

RRPOA Newsletter No 1

June 23, 2006

Here is the latest news from Rocky Ridge. Please pass this along to other family members and others who might be using your unit.

There are a few critical items where the Board will follow up with a letter by US mail to the Owners. Please contact me or any other Board member if you have any questions or comments.

Phil Fisher
RRPOA Board Secretary

Pool, House and Grounds-Both pools and spas will be ready for action before the July 4 weekend. The landscaping is in typical great shape thanks to the efforts of Yates and the rest of his crew. The dock and buoys are ready for a new season

Tennis Courts - The court adjacent to the upper pool spa building is unusable as a tennis court due to a long, wide crack and a root intrusion problem. We will not be putting up the net for this court until we look at the various options and costs for repair. The other 3 courts are ready for tennis players. We remind all owners the 3 good courts are to be used for tennis only.

Fireplace Cleaning, Inspection and Repair- All the fireplaces have undergone their annual cleaning and inspection as part of the Association's service to owners. The letters to each owner with repairs required have been mailed. Only 42 of our 99 units required repairs which ranged from about \$100 (for minor gap or masonry repairs) to the highest cost of over \$600 (for floor, firewall, grate and screen repairs). The remaining 57 units did not require any repairs. Fortunately, the inspection contractor did not find any major duct or chimney problems.

Due to the risk of fireplace related problems spreading a fire to adjacent units, in the event an owner does not authorize or arrange for the fireplace repairs, the new CCR's give the Association the right to enter and make the required repairs. The Association then will bill the owner.

Water shut off valves- Most owners have installed or have committed to install the accessible master water shut off valves, and we will be working with those owners who have not yet committed such that we can finish before the winter. Recall our CCR's now exclude coverage for water damage from our master insurance policy. Without a water shut off valve, owners run the risk of uninsured losses in the event of water damage. If you have not already committed to installing shut off valves, and you wish to do so, contact Yates at 530 583 1736 or rrpoa@sbcglobal.net.

Election Balloting- The new state laws require a double envelope secret ballot process for election of directors and other issues, similar to an absentee ballot. Our old process

of signing and sending in proxies no longer applies. We will describe this process in the mailing for the election.

Self Nomination- Any Owner in good standing may self nominate for the Board by July 14. A short candidate statement will be requested for inclusion in the ballot. This will also be described in the mailing for the election.

Owner's Directory- New state privacy laws require us to limit the information we can provide to owners about the other owners. So, if an owner request an Owners Directory, we will provide a list containing only unit number, name and mailing address for each unit. Owners may opt out of providing even this minimal information on the Owner's Directory. Advise me or any other Board member if you want to opt out. The Board will still maintain an owners list for its internal use with all phone numbers and email addresses for notification and emergencies.

Conner property- The lot at the base of Rocky Ridge (behind the O'Neal rental building) is now being developed by the owner, Stacey Conner, for a new home. The Board is working with Stacey to provide an easement for her driveway to connect to the Rocky Ridge Road just beyond the gate. You probably will see the construction work in progress for the driveway as you pass the gate.

Defensible space- The state parks department is selectively clearing trees on their property within several hundred yards around our perimeter to create defensible space for us for fire protection. We have asked them to continue working during the summer, but to hold off in the areas directly adjacent to our property line to reduce the noise. They are presently working near the Conner property.

Owner's Insurance—Although we covered this topic in a previous mailing, it deserves repeating as a reminder: In summary, our master insurance policy covers reconstruction of each unit to the “shell” defined as to the sheetrock walls, and plywood subfloor only. All the interior finish work (including cabinets, countertops, sinks, toilets, floor and wall coverings, appliances, plumbing and electrical fixtures external to the sheetrock), and all personal possessions and articles (furniture, art work, clothing, A/V equipment, linens, kitchenware, etc) are part of the owners responsibility to cover in their own homeowners policy.

To assure proper coverage, you may want to ask a local contractor to determine what it would cost to rebuild the interior of the unit from the “shell” to its current condition, and then to add the value of your possessions. In any event, it may be wise to consult your insurance agent.