

RBR Driftings

Volume 14, Issue 1

January, 2009

Editor:

Don Osborne

Notice of Annual Meeting of Homeowners to be Held on March 1, 2009

TO: THE HOMEOWNERS OF ROCKAWAY BEACH RESORT HOMEOWNERS ASSOCIATION

You are cordially invited to attend the Annual Meeting of Homeowners to be held on **Saturday, March 7, 2009 at 1:00 PM** local time, at the **Shilo Inn/Portland Airport, 11707 NE Airport Way, Portland, Oregon, 97220** to consider and take action upon the following matters:

1. Electing or appointing Directors of the Homeowners Association to serve the ensuing 2 years and until their successors shall be elected and qualify.
2. Approval of the 2009 Budget as authorized and unanimously recommended by the 2008 Rockaway Beach Resort Finance Committee and Board of Directors.
3. Transacting such other business as may properly come before the meeting or any adjournment thereof.

The close of business on December 31, 2008 has been fixed by the Board of Directors as the record date for determining the Homeowners entitled to notice of and to vote at the Annual Meeting.

It is desirable that your vote be represented at the meeting, regardless of the number of ownerships you may hold. Whether or not you expect to be present in person, **you are requested to date and sign the enclosed proxy and return it in the provided self-addressed envelope before February 15, 2009.** Homeowners who are present at the meeting may revoke their proxy in person.

BY ORDER OF THE BOARD OF DIRECTORS, Norm Dittrich, President

ROCKAWAY BEACH RESORT, INC. ASSESSMENT BILLING AND COLLECTION POLICY

• **Dues and assessments:** 2009 dues have been set at **\$ 373.00** per share. **January 15, 2009:** Owners are mailed Dues Statement.

• **February 15, 2009:** Full payment for dues is due, on or before February 15, 2009. If you are delinquent, your reservations will be cancelled, and you may not make or hold a reservation until your account is brought current. Exchange requests cannot be granted or confirmed. Existing, confirmed exchanges will be blocked and the exchange organization notified. Active Rental contracts are blocked.

• **Delinquency:** Dues not paid in full by February 15, 2009 shall be considered DELINQUENT. If your dues payment is delinquent, management will add interest and a late fee on the unpaid balance. A collection notice will be sent and the Board of Directors may, at its discretion, submit delinquent accounts to an attorney for formal notification of default, and demand for payment (Legal Notice). Cost of Legal Notice will be added to delinquent owner's accounts. If the account is yet delinquent on April 15, 2009, the Board of Directors may, at its discretion, implement any of the following actions: Any related costs for these actions will be added to the delinquent owner's account. 1. Engage a professional collection agency or attorney for collection of any past due payments. 2. File a Claim of Assessment Lien. 3. Foreclose on the Claim of Assessment Lien. 4. Institute a Small Claims suit or other action.

• **A Courtesy Extended by the Board - Choosing the Payment Plan:** By choosing the **only** alternative to paying in full on or before February 15, 2009, **contact RBR office for a payment plan form, complete and sign and send it with your first payment which must be received on or before February 15, 2009.** A processing fee of \$14.00, which includes interest will be added to your account, making the total dues amount \$387.00 per share, divided into three (3) monthly payments of \$129.00 per share. **The three monthly payments are due February 15, March 15, and April 15, 2009. There will be no exceptions.**

A. If a shareholder is delinquent with any payment, the dues will be considered **delinquent** and shareholder will lose eligibility for this payment plan. The unpaid balance will **become due immediately, paid in full.**

B. If you are delinquent, your reservations will be cancelled, and you may not make or hold a reservation until your account is brought current. Exchange requests cannot be confirmed. Existing, confirmed exchanges will be

*Thanks to all Board and committee members for their tireless donations of time, energy and expertise.
Very Special thanks to the outgoing Board president, Norm Dittrich for the many hours he has devoted to this Resort.*

BUDGET PLANNING 2009:

Our RBR Board of Directors started discussions on our '09 budget in March '08. Those discussions carried forward throughout the year, to our November meeting where we finalized the plan. And the list of items needing attention and money is endless. But we cannot do it all in one year, so our Board was very select on which items we will do.

