



RRPOA Newsletter (#46) September 2020



The Rocky Ridge Properties' Owners Association Newsletter is published periodically to keep "members" (aka homeowners) informed of things happening 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".]



IN MEMORIUM: PHYLLIS STEPHENSON 1917-2020

We begin this Newsletter with fond remembrance of long-time Rocky Ridge homeowner and resident Phyllis Stephenson, who left us near the end of August. Phyllis graced Rocky Ridge and the surrounding Sierras for multiple decades, and she is remembered kindly by her family and many friends, including Yates and the maintenance staff. A fuller remembrance of Phyllis's life, crafted by her family, is attached as the first attachment to this Newsletter. May she rest in peace.

WEBSITE UPDATE

The Rocky Ridge Properties' Owners Association maintains a website through which the board endeavors to share and archive information for homeowners. Documents warehoused on the website include these Newsletters, the Association's Bylaws, the development's CC&R's and operating rules, election notices for Association elections, and agendas and minutes for board and homeowner meetings.

The website address is <http://www.rr-tahoe.com>. When the website originally was created, it was set up to require a password for homeowners to gain access. The board has determined that the need for such security no longer exists, so it has eliminated the password requirement in order to facilitate homeowner access.

FIRE SAFETY INFORMATION

Prudent fire safety practices are important to protection of our Rocky Ridge properties and the safety of all of us. Further, our Association's excellent loss record helps reduce premiums when the Association annually tries to line up cost-effective fire insurance. With an eye towards providing homeowners with additional fire safety insights, the board has drafted the "Fire Safety Information Resources Primer" attached to this newsletter. The primer is not a "be all and end all"; rather, it serves as a collection of insights and information resources to promote wise fire safety practices. Thank you to homeowner Gina Symczak for taking the lead in drafting this primer. If you find additional information that you believe we could briefly include in the primer, please let us know. A copy of the primer will be added to the Association's website.

PROVIDE YATES WITH A KEY TO YOUR UNIT

The Rocky Ridge CC&R's provide the property manager (Yates) with access rights to enter units in connection with maintenance and emergency efforts. While Yates's team rarely uses this authority, such access authority is important to the protection of the overall project. Yates uses the access authority in order, for example, to undertake periodic checks on fireplaces, furnaces, water leaks, etc. Common sense dictates that Yates's ability to access a unit is limited if he does

not have a key to each unit. Accordingly, *please make sure that you have provided Yates with a key to your unit*. It is important to all of us that Yates have the practical means to check in on each unit.

BEARS & DUMPSTERS

The bear problem has become more acute this year! Bears walk through the property virtually every night. The attraction? Garbage and the dumpsters. The results? Strewn garbage around driveways and common areas, dramatically greater risk of bear break-ins (to both units and vehicles), danger to Rocky Ridge homeowners, visitors and pets, and danger to the bears themselves.

We need to renew homeowner focus on the proper latching of the dumpsters! The dumpsters frequently are left by homeowners (or guests or tenants) in a manner which does not comply with the latching instructions. Please read carefully and comply strictly with (*and encourage your guests and tenants to read carefully and comply strictly with*) the latching instructions posted on the dumpsters. Please take the extra minute to latch the dumpster properly - the dumpsters must be closed and latched tightly if they are to effectively deter the bears.

And remember -- remove ALL food, trash and other attractive items (e.g., gum and snacks) from your cars!

KAYAK REMOVAL

Please keep in mind that kayaks, paddle boards and other water sports toys maintained on the kayak racks at the beach must be removed by October 15th. Since it is important that these items be removed ahead of snowfall, Yates will cut the locks for items that remain after that date.

CORONAVIRUS

The Coronavirus pandemic has posed many challenges for Rocky Ridge, and like all of you, the board eagerly awaits the day when it will be behind us. Until then, the board's philosophy continues to be to encourage homeowners, guests and tenants to be individually disciplined in complying with all applicable governmental regulations (e.g., the wearing of masks when an individual reasonably can expect to come within 6 feet of someone who does not live in the same household, the frequent washing of hands, etc.).

