



Bella Beach HOA Newsletter

Fall 2007

Dear Homeowners:

The Bella Beach Homeowners Association held their annual meeting on April 28, 2007. During that meeting, two new Board members were elected. Jadene Stensland was elected to fill Bob Donaldson's position, and Pam Getty was elected to continue her position as Treasurer. We want to thank Bob for his time on the Board the last two years, where he served as Secretary, and then President. We also want to welcome Jadene onto the Board.

After the meeting, Don Huster agreed to serve as president, Dave Loverink would serve as secretary, and Pam Getty would continue as Treasurer. By the end of June, Don Huster had sold his house and was no longer part of Bella Beach. Pat Corcoran was appointed to serve as his replacement, since he had previous experience on the Board. At that time, Board responsibilities were changed. Dave Loverink and Pat Corcoran agreed to serve as co-presidents, Jadene Stensland would serve as secretary, and Pam Getty would continue as treasurer.

Holiday Party

The HOA has made plans for a Holiday Party on December 1st. The party last year was both well attended and well received. The party is scheduled at the Salishan Lodge at 7:00 pm. Dinner will be served, with a cost of \$42.00 per person, including gratuity. This is a good time to come to the beach and meet your neighbors.

Please RSVP to Pam Getty (pam.getty@bellabeach.org) by November 18th with your entree choice to ensure adequate seating.

Entree Choices:

1. Grilled beef tenderloin and prawns
2. Salmon filet
3. Vegetable stuffed shells in marina sauce (vegetarian)

All dinners come with a Caesar or Spinach salad, appropriate starch, vegetables and a dessert.

Security Update

The Bella Beach HOA contracted with TCB Productions in Newport for security over the July 4th and Labor Day holidays. Reports were very favorable, and July 4th fireworks were confined primarily to the beach instead of to the parks and streets. The security company suggested that in the future, all Bella Beach homeowners are notified of fireworks restrictions at Bella Beach. Other neighborhoods (including Salishan and Coronado Shores) posted signs and gave notice regarding fireworks.

Based on the favorable reports regarding security on the July 4th holiday, the HOA Board contracted with the same security company for security over Labor Day weekend.

While on the topic of security, homeowners should also be aware that there were several instances of theft from Bella Beach rental homes this year. An employee of a cleaning company used by a Bella Beach rental agency has been charged with the thefts and some of the property has been recovered. For tips on how to secure your home or rental property, contact your insurance agent or the Lincoln County Sheriff's Department.

Fire Danger and Burning Restrictions Reminder

During the hot dry summer with windy conditions, fire is a real danger. It should be noted that the Depoe Bay Fire District has regulations regarding open outdoor burning. To quote the Fire District, "Open burning is allowed between 8:00 am and two hours before sunset on approved burning days. Open burning is banned from July 1st through September 30th, and may be banned at any time by the Fire Chief". Fire pits are considered open burning and owners with fire pits in their yards should be aware that the Fire District enforces the burning ban with substantial penalties.

Lighting Input Request

Several homeowners have requested increased lighting at Bella Beach. There is some disagreement as to the scope of such lighting. Additional lights, similar to the existing path lights, can be added at an additional cost of approximately \$250-350 each. These could be mounted on poles up to 7 feet in height, or mid-level at 3-4 feet. These could be equipped with 13 watt florescent bulbs (roughly equivalent to standard 75 watt bulbs). We are using 40 watt standard bulbs in our lights now. Another possibility would be actual street lights. Much more expense would be required for street lights, and the HOA might ask the Road District to help if street lights are desired. The HOA Board is looking for input on this topic. We would like to know if additional lighting is desired, and if so what kind? Also, where should the lights be located? Are street lights something that should be pursued? Please let us know at: tellyourboard@bellabeach.org

Landscape Update

The landscape operations continue to operate within budget. All irrigation systems are working after some minor electrical problems with two of the timers, and with two system leaks. Several homeowners were given letters regarding the maintenance of their yards. In most cases, either the homeowner, or the property management company managing the home, corrected the matter. Several homes are still deficient in yard maintenance. The Bella Beach landscaper, Lakeside Gardening, is available for one time or scheduled maintenance. They can be contacted at (541) 921-9686.

The Landscape Committee would also like to thank the homeowners who put forth extra effort to help maintain common areas (usually near their homes). We would especially like to thank Pat and Diane Nelson, Bruce and Diane Warne, and Joe and Stephanie Brewer, and Kathy and Russ Penfold. Their efforts have improved the entire neighborhood.

