



RRPOA Newsletter (#56)

May 24, 2024



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: This newsletter touches upon a number of different topics:

Beach Access; Hill Access: With the increased number of people in the Lake Tahoe area, Rocky Ridge is tightening its property access controls so (i) we can keep better track of who is entering the property, and (ii) we can enhance our procedures to keep out unauthorized visitors.

- ***Access by Owners to Rocky Ridge hill and Rocky Ridge Beach Property*** -- Home owners should continue to use the procedure adopted last summer. In a nutshell, each owner has been provided an access card and a code, either of which can be used to achieve access. These are unit specific. If you do not have a card or a code, contact Buster in the RR Property management office. **DO NOT GIVE OUT YOUR CARD OR CODE TO RENTERS OR TO OTHER OWNERS.** Cards or codes that our Property Management team concludes exhibit suspicious over use may be disabled.
- ***Access by Renters to the Rocky Ridge hill*** -- Renters will use a common access code to get through the front gate to the Rocky Ridge hill. This code will change frequently. Leah at Vacation Tahoe will work with Buster to make this work as efficiently as possible. If you do not use Vacation Tahoe as your rental service, please have your rental agent communicate with Buster. Please do not give our your owner access code to a renter who has lost the code -- direct that renter to Buster or your rental agent.
- ***Access by Renters to Beach Property*** -- Each unit in a rental program shall receive a new computer chipped lanyard for use by Renters to gain access to the Beach Property. Keep track of your lanyard – ***there will be a \$200 charge to replace a lost lanyard.*** Renting owners should coordinate with Leah at Vacation Tahoe to work through mechanics for providing the lanyard to their renters. Again, if you use a rental agent other than Vacation Tahoe, then you should direct your agent to coordinate with Buster.

If we are going to implement these procedures effectively, it is going to take some renewed discipline, folks! In particular,

- We all are going to have to maintain better control of our access devices (or our access codes); and
- If this process is going to be effective, we have to stop sharing access codes.

Designated Swim Area: Lake swimming rules also have evolved this year, and Rocky Ridge is evolving to keep up with the requirements. This year, the area to the west of the pier (at the lake end of the pier) will be a "designated swim area" (for those of you that are directionally challenged, the "designated swim area" will be to the right side of the pier as one looks over the end of the pier toward South Lake Tahoe).

- Motorized boats are not allowed to enter the designated swim area.

- Similarly, swimmers should stay out of the water to the left of the pier, at least when boats are in the vicinity of the pier.
- Let's be extra courteous to each other in trying to apply these new requirements.

Dogs. 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** (and that includes early morning or late at night when you might think others are indoors).
- **Dogs no longer are allowed at the beach.** There are no early morning, late at night or "but the beach is empty" exceptions to this rule. The only exception is that a dog on a leash and under control may be transported expeditiously from a car in the parking lot to a boat at the end of the pier, and back again, but in each case without intermediate stops.
- Unfortunately, judging by the volume and nature of complaints, many people do not abide by the leash rules. Unleashed dogs can frighten other Rocky Ridge visitors, and we have 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 companion; others may be less convinced. 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! Dog owners should clean up waste wherever it may be found in Rocky Ridge, including "wild" areas. **Please be courteous -- clean up after your pets.**

Board of Directors Election: The Rocky Ridge Governing Documents call for 3 new directors to take seats on the Board as of the end of the September Board meeting (joining continuing members Curt Sproul, Frank Pagliaro, Laura Bertone and Bruce Shepherd). Please note the following with respect to the election:

- As noted, there are 3 seats on the Board up for election this Fall. Incumbants Matt Howarth and Stephen Dohrmann have duly announced that they intend to run for re-election. Incumbant Robert Schuchardt has announced that he will not run for re-election.
- If you would like to run for a Board seat, note that the procedures for the election adopted at the February 6, 2024 Board of Directors meeting (see attached) set a deadline of June 10 for a homeowner to announce his or her candidacy. The homeowner should do this through an email to Yates (rrpoa@sbcglobal.net).
- If as of June 10, 2024 the number of candidates is less than or equal to the number of seats up for election, then the Board may elect by acclamation the directors that have duly announced their candidacies (with no vote of the members required).

Enforcement of Rocky Ridge Rules: *We intend to enforce Rocky Ridge rules this summer, including the rules above about dogs.* But enforcement is difficult -- we do not have a captive police force, and it is unfair to expect Yates, Buster, the boat attendant or another member of the management team, or other homeowners, to have to step into the enforcement fray. So please -- read the rules and comply with them on your own.

- 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 Board has appointed a committee to make recommendations to the Board regarding revisions to the rules applicable to common areas. Frank Pagliaro is the committee chair.

Safeway. As you probably know, the Save Mart grocery store that used to operate at the west entrance to Tahoe City has closed. We understand that the store currently operated as Safeway in Tahoe City will be moving to the location of the vacated Save Mart store. The reduction in grocery store options already is impacting the time it takes to make a grocery run; we anticipate that the delays may be even greater during summer traffic. So... you may want to plan to make your grocery stops at other stores outside of Tahoe City. Just a thought...

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 or drink containers, suntan lotion, even but a single French fry -- all should be removed from cars, truck beds and rooftop storage compartments.

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. Note: Some homeowners leave their bear mats “off” during the day so as to reduce the risk of someone inadvertently stepping on it. But please consider the pro’s and con’s before adopting this practice – bear visits are not limited to night-time hours!

