



RRPOA Newsletter (#53)
December 13, 2022



This Newsletter is published periodically to keep 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 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 Rocky Ridge Homeowner:

Bears: Can we start a winter season without mentioning bears?

Though many assume that Tahoe's black bears hibernate, many black bears do not do so, and instead they taunt us as frequent visitors to our dumpsters. Please stay mindful of our Rocky Ridge dumpster 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.

Now for some good news! Note that the frequency of bear break-ins into Rocky Ridge properties has diminished materially since the widespread deployment of electric bear mats starting in May. In order to effectively deter bears, homeowners are encouraged to keep their bear mats "on" at all times. Of course, this creates some risk to children and pets. Accordingly, please watch (and tell your guests to watch) any children and pets to make sure that they do not suffer an unpleasant shock as a consequence of straying onto a neighbor's bear mat.

Other winter precautions: Yates and the maintenance team also would like to remind homeowners of other common sense precautionary steps to take as we move through the winter season:

- **Disconnect outside hoses.** If left connected, the frost free hose bibs will freeze and break because the hose will trap water in the hose bib.
- **Replace thermostat batteries.** New batteries increase the likelihood that your thermostat will work through the full cold winter season.
- **Promptly move cars after each snowfall.** Moving of cars helps prevent ice build up, and it also enables more thorough snow plowing. Our CC&Rs require occupants to move their cars at least once per day during snow storms -- during heavy snows, please move your car more than once!
- **Do not park in front of or on snow storage areas.**
- **Do not leave garbage on the ground next to, or on top of, dumpsters** -- ever! If there is too much snow on a dumpster lid to open the dumpster, either take the garbage back inside, or find another

dumpster. The maintenance crew will shovel dumpster lids on a frequent basis so that this should not be a problem. But please do not exacerbate our bear issues by leaving trash outside dumpsters.

- **Keep children away from snow removal operations.** Never allow them to play on or tunnel into snow storage areas -- it is difficult for snow plow operators to see them.
- **Do not sled ride on sidewalks or roads.**
- **Please clean up after your dogs, even in the winter time.**

Parking Within Rocky Ridge:

- The board reminds homeowners that pursuant to Section 7.16 of the CC&Rs, parking within Rocky Ridge is restricted to certain types of vehicles, and that other vehicles are prohibited. Permitted vehicles consist generally of sedans, station wagons, and standard sized pickup trucks or sport utility vehicles; **recreation, boat trailer, camper, motor home and similar vehicles are not allowed in any parking areas at the top of the hill.**
- The board is highlighting these restrictions at this time since several large and prohibited vehicles (bus sized camper vans) were parked within the parking areas over portions of Labor Day weekend. The occupants were part of a group that had participated in the Burning Man desert event, and then rented a Rocky Ridge unit for post event purposes. Besides violating the parking restrictions in our CC&R's, the occupants made a mess of the parking lot for a significant portion of the weekend. The buses ultimately were relocated off the property after input from Yates.
- Enforcement of CC&Rs and operating rules is difficult – we do not have a captive police force, and it is unfair to expect Yates, another member of his crew or other homeowners to have to step into the enforcement fray. So please read the rules and endeavor to comply with them on your own. Please also note that **under our CC&R's, owners are responsible for assuring that their guests comply with our CC&R's and any associated operating rules.** If an owner or guest violates our CC&Rs or operating rules, the pertinent owner can be sanctioned with escalating fines of up to \$5,000 (as established by the board based upon its consideration of the circumstances). The CC&Rs also empower the Association to tow (at owner expense) any non-compliant vehicles.
- Please notify your rental agent and any renters or other guests of these rules. We believe that compliance with these rules is important to the maintenance of the family atmosphere at Rocky Ridge, and to protect the natural beauty that we all love.

Firewood covers: Please note that the California State Department of Forestry and Fire Protection recently has indicated that it intends to enforce restrictions which require **firewood stored within a certain proximity to a building must be completely covered within fire resistant covers.** The department even has required that these covers be installed over firewood stored at nearby townhouse units, when another unit is sold. The covers can be procured on Amazon through "TarpsNow", or through a local hardware store. An 8' by 10' tarp on Amazon costs about \$80. Homeowners are asked to select the "dark olive drab" color.