

**HILLS OF NESKOWIN OWNERS' ASSOCIATION
BOARD OF DIRECTORS' ANNUAL REPORT
2008-2009**

Introduction

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

Activities

Overview

With the county's approval this year Lot 6 was split into two pieces. This action together with the earlier legal combination of Lots 40/41 and Lots 58/59 results in our neighborhood now being comprised of 61 lots rather than the designed 62. At this writing 6 lots and two houses are for sale with one house (Lot 52) changing hands this year.

Board of Directors

Immediately following the last annual meeting August 16 the board convened to determine office assignments: John Metschan was designated President with Jeff Wiles Treasurer and Kathi Swanson Secretary. Bob Wilson and Patrick Easton assumed the At Large positions. Following Mr. Easton's resignation in November Jean Cameron agreed to rejoin the Board. Due to the normal rotation cycle there are three positions to be filled this time and five candidates.

Thanks to the efforts of Jeff Wiles who set it up and Debbie Lincoln who maintains it our web site (www.hillsofneskowin.com) has been a great success. 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.

The board will soon be soliciting bids for the repair of our drainage system which has been damaged by successive harsh winters. We are also evaluating the condition of our roadways and considering measures to prolong the life of our road surface. This evaluation will include an estimate of whether we are accumulating reserves at a rate sufficient to fund the necessary maintenance. Fortunately the roadbeds in HON are of high quality.

Design Review Committee

Jerry Sluman and Luciano Monetti agreed to join John Metschan on the DRC with effect from August 17, 2008. During the year the committee approved building plans for Lot 51 and approved modifications to the plans for Lot 12. Both decisions prompted lawsuits seeking clarification of what constitutes "primary view of the surf" (CCRs para. 5.20) At this writing an expedited review of that key issue as regards the Lot 12 dispute is pending before the court. That decision will likely influence decisions regarding the Lot 51 case.

The DRC also approved plans for the modification of the decks on Lot 52 and construction of a fence - similar in design and appearance to those existing within the HON.

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) while Dean and Francey Elliot provide backup (503 392 6116).

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.

Fighting Invasive Plants

It's important that we do our part in Oregon's battle against invasive species by keeping Scotch Broom out of the Hills of Neskowin. Scotch Broom is not only an invasive species, it's also on the Oregon Department of Agriculture's Noxious Weed "B" list. Their definition of a "noxious weed" is "any plant classified by the Oregon State Weed Board that is injurious to public health, agriculture, recreation, wildlife, or any public or private property." The Board notified owners of lots where Scotch Broom outbreaks were identified this spring, and most have had it removed. It remains on some lots, and we encourage those owners to have it removed next spring (when it's easy to pull up and hasn't yet produced seed pods).

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 spruce 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. The lots of vacant and part time residents should be cleared periodically. A good time to clear is after the growing season has ended.