Our '09 budget will focus on upgrades for our facility. Plumbing is leaking, and our bathrooms need remodeling. Our fireplaces are wearing out (member safety), and our office copier will soon breathe its last copy. We'll continue to upgrade and refresh 5 units per year, and tune up our recreation room (many first impressions are born here). Exterior Oceanside doors must be replaced. And our employee wage base needs to match up with our State guidelines.

And the list of things to do is still very long.

In order to accomplish these goals for the '09 year, we will see a \$28 member dues increase per week owned. This decision and effort, on the part of our Board of Directors, was a tireless act, and I'm pleased to say that each member contributed significantly to this process.

Respectfully,
Rockaway Beach Resort Board of Directors

FROM THE RESORT

RBR survived the winter snow and ice in December and we begin the regular deep cleaning, upgrades and new bathrooms and fireplaces in January and February of 2009. Be sure and visit the website, ezrbr.com for photos and information from the Resort.

Don Osborne,
General Manager

No applications for Board vacancies were received by the deadline this year, so No ballot is included in this Annual Meeting Notice/Billing packet. The Board will make appointments for the remaining vacancies. Current Directors, Bob Wilson and Jim Miller are eligible to serve second 2-year terms.

MESSAGE FROM THE BOARD PRESIDENT

Hello RBR Owners!

It seems like I just wrote to you about our resort, and now I'm back with another message.

Well, we've completed all our '08 budget projects on time and within the dollar allotments, and our Board of Directors have been working on our 2009 budget. There were times when it seemed like the task was insurmountable, but we developed a plan that will see many much needed improvements for all of us to enjoy for years to come. See "Budget Plan" in this issue of Driftings for more details.

Don and staff have been quite busy working on our facility maintaining and improving as time marches on. This is also a "tall order as the schedule for 39 units is always hectic, not only by the week, but by the day too! Don continues to give us constant feedback about the support of our members that enjoy their time at the Resort and its "picture perfect" Oceanside setting.

To all our members and guests: We thank you for taking the time to fill out the questionnaire that is in your check-in packet. Our Management staff reads all of them, and responds to comments that you make. This, in turn, makes our resort a better place to visit.

Don't forget to look up our resort on the internet- ezrbr.com

Reminder to all: Saturday, March 7, 2009 is the date of our annual Homeowners' Meeting at the Shilo Inn/ Portland Airport. We'll be selecting 4 board members for 2 year terms. John Thomas and I are finishing our 2—2 years terms and cannot run for office until a year has passed (RBR By-laws). Bob Wilson and Jim Miller have served for a 2 year term that expires March 7, 2009.

A little bit of history: Our "North building" structure was built in approximately 1948, and the "South building" was put up in 1955 (approx), and when originally built, it was designed as a motel.

Our family enjoys our visits to the Resort, and we appreciate the time and effort that the Staff takes to make our visits comfortable. We hope that you enjoy your time at RBR too!

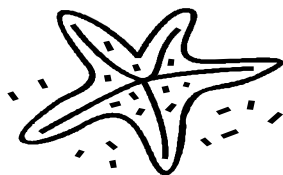
Norm Dittrich, President, RBR Board of Directors.

