

February 2012

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NWS



An important message from the Board:

You're committed to bettering our community, so why not put that passion to work for a spot on the association Board?

The Association will be holding elections for Board members at the April Owners Meeting, and we're looking for dedicated homeowners like you to help us shape and implement our governing rules, handle association finances, make important decisions that affect the entire community and much more.

If you are interested in running for the Board, please **speak to a Board member or the manager** to find out more information, including responsibilities of the open positions and how to get your name on the ballot.

2012 Budget Report

The Fiscal Year 2012 (January 1, 2012-December 31, 2012) budget for The Capes was approved by The Capes Board of Directors at their regular monthly board meeting in November 2011. We have now completed the transition to a budget/dues cycle where both the budget year and the dues year are identical. Until 2011, the budget year was January 1-December 31, but the dues year was May 1-April 30. The lack of synchronization between our budget and dues years caused cash flow problems for our Association, in particular when there was a significant change in the dues from one year to the next.

As was promised by your Board of Directors, the one-time significant bump-up in dues for the Townhomes for 2011 has come to an end. We have completed the full-repaint cycle for the Townhomes, and collected the dues necessary to pay for that full repainting. As such, the Townhome dues for 2012 will drop from \$280 per month to \$240 per month. Going forward, we expect that the need for future dues increases will be modest, primarily due to inflation, now that we have completed the transition to the synchronous budget/dues years, and completed the first full repainting of the townhomes in many years. The Board has conceptually approved taking a "pause" on the Townhome painting work during 2012 (except for touch-up/warranty work), and is planning the next full Townhome repainting to be done over 3 or 4 years, commencing in 2013. The decision

on whether or not to go with a 3-year painting job, or a 4-year painting job will be made in early 2013, when we have had an opportunity to judge how the prior painting job is holding up. By taking a year "off" from painting, we will be able to rebuild our depleted Townhome reserves and

collect the cost of the next full townhome repainting over 4 or 5 years, within the current Townhome dues structure.

Otherwise, for all Capes owners, the costs for our “commons” expenses are rising slightly, primarily due to salary increases granted by the Board of Directors to the Capes Manager and manager’s assistant, effective for January 2012. For example, monthly dues for Single Family owners will rise \$4 per month, from \$114 per month to \$118 per month, primarily because of increased commons expenses.

If you have any questions regarding the 2012 budget for The Capes, please do not hesitate to **contact Tim Moore**, Capes Manager at 503-842-8777 or, Geoff Davey, Capes Treasurer, at 503-842-7450. Time will be also allotted at the Annual Meeting in April for questions regarding the budget.

On a somewhat related issue, at the end of 2011 we found that in February QuickBooks Pro, our accounting software, had failed to automatically assess several homeowners for the February assessment. As a result, they appeared to have a credit equal to one month. An audit of all accounts has been done and the error corrected.

Are you interested in expanding the recreational amenities at The Capes?

The Board has authorized an ad hoc committee to explore upgrading our amenities. Jim Holst is interested in adding basketball to the tennis courts and/or adding a sport court on common ground.

If you have an interest in being part of this ad hoc committee, please email Jim Holst or **send a note to the Manager** and we will get started soon in looking at our options.

Dune grass

The area to the west on the Capes HOA’s property sloping down to the beach is covered by European Beach Grass, shore pine, scotch broom, and other vegetation. Wilbur Ternyik, telephone (541) 997-2401, email: ternyik1@hotmail.com, has supervised and advised the Capes HOA on the planting and maintaining of the beach grass. His services have been paid for by the Capes HOA. The beach grass is vital to the slope’s long-term stability. Beach grass needs to be fertilized at least once a year, but generally twice a year. The first fertilization should be done in the late fall, and second in the early spring. The fertilizer to be used is 21-0-0. Mr. Ternyik advises that you cannot overfeed or burn the beach grass when using 21-0-0. Each townhome owner who front on the western slope, should insure that the dune grass in front of his or her townhome is fertilized on a regular basis.

