

The Hills of Neskowin Owners Association

Message of Importance from your Board Regarding Erosion

There are areas in our neighborhood where erosion has and continues to be a serious issue. Our drainage ditches help to protect the roads we have all invested in and keep water moving properly off each of our properties and out of the community without damage to our lots. The areas of greatest concern are the east side of Whale Watch Drive and water drainage ditches on Pacific Overlook Drive. Erosion has caused movement of soil onto owner's property, filled drainage pathways with backwater and filled culverts with debris. Repairing this erosion can be very expensive to all of our home and property owners if we don't properly address the problem. Moreover, these areas detract from the overall beauty of our community.

In the case of the east side of Whale Watch Drive, past and current Boards have planted vegetation such as salal, a thick tough soil binding shrub, and placed decorative rocks in some of these areas. We have clearly not planted enough to control these problems and are not doing enough to assure that what we have planted will survive and flourish. This spring we intend to increase the quantity of soil binding plants to some of these areas and investigate other erosion control options in an attempt to get ahead of the problem.

We are requesting that all Owners **STAY OFF THESE AREAS** for the following reasons:

1. Plants in these fragile areas must have an opportunity to better root and spread.
2. These areas are a safety risk and can be very slippery with loose soil and rocks. We do **NOT** want to see anyone get hurt. The Hills of Neskowin Owners Association will **NOT** accept any liability for Owners that violate this warning and take it upon themselves to walk through or on these identified erosion areas.

We are also requesting that all Owners be responsible and **NOT** use spray or granulated herbicides or pesticides on to these erosion sites. We want everyone to be aware that spraying herbicides or pesticides near these erosion sites can be equally damaging to these fragile areas due to water runoff ... and we all know we have plenty of that. We are therefore asking all Owners **NOT** to spray herbicides or pesticides within at least ten (10) feet of any border of an erosion site or drainage ditch.

Your Board will contact all landscapers that work in our community to make certain each understands these areas are not to be disturbed and that each is sensitive to our needs. We will also contact by certified mail all Owners that are adjacent to affected areas with some additional instructions.

If we are to be successful in this endeavor we need everyone's full cooperation. Thank you for your assistance with controlling erosion.

Sincerely and for the Board,
Jim Blasius
President