



RRPOA Newsletter (#57)

July 23, 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:

Changes in the Composition of the Board of Directors. As referenced in the Newsletter to homeowners dated May 24, 2024, the Association's Board of directors was empowered to "elect by acclamation" to the 3 directors which will assume their new terms immediately following the annual homeowners meeting over Labor day weekend. Election by acclamation is permitted when, among other things, the number of candidates for open Board seats is less than or equal to the number of candidates. The election by acclamation is achieved through a vote of the other Board members. Using this process, on June 18, 2024 the Board elected Steve Dohrmann, Matt Howarth and Jim Naylor to seats on the Board with new 2 year terms (running through the Board meeting over Labor Day weekend in 2026).

Jim's new seat fills a seat formerly held by Bob Schuchardt. Bob has been a director at Rocky Ridge for decades. In such role, Bob has been a steward for Rocky Ridge, always keeping an eye out for how to handle decisions and issues so as to preserve the special environment at Rocky Ridge. In particular, Bob long has helped lead efforts to preserve and expand the buoys available to Rocky Ridge at the end of the pier. Should you bump into Bob or Patsy around Rocky Ridge, please make a point of stopping them, thanking them for their years of service, and wishing them the best of good fortune as they free their calendars of continued Rocky Ridge Board service!

The Board composition also changed when director Curt Sproul recently sold his property within the development (under the Association's Bylaws, a director ceases to serve as a director when he or she no longer holds property within the Rocky Ridge development.) Curt is one of the pre-eminent California lawyers representing homeowner associations and related parties in connection with condominium and other common interest developments. He has been a wonderful contributing director on the Rocky Ridge Board for many years, generously sharing his extensive experience and wisdom. Curt also has worked with the Board as its legal counsel, and Curt used that role to help the Association keep its governing documents current. We thank Curt for his many years of high-quality service to Rocky Ridge, and we wish him good fortune in the future.

With a vacancy opening in Curt's former board seat, the Board in its July 23, 2024 Board meeting discussed a process for filling the vacancy through the end of Curt's term in 2025. The Board set August 9, 2024 at 5:00 pm as a deadline for interested candidates for the seat to inform Yates (as representative of the Board). The Board then will hold a meeting at 1:30 pm on August 16, 2024 for the sitting Board members to select from among the applicants. To be clear, it is anticipated that the sitting Board members at that time will be Steve Dohrmann, Robert Schuchardt, Laura Bertone, Frank Pagliaro, Matt Howarth and Bruce Shepherd.

Dogs. As noted in the last newsletter, the Board this past Spring adopted a rule that dogs no longer would be permitted at the beach property (the Board established two exceptions to this rule: (i) service dogs handled by their owner and acting peacefully with other users of the beach and (ii) dogs on leash that are being transported to or from a water vehicle and the parking lot).

In the Board's meeting on July 23, 2024, some homeowners questioned whether an additional exception should be established for scheduled non-peak hours (e.g., early in the morning, or late in the afternoon). Others disagreed. The Board determined to look at the issue further beginning with the Board's meeting over Labor Day weekend. Homeowners are welcome to voice their views on the issues.

In the Spring of 2024, the Board also reiterated its rule that within all other areas within the Rocky Ridge development, dogs must be on leash at all times. The Board views this as a serious rule that should be enforced. Accordingly, the Board encourages owners to communicate this rule to their leasing agents and tenants. Homeowners who violate (or permit their tenants to violate) this rule may be subject to fines by the Association, and to other remedies. For example, **tenants violating the rules pertaining to dogs also may be added to a list of tenants to whom properties no longer may be rented in the future.** In any event, the Board directed staff to communicate to owners and tenants that the Board will explore and pursue remedies should individuals continue to violate the Association's dog related rules.

Boating Safety. At the Board's meeting on 7-23-24, homeowner Robert Stark volunteered to assemble a list of common sense boating tips to enhance both fun and safety around the Rocky Ridge pier. Robert's list is attached to this newsletter. The Board encourages all Rocky Ridge pier users, both boaters and swimmers, to read and adhere to these suggestions. We've got a great pier – let's be sure to use it safely and wisely.

Parking. The Board encourages each unit to try to limit the number of cars that are parking within the development and using the parking spaces. The Board believes each unit should endeavor to limit its cars to two. Further, the Board encourages unit owners and renters to limit cars parked at the beach to one car per unit, and to never have more than two cars per unit parked at the beach. The Board further indicated that if this issue cannot be handled through voluntary compliance, then the Board will consider stricter restrictions.

See attachment regarding Rocky Ridge boating safety tips

Boating Safety Tips -- Rocky Ridge Pier
7-23-2024

Many of us Rocky Ridge Boaters follow the boating safety rules and guidelines. Yet, several times we see boaters driving through the buoy field quite fast and with many recreational swimmers, paddle boarders, or kayaks near the pier. This list is intended to kindly remind everyone about some basic safety tips. Again, this is simply a reminder about courtesy and safety, as none of us want to risk an unfortunate accident.

1. **Patience:** If you see swimmers in the buoy field or near the pier, please use extra patience when docking your boat or departing the pier. Recently we saw a boater depart the pier driving his boat between two swimmers as he was leaving the dock. Had he waited another 45 seconds, the swimmers would have been on the pier – that’s how close these swimmers were to the boat, yet that boater exited the pier closely between the two swimmers. We kindly request some additional patience and to be extra diligent.
2. **No Wake Zone:** Boaters know the yellow buoys mean no wake zone and to drive no faster than 5 mph. We simply request “not to exceed 5 mph prior to” the yellow buoys. We’ve seen many boats driving faster than the 5 mph and throwing a large wake while in the no wake zone. We recognize many of these are not Rocky Ridge boaters speeding through the 5 mph zone. Please drive no more than 5 mph when approaching the yellow buoys and when driving in the Rocky Ridge buoy field.
3. **Pier Pickup/Drop Off:** While docking at the pier, please quickly and safely onboard and off board your boat. Recognizing RR boaters are aware of the 10 minute docking rule, we also understand that loading and unloading at the pier can require a few extra minutes. Although rare, there have been instances where boats tie up to the pier for an extended length of time (reason unknown) while another boater is waiting for the pier to clear. When one boat is docked at the pier for an extended time, the ability for other boats to dock to load and unload can be a bit tricky and challenging given the limited space.
4. **Keep an Eye Out for other Rocky Ridge Boats:** Please also keep a protective eye out for other RR buoy field boats that may be in distress. Whether it’s a loose boat tarp or that another boat is taking on water, or something else, please help by calling the owner or informing the pier attendant. Let’s stick together!
5. **Be Courteous:** Simply keeping a safe distance from other boaters and swimmers, while allowing others to “go before you”, will certainly enhance the experience and increase the safety for everyone. Please be particularly vigilant in looking out for swimmers to the right or at the end of the pier.

Helpful list of required items to have on board while safely boating on Tahoe (not an entire list). California boating fines can be quite expensive.

1. Fire Extinguisher within 12 yrs of manufacturing date.
2. Enough Coast Guard-approved life jackets that properly fit all on board your boat. Note: Life Jackets must be worn if under 13 years old while on a moving vessel.
3. Sound signaling device like a whistle or horn.
4. Accessible Type IV throwable floatation cushion/device designed to be thrown to someone in the water who needs help (a life jacket is not considered a throwable Type IV device).
5. Boat Registration Certificate must be carried on board at all times. Other suggested equipment includes a paddle, a 20 foot tow line, and an anchor (and maybe some ice cold beverages)