

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

website: www.southbeachroad.org
password: forest392
NEW GATE CODE: #5827

15 April 2020

Re: 2020 Annual Assessments and Announcements

Dear South Beach Road Association Member:

I hope that this letter finds you safe and well. Things are pretty much on hold now in Neskowin. As far as what the future holds, we will find out when the time comes. At this point, the Neskowin Community Association has canceled all of its events for Memorial Day and the rest of the summer. The firehall is reserved for our Annual Meeting on Labor Day weekend, but its occurrence will depend on the social distancing policies at the time.

You will receive your 2020 assessments in the mail soon. The **assessment for developed lots is \$500**, and the **assessment for buildable undeveloped lots is \$200**. This past year, 105 of the 107 South Beach property owners paid their assessments in full. Thank you again for your commitment to maintaining the roads and common areas in our neighborhood. As a reminder, the Association's assessment policy is posted on our website. The proposed budget for the coming fiscal year is included with this letter.

Road improvement projects during this past year included paving the road between Highway 101 and the entry gate and Nescove Drive from the Y-intersection to Nescove Court. Costs for the entryway paving were shared with the Proposal Rock homeowners. The paving of this section addressed the settlement problem adjacent to the bridge and the large potholes along Highway 101 that had become safety hazards. The section of Nescove Drive that was paved had been plagued by numerous potholes in the past. The paving of this stretch of road and part of South Beach Road in 2018 has made it easier to maintain the roads. We will continue to try to keep the remaining crushed rock roads in good shape, but in the winter, when potholes are usually at their worst, it often is difficult to get the weather, road conditions, and the contractors' schedules to match. It is for this reason that we set a goal to pave the other heavily used rock roads: South Beach Road from the Y-intersection to the base of the hill and Nescove Drive from Nescove Court to Surf Road.

The other entry gate improvement this past year was the replacement of the gate operator, the gray box. The old unit was 20 years old and becoming unreliable. The new operator has alleviated concerns about the performance of the operator during power outages.

The focus for this coming year is to prepare the crushed rock part of South Beach Road for its ultimate paving. The critical step in this preparation is replacing two culverts, the undersized, collapsed culvert near the Y-intersection and the next culvert upstream that has filled with gravel. As I described last year, the plan is to replace the culverts with "mini-bridges" that will accommodate the sewer line that runs over the top of the current culverts and limits their size. The bridges will also greatly enhance the passage of salmon in the creek. Our plans suffered a setback this past

winter we when the supplier that we identified for the concrete panels that make up the deck of the bridges stopped making the panels. After meeting with representatives from the Nestucca, Neskowin & Sand Lake Watersheds Council, it was decided to turn over management of the project to the Watershed Council. They have an excellent record of building similar structures in the South County area. Their full-time coordinator is overseeing the permitting process, identifying contractors, purchasing materials, and obtaining external funds. The Road Association is committing \$30,000 to the project. The Watershed Council is seeking \$120,000 from federal, state and private sources. The timetable for the project is dictated by the restriction that work on salmon-bearing streams can only be done between July 1st and September 15th. This coming year will be devoted to producing the engineering plans and obtaining permits. Bridge construction will occur during the summer of 2021, and the road will be paved during the summer of 2022.

Finally, I continue to receive complaints about vehicles traveling too fast, throughout our community. **Please observe the 15-mph speed limit. Please inform your guests and contractors of the speed limit as well.** The pedestrians, pets, and deer that regularly fill our roads will appreciate it.

Sincerely,

Bill Busch
President, South Beach Road Association