Although the Association's staff members are complying with the Coronavirus related rules (and gently reminding homeowners, tenants and guests to do the same), neither the board nor the staff can be expected to serve as the "policemen" on these issues. We all should work to comply with applicable governmental regulations and further to be reasonably considerate of the Coronavirus comfort levels of others using the Rocky Ridge common areas.

SCHEDULE FOR FUTURE BOARD MEETINGS

At its board meeting on September 5th, the board established the following schedule for board meetings through next Labor Day. The schedule is subject to change. Given the continuing social distancing requirements due to the Coronavirus, all currently scheduled meetings are intended to be handled through an internet service such as Zoom. Note that the schedule is subject to change.

- October 20, 2020 at noon (Location: Zoom Internet Meeting).
- November 17, 2020 at 9:00 am CA time (Location: Zoom internet meeting)
- February 9, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
- April 6, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
- May 18, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
- July 13, 2021 at 9:00 am CA time (Location: Zoom internet meeting)
- September 4, 2021 at 9:00 am CA time (Location: Zoom internet meeting)

Attachment 1:
Phyllis Gay Stephenson

10-14-1917 --- 8-24-2020

Phyllis Gay Stephenson left our world behind on August 24, 2020 in the comforts of her home in Tahoe City surrounded by her immediate family and loved ones. Phyllis was born in Detroit, Michigan on October 14, 1917, the daughter of Frank Herbert Gay and Eva May Stratford. The family moved to Kenilworth, Illinois when she was about two or three years of age and then to Santa Monica, California in 1924. She attended school there and then transferred to Beverly Hills High School in 1933.

In 1942 she married William Hughes Stephenson who was studying medicine at the University of Southern California. World War II had just begun and due to his very low draft number he enlisted in the Army, which eventually took him to the east coast and then overseas. Phyllis traveled to Groton, Massachusetts and lived there until the war ended.

They returned to California in 1945 where Lt. Stephenson resumed his medical training at Los Angeles General Hospital. Their four children, Gaye, William Anderson (Andy), Lynne and James Kirk were born during this time, and in 1953 the family moved to Santa Barbara, California.

In 1966 there was a divorce and after working and traveling, Phyllis moved to Tahoe City in 1997 where her son Andy now resided. She decided to spend a year or two, year round to experience the snow and the change of seasons. Having taken up skiing at the age of fifty, she continued to ski until the age of 87. In the summer she developed a flower garden behind her condominium and was active in the local garden club. She enjoyed the lake and the outdoor life it encompassed, hiking through the high country and traveling to various locations throughout the Sierras. Never one to sit still for long she was always ready to embark on a new journey. That year or two lasted for 23 years and she enjoyed every minute of it

Before her passing she wanted to thank the whole management group and grounds crew at Rocky Ridge for seeing that she was well cared for, the doctors and nurses of the Tahoe City Urgent Care Group for the care she received there and her Hospice nurse Caitlin and the Hospice organization for making the transition as comfortable as it could be.

And finally, to bid a fond farewell to her four very individual children—"it was my greatest pleasure having you all and being your mother." Her spirit lives on in the pleasures and joy she brought to everyone who knew her.....





Attachment 2:
**FIRE SAFETY INFORMATION
 RESOURCES PRIMER**
September 2020



Fire safety is important to all of us at Rocky Ridge. To create a more fire safe environment, our maintenance staff works diligently to maintain brush and vegetation clear spaces around the buildings in our development. The staff also from time to time identifies and removes damaged trees that pose risks of either fire or falling down. Further, situated as we are next to Burton Creek State Park and National Forest lands, we enjoy the benefits from the efforts of the State Park Service and the National Forest Service to protect their respective lands from dangerous fire events. In doing so, they further protect our Rocky Ridge properties and improvements.

So... we are fortunate to enjoy our beautiful development with meaningful confidence that we are well protected from the potential ravages of California wildfires.

Nonetheless, the ferocity of recent California wildfires is a reminder to all of us to stay diligent on fire safety issues. Towards this end, we have prepared this Fire Safety Information Resources “Primer” to assist homeowners by collecting helpful fire information sources and providing them to you in a single short document. This “Primer” also can be found on our website.

