s daughter, to fill out the remainder of his term as a member of the Board of Directors. She will also step into the position of Treasurer. Laura is uniquely qualified as she is an accomplished CPA/auditor and has been working with her dad for the past year or two as Assistant Treasurer and understands our books and finances. The association is lucky to have her aboard!

Snow Removal Season – here’s how to help

As we head into winter, a few reminders on snow removal operations... Please don’t block walkways with cars, and remember to move cars after snowfall to help staff with snow removal. Vehicles must not block access to snow dump areas.

And of utmost importance, please keep children off the snow dump areas while any snow removal operations are active, and not just working that specific pile. Never let kids tunnel into these piles or snow banks either. The loader operator can’t see the back sides of the piles, and the last thing we would want is for a child to be hurt during snow removal by being somewhere they shouldn’t.

Dues Increase for 2017

Dues for 2017 will be increased from \$2,400 per quarter to \$2,500 per quarter. The primary driver requiring the increase is increased labor costs in the Tahoe area. As labor is a large percentage of our budget, we needed to increase dues in order to cover our corresponding increase in operating costs.

Dumpster Capacity Reduced



As previously reported, we have both smaller and fewer dumpsters available. This change was forced upon us by the garbage company. Most of the time capacity is adequate, but it may be tight during popular holidays. Please keep this in mind and be sure to minimize your volume – break down boxes, compact trash if possible, do not dispose of bulky items during holidays, and use the dumpster space efficiently.

Bears and Dumpsters (and cars!)

Speaking of dumpsters, don't forget that bears are always present at Rocky Ridge. Several have discovered that they can get a paw in if the lid is not fastened securely enough. Please use chains to securely fasten the lids so that the opening is minimized.



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 2017 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.