**2009 RCI ZONES
FOR ROCKAWAY BEACH RESORT, INC.
RCI bookings must be Friday to Friday**

Wk	Color	Dates	Wk	Color	Dates
1	BLUE	01/02-01/09/09	27	RED	07/03-07/10/09
2	BLUE	01/09-01/16/09	28	RED	07/10-07/17/09
3	WHITE	01/16-01/23/09	29	RED	07/17-07/24/09
4	WHITE	01/23-01/30/09	30	RED	07/24-07/31/09
5	WHITE	01/30-02/06/09	31	RED	07/31-08/07/09
6	WHITE	02/06-02/13/09	32	RED	08/07-08/14/09
7	WHITE	02/13-02/20/09	33	RED	08/14-08/21/09
8	WHITE	02/20-02/27/09	34	RED	08/21-08/28/09
9	WHITE	02/27-03/06/09	35	RED	08/28-09/04/09
10	WHITE	03/06-03/13/09	36	RED	09/04-09/11/09
11	WHITE	03/13-03/20/09	37	RED	09/11-09/18/09
12	WHITE	03/20-03/27/09	38	RED	09/18-09/25/09
13	RED	03/27-04/03/09	39	RED	09/25-10/02/09
14	RED	04/03-04/10/09	40	RED	10/02-10/09/09
15	RED	04/10-04/17/09	41	RED	10/09-10/16/09
16	RED	04/17-04/24/09	42	RED	10/16-10/23/09
17	RED	04/24-05/01/09	43	RED	10/23-10/30/09
18	RED	05/01-05/08/09	44	WHITE	10/30-11/06/09
19	RED	05/08-05/15/09	45	WHITE	11/06-11/13/09
20	RED	05/15-05/22/09	46	WHITE	11/13-11/20/09
21	RED	05/22-05/29/09	47	WHITE	11/20-11/27/09
22	RED	05/29-06/05/09	48	WHITE	11/27-12/04/09
23	RED	06/05-06/12/09	49	WHITE	12/04-12/11/09
24	RED	06/12-06/19/09	50	WHITE	12/11-12/18/09
25	RED	06/19-06/26/09	51	RED	12/18-12/25/09
26	RED	06/26-07/03/09	52	RED	12/25-01/01/10

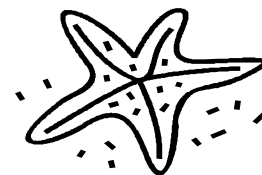
**2010 RCI ZONES
FOR ROCKAWAY BEACH RESORT, INC.
RCI bookings must be Friday to Friday**

Wk	Color	Dates	Wk	Color	Dates
1	BLUE	01/01-01/08/10	27	RED	07/02-07/09/10
2	BLUE	01/08-01/15/10	28	RED	07/09-07/16/10
3	WHITE	01/15-01/22/10	29	RED	07/16-07/23/10
4	WHITE	01/22-01/29/10	30	RED	07/23-07/30/10
5	WHITE	01/29-02/05/10	31	RED	07/30-08/06/10
6	WHITE	02/05-02/12/10	32	RED	08/06-08/13/10
7	WHITE	02/12-02/19/10	33	RED	08/13-08/20/10
8	WHITE	02/19-02/26/10	34	RED	08/20-08/27/10
9	WHITE	02/26-03/05/10	35	RED	08/27-09/03/10
10	WHITE	03/05-03/12/10	36	RED	09/03-09/10/10
11	WHITE	03/12-03/19/10	37	RED	09/10-09/17/10
12	WHITE	03/19-03/26/10	38	RED	09/17-09/24/10
13	RED	03/26-04/02/10	39	RED	09/24-10/01/10
14	RED	04/02-04/09/10	40	RED	10/01-10/08/10
15	RED	04/09-04/16/10	41	RED	10/08-10/15/10
16	RED	04/16-04/23/10	42	RED	10/15-10/22/10
17	RED	04/23-04/30/10	43	RED	10/22-10/29/10
18	RED	04/30-05/07/10	44	WHITE	10/29-11/05/10
19	RED	05/07-05/14/10	45	WHITE	11/05-11/12/10
20	RED	05/14-05/21/10	46	WHITE	11/12-11/19/10
21	RED	05/21-05/28/10	47	WHITE	11/19-11/26/10
22	RED	05/28-06/04/10	48	WHITE	11/26-12/03/10
23	RED	06/04-06/11/10	49	WHITE	12/03-12/10/10
24	RED	06/11-06/18/10	50	WHITE	12/10-12/17/10
25	RED	06/18-06/25/10	51	RED	12/17-12/24/10
26	RED	06/25-07/02/10	52	RED	12/24-12/31/10
Wk 53 is a 2011week at RBR. At RCI a 2010week.			53	RED	12/31-01/07/11



Rockaway Beach Resort, Inc.—Booking Time Zones

ZONE I	June, July, August, September
ZONE II	April, May, October, November
ZONE III	January, February, March, December



Notes from a New Board Member:

I have been on the board since March of '08. After 24 years of ownership, I decided that I wanted an inside view and some say in how our resort is operated. (I hope others will follow suit and volunteer. We need you.) I have found an excellent group of board members, many have served several times, because the rest of us don't seem to want to do our part. I have discovered a really caring management. Everyone I have met is attempting to do the most with the allotted funds.

