

RRPOA Newsletter (#52)  
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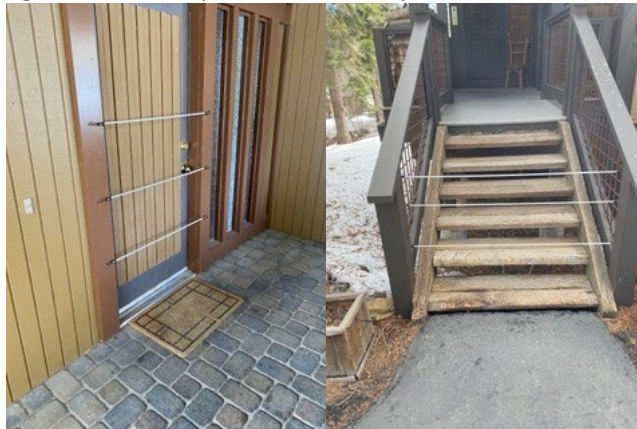


*This Newsletter is published periodically to keep Rocky Ridge owners informed of happenings around the property, and of actions of, and issues considered by, the Homeowners' Association's Board of Directors. Questions may be directed to William "Yates" Bauder, Property Manager, at [rrpoa@sbcglobal.net](mailto:rrpoa@sbcglobal.net) or 530-583-1736. Newsletters are archived on the RRPOA website: <http://www.rr-tahoe.com>. [Click the "Owners" page and then look left for "Newsletters".]*

Dear Homeowner,

**Bears:** The bears are back – after an extended period without visits from our furry friends, we have had several bear break-ins in recent weeks. The visitors appear to be return visits by the same cast of bears. There are a few steps we can try in order to deter these visits:

- Most of the break-ins have occurred through the front doors of Rocky Ridge units. Yates has learned of an outdoor floor mat and wiring contraption that can discourage front door bear entrances. These devices can be procured through [tahobearbusters.com](http://tahobearbusters.com). A few homeowners are experimenting with them. The "bear mats" are designed to give off a shock (which is mildly unpleasant and yet memorable for the bear), thereby deterring repeat visits. Yates thinks these contraptions work, but (i) they may be hard to find and (ii) bringing power to the front door areas may be difficult for some homeowners to accomplish.
- Since the same bears seem to keep returning, Yates thinks we may be able to discourage visits by putting up ARTIFICIAL mat/wiring devices. The photos below depict Yates's efforts in this regard.



- Yates is putting these up at many units, so please do not be alarmed if you show up at your unit and find one of these ARTIFICIAL devices. You can easily unhook the bungee cords and gain access to the unit. Please be sure to re-attach the bungee cords so they do not get misplaced. Please share these thoughts with any renters and guests.

Of course, we should stay mindful of Rocky Ridge garbage protocols:

- Close, latch and lock dumpsters as per the instructions on the dumpster, **everytime!** When you fail to properly latch a dumpster, you are letting down not only yourself, but also your neighbors.
- Do not leave pet food or ice chests beneath or on exterior decks or patios.
- Consider emptying food from your unit when it is vacant.

- **Clean your cars too!** Cars should be locked with windows up and with nothing fragrant inside the car -- food, gum, candy, toothpaste, pet food, old wrappers, suntan lotion, even but a single French fry -- all should be removed from cars, truck beds and rooftop storage compartments.

**E-Bikes:** You may have noticed an increase in the use of e-bikes at Rocky Ridge. Many people have remarked that the “assistance bikes” are helpful for some of the bigger hills in the parkland behind Rocky Ridge. At the same time, a few homeowners have expressed concerns over the storage and recharging of e-bikes inside RR townhomes.

Our research suggests that while e-bike batteries pose some modest fire risk, the risk is not materially greater than that posed by other commonly used batteries, such as those used for laptop computers, i-pads, cell phones, etc. Accordingly, if manufacturers’ recommendations are properly followed, the risk of fire or damage appears to be tolerable. But here are some precautionary guidelines which the board suggests homeowners adhere to:

- Read and follow the charging instructions in the owners’ manuals for your e-bike and batteries.
- Charge batteries outside if possible. As dry conditions are necessary for charging, and rain or snow can damage the batteries, put them under cover in winter and spring.
- Use an approved charger for your e-bike – preferably the one originally supplied with the bike or the batteries. Label chargers so you know which goes with what device. If you have chargers with the same connector but for different bikes (not uncommon), mark with a zip tie or a tag which bike they go to.
- Battery fires often stem from overcharging. To reduce risk, use a wall plug timer to monitor charging duration.
- Install a smoke detector, and a fire extinguisher (5 lb or larger), near your charging area.
- In the event of a fire, evacuate the area immediately and alert 911.
- Make sure that others who borrow your e-bike know how to use and recharge the battery safely.

**Radon Tests:** Some homeowners have reported elevated levels of radon within their units (or within the crawl spaces beneath their units). The board is not expert in radon testing or remediation, and the board has not confirmed the alleged radon readings. Nonetheless, the board is calling this alleged issue to the attention of homeowners in case homeowners are interested in assessing and potentially addressing any heightened radon levels within their own units. In this regard, please note that radon testing and remediation expenses are the responsibility of the affected homeowner, and not of the Association.

**Electric Vehicles.** Electric vehicles appear to be the wave of the future. Accordingly, the board recently explored the benefits and challenges of erecting on-site charging stations at Rocky Ridge. The board ultimately concluded that given (i) the material up front infrastructure expense, and equitable issues involved in allocating that expense to and among homeowners, (ii) the complexity involved in tracking and billing for operating expenses, (iii) the material challenges involved in operating in and around charging stations (e.g., it snows at RR!), and (iv) the availability of other charging solutions in and around Tahoe City, it is premature for the Association to install on-site charging stations. But the board will continue to monitor the issue as the technology and markets continue to evolve.

In the meantime, the board reminds homeowners that **it is not appropriate to run extension cords from townhome units out to electric vehicles for charging purposes.** These cords pose both fire risk and slip and fall risk. They also are unsightly and not compatible with the design and architectural standards at Rocky Ridge.

**Board Election:** Under our Homeowners Association governing documents, board directors serve two years, with staggered terms. This year three seats are up for election. All homeowners who are current with their dues may self-nominate to become a candidate. Nominations should be submitted to Yates by email prior to 5:00 pm on June 1<sup>st</sup>. The election then will be held during the summer, with the results tabulated at the homeowner meeting on September 3<sup>rd</sup>. We have included with this newsletter a notice which more fully describes the election procedures and timeline.