



Breitenbush/Devils Creek Homeowners Association

Labor Day Meeting August 31, 2008

President Randy Walker brought the meeting to order. Introductions were made, and minutes from the past meeting were read and approved.

1st guest Speaker: Penny Keene, Detroit Ranger Station: Penny spoke of the May 2008 meeting in Salem, presented by the Forest Service, that explained the Cabin User Fee Fairness Act (CUFFA) lot appraisal process that was scheduled to take place

on June 21, 2008 at Breitenbush/Devils Creek Summer Homes (BDCSH). The professional appraiser assessed three typical lots: Lot 105 (typical lot with erosion problems), Lot 27 (typical Breitenbush River lot), and Lot 9 (typical Devils Creek lot). One of these three typical lots the Forest Service believes will best represent your own lot has been assigned to you (Penny has a map with this designation). Your 2011 permit fee increase is based on this June 21, 2008 appraisal.

Six cabin owners accompanied the June 21 appraisal of the three typical lots. Results of the appraisals will be known at some date in October or November.

Each cabin owner will have a chance to appeal the lot appraisal. It was noted that Oregon Forest Homeowners Association (OFHA) - as an advocate for cabin owners - will very likely contact BDCSH cabin owners to discuss their rights during this process. Appraisal appeals are paid for by the cabin owners, and all cabins assigned to a typical lot must appeal as a group. It was moved and passed that, as a group, the BDCSH appeal all three typical lot appraisals, and that Karen Nielsen would prepare the forms for the right to re-appraisal. The National Forest Homeowners (NFH) is a good source of information about CUFFA (see contact information, back page).

Increased BDCSH annual permit cost, based on the 1998 lot appraisals, will be reflected in your 2009 bill. The June 21, 2008 appraisals will affect your 2011 permit cost.

Penny reminded everyone of the Forest Service letter from early 2008 that noted cabin owners should "prepare for \$900.00 permit fees". The Forest Service uses a formula to calculate the fees, based on the 1998 appraisal plus eight years of inflation, to get the approximate \$900 permit fee for 2009. If you have questions, please contact Penny Keen (see contact information, back page) to get a copy of a spreadsheet that outlines the process.

Appeal process: Cabin owners have period of time to appeal the new fee. Details will be included in the 2009 permit document.

Most cabin owners received inspection reports from Penny, and need to be in compliance before receiving their 2009 20-year permit. Heavy snow during the 2007-2008 winter caused some damage: one cabin collapsed, one cabin slid off its foundation due to very heavy snow levels. Penny will take snow-damage issues into consideration when inspecting cabins for compliance.

Penny has looked at all of the summer homes in the Willamette Forest, and sees most cabins following Region 6 rules, with very few issues noted during her inspections. A historic visual evaluation of buildings over 50-years old on F.S. land is currently in-progress, including the B/DCSH tract (not individual cabins, but the entire tract), and some non-critical building and repair projects are possibly on hold until the evaluation is complete.

A question was asked about the construction project north of lot 14. Penny noted that the property is owned by Breitenbush Hot Springs, and is outside of Forest Service control.

Second Guest Speaker: Paul Hiebert, Forest Service Fire Management Officer There were 55 lightning-caused fires from August 19, 2008 through Labor Day, and over 300 lightning strikes in the Breitenbush zone, some inside the summer homes area. The Forest Service prioritized the fires and sent out fire-fighting crews, including two fires that were near Breitenbush.

"Wildfires happen" and Paul asked cabin owners to "help us help you". Some defensible-space brushwork has been completed, but there is more to be done, and Paul would like the cabin-owners to look at what has been done so far, and approve the look. Some funding is available for more work on select areas in the of fall 2008 or summer 2009.

Third Guest Speaker: Paul Matter, Detroit Ranger Station: The *Respect the River* program is in force around the river, with some restricting of access to campsites to save flora. An off-road vehicle plan for all forests is expected to be completed fall 2008 that will help with dispersed recreation sites. A question was asked about who has responsibility for the Lower Resort site that is littered with garbage and unruly campers. Paul answered that this particular site is a perennial problem, and that law enforcement visits weekly. They are looking to eliminate camping and driving in the area in addition to the shooting ban that is already in place. Paul said that there was more work to do, and that it was "on their radar".