HOMEOWNERS’ MEETING AND BARBEQUE REMINDER: The annual owners meeting will be held at 11:00 am on the Saturday of Labor Day weekend! A homeowner’s barbeque will follow. We hope to see you there!

NOTICE OF ANNUAL ELECTION OF DIRECTORS
(AND OF TIMELINE AND PROCEDURES FOR THE ELECTION)

Date of this Notice: Adopted **February 6, 2024**

The governing documents for the Rocky Ridge Properties Owners' Association call for annual elections for a portion of the 7 seats on the Association's board of directors. The directors are elected through a vote of the homeowners (each homeowner also is a member of the Association). Each director serves for a term of 2 years. Three of the 7 director seats are up for election in 2024; these seats currently are held by Steve Dohrmann, Robert Schuchardt and Matt Howarth. The seats for the other 4 current directors (Laura Bertone, Frank Pagliaro, Curt Sproul and Bruce Shepherd) will be up for election in 2025. This notice is the "**2024 Election Notice**" referred to below. These elections will be handled as follows (**all dates are in calendar year 2024**):

- (1) **Inspector**. The Board of Directors has appointed Tyler O'Neal to serve as the Inspectors of Elections with respect to the 2024 director election, and Tyler has accepted such appointment.
- (2) **Compliance with Association Rules and California Law**. The Association and the Inspector have established this timeline for the election which (a) will permit ballots to be tabulated, and results announced, at the annual meeting of the members of the Association at the Rocky Ridge Beach Clubhouse at **11:00 a.m. on Saturday 8/31**, and (b) to the best of the Board's knowledge, will comply with the requirements of the Association's Election Rules and the provisions of California law.
- (3) **Nomination of Candidates**. Owners who are current in their assessment payments may self-nominate themselves to run for a director seat by contacting the Property Manager, Bill ("Yates") Bauder (by email to rrpoa@sbcglobal.net) by **5:00 p.m. on 6/10**. The Association shall provide email or other written confirmation to each nominated candidate within 7 days after receipt of the candidate's nomination (unless the individual fails to qualify for candidacy, in which case the Association shall so inform the individual, with a brief explanation).
- (4) **Election by Acclamation**. **NOTWITHSTANDING THE FOREGOING**, the board may elect directors without member balloting if, as of **5/27**, the number of candidates is the same or fewer than the board spots to be filled, subject to the following:
 - o **Reminder Notice**: The Inspector shall provide notice (the "**Reminder Notice**") to the members that such situation applies as of **5/27**. The Reminder Notice shall be provided to the members by **6/5** and shall identify all candidates nominated as of **5/27**. The Reminder Notice further shall include a copy of this 2024 Election Notice.
 - o **Noticed Board Meeting**: If as of 5:00 pm on **6/10**, the number of candidates still is the same or less than the number of board spots to be filled, then the board, in a noticed board meeting **between 6/11 and 6/21** (which notice identifies the candidates), may elect the candidates by acclamation (and without balloting or the other steps in section 5 below).
- (5) **Election**: If the seats are **not** filled through election by acclamation, then the following shall apply:
 - o **Candidates Notice**. By **6/25**, the Inspector shall provide members with the following notice (the "**Candidates Notice**"):
 - The notice shall set forth the names of the eligible candidates timely nominated to run in the election;
 - The notice shall include a copy of this 2024 Election Notice;
 - The notice shall set forth the deadline for submission of ballots (as described below), and the address to which ballots must be returned to be counted in the election (i.e., the ballots should be mailed to PO Box 432, Tahoe City, CA 96145, Attn: Inspector of Elections – 2024 Board Election); and
 - A notice shall include a statement that (a) the Inspector has compiled a list of candidates, and that candidates may verify the accuracy of their individual information on that list, provided such verification is completed (by email to rrpoa@sbcglobal.net) by **5:00 pm on 7/9**, and (b) the Association has compiled a list of members, and that members may verify the accuracy of their individual information on that list, provided such verification is completed (by email to rrpoa@sbcglobal.net) by **5:00 pm on 7/9**.

- **Candidate Statements.** By **7/9**, candidates may provide a candidate statement of up to 350 words. The statement should be provided to Yates and the Board's Secretary (Bruce Shepherd) by email to rrpoa@sbcglobal.net.
 - **Ballots.** No earlier than **30 days after provision of the Candidates Notice**, and by a date (**7/26**) which is **at least 30 days before the** deadline set forth below for submission of ballots, Yates shall circulate ballots (along with any candidate statements) to the members in accordance with the voter list. The instructions accompanying the ballots shall inform members that to be counted, ballots must be returned before 5 minutes **after** the meeting on **8/31** is called to order. Additional instructions for return of ballots may be set forth in the cover letter distributing the ballots.
 - **Counting of Ballots.** The ballots will be tabulated at the meeting by the Inspector (or his delegee, including William Bauder and/or Justin Fenley). The 3 candidates receiving the most votes will be elected as directors for the 3 seats.
- (6) **Announcement of Results.** The names of the elected candidates will be announced at the end of the **8/31** meeting of members, will be entered in the minutes of the Board, and will be announced to the members by general notice by **9/30**. The announcement of the tabulated results shall include a statement that the Inspector shall retain the ballots, the candidate list and the voter list for a period of one year, subject to any additional mandates set forth in the Election Rules or California law. The above represents a summary of the election process. The election process is subject to additional requirements set forth in California law and in the governing documents (including the Election Rules) of the Association.