



RRPOA Newsletter (#58)

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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 Justin "Buster" Fenley or William "Yates" Bauder, Property Manager, at rrpoa@sbcglobal.net. Both Buster and Yates also can be reached by telephone at 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".]

This newsletter is intended to highlight some items that owners should consider as they prepare their townhome units for the winter season.

First, there are a few property use issues that owners should be aware of arising out of practical management of the Rocky Ridge project:

- (1) The Beach and pools are closed for annual maintenance during winter season. The one exception to this closure is the hot tub at the "upper" pool. This hot tub is closed now but will re-open just prior to Thanksgiving.
- (2) The beach, bathrooms and the pier are closed for the season.
- (3) Homeowners should not use connections to the electricity within their units in order to charge electric vehicles. The lengthy power cords are unsightly and further expose the homeowner and the Association to claims arising out of accidents caused by the power cords.

Second, Yates and Buster have a few practical tips that they suggest for the winter season:

- (A) Townhouse owners should remove hoses from hose bibs to prevent ice damage.
- (B) Please check your thermostats. Temperatures should be set for 50 degrees. Please also replace your thermostat batteries so they are more likely to last the full winter season.
- (C) Remember to turn off your water when you leave your unit. Circulating water can freeze, damage pipes and result in leaks.
- (D) Bear mats: With the installation of bear mats protecting most Rocky Ridge units, our project has enjoyed tremendous success in recent years in deterring bear break-ins. But our success is dependent in large part upon people leaving their bear mats "ON"; if a bear senses that there is no bear mat protection, it could lead to a break-in. Bear break-ins are risky, potentially expensive and potentially dangerous.

Adherence to these recommendations will benefit not only you, but also your neighbors. It also will save our maintenance team countless hours of repair and corrective action time. Thank you in advance for your cooperation.

Wishing everyone a safe and wonderful holiday season at Rocky Ridge.