



RRPOA Newsletter (#47) December 2020



The Rocky Ridge Properties' Owners Association Newsletter is published periodically to keep homeowners informed of happenings around the property and actions of the Board of Directors. Comments/questions may be directed to William "Yates" Bauder, Property Manager, at rrpoa@sbcglobal.net or 530-583-1736. Newsletters are archived on the RRPOA website at <http://www.rr-tahoe.com>. [If you click on the "Owners" page, you will see a tab on the left of the page for "Newsletters".]

DELIVERY OF PACKAGES TO THE O'NEAL OFFICE

We've encountered many new challenges and obstacles in our COVID pandemic world – here's one that we did not anticipate:

As a courtesy to homeowners, O'Neal Brokers long has graciously allowed package delivery companies like UPS and Fed Ex to drop off HOA member packages at O'Neal's office at the bottom of the hill. O'Neal's cooperation on this front is very valuable to homeowners, as the courier companies refuse to deliver packages directly to units up the hill.

Unfortunately, with the growing intensity of internet shopping (and with the "shop at home" boost from the COVID crisis), the volume of packages has grown well past the point of reasonableness. As the picture below depicts, homeowner packages are overwhelming the O'Neal office and rendering parts of the office at times virtually unusable.



With its usual gracious spirit, the O'Neal team has indicated a willingness to continue to help homeowners by accepting package drop offs. **In order to keep the burden reasonable, however, the Association's Board of Directors has established the following reasonable limitations with respect to this practice:**

- Packages only should be sent for delivery either shortly before or during a homeowner's physical presence at Rocky Ridge. It is not fair for homeowners to send packages to the real estate office and then have them sit (as frequently happens) several days, weeks or even months before being picked up.
- Homeowners should use tracking services to monitor the status of all packages that they have directed for delivery to Rocky Ridge. If you learn that a package has been delivered, *please pick up your package promptly* thereafter.
- Overnight packages should only be sent via courier to 1877 North Lake Boulevard. They should show both the recipient's name and the unit number of the homeowner.
- **DO NOT SEND PACKAGES TO ROCKY RIDGE OR O'NEAL THROUGH THE U.S. POSTAL SERVICE** – this practice requires someone from the O'Neal office to stand in line at the Post Office. These lines can be long and present a potential COVID exposure risk. This is an unfair burden to foist onto the O'Neal team! **Accordingly, the Board has instructed O'Neal to no longer pick up such packages for homeowners.**
- Further, packaging cardboard is eclipsing our dumpsters! *All boxes must be broken down before disposal.* Please dispose of boxes only in the new **"boxes only" dumpster** in the vicinity of unit 49. This dumpster is light brown in color. Once again, the dumpster should be used solely for disposal of *crushed/folded* boxes.
- *These points are all the more important (i) with respect to larger packages and (ii) as we enter the year-end holiday season!*
- The Board intends to monitor compliance with the above limitations, and to consider appropriate additional restrictions for homeowners who do not comply.

IMPORTANT DISCLAIMER: Each homeowner who endeavors to receive packages through delivery to the O'Neal office assumes all risk of loss or damage with respect to any such packages; while the O'Neal team may accept packages for homeowners as a courtesy, homeowners must understand that neither O'Neal Brokers nor the Rocky Ridge Properties' Owners Association is responsible for package handling, caretaking or ultimate delivery.

BEARS & DUMPSTERS

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 and comply strictly with) the latching instructions* posted on the dumpsters. 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!

PET RESTRICTIONS

We have had some recent events involving dogs roaming off leash. *The Association's rules mandate that dogs must be kept under control on hand held leashes at all times when they are within Rocky Ridge common areas.*

Please also be courteous to your neighbors and pick up all pet waste – **SCOOP THE POOP!**

While we love our pets, we should be mindful that others may not love them quite as much, and that they should be able to use the Rocky Ridge property free of mess, threat or danger, real or perceived, from other peoples' pets.

COVID COURTESY

The Board urges homeowners, guests and tenants to comply with applicable governmental regulations pertaining to COVID (e.g., wearing of masks, social distancing, frequent washing of hands, etc.). Please try to keep your distance and be reasonably considerate of the COVID comfort levels of others when using the Rocky Ridge common areas.