Fourth Guest Speaker: George Beekman, member of the Breitenbush Fire Dept.(BFD) Board of Directors: Jordan Pollack, Fire Chief, BFD, was unable to attend, so George passed along these comments:

- Fifteen volunteer members of the BFD responded to the fires surrounding Breitenbush (a BFD member discovered one of the fires) and held the line until the Forest Service fire crew showed up. BFD members were first on the scene at the fire across the river.
- Plans are underway to break ground early September 2008 on the new firehouse. Donations are needed to reach the \$7,500 needed to complete the metal pole building

The BDCSH emergency radio is now in place, located just off the road in front of cabin 22 (Beekman). Your gate key will unlock the secure box. Emergency radio user instructions:

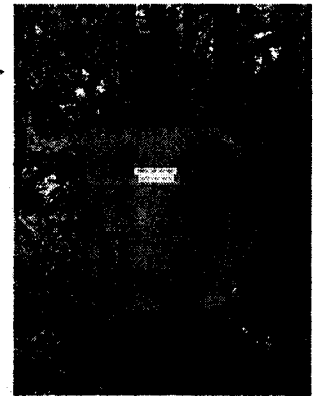
- Unlock secure box
- Turn on radio; hear a loud beep
- Press button on the side
- Speak clearly into the radio; ask for the Breitenbush Fire Department

Labeling the radio was discussed. Donations to the BFD to help fund the project are always welcome.

The BFD Board members re-elected George Beekman, Brock Noyes, and Steve Rooney as BDCSH representatives for another year.

Other summer homes news:

Gate News: Don't ride the gate - it's not an amusement ride! The heavy loads are harmful to the gate swing. Remember to show your gate key when someone lets you through the gate, or to ask to see a key while holding the gate open for someone driving through.



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Save the Date!
**Breitenbush/Devils Creek Homeowners Association
Memorial Day Meeting**

Sunday, May 31, 2009

*10 a.m. at the Villa Maria Meadows
(Next to Breitenbush Lot 2 and the beautiful Breitenbush River)*

Lots to talk about All the cool people will be there Loads of fun for all!

Gravel pile: The gravel pile is disappearing: who is taking the gravel? This gravel is for the main roads only, not personal use. Sorry: put it back!

Roads: Please drive slowly, especially around the corners. This preserves our roads, and saves maintenance money that would be used to repair the roads.

Brushing: The Forest Service has done a great job! Remember to brush 50 feet up and down your driveway, and to keep your defensible space clear.

Fire safety: Report any illegal camping and fires, such as campfires in unapproved areas. Camping is not allowed unless approved by the Forest Service.

Financial Report: Not many expenses in 2008; no plowing or gravel this year, and 54 out of 71 cabin owners paid dues. \$150 was donated to Breitenbush Hot Springs as a good neighbor policy. A membership to OFHA was purchased for all cabin owners, and a membership to National Forest Homeowners was purchased for the BDCSH officers.

Existing account	\$605.00
Dues	<u>\$1,490.00</u>
Total	\$2,009.00

Election of officers: Current offices agreed to another year: Randy Walker, President; Karen Nielsen, Treasurer; Laura Hunt, Secretary

Cabin owner news:

Two long-time cabin owners passed away this year. We bid a very fond adieu to **Clem Turner**, Breitenbush lot 8 and **Bettie Hinds**, Devils Creek lot 33. We will miss them both dearly.

Meeting was adjourned.

Your individual dues fund all of the great things listed above!

If you have not yet paid your dues, please send \$25.00 to:

Karen Nielsen
8665 SW Indian Hill Lane
Beaverton OR 97008

CONTACT INFORMATION:

Penny Keen

office: 503-854-4202
cell: 503-859-8189
e-mail: pkeen@fs.fed.us

Detroit Ranger Station

503-854-3366

Breitenbush Hot Springs

Office: 503-854-3320

Parking Lot Security Truck:

503-854-3320, Ext. 209

National Forest Homeowners:

<http://nationalforesthomeowners.org>

Marion County Sheriff's Dept

503-588-5032 or 911



FIRE SAFETY TIP:

