

Hills of Neskowin Owners' Association Board of Directors' Annual Report, 11/5/20

Introduction

This annual report provides an overview of the Board's activities as well as those of the Design Review Committee (DRC). It also includes a summary of general community information and news.

Activities

Overview

There are 61 lots within the Hills of Neskowin. 45 homes have been built, one in the process of construction; the Rowen's new home at the Northeast corner of the development. Welcome to our community Mark and Doreen! Also, we extend a warm welcome to even more new neighbors. Jeanene Lopez recently purchased Vern Mobley's home, Lot #52 and Scott & Theresa Springer purchased Don & Whitney Davis' home, Lot #45. If you have an opportunity, please make a point to introduce yourself to our new neighbors and welcome them into our neighborhood. Additionally, four lots are currently for sale, lot #'s 1, 9, 21 and 50.

Sadly, we lost several of our highly respected and loved members of our Neskowin Neighborhood Family recently, Dean Elliott, Andy Pease, Susan Burr and Pat Mobley. Each of these individuals will forever live on in our memories. The loss to their family, loved ones and our community is immeasurable.

This last spring, we learned of a potential new development being considered bordering the southeastern corner of our neighborhood. There are approximately 15 acres across the gravel road, high on the hill south of the Common Area, and a 2.66 acre parcel adjacent to and east of the Common Area. As of January 2020, we were asked to allow access to the north end of that property to allow for clearing and soil sampling. Permission was granted to enter through the Common area with the clear understanding that the rock bordering the area would be returned to its original location and condition. As of this writing, this has not been accomplished and all attempts made contacting the owner have gone unanswered and un-responded to. We will continue to try and contact the land owner to get the rocks re-placed. We are not aware of any other activity ongoing or planned for this property at this time.

We all experienced a very close call this past summer. A wildfire devastated the communities of Rose Lodge, Otis and Lincoln City. Most of us were affected in some way or another. It is important to stay alert, stay informed and be ready to evacuate or shelter in place at a moments notice. I have outlined some fire safety tips in this report. Other disaster/emergency preparedness tips and suggestions are sent out via email blasts periodically. Thanks largely to Jean Cameron's efforts, we periodically receive reminders on how to be prepared for local disasters. Jean also arranged for Tsunami evacuation and assembly area signs to be installed in our community at no expense to property owners. Thanks again Jean.

Board of Directors

As we all know, these are very difficult times that require patience and understanding. On August 14th, Jim Blasius sent out a notice that the Board unanimously decided to cancel our Annual Community Member Meeting for the safety and welfare of our community. The Annual Board Meeting, that typically would follow the Member meeting, was held in the Common Area on September 4th. Social distancing guidelines were practiced at the meeting. The deadline for ballots to be returned for the annual Board election was at 1:00 PM on August 31st. The newly elected individuals are Cynthia Anderson, Dana Buckley and Jim Blasius. Officer assignments were agreed upon at that time. Jim would remain President, Dana and Cynthia would be "At Large", John will remain Treasurer and Doug will remain Secretary. Dana and Cynthia will shadow John and Doug to backup their positions.

Contact Information

The Board maintains an up to date list of contact information for all HNOA members. That list is available to all members upon request. It is confidential to members only and **not** available to non-members. It is maintained by the Secretary and updated as needed. If your contact information has changed, please contact Doug Millican at dmillican1953@gmail.com to make any changes necessary or to request a copy of the list.

Communication

Many thanks to Vikki Scotti. She works to maintain our web site and distribute information and notifications to Members. We cannot thank her enough for her effort and dedication to help keep our community informed. **If you have questions, comments or suggestions for the Board, please contact any of our Board members directly.** General distribution of information via the web site or through Vikki is typically reviewed by the Board prior to distribution. Dana Buckley is investigating the establishment of "Board Position Specific" email addresses in addition to a general email address where emails can be directed to the Board in general. Once this is setup, an announcement will be sent. We urge every community member to have and maintain a current email address to assure you are informed promptly of community activities, announcements and news. Perhaps future community and Board meetings could be held on a Zoom platform.

Misc

In the recent past, Steve Baumgarte has been our Point of Contact for our landscaping vendor, Lakeside Landscaping. Thank you Steve, for many years of your help with this. Dana Buckley has agreed to take on this responsibility moving forward. Recently, Dana, Jim and Thomas Eastman of Lakeside Landscaping met to survey the HOA right of way along our roads for improvement of site lines, cleaning up overgrown areas and safety concerns. As of this writing, we are waiting for final assessment and a comprehensive plan from Lakeside. In addition, Lakeside has offered to allow owners to set out yard debris that they would mulch and haul away as a service to the entire community at no additional cost to the community. Lakeside can be contacted by calling (541) 921-9686.

