



RRPOA NEWSLETTER NUMBER 11
May 24, 2009

Here is an update of Rocky Ridge important issues:

1. New Gate code is 1929 effective end May

2. Water and sewer flat rate increases-

The Tahoe City Public Utility District (TCPUD) effective April 1, 2009 has changed all customers from quarterly to monthly billing and raised the rates. The new flat water rate is \$47/mo and the new sewer rate from Tahoe Truckee Sanitary Agency (TTSA) is \$20.75 /mo. The total of \$67.75/mo is about a 10% increase. Further increases are planned for 2010 and beyond.

3. TCPUD Water consumption billing

Also, the TCPUD, as part of a state wide initiative, is instituting a water consumption charge on top of the flat rate water billing to be effective next spring. Although our water rates will rise, we were able to minimize the cost increase as noted below. Please note that because our units are mostly second homes and we have rather low average occupancy factor, the water consumed for irrigation in the common area (for which we all benefit) is probably 10 or more times higher than the total consumed by all the units.

These are the 2 options the TCPUD offered for consumption billing:

A. Individual meters- Adds about \$624/year to each of our bills (billed monthly per actual consumption), plus adds cost for underground piping changes paid for by the Association to accommodate the new meters.

This requires installing individual blue tooth capable meters on every unit owner's water supply line, and installing similar new meters on each of the irrigation water circuits to all the common areas. The common area water consumption would be billed to the Association and very likely either be directly billed monthly to each Owner or become a dues increase. The TCPUD would charge a premium for the water consumption to cover all their new meters, and our Association would likely have to pay for all the underground piping changes required for the new meters on the units and on the multiple irrigation circuits.

B. One Master meter –Adds about \$336/yr to each of our bills (billed monthly per actual consumption), only minor piping changes required (i.e. a \$288/yr average savings vs. Option A)

This requires installing only one master meter for the Association on the main supply line to measure the total water consumed by the Owners and for irrigation in common areas. The TCPUD will divide the bill equally among all the units and apply the share to each of our respective monthly bills. No individual meters, nor underground piping changes around our units are required. However, a few meters and some piping changes are still required for the rental buildings and the project office at base of the hill.



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We clearly chose Option B which will potentially save each Owner the estimated \$288/yr cost difference, plus the savings of not doing piping changes. The Board appreciates the efforts of Yates our Project Manager in working with the TCPUD to make sure that Option B was available to us.

The Board has asked the Landscape Committee (Yates, Bill Trevor, Bob Schuchardt, and Gene Campbell) to look for water saving ideas in the common areas to present to the Board.

For further clarity, the master meter will likely be installed on the main water supply line coming up the hill, and be located at the pump house halfway up the main road on the lake side.

4. 2009 RRPOA Elections, Self Nomination

All 4 Directors whose terms are expiring are re-running: John Bertone, Dan Bosshart, Phil Fisher and Ted Jones. The ballot package will be issued on or about July 22, 2009. It will be the typical double envelope secret ballot employed in years past. Per state law, any other Owner in good standing (essentially dues current) may self nominate no later than 45 days from the election on September 5, so the close of self nomination is July 22. If you would like to self nominate, notify any of the following by July 22, 2009:

Bill "Yates" Bauder, the Project Manager rrpoa@sbcglobal.net

Phil Fisher, Board Secretary, phfisher@comcast.net or

Marsh Shambarger, Board President marsh@shambarger.net

You will have equal opportunity to prepare a candidate statement for the ballot and participate in any other process used by candidates to become known to the Owners.

5. 2009 Annual Meeting, Owners BBQ

The annual Owners meeting will be 11 am, Saturday September 5, 2009 at the Clubhouse, followed by the annual Owners BBQ at about noon.

6. Flat Roof Entry replacement

To date, the flat entries of unit 22, 23, 54, 55, 65, and 68 have been replaced with the new arched design. Units 67 and 68 are scheduled for later in 2009. Without question, it is a much more attractive entry and will reduce risk of water damage to the building exteriors that we experienced with the flat roof entry.

7. Brush Clearing for Defensible space

This project is complete, and the brush that was cut down has been either burned or removed. The brush reduction is clearly visible as you come up the main road. Although there are of course no guarantees in fire prone northern California, the Board believes we have significantly reduced our risk by following the defensible space recommendations of the North Tahoe Fire Prevention District.

