



Bella Beach HOA Newsletter

February/March 2008

HOA Annual Meeting

The HOA's annual meeting will be held on Saturday, April 5th, at 10:30am.
Location: Gleneden Beach Community Center (110 Azalea Street in Gleneden Beach)

Included with this newsletter is a meeting packet for each HOA member. The packet includes a meeting agenda, ballot, proxy form and additional background information for the ballot items.

It is very important that you fill out and return both the ballot and proxy as soon as possible. We must obtain a quorum to conduct the meeting and the election. Please fill out and mail the ballot and the proxy even if you plan to attend the meeting so we are sure to achieve a quorum. If you attend the meeting in person, you may ask for the return of your ballot and proxy at the meeting and re-vote at that time.

New HOA Security Phone Number

One of the most common concerns the Board hears from HOA members is a feeling of not knowing whom to call to report a problem. To address this concern and to provide supplemental security services for the community, the HOA has retained the services of TCB Productions.

TCB is a security services provider based in Newport. The HOA used TCB for holiday patrols during the summer and fall of 2007 with good results. The new services provided by TCB will also include daily patrols.

HOA members may call 541-265-5265 to report problems starting March 1st. Refrigerator magnets with TCB's contact information will be available at the annual meeting on April 5th.

Problem Report and Resolution Process

When TCB receives a call about a specific house/property (e.g. a noise issue), they will contact the responsible party indicated on that house's emergency contact information form. TCB will work with the property contact to resolve the issue and will follow-up with the person reporting the problem to make sure it has been resolved.

Bella Beach HOA, PO Box 1035, Gleneden Beach, Oregon 97388
email: tellyourboard@bellabeach.org web: www.BellaBeach.org

If TCB is not able to reach the responsible party for the property, they will dispatch an officer. After assessing and resolving the issue, the officer will check back with the person who made the report.

TCB will also dispatch an officer in cases where the problem is not specific to a property or where the problem requires a more immediate response.

The Board will be working with TCB to fine-tune the response process as the spring and summer progress.

Please note, HOA members should continue to use 911 for emergency situations.

To report other non-urgent problems directly to the HOA, for example landscape maintenance or repairs needed in one of the common areas, members should continue to use the HOA email address: tellyourboard@bellabeach.org

For full-time Bella Beach residents, TCB offers a "vacation watch" service. If you will be gone from your home several days or more, contact TCB and their patrol officers will check your property daily while you're gone. This service is provided without additional cost to the HOA or residents.

Emergency Contact Information Reminder

If you haven't filled out an emergency contact information form or the previous information you provided is out of date, please make sure the HOA has a current and complete form for your property asap. As you read in the previous section, the HOA security company will be using this information in the event they need to contact someone regarding your property. If you wish, you may specify your property management company or rental agency as your responsible party.

You may mail your form to the HOA or bring it to the April 5th HOA meeting. If you need another copy of the form, it is available on the website at: <http://www.BellaBeach.org/contact/> (at the bottom of the page)

Landscape Committee Update

The Landscape committee recently approved a plan to have Lakeside Gardening make a number of improvements and repairs to the beach access path. Pampas, fountain and beach grasses will be added in the path area above the beach stairs. Additional gravel will be added to the path from between the "candlesticks" to the top of the stairs. All improvements should be in-place by the middle to end of March.

The HOA will also be planting a number of trees throughout the community to replace those lost to recent storms.

After several years of dedicated service to the HOA on the Landscape committee, most recently as its chairperson, Al Watkins will be leaving the committee in March. Joe Brewer has joined the Landscape committee and will be taking over as chairperson. The Board of Directors would like to thank Al for his service and welcome Joe.

HOA Dues Payments

Thank you for your prompt attention to HOA dues billings. A large majority of HOA dues are paid on time. This helps us avoid extra accounting charges associated with re-billings and collections.

Our accounting firm has a request to help make dues processing more efficient and thus cost the HOA less: Please make sure your check includes your name and the address of your Bella Beach property, not just the "house name." This is particularly important if you pay via an online banking service. If the accountants can't identify whom the check is from, they can't accurately credit the payment to your account.

HOA Emails

Are you receiving meeting notices and other HOA information via email? If you aren't, and you would like to, send your current email address to pam.getty@bellabeach.org to be added to the HOA email distribution list. Email addresses provided to the HOA will be used only for HOA business and will not be shared with anyone else.

Notice of Meeting Announcement Location

Notices announcing the date, time and location of HOA Board of Director meetings will be posted on the HOA website at least seven days prior to the meeting.

Notices for annual, general or special meetings of the HOA will be mailed to all HOA members at least seven, but not more than 50, days prior to the meeting, as required by the HOA bylaws. Notices for annual, general or special meetings will also be posted on the HOA website.