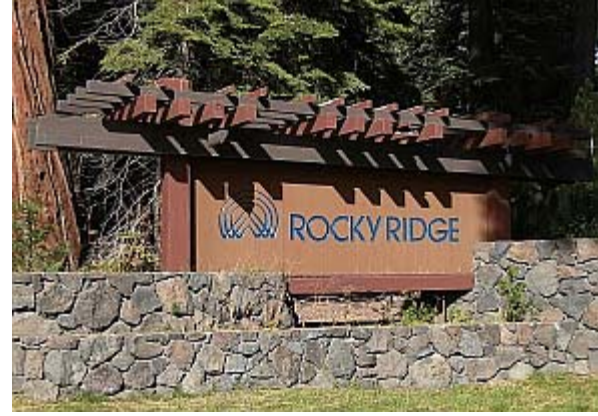




## RRPOA Newsletter #31 April 2015



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](mailto: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>.

### **Water, water, everywhere... Not so much**

As everyone is no doubt aware, California is in the midst of a record drought and the state has implemented mandatory cutbacks on all water users. This will impact Rocky Ridge in a couple ways.

#### ***Water conservation***

Yates has been working on conservation for a few years. The association uses 30 to 40% less water than we did 5 years ago. Much of this has been achieved by landscape and sprinkler modification, with proper use of zoned irrigation, increased aeration of lawns, and soil amendment and replacement for plant beds. This year we will be required to water only 3 days per week, which may result in lawns being less green than typical.

So, much of the “low-hanging fruit” of conservation efforts have already been done. We may have to take increased measures on top of that depending what our water company requires of us to comply with the state mandate.



#### ***Lake level – pier and buoys***

Yates recently measured 46” of water depth at the end of the beach pier. The lake is already below its natural rim. The expected rise from seasonal runoff is only a couple inches, while the drop from evaporation averages about 1/8” per day. This means that there will likely only be about 3 feet of water by the end of July, maybe 2 feet by the end of October.

Please use extra caution around the pier. Obviously jumping and diving should be avoided. Boat owners will need to use extreme care with their outdrives around the pier area, and given the possibility of vertical movement in waves, may want to consider leaving their outdrives up when on the buoys as well.

### **New employee – Tom Griffin**

Tom Griffin has started work as an employee of the association, please say hello and welcome him to Rocky Ridge.

### **Insurance for the shared property and buildings**

Last year, the association was able to get an insurance policy that covered our shared buildings and property which had a very large limit shared across multiple associations and had a low premium cost as well. This year, Fannie Mae and Freddie Mac have changed their lending rules such that they will no longer lend to homeowners whose properties are covered by that kind of insurance, effectively eliminating that as an option for us (and other associations like us).

As a result our insurance premium has gone up about 28% for less total coverage, though we have managed to keep the increased code upgrade cost coverage we obtained last year. Should the previous type of policy be allowed again in the future, the board would expect to change back.

## Southwest Gas line replacement starts in May

Southwest Gas supplies the natural gas to Rocky Ridge and is planning to replace the gas lines that run to the property. Due to the way the lines were run, this project will result in lots of digging over a large part of the property. SW Gas is going to begin in May, and hopes to be complete in June, though cannot guarantee it in the event unexpected conditions arise. Yates is working with the gas company to minimize disruption to users as best he can.



## Security for Fourth of July

Given behavior problems last Fourth of July, a security guard will be on-site for that holiday. Please remind anyone using your property - including family, guests and renters - of the importance of maintaining a civil atmosphere, complying with basic safety rules and common sense, and observing basic decency and consideration toward other users of the property.

## General reminders

- **Bears – We had no significant bear issues this year!** Maintain vigilance and keep latching the dumpsters.
- **Alterations -** If you are planning to do any remodeling or work on your unit, **any structural change or any change to the exterior, no matter how minor, must be submitted for approval by the Board of Directors.**

## Updates on the property

- **Gas meter sheds are being constructed** to minimize the visual impact of gas meters and keep snow off.
- Ongoing **upgrades of unit entrances to pavers** are proceeding whenever unit walkways need maintenance.
- **Deck upgrades** are still proceeding as decks come due for major maintenance.
- **Both upper and lower spas have been re-plastered** and should be done by their open dates.
- **Solar panels** are being installed to heat the lower pool.

## 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 2015 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](mailto: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.