

April 2012

Sunday, April 1, 2012 at 12:02 AM

NWS



2012 Capes HOA Annual Meeting!

Please join us for The Capes 2012 Annual Meeting on Saturday, April 21. There will be a Board meeting at 9:00am prior to the start of the Annual Meeting which starts at 10:00am. The meeting will be held at the Netarts Fire Hall. Bridge House committee members are preparing the space and will provide juice, coffee and breakfast items.

We look forward to you joining the meeting and hearing about: projects accomplished in 2011, projects planned for 2012, providing feedback to the Board and meeting your fellow homeowners. We look forward to seeing you then!

2012 Annual Meeting Agenda

Please review the various volunteer committees we have at The Capes and we encourage you to join one. Volunteer involvement promotes homeowner input and interaction as well as helping to keep association costs down by not using outside resources. All of our committees are looking for new volunteers – Maintenance, Landscape, Bridge House, Budget, Emergency Preparedness, ARC (Architectural Review Committee), Website/Communications, and Insurance.

NEW

Report on the Cape to Cape Disaster Preparedness Drill

We want to thank all the Cape's members who participated in Cape to Cape Disaster Drill. It was very encouraging to see how seriously our members took the drill. We had one of the largest attendances of all the Assembly Points, with 60 people and 15 dogs reporting. Participants were asked to fill out a questionnaire prepared by Tillamook County and were given further preparedness information.

The Cape to Cape Disaster Drill was a tremendous success and the 9 or more different Emergency Departments of Tillamook County were well pleased with all aspects of the Drill. During the post-mortem at the conclusion of the Drill, all Assembly Points reported very encouraging involvement from the general public. A total of 555 members of the general public participated, 100 volunteers plus members of the various County Emergency Departments. There were some areas which need to be reworked but this 'fine tuning' was at the heart of why the Drill was held.

There will be Disaster Preparedness handouts at the Cape's Annual Meeting and articles put on the Website. Once the dates for the next CERT course and CPR/Family First Aid course are announced we will send out the information for those who are interested.

Once again we want to thank all those Cape owners and visitors for their participation in the Drill.

NEW

Landscape Schedule

The **Landscape Schedule for April** is now available for download.

Office Hours and After Hour Contacts

Information from the homeowner survey in the summer of 2010 determined that homeowners wanted more office coverage, specifically requesting 7 days a week. Given that input, along with hiring a new manager and assistant manager, we have staffed the office 7 days a week and extended the hours. The current office hours are:

Tuesday – Friday, 8:00am – 5:00pm

Saturday, 8:00am – 4:30pm

Sunday, 10:00am – 2:00pm

Monday 8:00 – 12:00

Tim has alerted contractors if they need to get in earlier and they contact him the day before, he will open the gate. Office hours are posted on the entry gate squawk box. In addition, after hour contact numbers are now posted on the manager's office. These numbers are in order as to who to try first: the Manager's cell phone; Jim Partin's phone number; and Jim Bethell's (Board Vice-President) phone number. In addition, Jim Bethell has been trained on how to operate the front gate if necessary when the Manager or Assistant Manager are unavailable.

Area events for April

9th Annual Birding & Blues Festival in Pacific City

Fri Apr 13 – Sun Apr 15, 2012

The 9th Annual Birding & Blues Festival will be held in Pacific City at the Kiawanda Community Center.

Marie Mills Center's 3rd Annual Spaghetti Cook-Off

April 14 beginning at 5:00 pm

Marie Mills Center will be hosting their 3rd Annual Spaghetti Cook-Off. Food will be served until it is gone. Tickets are \$12 Adults, \$6 for children 6-12 and kids under 5 are free.

Annual Fish Fin Clipping Day

April 14, 9:00 am to 3:00 pm

The Whiskey Creek Volunteer Salmon Hatchery will be holding it's Annual Fish Fin Clipping Day.

For more information contact Jerry Dove at 503-842-9516

Tillamook Habitat for Humanity "Taste of Italy" Dinner & Silent Auction

Fri May 4 5:30pm – 8pm at the Nazarene Church.

Tillamook Habitat for Humanity will be having their "Taste of Italy". Italian food, salad bar, dessert bar, coffee & soda will be served. Tickets are \$10 adults and \$6 for children 12 and under.

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.

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

This is not an exhaustive list and is only 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

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