



RRPOA Newsletter #43 March 2020



The Rocky Ridge Properties Owners Association Newsletter is published periodically to keep “members” (aka homeowners) informed of happenings around the property and actions of the board of directors. Comments or questions may be directed to William “Yates” Bauder, Property Manager, at rrpoa@sbcglobal.net or 530-583-1736. Newsletters are archived on the RRPOA web site at <http://www.rr-tahoe.com>. (if you click on the “Owners” page, you will see a tab on the left side of the page for “Newsletters”).

COVID-19 Virus

As we all are aware, the COVID-19 virus is threatening our public health and our national, state and local economies, and it poses many challenges for all of us. We thought we would circulate this newsletter to bring to your attention certain implications for Rocky Ridge and our homeowners Association.

Stay at Home Orders. First, we all should be aware of the “stay at home” orders issued by the State of California and Placer County on March 19th. In brief, these orders preclude travel outside of one’s home unless the purpose of the travel fits within one of the exemptions for travel to continue operation of “critical infrastructure” or pursuit of other “essential” activities. You can find greater detail on the scope of permitted travel in the orders themselves.

There is one point about the travel limitations, however, which State and local authorities increasingly are voicing and which is particularly pertinent to Rocky Ridge homeowners – that being, that the travel exemptions should not be viewed as authorizing travel to or from vacation properties, whether as a second home owner, a renter or some other form of temporary user. A number of reasons have been articulated for this position, including that (i) such travel potentially promotes the spread of the virus across the traveler’s pathway, including through contacts with others or through contact with surfaces, such as gas pumps, (ii) the County and the State Parks System do not have the resources to readily enforce “social distancing” at parks and other common areas, and (iii) the hospital and other medical equipment and resources within the North Lake Tahoe area are limited, and they are not sufficient to address a flood of infected visitors to the area or the potential for increased infection among the permanent local population possibly resulting from contacts with individuals residing in other communities.

Consequently, County authorities are imploring homeowners and renters (including renters under ski leases) to stay away from vacation properties during the duration of the “stay at home” orders. Placer County has been particularly adamant on this point; on March 24th, Placer County Health Officer Dr. Aimee Sisson announced that

“Short-term rentals that are used for commercial purposes are not considered part of ‘critical infrastructure’ under the governor’s order,”

and further that

“[The Placer County Authorities have] made it clear that folks are not bound to their homes and can go outside for a walk or basic exercise as long as six feet of social distancing can be maintained... [but we] ask residents to use common sense and stay close to home to get their exercise, as the state has said as well. Traveling between different communities contributes to the spread of disease and the burden on small hospital systems.”

These points also have been made to Yates, our property manager, in recent emails and other communications with Placer County Supervisors and enforcement officers. In fact, County Supervisor Cindy Gustafson has requested that the Association board reach out to homeowners to make sure they are aware of the County's views on the issue. She is quite concerned about acceleration in the number of reported infected individuals in Placer County (*the count has grown to 57 as of this morning, with a disproportionately large number within the North Tahoe portion of Placer County*).

Here's the bottom line: During this period of national health crisis, local authorities do not want second home owners (a) to travel themselves to or from their second homes or (b) to rent out their homes to others.

While our Association is not asserting a role in enforcing these limitations, the board feels it important that it bring these views to your attention and encourage compliance with the mandates. Board Member Curt Sproul made this point eloquently in an email this morning to Yates – here is a portion of his thoughts:

Good Morning Yates and thanks for sharing your email exchanges with the Placer County Authorities. The concerns about travel to and from the Tahoe area are both thought provoking and appropriate, and we should do our part to help the local authorities implement the Stay in Place orders.

The reason that the medical advisors gave such a hard push back on: (i) the Easter expiration date for the Stay in Place advisory; (ii) the suggestion of quarantining all of New York and most of Connecticut and New Jersey; (iii) the suggestion of different rules and restrictions for different parts of the United States; and (iv) punishing State Governors who are not toeing the Party Line is this: The very tremendous sacrifice that all of us are supposed to be adhering to by strictly Sheltering in Place will only work if there is a very high compliance rate. On a personal level my law practice certainly is suffering, my stocks are down, and probably the value of my two homes is down, but those downers are NOTHING compared to the folks who own or work in restaurants, small hotels, moms who have no child-care support; many of whom lived pay-check to pay-check even before all of this happened. And then in the Tahoe/Truckee/Olympic Valley resort region there are the big players who are taking a hit. It was the day after the most recent snow plentiful snowfall that most of the major ski resorts shut down and that decision directly impacts the lift operators, the restaurant servers, and the hotel staff persons and the parking lot attendants – quite literally everyone in the resort industry.

The point that the smart health experts have made consistently is that Americans are a mobile society and always have been, all the way back to the first Westward expansion that got the Donner Party into so much trouble. People who are in stress over job or income loss will want to travel to join parents or other loved ones living in other cities or states. Even wealthy people from high risk urban centers want to flee to their second-homes in more rural (and thus seemingly safer) communities (at least until they give thought to the more limited medical resources in those rural areas).

I practice law in a small real estate firm in Roseville, and I know I am going to appreciate once again visiting with my colleagues once this virus has traveled its course. To put it bluntly, I am going crazy sheltering in Auburn and – as a result – I did give some thought to heading to Rocky Ridge and building a fire, hunkering down, and working from my computer up there. But then those experts' voices sounded in my ears and I have stayed put. Many COVID-19 carriers show no symptoms and yet pose a danger to anyone they encounter – at the gas station; at the Safeway if it is open; at the 7/11 at Dollar Hill where I get my newspaper; punching the ATM buttons.

Again, Yates, thanks for sharing the requests you have received from local authorities that we reach out to homeowners and let them know of the concerns about travel to and from Tahoe second homes. I believe that we certainly should comply with these requests and do our part to help the Tahoe area navigate through this devastating health and financial crisis.

Curt

Pool and Other Rocky Ridge Facilities: Consistent with the mandates of the State and local orders, the board of the Rocky Ridge homeowners association has determined that it should close the following facilities during the applicable

terms of the orders: (i) the beach area and the beach clubhouse; (ii) the upper pool and jacuzzi (and their associated bathrooms and showers); (iii) the playground equipment in the area near the upper pool. Please do not use these areas until further notice that they have been re-opened.

Board Meeting April 14th. Consistent with the mandates of the State and local orders, the board meeting on April 14th will be handled entirely telephonically (i.e., there will be no location at which home owners can meet to participate in person in the call). Home owners desiring to participate in the meeting should contact Yates [530-583-1736] prior to 11:00 a.m. on April 13th to work out mechanics for dialing in to the teleconference call.

BEARS, BEARS, BEARS!

Can we have a Rocky Ridge newsletter without reminding everyone about the perils presented by our bear friends? **No!** Please maintain focus on the bear issue. Success turns upon proper trash disposal – sloppy disposal and/or failure of dumpsters to be properly latched brings the bears to the Ridge! Unfortunately, we have noticed several unlocked dumpsters in recent weeks. It is very important that all owners and guests keep the dumpsters properly latched at all times. And remember -- remove ALL food, trash and other attractive items (e.g., gum and snacks) from cars!

Web login reminder

Access to the “Owners” section of the website 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.

**PLEASE STAY SAFE THROUGH THIS VIRUS SCARE!
WE LOOK FORWARD TO SEEING YOU THIS SUMMER
IN HEALTHIER TIMES AT ROCKY RIDGE.**