Vehicle speed is an ongoing problem on our streets. Recently, Carol Hoke along with the help of Lloyd Van Roekel and Ellen Gaddy painted 15 MPH speed limit notifications in various strategic locations on our roads. Many thanks to them for getting this accomplished. Please urge all your family, friends, delivery drivers and vendors to honor this speed limit. A few more seconds to get to your house or to the bottom of the hill is a small price to pay for the safety of our community.

This last summer, Bob Simonson managed the purchase and installation of a new mailbox unit. Boxes may be purchased for a one time cost of \$150.00. This one time fee offsets the cost of the unit and the installation. The unit is comprised of 16 boxes, 4 of which have been purchased. If you are interested in purchasing a box, please contact Bob Simonson at andbob@charter.net. Many thanks to Bob for your help with this!

We have a new pet waste bag dispenser located in The Common area for the convenience of our pet owners. We strongly encourage all pet owners to use the bags provided. Please respect everyone's property and pick up after your pet. Thank you Jean for helping maintain the supply of bags.

It has been the practice and goal of our community to limit or eliminate light pollution in our community. Our night sky is truly something to preserve and enjoy.

Neighborhood Watch

Steve and Cathy Baumgarte continue to lead our Neighborhood Watch. Steve served in Law Enforcement for 38 years and 5 years with Nestucca Rural Fire Department, thank you Steve for your service. Neighbors are invited to present a copy of their house key to Steve and Cathy. This key will **only** be used at the owners request to gain access to their house in case of an emergency. They take great care to insure your key is in an extremely safe location in their residence. Those of you who may have re-keyed your home are encouraged to provide a new copy of the key to Steve. Please contact Steve directly if you are interested. He can be reached at his cell phone, 503-314-4435, voice or text is okay or via email slbaumg@gmail.com. Steve and Cathy cannot always be around when an emergency may arise. We are looking for another full time resident to backup Steve and Cathy. Please contact Steve or any Board Member if you are interested.

Please remember to change your smoke detector and Carbon Monoxide batteries twice annually. Steve is available to assist if needed. Even if your home is all electric, if you have an attached garage or a wood or propane burning fireplace or stove, you should have a CO alarm. There should be a CO alarm on each level of your home, where people sleep. CO alarms should not be installed inside a mechanical room. Also, please take a peek at the gauge on your fire extinguisher(s) to make sure it is in the green section of the gauge. If you will be away from your home for an extended period of time, make sure that there is nothing that indicates that your house is vacant.

Protect your property from fire

Before pandemic closures were put in place, Brenda Freshman had arranged to have David Helmricks speak at our member meeting to offer his Firewise Presentation. His

workshop contained a great deal of information to help protect our homes from wildfire. The risks of this potential tragedy could not have rung truer than the close call we experienced this summer. Perhaps he will be able to re-schedule this presentation when it is safe to do so. Here are some tips for protecting your home, especially in the summer months.

1. Maintain a defensible perimeter (irrigated if possible) immediately around your home using green grass, flower gardens and/or fire-resistant ornamental shrubbery.
2. Clean roof and gutters of pine needles and leaves to eliminate an ignition source from potential fire and hot embers carried there by wind.
3. Stack firewood away from the house. Locate firewood uphill at least 15 feet from your home. Do not stack firewood or any combustibles under your deck or allow any dry leaves to accumulate there.
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 is nearing and end.

Treasurers Report

Our single largest annual expense is for landscaping services at \$600/month. We pay extra for special projects approved by the Board. Director and General Liability Insurance is \$384/year. Our annual CPA prepared tax return is \$680/year. Legal expenses for the year were \$670. At the time of this year's Annual Board Meeting, our General Operating Account held \$10,884, General Savings held \$7,229 and the Construction Account, including refundable deposits was \$1,560.

Design Review Committee

The Board solicited new members to sit on The Design Review Committee. Four members quickly offered to volunteer. Those being Cynthia Anderson (chair), Carol Hoke, Kathi Harris and Doug Millican. Many thanks to these members for helping maintain the integrity of our beautiful community and upholding our CC&R guidelines. Please be aware, these are volunteer positions, their questions, comments and suggestions should be received with respect and consideration. Their recommendations and action items are reviewed by the Board.

Recently, the DRC has reviewed and recommended improvements as follows:

A new ornamental driveway gate for the Hon Residence.

A new privacy fence for the Landers/Harris' residence.

House paint colors for the new Rowan residence.

No applications for new construction have been submitted to the committee as of this writing.