Crawl space under townhomes

Townhomes generally have a crawl space beneath the structure. You should inspect your crawl space periodically. There is usually an entry point inside your townhome on the first level, through some type of trap door system in the floor. In many cases, the original construction included a vent fan and the duct work, circulating the air to the outside. There is probably duct work for your dryers, running up the crawl space which takes the moisture to the outside. The original duct work for the dryers and the fan, if your townhome has a fan, are of very poor quality. Over the years your

duct work has probably deteriorated. The duct work probably needs to be replaced. The vent fans were likewise of very poor quality. If the vent fan has never been replaced, it is probably rusted out. Townhome owners should make sure that the vapor barrier (thick black plastic) covers all sand areas under their townhomes. In addition, townhome owners should insure that the insulation between the bottom floor and the sand has not been pulled away over the years by small animals. There may be breather vents on the front of your townhome. If you have a vent fan in your crawl space that is working, you can probably seal off the vent holes with no detrimental affects to your townhome. The benefit is that cold, moist air will not move in and out through the vent holes, along with small animals.

The Capes Maintenance Committee

The Maintenance Committee has been very active since May of 2011. The Committee was inactive for months prior to that time and we are blessed with the volunteers that came forward to assist The Capes community.

The Committee communicates by email and the air waves were active over the last eight months. The only sit down, face to face, meeting of the Committee was held on 1/21/12. The Agenda for that meeting was to reflect on the 2011 activities, the townhome painting cycle, the TH painting and HOA reserve fund status, and our focus in 2012 on common area repairs/ replacements and review of home repairs that are identified in the 2011 inspections.

2011

In 2011 Committee members were active in the inspection of all living units other than the Cottages (they are in a sub HOA). That inspection effort was shared with the HOA manager and the townhome painting contractor. The results of those inspections are just being issued. It was a big effort for all involved and was undertaken with all seriousness and the objective of maintaining the Community values. We also developed Standards to maximize consistency of the inspection results that will be considered by the HOA Board at their February meeting.

Committee members participated in the preparation of bid documents and specifications for the repairs to the beach access stairway and townhome painting. The painting cycle of townhomes was also evaluated and the Committee members weighed in on the suggested next cycle. The decision on the next painting cycle will be made toward the end of this year or the first of 2013.

2012

In 2012, the focus will be on the repairs and replacement of common area improvements. On 01/21/12, the Committee reviewed the elements suggested by the HOA Reserve Study and other specific needs that the members have identified. The following is a list of the common area elements for 2012:

- Stairway repair from hammerhead to playground
- "As needed" repairs such as: storm drainage element repairs; pavement crack sealing "as needed"; bocce ball sideboard posts
- Main entrance fence and pillar painting
- Repair sensor lighting at the dumpster and add gravel path around dumpsters
- Investigate and identify entry gate painting/replacement options
- Trail steps and surface repairs throughout The Capes

- Replace walkway with gravel and evaluate bracing the walls at signature tree
- Repair pavement and curb at Promontory cul-de-sac

This is not an exhaustive list and is still subject to additions/changes. The cost of the capital improvements will be monitored to be within the reserve funds suggested by the Reserve Study.

We as Committee members are dedicated to maintaining the quality of The Capes community and most certainly welcome your participation with us and any suggestions. Don't hesitate to volunteer to be a part of our meaningful efforts.

Jerry Palmer, Chairman
Bob Wiley
Gordon Rood
Mark Knudson
Henry Wheeler
Dave Simmons, Board Liaison

New hours and food options at Brewin' in the Wind!

The quaint Oceanside coffee house has recently expanded their breakfast and lunch offerings to include full hot breakfasts and lunch options. So far we have heard raves about the special bacon! They will also offer daily specials. Winter Hours are Sunday through Thursday, 7am – 2pm; Friday and Saturday, 7am – 5pm and closed on Tuesdays. Stop by and try out their new menu items!

Winter safety reminder

Winter is here, and along with that is variable weather. As we receive information from the Tillamook Emergency Management Office, it will be passed along via email to all. Snow, ice, flooding, and mudslides are all possibilities on Highway 6 as last year and this year have shown. Remember that if Highway 6 seems possibly treacherous, an alternate route through McMinnville, Grand Ronde, then Hebo via Highway 22 may be a good alternate, as 22 does not peak at such a high elevation. It is a longer trip, and 22 has tighter curves than 6, so it will take longer. However, if it seems that weather or other issues may make you feel uncomfortable traveling 6, all is not lost – try the other route. And no matter which way you come, drive carefully.

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