

**HILLS OF NESKOWIN OWNERS' ASSOCIATION  
BOARD OF DIRECTORS' ANNUAL REPORT  
2009-2010**

**Introduction**

This eighth annual report provides an overview of the Board's activities as well as those of the Design Review Committee (DRC).

**Activities**

**Overview**

There are now 61 lots within the Hills of Neskowin. Two homes and four lots are for sale. In July Lot 39 was sold and the new owner is Dr Kai Haber of Tucson.

At the beginning of September KYTE Konstruktion completed the repair of the ditches and drains in the HON. Although erosion inevitably overcomes some of this work there were no drain blockages this past winter.

The board also approved the funding for a project to map existing structures "as built" to be accompanied by a recommendation to the Design Review Committee regarding siting on those lots not yet built. Bids were solicited from two design firms active in our area. The project was awarded to Tom Golden Residential Design. The results of this effort will be available to members on request.

Thanks are due to Debbie Lincoln who continues to maintain our web site ([www.hillsofneskowin.com](http://www.hillsofneskowin.com)). All board and DRC minutes are posted together with selected items and notices of interest. Several members have made use of the "contact us" tool to seek specific information. The board maintains an up to date list of contact information of all HNOA members. That list is available to members upon request.

We continue to monitor the condition of HON roads which fortunately are of high quality. Within a very few years it will become necessary to take some action to preserve the quality of those surfaces. For many years a substantial share of the annual association dues has been devoted to accumulating reserves against that day. Unfortunately a significant portion of those reserves have been diverted to legal expenses in the past year and a half. Although we are confident that the HNOA will eventually recover those expenses, if we are not successful a special assessment may become necessary.

**Legal Matters**

Wojtowicz vs Luhrings, Swansons, HNOA. In October the suit filed by Ron and Vicki Wojtowicz was withdrawn. In January HNOA legal expenses were recovered in full.

Pappa vs Van Roekels, HNOA. In December a limited judgment was issued declaring the Van Roekels (Lot 12) as prevailing parties and thus eligible to recover their legal expenses. Judge

Roll's decision regarding the level of recovery is pending. The Pappa's object to naming HNOA as a prevailing party. Following a June 30 hearing the matter was set for trial Nov. 9. It is the intention of HNOA to file for summary judgment as soon as possible but prior to the end of September.

### **Board of Directors**

Immediately following the August 15, 2009 annual meeting the board convened to determine office assignments: John Metschan was designated President with Jeff Wiles, Treasurer and Kathi Swanson, Secretary. Jean Cameron and Margaret Russell assumed the At Large positions. Due to the normal rotation cycle there are two positions to be filled this time and three candidates.

### **Design Review Committee**

Jerry Sluman, Luciano Monetti and John Metschan agreed to continue as members of the DRC.

During the year the committee approved plans for patio and walkway work on the Binger's Lot 10 and for landscape work on Lot 11 owned by David Richardson and Vicki Scotti. An application to build on Margaret Russell's Lot 2 is currently under consideration.

### **Mail Box Update**

Bob Simonson reports that there are still nine boxes available at the foot of the hill. Boxes may be purchased for \$140. Accumulated proceeds are used to recover the initial expense and fund additional boxes as necessary. Those interested in purchasing a mailbox should contact Bob at 503 392 4507.

### **Neighborhood Watch**

Steve and Cathy Baumgarte continue to lead our Neighborhood Watch effort (503 392 3979).

1. Neighbors who rekey their homes are reminded to provide Steve and Cathy with a replacement set of keys.
2. Smoke detector batteries should be replaced annually. A good time for such change is in October when daylight savings ends. Steve is available to assist if needed.
3. Gages on fire extinguishers should also be checked periodically.
4. Neighbors who are expecting to be away for several days should either suspend paper delivery or arrange to have the papers collected. The accumulation of papers in the driveway is a good signal to potential burglars.

### **Finances**

Please refer to the attached financial statement. Legal expense is obviously a large item. Should we prevail we may expect to recover those funds.

## **PROTECT YOUR PROPERTY FROM FIRE**

Here are some tips for protecting your home as fire danger increases during the summer:

1. Maintain a defensible perimeter (irrigated if possible) immediately around your home using grass, flower garden, and/or fire-resistant ornamental shrubbery.

2. Clean roof and gutters of pine needles and leaves to eliminate an ignition source for potential fires.
3. Stack fire wood away from house: Locate firewood uphill at least 15 feet from your home. Do not stack firewood under the deck.
4. Remove unhealthy vegetation: Trees and shrubs that are stressed, diseased, dead or dying should be removed so that they do not become a fuel source for potential fires.
5. Vacant lots should be cleared periodically. A good time to clear is after the growing season has ended.