



RRPOA Newsletter (#54)

June 28, 2023



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:

Construction Delays. If you have visited Rocky Ridge of late, you no doubt are aware of the bothersome delays infused into our days by the following construction delays:

- ***Construction on North Lake Boulevard.*** We understand that the construction is focused upon two main problems: (i) installation of a new natural gas main (it runs underneath that portion of North Lake Boulevard which abuts the Rocky Ridge property); and (ii) smoothing and fixing of potholes which erupted on North Lake Boulevard due to our fierce winter of 2022-23. Unfortunately, we understand that the traffic interruptions caused by these projects will continue through near the end of July. Please try to summon a strengthened level of patience as you deal with the traffic delays – you can rest assured that the construction workers are striving to get these jobs completed as soon as reasonably possible.
- ***Rocky Ridge Pools.*** One particularly unsettling consequence of the fierce winter was the extent to which it interfered with maintenance projects scheduled for attention. Though many tasks and projects were delayed by the storms, it seems that most frustrating of these is the long-planned re-surfacing of the hot tubs and the lower pool. This is a complicated major maintenance task, the success of which is dependent in large part upon the performance of outside contractors. Our maintenance team worked extra hard to clear snow and set up the pool areas to enable the contemplated work as soon as possible in the Spring, but supply chain interruptions (and contractor scheduling hiccups) delayed progress. ***At this point, it appears that the pools and hot tubs will not be fully operational until at least the middle of July, and perhaps until the end of July.*** Please understand that the maintenance team is working to re-open the pools as soon as reasonably possible. They will keep signs up at the pool facilities indicating when they once again will be available for swimming use. Please do not try to circumvent the closings of the pools by hopping fences or otherwise entering the pools; ***pre-mature use of the pools could materially damage the re-finishing of the hot tubs and pools (and potentially further delay the re-opening of the hot tubs and pools).*** Owners planning on renting their units should inform their tenants of the relative potential for pool closures during their tenants' rental periods.

Although the pool and spa areas could be impacted through much of July due to the renovation projects, the Rocky Ridge beach, picnic and club house area and pier will be open for use by Owners, renters, and guests during the summer (subject of course to the rules that relate to the use and enjoyment of those facilities).

Bears: Still here. Still a threat. Still something we have to stay cognizant of. Please stay mindful of our Rocky Ridge bear 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 (even if they are empty!) 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 last Spring. 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 either your own or a neighbor’s bear mat.

Dogs. Still here. Still lots of fun. But still something that can interrupt the enjoyment of other Rocky Ridge owners or guests if not attended to properly. Please note in particular the following:

- Rocky Ridge rules mandate that **dogs should be on a leash AT ALL TIMES when they are outside of an owner’s townhouse unit.** In other words, per the Association’s rules **no dog outside of its owner’s townhome should EVER be off leash.** Please abide by these rules. Running and/or unleashed dogs can frighten other Rocky Ridge visitors, and last year we had multiple such incidents. That simply is not fair to others entitled to enjoy their time at Rocky Ridge. You may think of your dog as a lovable, friendly friend. But others may not. Please – be courteous on this point.
- **Too many dog owners are not cleaning up after their dogs.** Rocky Ridge, including the landscaped AND THE UNLANDSCAPED Common Areas, is not a giant litter box! Each dog owner should clean up waste wherever it may be found in Rocky Ridge, including “wild” areas. Please be courteous – clean up after your pets.

Parking Within Rocky Ridge:

- The Board reminds homeowners that pursuant to Section 7.16 of the CC&R’s, 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 last Labor Day weekend. The occupants 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 Yates pointed out the rules violations.
- Enforcement of CC&R’s 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&R’s 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&R’s 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.

Board of Directors Election: The Rocky Ridge Governing Documents call for 4 new directors to take seats on the Board as of the end of the September Board meeting (joining continuing members Stephen Dohrmann, Matt Howarth and Bob Schuchardt). This year we had only 4 homeowners nominate themselves for the 4 available Board seats. Given that the number of nominated candidates was less than or equal to the number of available Board seats, the 4 nominated candidates (Laura Bertone, Frank Pagliaro, Curt Sproul and Bruce Shepherd) were elected “by acclamation” at the June 28, 2023 Board meeting. California law permits an election by acclamation when these circumstances exist. Laura, Frank, Curt and Bruce each is an incumbent Board member, and the election by acclamation extends their terms through the September 2025 annual meeting of homeowners.

MEETING AND BARBEQUE REMINDER: The 2023 annual meeting of homeowners is scheduled for 11:00 am on the Saturday of Labor Day weekend! The meeting will be followed by a homeowner’s barbeque. We hope to see you there!