



RRPOA Newsletter #39 June 2018



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>.

Proposed Amendments to Rocky Ridge CC&R’s and Bylaws

Property owners associations in California, such as the Rocky Ridge Properties Owners Association (RRPOA), are governed by (among other legal regimes) California’s Davis-Stirling Act. The California legislature revised this act a few years ago, and since then the RRPOA Board has been working on preparing amendments to our CC&R’s and Bylaws so as to assure compliance with the applicable laws. Most of the proposed revisions are technical in nature (e.g., correcting cross references to new sections in the Davis-Stirling Act) and do not change in a material manner the workings of our CC&R’s and Bylaws. The Board is proposing other revisions in order to bring our over 20 year old documents more into conformance with current best practices for governance of California homeowner associations.

Keep an eye on your USPS mail for an election package with respect to the proposed amendments; the Board will be mailing it to you shortly. **The election package includes a cover letter which describes in greater detail both the proposed changes to the documents and the steps to take to lodge your vote.** Votes are due by **July 16, 2018** (the deadline is subject to extension in certain circumstances by the Board). The proposed draft amendments to the CC&R’s and the Bylaws can be viewed on the “Owners” page on the Rocky Ridge website (click on the tab on the side entitled “Governing Documents”, and then look at the links under “Board Proposed Amendments to Governing Documents (proposed June 2018)”). Owners seeking paper copies of the amendment documents may request them from the Management office.

Please keep in mind that in order to adopt the proposed amendments, (i) members constituting at least a majority of the units must vote, and (ii) at least a majority of those voting must vote for the amendments. **SO... YOUR VOTE IS IMPORTANT.** All of the Directors on the Board have reviewed the amendments, and all of the Directors recommend a vote in favor of the proposed amendments.

Annual Meeting of Members and Election of Directors

Annual Meeting and Election. The annual owners meeting is scheduled for **Saturday September 1, 2018** at the Rocky Ridge Beach Clubhouse. The annual election of Directors will occur at the annual owners meeting. Three Directors have terms which are expiring – Steve Dohrmann, Bob Schuchardt and Nick Farwell. All three of these directors have indicated that they plan to run for re-election.

Nominations. Homeowners interested in running for one of the Board seats may self-nominate by contacting the Project Manager (Yates) at rrpoa@rr-tahoe.com or 530-583-1736. The self-nomination period will close **Tuesday July 3, 2018**. In addition to expressing their interest, candidates should provide a candidate statement for the ballot by such date (no longer than 350 words, exclusive of the candidate’s name). The candidate statements will be circulated with the ballots.

Election Package. 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.

NOTE: Given that the Board will be conducting elections this summer both for directors and for amendments to the CC&R's and Bylaws, owners will receive, and should be sure to attend to, two separate Rocky Ridge voting packages.

Notices to Owners

The Davis-Stirling Act requires the Board from time to time to send notices to owners at Rocky Ridge as a condition to meetings, certain board actions and other matters. The Act permits most of these notices to be sent to owners by email; the use of email permits the RRPOA to efficiently save material time and expense that otherwise would be incurred by using the USPS mail. **BUT... to provide an effective notice to an owner through email, the RRPOA first must obtain the consent of the owner to receive notices by email.**

The vast majority of Rocky Ridge owners have consented to receive notices by email. **The Board of Directors encourages all owners to consent to the use of email for notices**, so as to permit the RRPOA to save both time and expense. To consent to email notices, please fill out and return to Yates the "Consent to Receive Documents by Email" form that can be found on the "Owners" page on the website (click on the "Forms" tab on the left side of the page).

In addition to mail and email notices, the Davis-Stirling Act permits some "General Notices" to be provided to owners through postings at locations previously designated by the Board. In the case of the RRPOA, these locations are as follows:

- General Notices can be provided by posting on the updated Legal Notices page of the Rocky Ridge web site (see below in this Newsletter re owner login requirements). There also is a link to that page on the home page of the web site. <http://www.rr-tahoe.com/owner/owners.php>
- General Notices also can be posted physically on the bulletin board at the entry gate on Rocky Ridge Road.

Updates on the property

- Burton Creek State Park has asked the association to facilitate the **State Park's "fuel reduction" project**. The project will involve removal of trees (both dead and alive) in the area to the immediate west of the most western of the Rocky Ridge condominiums (and continuing north to the water tank). The resultant forest thinning should reduce the risk of a windblown fire sweeping across the hill from the west. The Park System will use Rocky Ridge Road for access to the project area, including removal of felled waste. Although the Park System has promised to work with Yates to reasonably minimize disruption, it is anticipated that the project will involve the removal of roughly 50 truckloads of waste. The Park System is in the midst of solidifying funding for the project and hopes to proceed with the project later this summer and fall.
- Ongoing **upgrades of unit entrances to pavers** is proceeding whenever unit walkways need maintenance.
- **Deck upgrades** are still proceeding as decks come due for major maintenance.

General reminders

- **Buoy assignments for 2018** are posted on the web site on the "Owners" page. See the notices section. Rocky Ridge still has buoys available for the summer. 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.
- **Bears – We have had no significant issues since circulation of the Board's January notice regarding bear incidents!** Kudos to all users for **keeping the dumpsters latched at all times**. Let's keep up the good work during the upcoming summer. And remember to remove ALL food from cars!

- With increasing online sales from companies like Amazon, there are more boxes being disposed of in our dumpsters. **Please break down boxes** before putting them in the dumpsters so other stuff can fit too.
- If you are planning to do any remodeling or work on your unit, note that **any change to the exterior of your unit, no matter how minor, must be submitted for approval by the Board of Directors**. Some structural changes to units also require board approval. Check with Yates regarding the process for seeking Board approval.
- The association requires owners having work done by contractors to 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**.
- **Owners are reminded to advise Yates before renting their units**. The board has established a "Renter Information and Acknowledgement Form" for this notice, which is available at the Rocky Ridge website (rr-tahoe.com – click on the "Owners" page and look under "Forms"). The board also reminds owners that they are responsible for ensuring that their tenants comply with all development rules.

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 2018 Board and Owners meetings is posted online at <http://www.rr-tahoe.com/board-meetings.php> and updated if the schedule changes.

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 (if your unit number is a single digit number, then the "XX" should be completed as "0X", with X being 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.