



RRPOA Newsletter #37 June 2017



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>.

2017 Board Elections - Self Nominations requested

The annual election of Directors will occur at the annual owners meeting at 11am on Saturday, September 2, 2017. Homeowners 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 23, 2017. Candidates will be asked to provide a short candidate statement for the ballot.



Four Directors have terms which are expiring – Laura Bertone, Bill Trevor, Dan Bosshart, and Jon Carlson. Jon Carlson and Bill Trevor will not be running for re-election, so two seats will be open.

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.

Rental form and rules

The board and Yates have finalized implementation of a rental information form and rules handout for those who rent their units. The form gathers basic contact information about renters and their agent in the event an issue arises requiring contact of the occupants of a unit. It also requires that they attest that they have read and understand the Rocky Ridge rules.

The form, found on the web site at <http://www.rr-tahoe.com/files/Rental-Form.pdf>, and is submitted by the homeowner or their rental agent via email to rentalform@rr-tahoe.com.

Boaters Update

Boaters, Rocky Ridge still has buoys available for the summer. Take advantage of record lake levels this year! If you would like one, fill out the Buoy Application form (<http://www.rr-tahoe.com/owner/forms/Buoy-Application-Form.pdf>) and send it to Yates.

With the great news that the lake is as full as it has ever been, comes a note that there has been much more floating debris brought into the lake by the high water flows. Boaters and lake users be aware there will likely be more floating debris than usual this summer, keep your eyes open.

Bears and Dumpsters (and cars!)

Don't forget that bears are always present at Rocky Ridge – this photo was taken recently at Rocky Ridge. Some bears have discovered that they can get a paw in if a dumpster lid is not fastened securely enough. Please use chains to securely fasten the dumpsters so that the opening is minimized.



Bears will also tear up a car if they have any indication (smell) of food inside, so be sure to keep parked cars completely clear of food.

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.**
- **Contractors** – Contractors working in units must be licensed and insured. A **certificate of insurance naming RRPOA as additional insured** is required for all work being done by contractors.

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.