



## RRPOA Newsletter #40 July 2018



The Rocky Ridge Properties 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](mailto:rrpoa@rr-tahoe.com) or 530-583-1736. Newsletters are archived on the RRPOA web site at <http://www.rr-tahoe.com>.

### Amendments to Rocky Ridge Bylaws and CC&Rs

The Board proposed Amendments to the Bylaws for the Association, and for the CC&Rs applying to the Rocky Ridge development, have been approved by a vote of the members. As required by California law, the ballots were counted at a meeting of the Board of Directors, and the amendments now are effective. The Board thanks homeowners for helping to bring the Association’s over 20-year old governing documents into better conformance with current best practices for California homeowner associations.

### Annual Meeting of Members and Election of Directors

The annual meeting of the “members” of the Association (aka homeowners) is scheduled for Saturday September 1, 2018 at 11:00. The annual barbeque will follow the meeting. If you have not received it already, you should be receiving shortly an agenda for the meeting.

One item on the agenda will be the election of three directors for 2-year terms on the Association’s Board. The Board has seven directors – the terms for directors Steve Dohrmann, Bob Schuchardt and Nick Farwell will end at the September 1 members’ meeting (directors Laura Bertone, Frank Pagliaro, Bruce Shepherd and Curtis Sproul have terms that continue for one more year). As announced in the last newsletter, the deadline for nominations for the three open Board seats expired in early July. As of the deadline, only the three incumbents (Steve Dohrmann, Bob Schuchardt and Nick Farwell) indicated an interest in standing for election (though members retain the right to vote for others through write-in votes).

Keep an eye on your USPS mail for an election package for the election. **The election package includes a cover letter which describes in greater detail the steps to take to lodge your vote.** The Board encourages homeowners to submit their votes as soon as possible, but votes will be accepted until the announcement of the prevailing candidates at the end of the annual members’ meeting. The candidates with the three highest vote totals will be elected.

The Board urges all members to participate by duly voting in the election.

### Burton Creek “Fuel Reduction” Project

Although Burton Creek State Park continues to pursue approvals and funding for its **fuel reduction project**, it appears that the project may not start until the Fall of 2018 or perhaps 2019. See the last newsletter for a fuller description of the fuel reduction project. The Board of Directors views the project as a favorable one for Rocky Ridge.

### Limitations on Use of Drones

As technology advances, we sometimes encounter new issues to think about. One such issue is the use of drones and the potential threat which drones can pose for individual privacy.

Drones recently have been observed flying over or around the Rocky Ridge property. While it is beyond the scope of this newsletter to provide a full briefing on the laws, rules and issues limiting or concerning the use of drones, owners are advised that there are limitations (including California Civil Code Section 1708.8, which in certain circumstances can impose liability upon the operator of a drone). The Board of Directors will continue to monitor developments with respect to this issue, and it may consider further rules limiting the use of drones in the future.

## BEARS, BEARS, BEARS!

We have had frequent bear sightings this summer! Please keep your focus on the bear issue. It is very important that all users [keep the dumpsters latched at all times](#). And remember to remove ALL food from cars!

## Additional General reminders

- **Buoy assignments for 2018** are posted on the web site on the “Owners” page. See the Announcements section.
- 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 remodel your unit, note that **any change to the exterior of your unit, no matter how minor, is subject to Board approval**. Some structural changes also require Board approval. Check with Yates regarding the process for seeking Board approval. [Failure to obtain proper approvals consumes staff time and could result in a fine or expensive mandatory corrective work](#).
- The association requires owners having work done by contractors to fill out a **Contractor Agreement**. See the website for the form. **The agreement must be completed and signed prior to the start of construction**.
- **Remember to advise Yates before renting your unit**. The Board has established a “Renter Information and Acknowledgement Form” for this notice, which is available at the Rocky Ridge website (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.

**ENJOY THE SUMMER AT ROCKY RIDGE!**