

Bella Beach Homeowners Association Newsletter

December 2006

Dear Homeowners:

As many of you know, November and December have been wet and windy months in the Pacific Northwest. Bella Beach has received its share of wind and rain, with over 16" of rain falling in November. (This set a record for November). We also had strong winds in both November and December. (Wind gusts of up to 92 mph were observed in Lincoln County during the most recent storm). The combination of saturated soil and high winds resulted in many fallen and broken trees. Bella Beach lost many trees from individual homeowners' lots as well as common areas. Fortunately, the damage to individual homes was relatively minor. There are several storm damage pictures posted on our website.

After a major storm with downed trees, the Bella Beach HOA has removed trees from roads and alleys, regardless of whose tree it is. It is the individual homeowner's responsibility to remove downed trees and limbs from their property. One possible source for this is the Bella Beach landscaper, Lakeside Gardening. They can be contacted at (541) 921-9686. Homeowners who rent their homes may want to contact their property management company, who can arrange for tree removal. Regardless, we want to thank homeowners for handling tree/debris removal in a timely manner.

On December 9th, the Bella Beach HOA held their annual Christmas Party. The party was moved from the Side Door Café to the Bay House this year. Pam Getty organized the party, and it was generally thought to be one of the best parties ever. We have reserved the private room at the Bay House for next year on December 8th. Please mark this date on your calendar. It is a very enjoyable event.

Some time ago, the Bella Beach Board approved a logo for Bella Beach. This design can be seen at the Bella Beach website (bellabeach.org). Recently the board also approved the purchase of signs for Bella Beach using this logo. New signs will be posted at the entrance, as well as in the park and at the beach entrance.

The next Bella Beach HOA Board meeting will be January 6, 2007 at 9:00 am at Don Huster's house.

When establishing a 2007 budget for the HOA, expenses increased primarily in three areas. Major winter storms in January, November, and December increased landscaping costs. Many trees were blown over and had to be removed. Also, the HOA has decided that security will be provided during the weekends from Memorial Day to Labor Day. This is in response to several complaints and incidents that occurred last summer. Lastly, the budget provides for both new and additional signs for Bella Beach. With all of these costs it became necessary to increase monthly dues. In the last four years there has only been only one dues increase, and that was an increase of only \$5.00/month. The current reserve account is approximately \$20,600, and we would also like to increase that account. (A budget for 2007 is posted on the website). Effective January 2007, dues will be increased to \$64/month. Since we are increasing the dues this year, the board has decided to provide a payment option. You may pay as usual twice a year which would be \$384.00 in January and July. Or you may choose to pay in thirds. If you decide to pay in thirds, a payment of \$256.00 would be due in January, April, and July. It will be up to you to remember to send the second payment in April since we will only bill on the two regular cycles. If you choose to pay in thirds, you will be charged a late fee if the second payment is not received by April 30th. As always, you are welcome to pay in full.

The next annual meeting of the Bella Beach HOA will be in late March or April of 2007. At that time, two board positions will become available. (The two positions are currently held by Bob Donaldson and Pam Getty). If anyone is interested in running for either of the two open board positions, please contact the board. We request that each individual submit a short statement with their experience, reasons for running, and things they would like to accomplish. We need to have this by February 1, 2007, so that it can be distributed to all homeowners.

We live in a very mobile society. It has become very difficult for the board to maintain current contact information on individual homeowners. If you have changed phone numbers or mailing addresses (e-mail as well as conventional), please let us know. The easiest way to do that is through the Bella Beach website (bellabeach.org).

Lastly, the Bella Beach HOA Board would like to wish you and your family a happy and safe holiday season.

Sincerely,
Bella Beach HOA Board

Bob Donaldson President
Pam Getty
Don Huster
Dave Loverink
Al Watkins Secretary