



RRPOA Newsletter #38 Sept 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 results

The annual election of Directors took place at the annual owners meeting at 11am on Saturday, September 2, 2017.

Laura Bertone was re-elected, and the three newly elected board members are Frank Pagliaro, Bruce Shepherd, and Curt Sproul. They join existing members Steve Dohrmann, Bob Schuchardt and Nick Farwell to comprise our new board. Thanks to all board members for serving Rocky Ridge!



Contractor agreement

The association is now requiring owners having work done by contractors fill out a Contractor Agreement. The Contractor Agreement notes the association’s requirements for working at Rocky Ridge, including permissions needed for exterior or structural projects, proper construction waste disposal, license and insurance requirements, contact information, etc. The agreement must be completed and signed prior to the start of construction.

If you are having work done on your unit, please pick up a form from Yates.

Regional labor shortage effects

A labor shortage has been affecting the Tahoe region, and Rocky Ridge is included. Housing costs and shortages, plus a booming new tech economy in Reno are among the causes. It has affected our ability to complete certain labor intensive types of maintenance like painting, and has raised our costs accordingly as well.

A large part of RRPOA’s budget is maintenance, and therefore dependent on labor. While it is not yet known, there is a possibility the association dues will need to be raised again to cover costs of this ongoing issue in the region.

Kayak racks – store for the winter by Oct 15

Yates and crew have installed additional kayak/SUP racks at the beach area, which have been popular. This is great during the summer BUT – we all need to ensure that they are taken away for the winter. The snow loads on top of boats left on the rack cause the racks to collapse. Please take your kayaks and SUPs away and store them for the winter no later than Oct 15 when the beach and clubhouse are closed up for the winter.

Dumpsters – boxes and bears

With increasing online sales from companies like Amazon, there are more boxes being disposed of. Please break down boxes before putting them in the dumpsters so other stuff can fit too.

Don't forget that bears are always present at Rocky Ridge. Please remind your guests and renters, we have recently had some visitors express surprise that there are bears around... There's a reason for all of the warnings, locks, signs and instructions on the dumpsters! Please read and understand the instructions posted on the dumpsters to help keep the bears out of them.

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 – bears are constantly around and come through every night.** Maintain vigilance and keep latching the dumpsters. And keep food out of your car! Please remind guests and renters too.
- **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 **contractor agreement** is required for all work being done by contractors.

Updates on the property

- **This fall's furnace inspections are coming.** The association covers cost of the inspection which includes a filter change. Anything requiring repair will be the responsibility of the homeowner.
- **Dead tree removal –** a number of trees have been removed and there are a number that will be done soon.
- **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 2017-2018 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.