

South Beach Road Association  
15022 NW Oakmont Loop  
Beaverton, OR 97006  
website: [www.southbeachroad.org](http://www.southbeachroad.org)  
password: forest392

18 April 2018

Re: 2018 Annual Assessments and Announcements

Dear South Beach Road Association Member:

You should be receiving your bill for the 2018 assessments in the mail soon. The **2018 assessment for developed lots is \$500**, and the **2018 assessment for buildable undeveloped lots is \$200**. The proposed budget for the coming fiscal year is included on a separate sheet.

It also is time to announce the new code for the entry gate, **#1894**. The old code, **#0725**, will remain active until the end of April. In case you missed my earlier gate-related messages, we upgraded the entry system in March. The electronic components of the old system were failing, and the company that manufactured them went out of business. The new gate controller is equipped with a receiver that will accommodate our existing remote openers. A second receiver that will work with new remotes will be installed later this week. For those of you who can program buttons in your vehicles to open the gate, the first receiver may not accept the signal from your vehicle, but your existing remote will still work. If you have any questions about the remotes, or if you would like to purchase a new remote, please contact Mike Herbel ([mrherbel@aol.com](mailto:mrherbel@aol.com) or visit the Neskowin Trading Company).

Upgrading the gate controller was an unexpected project this year. The main project that was undertaken was installing riprap along the abutments of the South Beach Road bridge last summer. It was the culmination of a five-year effort to protect the bridge foundation and the roadway embankment. The Board is continuing to work to improve the condition of the crushed rock parts of South Beach Road and Nescove Drive. In order to accomplish this goal, drainage on and along the roads needs to be improved so that water does not remain on the road surface and contribute to forming potholes. The Board's plan is to regularly grade the roads to improve their crown and cut through existing potholes to form a more uniform road bed. Crushed rock will be added as needed in conjunction with the grading.

A project that is underway this week is repair of the stairs on the riprap. A mid-January storm rearranged blocks on the middle stairway and removed sand from the beach to the extent that accessing the middle and south stairs from the beach is difficult. The hand rail for the middle stairs has been removed to allow the steps to be rebuilt. It will take a while to replace the railing. Be very careful if you choose to use the stairs. Also, the hillside stairs from South Beach Point to Seasand Road need to be repaired and are not currently useable. We are working with the Neskowin Regional Water District to resolve this problem.

The primary project that the Board is focusing on for the future is the condition of the crushed rock roads. Last year, the record rainfall was a contributing factor to the deterioration of the roads, but continuing problems with drainage and increasing traffic make maintaining the crushed rock roads difficult. The Board has decided that to improve the quality of the roads and ultimately reduce annual maintenance expenditures, the most heavily trafficked roads would benefit from being paved. It is the Board's plan over the next 3 years to pave from the entrance to Proposal Rock Loop to the Y-intersection of Nescove Drive and South Beach Road and from there, Nescove Drive to its junction with Surf Road and South Beach Road to where the pavement begins at the base of the hill. Before this latter section of South Beach Road can be paved, the collapsed drainage culvert just south of the Y-intersection must be replaced. During the summer of 2018, the plan is to pave from the Proposal Rock entrance to the Y-intersection and replace the damaged culvert on South Beach Road. The culvert replacement most likely will require permits from the U. S. Army Corps of Engineers and the Oregon Department of State Lands because of the presence of Coho salmon in the stream. If it is not possible to obtain the permits in time for the 2018 in-water work period, the money allocated in the 2018-2019 budget for the culvert repair will be held in reserve for performing the work next year.

Finally, I would like to give a shout out to all who have contributed to the operation of the South Beach Road Association during the past year. Directors Mike Herbel, Gale Moore, Russ Oullette, Maryellen Hockensmith McCulloch, and recently retired Tom Zellner; Secretary Patti Beckham; and Treasurer Tom Prehoditch comprise the Board. From ideas presented at Board meetings to meeting with contractors, or doing the maintenance work themselves, the contributions of these individuals to the Association has been invaluable. The efficient and exacting work of Hank Horn, our Bookkeeper/Accountant, makes implementation of the Board plans a reality. I also want to recognize all the Association members who through their feedback, unrecognized actions, and timely payment of assessments, have contributed to improving the quality of life in our neighborhood. Best wishes to all for an enjoyable summer, and I look forward to seeing you at the annual meeting on Labor Day weekend.

Sincerely,

Bill Busch  
President, South Beach Road Association

**South Beach Road Association Budget  
1 July 2018 – 30 June 2019**

**Projected expenses**

Paving Proposal Rock Loop to Y-intersection	\$26,850
Culvert replacement on South Beach Road	22,000
Road maintenance	8,200
Roadside mowing and brush clearing	7,500
Riprap stairs repair	3,500
Gate maintenance, utilities	1,550
Road sign maintenance	500
Legal services (collection of delinquent accounts)	2,000
Bookkeeping services	2,000
Insurance – liability	850
Website maintenance	250
Corporation filing expense	50
Bank fees	100
Office supplies, postage, printing	300
<b>Total projected expenses</b>	<b>\$75,650</b>
<b>Projected cash on hand, 1 July 2018</b>	<b>\$30,000</b>
<b>Income required to meet the proposed budget</b>	<b>\$45,650</b>

The budget above does not provide for any surplus. IN ORDER TO MEET THE PROJECTED EXPENSES, WE NEED AT LEAST 90% OF THE ASSOCIATION MEMBERSHIP TO PAY THEIR ASSESSMENTS BY THE JUNE 30<sup>TH</sup> DEADLINE.