



RRPOA Newsletter (#59)

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The RRPOA Newsletter is published periodically to keep owners informed of happenings around the Rocky Ridge 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".]

Unfortunately, the purpose of this newsletter is to provide a warning. HOMEOWNERS BEWARE: Bear break ins are increasing at Rocky Ridge! For further discussion as to the magnitude of the problem, please see the article from the New Yorker at the following link: <https://www.newyorker.com/magazine/2024/12/02/lake-tahoebearboom>

Our Rocky Ridge development has suffered two break-ins over the course of the last several nights, both through townhouse windows (rather than through townhouse doors, as has been the primary entryway in the past). Further, bears tried (unsuccessfully) to break in through screens protecting windows at several other townhouses.

We are in one of those situations where there is not a fail safe solution to propose. Here are some deterrent steps to consider:

- At this point virtually all townhouses are protected by bear mats – if you don't have one, please consider installing one. You can touch base with Yates or Buster to learn more about the bear mats. Or, you can arrange your own bear mat through a local contractor. Many homeowners have found success through Bear Busters. The best way to reach Ryan Welch at Bear Busters is through an email to sales@tahoebearbusters.com.
- In addition to electrified bear mats, Bear Busters also installs window protective wiring. There are at least two additional access points (besides the front door) to consider:
 - Sliding doors.
 - Windows.

If you are thinking about installing electrified wiring for additional access points, the Association suggests that you talk first with Ryan to learn about the methodologies, the efficacy and the pricing. Check in also with Yates or Buster, as they now have experience working with the electrification products. And note also that per Board policy, the design plans for wiring installations must be approved by Yates or Buster before installation.

And if you learn about other deterrence strategies that you conclude are effective, please share your wisdom!

While the Association is happy that many homeowners have found success through Bear Busters, the Association cannot make any assurances that the electrified wiring strategy will work to deter bear visits, particularly when the bears frequenting Rocky Ridge seem aggressive relative to historic norms.

As always, we recommend adhering to best practices when dealing with Tahoe's bears. These include leaving your bear mats (and electrified windows) turned to "ON" at all times, keeping a "bear horn" in your unit (to scare away intruders), removing food from your townhouse unit when you are gone from the unit, and removing all food and other scented products from your cars.