I have a quiz for you:

- How much is our resort worth in dollars?
[A] 1.5 million [B] 10 million [C] 8 million [D] 4.5 million
- How many staff do we employ?
[A] 3-5 [B] 6-9 [C] 18-21 [D] 11-13
- How much borrowing power should your Board have for emergencies?
\$200,000? \$100,000?
- How much borrowing power does your Board have for emergencies?
[A] 75,000 [B] 150,000 [C] 25,000 [D] 250,000

The answers will appear in your next Driftings or can be found online at ezrbr.com
Your opinions about the borrowing power can be sent to me at dborjesson@broadband.com

Hope you had a great holiday.

Don Borjesson

Board of Directors & Staff 2006**Norman Dittrich, President**

Nominating Chair
nedkld@msn.com
360-423-5630

Robert Wilson

Vice Chairman &
Master Plan chair
MEG3127@aol.com
360-896-1938

John Thomas, Secretary

By-Laws Chair
john.a.thomas.jr@comcast.net
360-695-4621

Jim Miller, Treasurer

Finance Chair
jmiller5352@comcast.net
503-649-8115

Bert Cornick

Master Plan committee
bcornick@comcast.net
503-590-6402

Carolyn Knaub

Design & Grounds Chair
crknaub@earthlink.net
503-772-1063

Don Borjesson

Grievance Committee Chair
dborjesson@bendbroadband.com
541-548-4260

Don Osborne

General Manager
dosborne@ezrbr.com
1-800-824-1611
503-355-2110 Fax

Office Staff: Judith Osborne,
Sandra Abatecola, Evelyn Earl,
Norma seely

Maintenance Staff: Fred
Burnside, Robert Didier

Housekeeping Staff: Antonia
Macias, Eva Aguilar, Maria
Maldonado, Carina Pieper,
Rosanna Recto, Berenice
Hernandez, Mayra & Diana
Esquivel

**Board minutes
available at RBR office:**

www.ezrbr.com

800-824-1611

503-355-2191

fax 503-355-2110

2008 - 2009 Comparative Budget

INCOME	2008 Budget	2009 Budget	Difference
Homeowners Dues	\$ 654,735	\$721,993	\$67,258
Fees	\$9,625	\$10,650	\$1,025
Interest Income Savings	\$4,500	\$2,000	(\$2,500)
Room Rents	\$ 30,425	\$26,800	(\$3,625)
Misc. Income	\$6000	\$6,900	\$900
Total Income	\$ 705,285	\$ 768,343	\$63,058
EXPENSES			
Utilities	\$80,650	\$79,500	(\$1,150)
Insurance	\$38,750	\$37,500	(\$1,250)
Maintenance	\$22,633	\$26,500	\$3,867
Wages	\$287,292	\$307,092	\$19,800
Payroll Tax/Fees/Benefits	\$30,850	\$34,200	\$3,350
Prof. Mgt & Fees	\$9000	\$8,400	(\$600)
Supplies	\$34,650	\$34,250	(\$400)
Office Expense	\$27,000	\$29,300	\$2,300
Real Estate Tax	\$36,250	\$39,000	\$2,750
Income Tax	\$10	\$10	
Rental Program Expense	\$18,900	\$16,500	(\$2,400)
Major Upgrades	\$28,800	\$32,900	\$9,250
Capital Improvements	\$43,300	\$39,000	(\$4,300)
Misc.	\$15,700	\$21,250	\$5,550
Total Expenses	\$673,785	\$705,402	\$31,617
Cash Flow	\$31,500	\$62,941	\$31,441
TOTAL	\$705,285	\$768,343	\$63,058