



RRPOA Newsletter #29 May 2014



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>.

Insurance for the shared property and buildings

One of the board’s annual tasks is reviewing and renewing insurance for the property. Casualty insurance covering the exterior parts of the buildings for which RRPOA is responsible is a large portion of that policy. In the past couple of years we have found coverage that has both increased the total coverage and reduced the growth in premiums – good news overall.



However, one area of coverage that has always had significant limits is insuring the cost of code upgrades that might be required in the event of a loss that required rebuilding. As one can imagine now that much the property is heading north of 40 years old, code upgrade costs could be considerable in the event of a major disaster that affected a large number of buildings at once. Such an event may exceed the code upgrade coverage limits available.

While the probability of such an event occurring is very low, the board would like homeowners to at least be aware of the implications should it occur, and to that end will be sending a formal letter to all homeowners to make sure that everyone is fully informed of steps the board has taken to insure against that risk to the extent possible as well as how it may affect the Association and homeowners should a major disaster strike. Please look for that letter and read it carefully.

Buoys – State Lands Commission lease, TRPA status update

RRPOA now has a lease in hand from the California State Lands Commission that encompasses 31 buoys plus the pier. Prior to this our buoy lease only accounted for 19 buoys, which is why we were forced to reduce the number of buoys available a few years ago when the Tahoe Regional Planning Agency was crafting their shore zone ordinance to regulate buoys on the lake.

Of course, TRPA’s shore zone ordinance was overturned via litigation brought by the Sierra Club which effectively suspended the TRPA’s plans to regulate buoys for the past few years. However, TRPA has recently won approval for a new Regional Plan, which is a precursor to issuing a new shore zone ordinance. When that happens, we are now in an improved position to get 31 buoys approved in whatever permitting process comes out of that rulemaking. The buoy regulations still appear to be a ways away, but we are better prepared for them when they come.



Southwest Gas line replacement coming

Southwest Gas supplies the natural gas to Rocky Ridge and has notified Yates they are planning to replace the gas lines that run to the property. These lines are aging and the company is worried about eventual compromise of the safety of those lines. Due to the way the lines were run, this project may result in quite a bit of digging over a large part of the property. This project does not yet have a definite schedule, but is likely to be started sometime next year. Some digging for preparatory inspections may be undertaken sooner. Yates is working with the gas company to minimize disruption to users as best he can.

Another reminder: Old circuit breakers

As reported in the last newsletter, Yates sent a letter to homeowners who have the original Federal Pacific “Stab-Lok” breakers in their units with the recommendation that they be changed to a modern breaker. A few units have still not been done, and the Association strongly recommends homeowners make this safety related update. Yates has been working with an electrician to get the work done and the cost per unit has been around \$800. Cheap compared to burning the house down!

Master key

When built, the original units’ doors were all keyed to a master key. This allows Yates to get into a unit in the event of a problem, for example a water leak or something similar. However, over time many these locks have become incompatible with the master key and Yates finds it increasingly difficult to get the keys when he needs them. To that end, he is going to undertake re-keying locks to be compatible with the master again where he is able. He will ensure that no one’s individual keys are affected and those who have changed to a different lock system will be unaffected.

General reminders

- **Entry gate codes are now specific to each unit** and were mailed to homeowners along with new card keys
- **Bears – We had no significant bear issues this year!** Kudos to all users for maintaining vigilance about latching the dumpsters every time. Let’s keep up the good work.
- **Buoy assignments for 2014** are posted the web at <http://www.rr-tahoe.com/owner/2014-Buoy-Assignments.pdf>
- 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.**

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, approximately a dozen got done this past year and more are scheduled over the course of the next year.
- **Deck upgrades** are still proceeding as decks come due for major maintenance. Yates is now working on design issues for some of the units in the upper property with stairs and walkways.
- The **beach clubhouse** had all sliding windows replaced recently and is getting a carpet replacement shortly.

Calendar of property activities available on web site

A calendar of events can be accessed via the 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.