8. Roof Replacements

The roofs on units 109, 111, 112, 113, 115, 116, 122 and 123 have been replaced.

9. Annual Fireplace Inspections

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Every spring, the Association hires a qualified inspector to look at every fireplace in all units. Repairs identified are paid for by the Unit Owner. This year's inspection revealed considerably less problems than last year, a tribute to our good fireplace maintenance and inspection program.

10. Bears

Although many bear caused damages have been reported throughout the basin, and there have been bear sightings at Rocky Ridge, we have had no bear entry problems as of this date.

11. Lake Tahoe Boating Issues

Per Jonelle Bright, lead water craft inspector at the Hot line of the Tahoe Conservation District (1-888-TAHO -ANS or 1-888-824-6267):

- a. Every boat will be inspected at each boat launch ramp (public and commercial) looking for specific non native aquatic species in the hull, bilge, propeller, water cooling intakes, etc.

- b. If the species is found or if the boat was last in waters where these suspected species are known, the local inspector may require a 150 dg F hot water cleaning at an authorized station (which if not at the ramp where the boat was inspected, will require the boat operator to take the boat to the nearest authorized cleaning station)

- c. The public ramps have scheduled hours of operation (corresponding to when an inspector is there) , after which the gates are locked, and boats cannot be launched. Commercial ramps probably will similarly operate.

- d. There is a new boat launch fee schedule related to size starting June 1, 2009.

- e. The unseasonably low water level has already closed Tahoe Vista and Kings Beach public launch ramps. The rest are open but subject to closure if lake levels fall.

- f. See websites <http://www.trpa.org> and www.tahoercd.org for more information on launch fees, launch ramp hours, the specific nonnative species, lakes where suspected nonnative species are found, etc.

Here are links to 2 recent articles from this week's Sierra Sun with competing viewpoints:

Six boats decontaminated:

<http://www.sierrasun.com/article/20090526/NEWS/905269964&parentprofile=search>

Inspections ineffective:

<http://www.sierrasun.com/article/20090526/OPINION/905269985&parentprofile=search>



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An informal conversation with 2 boat inspectors at Lake Forest boat ramp this week left the impression that if nonnative species were found on a boat, the boat could be restricted from Lake Tahoe up to 30 days even after the hot water cleaning (i.e., decontamination).

Bottom line is if you want to launch your boat at a public or commercial ramp this summer: expect delays, especially at holiday periods and probably weekends. If you have any reason to suspect your boat may fail inspection because it has been in one of lakes identified in the web sites, get the boat cleaned at one of the authorized stations before you launch. Even so, if live specimens were found on the boat, and you had the boat cleaned at an authorized station, there is still a risk of being restricted from launching.

We also hear there may be construction this summer on Lake Forest Rd, making access to the public boat ramp near the Coast Guard station more difficult.

12. TRPA regulating number of buoys at marinas and individual homes

Jan Brisco, our consultant on TRPA issues, has advised us that the TRPA has a long term objective of regulating the number of buoys in the lake. They have been trying to write policies and rules but keep encountering severe objections because there are so many different situations (e.g., long established shallow water marinas like ours where a distance from shore limit would be disastrous). Layered on top of this is reduced funding of TRPA from both California and Nevada.

13. Sand for the beach

We will be adding sand to our beach at the Clubhouse as part of the Reserve budget.

14. Crack Sealing

The annual sealing of cracks in all the roads and parking areas is done. This prevents water from getting into the cracks and further damaging the asphalt.

15. Upper pool use for water safety instruction

The Board approved the use of the upper pool for the Red Cross Water Safety Program for the children of Tahoe Lake School located in Tahoe City. This will occur from 9 am to 1:15 pm from Monday June 8 to Friday June 12. This is a relatively quiet period for Rocky Ridge and the board felt it was appropriate to serve the community in this way. We have the necessary insurance waivers and the organizers will provide full time adult supervision. The lower pool will be closed, so there will be no Owner or guest use of a pool during this period.

16. Clubhouse reservations

Owners are again reminded that the Beach and clubhouse may be reserved for a large party outside of the July 4 and Labor Day holidays. See Form attached separately.

Regards

RRPOA Board of Directors

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