



RRPOA Newsletter #41 March 2019



The Rocky Ridge Properties Owners Association Newsletter is published periodically to keep “members” (aka 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@sbcglobal.net or 530-583-1736. Newsletters are archived on the RRPOA web site at <http://www.rr-tahoe.com>.

Board of Directors Meetings

The Rocky Ridge Properties Owners Association is governed by a board of directors elected by the homeowners. The schedule for board meetings is posted online at <http://www.rr-tahoe.com/board-meetings.php> and is updated if the schedule changes. The next board meeting is scheduled for April 16, 2019.

In advance of each board meeting, an agenda is circulated to the homeowners. Homeowners may attend board meetings (other than any portion of the meeting deemed confidential in accordance with California law). Homeowners wishing to attend a board meeting should contact Yates to assure proper mechanics. Mechanics for attending a board meeting also are included in the agenda for each board meeting.

Revised Operating Rules

As homeowners may recall, in 2018 the Association adopted amended and restated bylaws and CC&R's for the Rocky Ridge development. Earlier this year the board of directors adopted revised “operating rules” for the development; these operating rules have been drafted to mesh with the amended and restated CC&R's and also provide updated requirements with respect to certain operating issues (e.g., the operating rules prohibit the use of coal barbeques on decks, and the rules applicable to large group use of the beach property also have been modified).

The Association recently circulated the adopted revised operating rules to the homeowners. The board encourages the homeowners to review the operating rules to make sure that they understand the applicable requirements.

California law provides the homeowners with a period of 30 days to notice any objections to adopted revised operating rules. If at least 5% of the homeowners object to a particular provision on or before the 30th day, that provision will be subjected to a vote of the homeowners and its effectiveness will be reversed if disapproved by a majority vote of a quorum of the homeowners. See the cover letter accompanying the circulated revised operating rules for a more detailed discussion of the revised operating rules and the objection/disapproval process.

Summer Buoys 2019

Earlier this month homeowners received an application to reserve a buoy for the summer of 2019, should they so desire. The charge for a reserved buoy in 2019 will be \$1,400. As per the notice accompanying the application, homeowners wishing to reserve a buoy should submit a completed application to Yates. ***Applications must be postmarked no later than April 15, 2019.*** In recent years the number of available buoys has been slightly larger than the number of homeowners desiring buoys. If the number of 2019 applications exceed the available number of buoys, the buoys will be allocated in accordance with a selection process set forth in the development's operating rules.

Insurance and Damage Issues

Rocky Ridge sits in a state ravaged by forest fires in recent years. When procuring fire insurance for the Association for 2019, the board of directors found it more difficult than in the past to procure insurance, and the insurance ultimately procured was at a higher premium than in prior years. Homeowners recently received a mailing describing the fire insurance procured for 2019 by the Association. Increased insurance costs pass through to the homeowners in terms of higher Association dues.

The Association's fire insurance generally covers common areas, common facilities, and the development's residential buildings, but it excludes coverage for the portion of the residential buildings from "the walls in" for each unit (and for any personal property within the unit). Homeowners are responsible for procuring their own "walls in" insurance. The Association recommends that homeowners carefully review coverage decisions with their own insurance advisor (so as to assure, among other things, that it meshes with the coverages procured by the Association).

Each homeowner also should be aware that he or she, rather than the association, is responsible for water damage caused by a failure to turn off the water flowing to his or her unit when the unit is not in use.

Box Dumpster

Rocky Ridge in recent years has experienced a significant increase in the number of boxes being discarded within the development's trash receptacles. Much of this increase stems from the use of Amazon and other deliveries by online shopping channels. *Yates has a fresh idea* – he has arranged for installation of *a new "boxes only" dumpster* in the vicinity of unit 49. This dumpster is light brown in color and *is to be used solely for disposal of boxes – DO NOT put other trash in this dumpster*. To the extent reasonably possible, please do not dispose of boxes in the regular trash dumpsters, and when using the new boxes only dumpster, please be sure to break down your boxes so as to maximize the space provided. Like the other dumpsters, this dumpster must be properly latched. *Please be sure to share these concerns with others that use your unit.*

BEARS, BEARS, BEARS!

Speaking of dumpsters, please maintain focus on the bear issue. Last summer there were numerous bear sightings at Rocky Ridge, and a bear family successfully navigated its way beneath one of our buildings, causing material damage. Bears also frequent Rocky Ridge during the winter – the old days of dependable winter hibernation no longer apply!

Protecting ourselves from the bears is a big issue, and success turns upon proper trash disposal – sloppy disposal and/or failure of dumpsters to be properly latched brings the bears to the Ridge! It is *very important* that all owners and guests *keep the dumpsters properly latched at all times*. Follow the instructions as to HOW to latch dumpsters -- Yates and his team have spent way too much time this winter cleaning up after bear dumpster dives enabled by unlatched dumpsters. And remember -- remove ALL food, trash and other attractive items (e.g., gum and snacks) from cars!

Burton Creek "Fuel Reduction" Project

The board of directors understands that the Burton Creek State Park *fuel reduction project* will commence in the summer or fall of 2019. As described in a previous newsletter, the project will involve removal and thinning of some trees in the area to the immediate west of the Rocky Ridge development (the area that poses the greatest risk to Rocky Ridge, given the prevailing winds). The fuel reduction project thus should result in decreased fire risk. Although the project may be accompanied by increased use of the Rocky Ridge Road, the board of directors views the project as a favorable one for Rocky Ridge.

Remodeling? *Check the Association's CC&R's and Operating Rules*

If you are planning to remodel your unit, please be advised that any change to the exterior of your unit, no matter how minor, is subject to approval by the board of directors. Some structural changes also require board approval. Check with Yates regarding the process for seeking board approval. *Failure to obtain proper approvals consumes staff time and could result in a fine or expensive mandatory corrective work.*

Please also note that the Association requires owners using a contractor to fill out a Contractor Agreement. See the Rocky Ridge website for the form. *The agreement must be completed and signed prior to the start of construction.*

Renting Your Unit? *Let Yates know in advance of each rental*

The Board has established a "Renter Information and Acknowledgement Form" for the purpose of providing this notice to Yates. The form is available at the Rocky Ridge website (click on the "Owners" page and look under "Forms"). The Board also reminds homeowners that they are responsible for ensuring that their tenants comply with all operating rules.

Annual Meeting of Members and Election of Directors

The annual meeting of the homeowners is scheduled for Saturday August 31, 2019 at 11:00 at the beach clubhouse. The annual homeowners' barbeque will follow the meeting.

One item on the meeting agenda will be the election of three directors for 2-year terms on the Association's Board. The Board has seven directors – the terms for directors Laura Bertone, Frank Pagliaro, Bruce Shepherd and Curtis Sproul expire at the August 31 members' meeting (directors Steve Dohrmann, Bob Schuchardt and Nick Farwell have terms that continue for one more year). As per election procedures approved by the board, homeowners wishing to run for election to the board may nominate themselves by providing notice to such effect to Yates before 5:00 pm on *June 28, 2019.*

Calendar

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>.

Web login reminder

Access to the "Owners" section of the website requires a login. Username is your email address, password is "rr-XX" where XX is your unit number (if your unit number is a single digit number, then the "XX" should be completed as "0X", with X being 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.

WE HOPE YOU ENJOY THE UPCOMING SUMMER AT ROCKY RIDGE!