

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

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**NEW GATE CODE: #7492**

10 April 2021

Re: 2021 Midyear report

Dear South Beach Road Association Member:

I hope that this letter finds you well. It has been quite a year. Hopefully, things will start to return to normal over the summer so that we can hold our annual meeting during the Labor Day weekend.

You will receive your 2021 assessments in the mail soon. The **assessment for developed lots is \$500**, and the **assessment for buildable undeveloped lots is \$200**. The 2020 assessment collection was excellent with 105 of the 107 South Beach property owners paying their bills. Once again, thank you for your commitment to maintaining our roads. This past year was an active one for real estate transactions. We have 18 new property owners. As a result, a copy of the Association's assessment policy will be included with the assessment invoices. The policy is also posted on our website (click [here](#)).

A financial report is attached to this letter that includes a summary of the 2019-20 expenditures, our expenditures during the current 2020-21 fiscal year, and the proposed budget for 2021-22. The financial report is also posted on our website.

The major project completed during 2019-20 was the paving of Nescove Drive from the Y-intersection to Nescove Court and the entry road between Highway 101 and the bridge. The entry gate was also upgraded by replacing the gate operator, the gray box that opens and closes the gate. Both of these projects were described in the 2020 assessment letter (click [here](#) or see our website).

It was again necessary to repair the beach access stairs on the riprap during 2019-20. Rocks were added to the middle stairs that hopefully will make them less likely to move. The stainless-steel railing was repaired and reset with materials and labor provided by Association member Leo Yakis. Thank you, Leo. The community appreciates your effort. The south stairs remain more problematic. Storm waves have focused lately on the south end of the riprap. Riprap under the south stairs has moved and will need to be reset. The waves also have exposed and moved rocks on the lowest part of the stairs, below the railing, in an area that usually has been covered with sand. We need to determine how to deal more effectively with those rocks. Extending the railing may be difficult because the lowermost rocks regularly move or are covered with sand by late summer.

You probably have noticed that tsunami evacuation signs have appeared in the neighborhood and elsewhere around Neskowin. The signs and posts were purchased with funds obtained by the South Tillamook County Emergency Volunteer Corps through grants from the Oregon Department of Geology and Mineral Industries (DOGAMI) and the Tillamook Coast Visitors Association. Russ Oullette and I installed the signs. Thank you, Russ. While we were at it, we added traffic-related

signs to the backs of some of the evacuation signs. We are fortunate in our neighborhood to have hills that should allow everyone to get out of the hazard zone by walking at a normal speed. Once the ground has stopped shaking from a Cascadia Subduction Zone earthquake and you have recovered your wits, there will be 10 to 15 minutes to make it to high ground. All of the models that DOGAMI has generated for evacuation times are based on the premise that evacuation will be by foot. Evacuation by car will not be possible.

The straight-line wind event that occurred on Labor Day evening brought about significant changes to our neighborhood and unplanned expenses. The unusual easterly winds blew over a large number of trees that blocked roads, knocked out a power line and transformer, and damaged some homes. South Beach Road and Nescope Drive were completely closed to traffic. Mike Herbel, Russ Oullette, and several contractors working in the area who happened to have chain saws in their trucks spent much of the following morning clearing paths to allow through-traffic on the roads. Thank these guys the next time you see them. The extent of the treefall and blockage of all traffic, including emergency vehicles, resulted in the Board deciding to remove trees along the South Beach Road and to a lesser extent Nescope Drive that appeared likely to fall during a windstorm, or earthquake. Roughly \$12,000 was spent to remove approximately 30 trees, primarily alder, that represented a threat to keeping the roads open. The contractor who removed the trees gave them to an individual in Pacific City who cut them into firewood, sold the firewood, and donated the proceeds to charity.

The major expenditure planned for the 2020-21 budget is finalizing the engineering design for the South Beach Road culvert replacement project and obtaining the necessary permits. In last year's assessment letter (click [here](#) or see the website), I explained the history of the culvert replacement project. It is worth remembering that this project became more complex than simply replacing failed, undersized culverts because the Neskowin Regional Sanitary Authority sewer line runs underneath the culverts. Thus, the existing culverts cannot simply be replaced with larger culverts. The project expanded from replacing one to two culverts when the Neskowin, Nestucca & Sand Lake Watersheds Council became involved in the project. A requirement of their involvement was to replace not only the culvert closest to the Y-intersection but the next culvert south as well. The Watersheds Council is raising approximately \$100,000 for the project. The Council's ability to raise funds and their management of the permitting and construction phases of the project make it a good deal for the South Beach Road Association. You might wonder how so much money can be raised for replacing culverts on such a small stream. It is all about restoring blocked salmon habitat. We hope the salmon do well, but what is of immediate importance is that installing the "mini-bridges" will allow us to complete the paving of South Beach Road, a project that is scheduled for the summer of 2022.

The design plans for the bridges are nearing completion and with that we will have a better idea about how construction will be carried out. Because Sutton Creek, the stream that flows through the culverts, is a salmon-bearing stream, the work on the bridge can only occur between July 1<sup>st</sup> and September 15<sup>th</sup>. Construction may include a complete closure of South Beach Road. The Board is looking into how to deal with that issue. When we have a better understanding of what the construction will involve, we will notify all property owners who will be affected by a potential road closure.

In addition to the bridge construction, we will also pave parts of the high traffic roads this summer. The current plan is to pave Nescove Drive from Nescove Court to Surf Road and South Beach Road from the start of the existing pavement at the base of the hill to just south of the southern culvert that will be replaced. Speed humps similar to those on Nescove Drive will be included in the paving at both locations. Paving will require the roads in those areas to be closed for roughly 5 hours. When we have a better idea of when the paving will occur, we will notify people about the timing of the work and how traffic will be accommodated.

Finally, I will reiterate my annual request **please observe the 15-mph speed limit**. The pedestrians and wildlife will appreciate it. Watch out for bears. They have already shown up in the neighborhood this spring to visit garbage cans. I have seen some good pictures of bears from last summer. Most are big and show up in the middle of the night, although one made an appearance at 5:30 pm. Except for getting into garbage cans, the bears are harmless and typically will run away when they see humans.

Wishing all of you a very happy and safe summer season at the beach.

Sincerely,

Bill Busch  
President, South Beach Road Association