Last year's storms blew over or damaged many trees in Bella Beach. Some of the trees were on common areas, but a majority of the trees were on individual homeowner lots. The HOA is encouraging all homeowners to replace any damaged trees with new trees. Shore pines are one native, quick growing tree that is inexpensive to plant. The Bella Beach landscaper has access to trees and can plant them at minimal cost. The HOA will be planting additional trees within the next few months in common areas. This is necessary to preserve the natural feel of Bella Beach.

Reserve Study

The Board has completed its review of the Reserve Study commissioned earlier this year. A shortfall in reserves was identified by the study. The shortfall is the result of increased projected maintenance and replacement costs for HOA assets and common area structures. The total projected shortfall at the end of 2007 is \$13,111. That amount will be made up over the next three budget years. Please see the 2008 HOA Budget mailing for additional information on the HOA budget and the plan to make up the reserves shortfall.

Commercial Buildings Update

Casey Roloff has finished the three commercial buildings at the entrance to Bella Beach. Bella Beach Property Management has moved into one building, and the other two commercial buildings are for sale. If the buildings do not sell by early next year, Casey is considering furnishing the two upper units for addition into the rental pool. The lower units of both buildings would include two small businesses, possibly a wine/cheese store, and a coffee/book shop. Casey feels this would make the units more attractive to buyers.

Treasurer's Report and 2008 HOA Budget and Dues

Checking account: \$6879.00

Reserves and CDs: \$30234.00

At this time all bills are paid.

At the October 24th Board meeting, the HOA Board of Directors approved the 2008 budget and dues. In keeping with the Board's stated goals from the September Board meeting, the 2008 budget holds dues at the 2007 level and starts a three-year plan of making up the shortfall in the HOA's reserves.

Dues for 2008 will be \$64 per month, \$768 per year, for each HOA property. Dues are billed twice yearly in January and July.

Complete information on the 2008 Budget and Dues is included with the fall newsletter mailing. It is also available on the HOA website at:

http://www.bellabeach.org/board_reports/reports/2008Budget.html

Road District Update

Bella Beach is part of the Belle Mer SIGL Special Road District. The Road District maintains all public roads in Bella Beach, and is working to improve access for emergency vehicles and fire trucks. Two of the three members of the Road District are residents of Bella Beach. The Road District installed the speed bumps on Oceanview last year.

The Road District has notified the HOA that they are considering adding speed bumps on Bella Beach Drive, and also the possible elimination of two parking spaces on Bella Beach Circle. The Road District feels this is necessary to allow for access of fire trucks and emergency vehicles.

Signs Update

The HOA is working with ODOT and Lincoln County for permits and approval to place the signs, formerly at the entrance, at the north end of the HOA common area property along Hwy. 101. ODOT is currently reviewing our request to remove several trees in the ODOT right-of-way to allow better visibility of the signs. While we do not yet have final approval, initial indications are positive. We are working with Lincoln County on permits for the signs. The country permit process will be completed once we have final approval from ODOT.

Special thanks to HOA Board Secretary Jadene Stensland and HOA member Kevin Jones for spearheading this effort.

Architecture Review Committee Reminder

The Bella Beach Homeowners Association has several committees that oversee various parts of the HOA and report to the Board of Directors.

One of these committees is the Architecture Review Committee. The ARC sets architecture and design standards for the Bella Beach community. It also reviews applications from homeowners for exterior changes to houses, hot tub placement, fences, decks, etc.

If you are planning a change to the exterior of your house or an addition or change to an exterior structure such as a deck, porch, fence or outbuilding, you need to contact the ARC for prior approval. For contact information, see the HOA website:
<http://www.bellabeach.org/contact/>

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.

Rules Violation Complaint

The Bella Beach Board of Directors recently received a complaint alleging a violation of HOA Pet Rules by an HOA member. The Board investigated and substantiated the complaint. As per HOA policy regarding the first occurrence of a substantiated complaint, a "first notice" letter was sent to the HOA member requesting that they take action to ensure that there is not a repeat of the rules violation. It is the HOA Board's goal to avoid fines whenever possible and we appreciate member's efforts to voluntarily comply with the rules and take corrective action when necessary.

Legal Matters

A member of the HOA has raised objections to the Board's authority to enact and enforce rules and regulations. The matter has evolved to the point where counsel has been retained to evaluate the HOA's position and respond. A series of letters have been exchanged between the HOA member's attorney and the HOA attorney. These letters are available on the HOA website.

The Board believes that the HOA Bylaws and CC&Rs clearly give the Board the right and obligation to enact and enforce rules that protect and ensure HOA member's right to the peaceful enjoyment of their properties so long as those rules do not conflict with existing CC&Rs and Bylaws. While we continue to work towards and hope for an amicable resolution to this matter, the Board will continue to work with counsel and support its position.