

South Beach Road Association
15022 NW Oakmont Loop
Beaverton, OR 97006

website: www.southbeachroad.org
password: forest392
REMINDER: The gate code is #9850

10 April 2019

Re: 2019 Annual Assessments and Announcements

Dear South Beach Road Association Member:

You will receive your bill for the 2019 assessments in the mail soon. The **2019 assessment for developed lots is \$500**, and the **2019 assessment for buildable undeveloped lots is \$200**. This past year, 104 of the 107 property owners in the South Beach Road Association paid their assessments in full. Thank you to all for your commitment to maintaining the roads and common areas in our neighborhood. Prompt payment of your assessment helps the Board plan and carry out numerous maintenance projects during the year. For your reference, a statement of the Association's assessment policy is included with this letter (see attached). The Board believes that it is important for you to understand how Association funds are being spent. To that end, the proposed budget for the coming fiscal year is attached as well.

The major project of this past year was paving South Beach Road from Proposal Rock Loop to the Y-intersection with Nescove Drive. Its completion has been a significant improvement over the potholed stretch of road that it replaced. We are continuing to address the condition of the crushed rock roads. Our current road contractor has worked to shape the roads with a better crown to improve water runoff and lessen pothole formation. Our rainy winters make it impossible to completely alleviate potholes, but we are working to reduce them through better grading and applying additional rock as needed.

Repair of the middle riprap beach access stairs was also a significant project during the past year. Unfortunately, a major storm in January rearranged the blocks again on this access. Riprap is not designed to be crossed by foot traffic. It is difficult to find rocks of the right shape and composition that can be arranged and locked in place to form the stairs. We have devised a railing system that is easier and less expensive to repair; however, repairing riprap stairs is a major expense, more costly than the routine maintenance of the crushed rock roads.

The hillside stairs are nearly back in order. The lowermost section of the hand rails still needs to be restored. The stairs were damaged when a water main six inches below the ground surface was struck while replacing a step. The entire, substandard water line was replaced from the base of the hill to the top with a new line that is up to code and buried 6-feet deep. The expense of replacing the water line was shared equally between the Road Association's liability insurance and the Neskowin Regional Water District.

The Board's plan for the coming year is to continue paving the heavily trafficked crushed rock roads. The next segment will be Nescove Drive from the Y-intersection to the intersection with Nescove Court. The plan is to include three speed humps on this stretch of road. Speed bumps are annoying,

but people driving too fast is a continuing problem. Our roads are narrow and often filled with pedestrians. **Please slow down to 15 mph.**

We also will be paving South Beach Road between Highway 101 and the bridge where there are two major problems. The pavement immediately adjacent to 101 is deteriorating and potholes are a continuing annoyance and safety hazard. The existing pavement from Highway 101 to roughly 50 feet east will be removed and replaced with new asphalt. The second problem is immediately adjacent to the east end of the bridge. The pavement here is sinking into a cavity produced by scour around the bridge foundation and water piping underneath the road bed. Here, the pavement will be cut out, the cavity will be filled with rock, and the area will be repaved. The cost to repair both problems will be equally shared with Proposal Rock Homeowners Association. We anticipate that excavation at the bridge and along Highway 101 will completely close South Beach Road for several hours. The paving contractor has promised to provide us with enough warning so that we can notify our membership of the exact timing. This project and paving Nescove Drive will most likely occur in May, weather permitting.

The plan to replace the damaged culvert under South Beach Road just south of the Y-intersection is pending. Timing of this work is controlled in part by the fact that the stream flowing through the culvert, Sutton Creek, is a salmon-bearing stream. Thus, work can only be performed in the creek between July 1st and September 15th. We included money in last year's budget to do this work last summer, or if we were unable to obtain the necessary permits in time, this coming summer. Those plans have changed. Working in concert with the Nestucca, Neskowin & Sand Lake Watersheds Council, we now are looking at replacing the damaged culvert and the culvert immediately upstream. The revised plan is to replace the culverts with "mini bridges". These structures will better provide for fish passage (10 years ago 200 salmon were counted between the culverts) and will accommodate the sewer line that lies on top of the culverts. The importance of enhancing fish passage is that there is grant money available to build these structures. The Nestucca, Neskowin & Sand Lake Watersheds Council has already submitted a proposal to fund the work. The timing of the proposal review and grant award will delay the start of this project until the summer of 2020.

Thank you in advance for promptly paying your assessment. If you have questions about any aspect of the Road Association's plans, feel free to ask a Board member. 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

P.S. Most South Beach Road Association members receive announcements such as this letter by email. Using email saves the Association time and expense in the preparation and distribution of announcements. We do not share email addresses on our list or reveal them in the mailings. To be placed on the list, please send a message to whbbat@gmail.com.