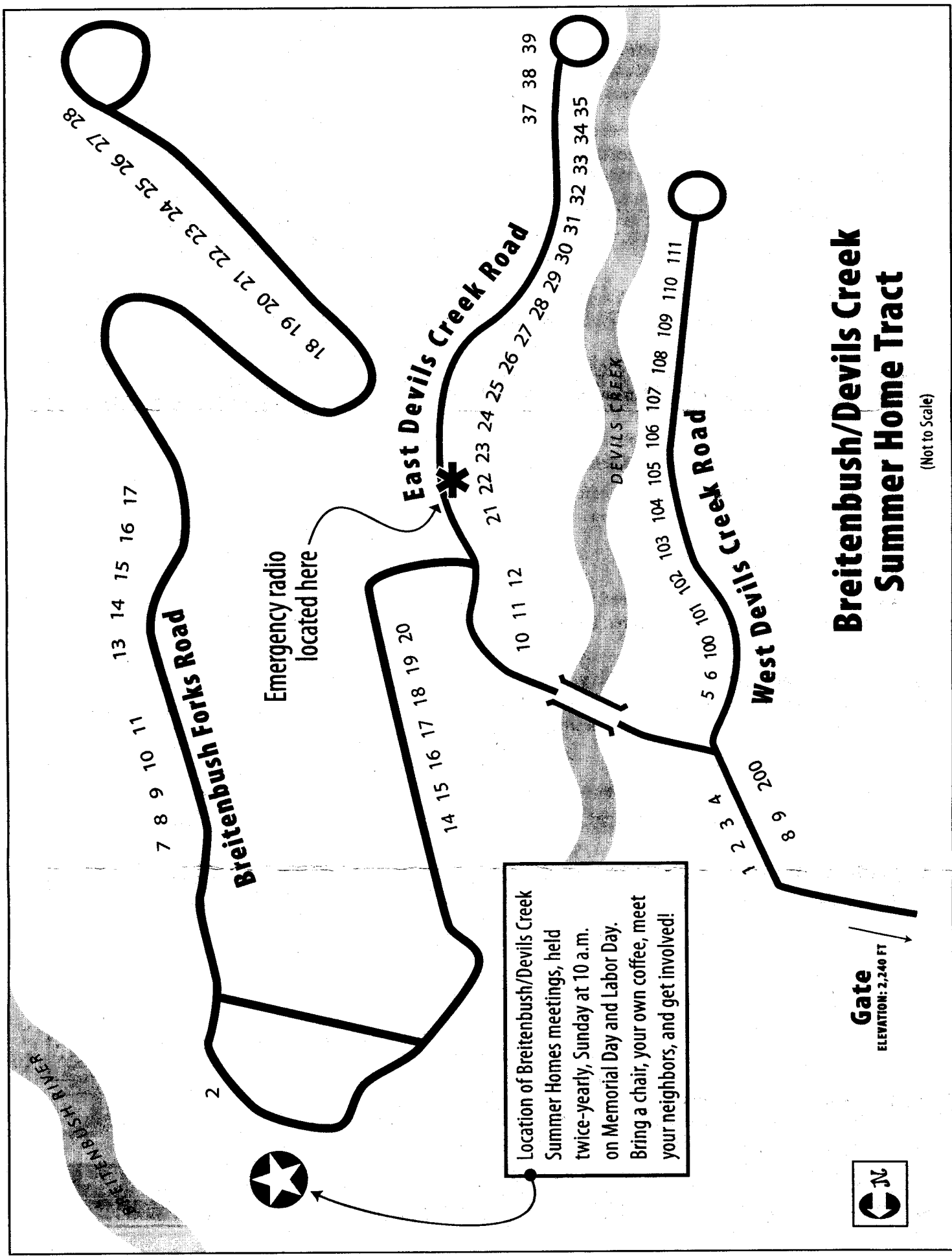
**Do You Know
Where Your Fire
Extinguishers Are?**

We hope you never have an unwanted fire, but in the unlikely event that you do, here are a few things to know:

1. Make sure you have a small dry chemical (ABC) extinguisher mounted in the kitchen and your car or truck – they can quickly extinguish a fire while it's still small. Mount the extinguisher in a spot where it is easily accessible in an emergency.
2. Check the extinguisher every month or so, make sure the gauge is in the 'green', turn the extinguisher over and hold it that way for 30 seconds, this loosens the powder inside insuring it will function properly if needed
3. If you DO have to use a fire extinguisher, follow these 3 easy steps:
 - With one hand holding the extinguisher under the lower handle, **PULL** the pin out with the other
 - Standing as close as safely possible, and staying low below the smoke, **POINT** the extinguisher at the base of the fire
 - **PRESS** the two handles together to activate the extinguisher. The baking soda based powder will be expelled out and smother the fire. Short bursts are best – with a sweeping motion across the base of the flames.
 - Don't turn your back on the fire – keep an eye on it and hit it again if it flares up.
4. Once you discharge it, you will need to have it refilled – contact your local fire extinguisher maintenance company.

Brought to you by the
Breitenbush Fire Department

NOTE: Noise-restricted times are 10 p.m. through 6 a.m. Please be considerate of your neighbors.



Location of Breitenbush/Devils Creek Summer Homes meetings, held twice-yearly, Sunday at 10 a.m. on Memorial Day and Labor Day. Bring a chair, your own coffee, meet your neighbors, and get involved!

Breitenbush/Devils Creek Summer Home Tract

(Not to Scale)

Gate
ELEVATION: 2,240 FT

