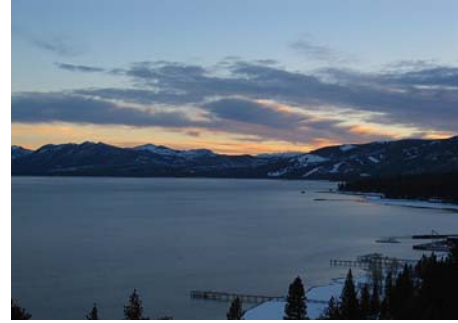




RRPOA Newsletter #28 October 2013



The Rocky Ridge Property Owners Association Newsletter is published periodically to keep homeowners informed of things happening around the property and actions of the Board of Directors. Comments or questions may be directed to Bill “Yates” Bauder, Property Manager, at rrpoa@rr-tahoe.com or 530-583-1736. Newsletters are archived on the RRPOA web site at <http://www.rr-tahoe.com/owner/newsletters.php>.

Marsh Shambarger departs the Board

Longtime board member and past President Marsh Shambarger has resigned from the Board of Directors, effective as of our October board meeting. Marsh has served on the board since 2001, and as board President from 2003-2011. Marsh has served Rocky Ridge with distinction, and his thoughtful demeanor and presence on the board will be missed. The Board expresses its heartfelt thanks for Marsh’s dedication and service.

We know Marsh has been travelling the world, and we wish him the best wherever his adventures lead and hope he still finds time to relax at Rocky Ridge.



Nick Farwell joins the Board

The Board has appointed Nick Farwell (unit #48) to fill Marsh Shambarger’s term through Sept 2014. Nick’s career in the financial management industry will be great experience to be able to draw upon. Welcome to the Board, Nick!

A complete listing of board members and committees can be found on the web site at <http://www.rr-tahoe.com/board.php>.

Old circuit breakers – letter sent to affected units

As reported in the last newsletter, Yates has sent a letter to homeowners who have the old “Stab-Lok” breakers in their units with the recommendation that they be changed to a modern breaker. He has been working with an electrician to get the work done and the costs have been around \$800. Cheap compared to burning the house down!

Furnace inspections – big benefit is filters get changed



As previously announced, RRPOA began inspections of all units’ furnaces. The furnace inspection cost will be paid by the association and **includes changing the filter**. Any problems which require repair will result in the homeowner being notified, and will be the responsibility of the homeowner.

There have been some minor issues found, the majority being clogged filters but also including a few duct problems. These inspections ensure that furnaces do not go out due to poor maintenance, which can result in pipes bursting and losing water for the affected building. Plus your furnace will be more efficient with nice clean filters!

Exterior changes – a friendly reminder

If you are planning to do any remodeling or work on your unit, **any change to the exterior, no matter how minor, must be submitted for approval by the Board of Directors.** If you are planning any changes, please make sure you and your contractor are in contact with Yates ahead of time to help coordinate.

General reminders

- **BEAR ISSUES - Latching dumpsters has been done diligently, thanks! This helps with bear problems, so let's maintain our vigilance about latching every time. Remember October-November is prime bear activity season! Plywood over doors will not be done unless bear activity warrants it.** Homeowners will be notified in the event it's necessary.
- **Buoy applications for 2014** will be sent soon, with minor updates to match new rules.
- As winter arrives, **please do not park blocking snow removal areas.**
- **Please do not park blocking access to dumpsters,** especially on pickup days (Tuesday and Friday).
- **New entry gate codes specific to each unit** were mailed to homeowners along with new card keys
- **Always shut off the master water valve when leaving your unit unoccupied overnight.** Most water damage occurs from leaking appliances. Damage from a bear break-in can be significantly worsened if the bear breaks a pipe or bumps a faucet.

Updates on the property

- **Deck oiling has been using an improved process that results in better cleaning of old oil and dirt.**
- Ongoing upgrades of unit entrances to pavers is proceeding whenever unit walkways need maintenance
- Deck upgrades are still proceeding as decks come due for major maintenance
- Tennis court fences have been repaired, and **courts have been resurfaced and are in great condition.**
- **Pool, buoy and tennis court closing dates are available on the calendar** (see below).

Calendar of property activities available on web site

A calendar of events can be accessed via the new Calendar link on the left side of the home page. Posted events include board meetings, pool opening/closing dates, significant maintenance events to be aware of, and beach reservation activity.

The calendar is available at <http://www.rr-tahoe.com/calendar.php>.

Meeting notices

The schedule for 2014 Board and Owners meetings is posted online at <http://www.rr-tahoe.com/board-meetings.php> and updated if the schedule changes. If you wish to have an email or USPS notice of changes to the dates or locations, please advise Jon Carlson at jon@carlsonhome.com.

Web login reminder

Access to the Owners section of the web site requires a login. Username is your email address, password is "rr-XX" where XX is your unit number. The hyphen in the password is required, and the "rr" must be lower case. Your email address also needs to be entered in all lower case.