

May 2012

Tuesday, May 1, 2012 at 12:39 AM

NWS



NEW

2012 Annual Homeowners Meeting

On a beautiful Saturday morning, April 21, the Bridge House committee hosted the 2012 Annual Homeowners Meeting. Approximately 40 homeowners attended to hear the Board President, Dave Simmons, introduce the agenda. This is YOUR meeting, so we welcomed numerous questions and great input from the owners. A more detailed report by President, Dave Simmons, will be submitted in the June website update, but agenda topics included:

- Association Resolution for Revenue Ruling 70-604 (applying excess income to the following year's assessments)
- Recognition of: 1) Former Board Members; 2) Former Committee Volunteers and 3) New Board Members appointed
- Election of Board Members
- Presentation by the Capes Emergency Preparedness Committee
- Presentation of a possible concierge service company available to homeowners
- 2012 Budget Q & A
- President's Report, including Q & A
- Open discussion

Several handouts were distributed. If you would like copies, please **contact Resident Manager, Tim Moore**.

NEW

ARC Update

The Board wants to thank all the volunteers who previously made up the ARC Committee. At the April Board Meeting, the Board elected some new homeowners to serve on this committee for the next year. Jeff Tathwell will become Chair of the committee with Jim Partin, Claude Zeller, and Steve Plaisted as members. More information and updated information on the **ARC page** of this

website will be coming soon. Thanks to all who have served and those who will serve as volunteers on this important committee.

NEW

Tillamook P.U.D. Window Replacement Program

Windows must have a U-value of .30 or less, and you must have an energy audit prior to any work being done. The program consists of a rebate or a low-interest loan; for more information call (503) 842-2535.

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.

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 May

31st Annual Quilt & Fiber Arts Festival

May 26 & 27, 10am – 4pm at the Tillamook County Fairgrounds.

Sign up to demonstrate your favorite textile art. Entry forms are available at Latimer Quilt & Textile, 2105 Wilson River Loop Rd, Tillamook, OR 97141. Call 503-842-8622 or online at latimerquiltandtextile.com.

Paint can and Hazardous Waste Disposal

Saturday, May 5 at Tillamook Recycling.

Signs will be posted on many roadways with directions.

Habitat for Humanity Dinner and Auction

Friday, May 4, 5:30pm – 8pm

Italian Pasta Dinner and Auction. Church of the Nazarene, 2611 Third St., Tillamook. \$10 adults, \$6 children under 12, 503.842.7472

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.

Article originally appeared on The Capes HOA (<http://www.thecapeshoa.org/>).

See website for complete article licensing information.