We call the following to your attention:

Substantive Topic	Information Source
<ul style="list-style-type: none"> Homeowners should familiarize themselves, their family members and their guests with the <u>Comprehensive Emergency Preparedness and Evacuation Guidelines booklet</u> that is distributed annually to each unit by the Fire Department. This booklet provides detailed preparedness information, including important contact numbers, as well as evacuation information. A link to the guide is provided in the column to the right. 	http://docs.wixstatic.com/ugd/35dc29_c6b4469186844da481e80b6d8f974099.pdf
<ul style="list-style-type: none"> Homeowners should consider the California code requirements for residential <u>smoke & CO detectors</u>. These can be found at the link in the column to the right. 	https://www.placer.ca.gov/DocumentCenter/View/2981/Declaration-of-Installation-for-Smoke-Alarms-and-Carbon-Monoxide-Alarms-PDF
<ul style="list-style-type: none"> If you rent your Rocky Ridge unit, you should consider the Placer County <u>short-term rental safety requirements</u>. <i>These requirements are comprehensive and worth considering even if you do not rent out your unit.</i> They include information on fire extinguishers, which are required for rentals. See the link to these requirements in the column to the right. 	https://a1a57985-b06a-4ce2-980f-c62ebe0e4c45.filesusr.com/ugd/35dc29_165c760f8d4c4e78b9a392cf219e6272.pdf
<ul style="list-style-type: none"> <i>Governmental regulations no longer permit use of charcoal fueled BBQ's or charcoal or wood fueled fire pits on Rocky Ridge decks.</i> BBQ's fueled by propane (or other fuels) are permitted provided such use complies with the requirements of the North Lake Tahoe Fire Protection District. Homeowners are responsible for assuring such compliance. If you have a deck BBQ, consider installing an <u>outdoor fire extinguisher</u> on your deck as well. To be effective for grease fires, the fire extinguisher should have a UL rating of “B”. The cost is relatively small (you can find a 	Contact the North Lake Tahoe Fire Protection District for further information. The Fire District's administrative office building is located at 866 Oriole Way, Incline Village, Nevada, and is open Monday through Friday, from 8 a.m. until 5 p.m., except state and

<p>“First Alert” extinguisher at Swigard’s for around \$25), and it provides meaningful protection should a fire accident occur.</p>	<p>federal holidays. The phone number is 775/831-0351.</p>
<ul style="list-style-type: none"> Consider registering your phone with Placer Co’s emergency system, which provides text alerts to cell phones for county regions impacted by emergencies. 	<p>www.placer-alert.org</p>
<ul style="list-style-type: none"> A complete list of emergency contacts is in the Emergency Preparedness and Evacuation Guide, but key telephone numbers include those listed in the column to the right: 	<p>North Lake Tahoe Fire Protection District: 530-583-6911</p> <p>Placer County Sheriff: 530-583-6300</p> <p>Placer County Office of Emergency Services: 530-886-5300</p> <p>LIFE THREATENING emergency: 911</p>
<ul style="list-style-type: none"> In an active emergency, monitor the information resources listed in the column to the right. 	<ul style="list-style-type: none"> Tune your radio to 1630 AM Follow North Tahoe Fire on Facebook at www.ntfire.net
<p><u>Additional Resources:</u></p>	
<ul style="list-style-type: none"> Placer County Emergency Services homepage Cal Fire – Pre-Evacuation Planning Living with Fire – Tahoe 	<ul style="list-style-type: none"> www.readyplacer.org https://www.readyforwildfire.org/prepare-for-wildfire/go-evacuation-guide/pre-evacuation-preparation-steps/ https://www.tahoelivingwithfire.com/get-prepared/

Additional Information:

- North Tahoe Fire recommends knowing two evacuation routes from your property. **Rocky Ridge’s primary evacuation route of course is the hill road to the highway**. A secondary exit route runs through Burton Creek State Park, but it is gated, not paved and should be used only if fire officials deem it to be necessary and provide access and guidance.
- Consider keeping some KN-95 masks in your home to help protect you against wildfire smoke.