

RBR Driftings

Volume 19, Issue 2

July, 2014

Editor: Don Osborne

MESSAGE FROM THE BOARD PRESIDENT

Hello to all you RBR owners. Although I have been on the RBR board numerous times over the years, this is my first time as President and this is my first President's message.

As usual, we continue to improve and maintain the resort. All units now have 42 inch flat screen digital TVs in the living rooms and smaller flat screen digital TVs in the bedrooms. I am sure many of our younger guests are looking forward to improved connectivity for their personal electronics! We have also upgraded our Wi-Fi system to 4 telephone lines for improved capacity. We have improved security with cameras around the campus and alarms on the office areas.

All units now have our standard carpeting and we have updated wallpaper in many rooms. All the dark trim in the north building has been repainted to match the new wallpaper. We have also spiffed up the landscaping outside!

We have created a new brochure describing the resort. Our Disaster and Tsunami preparations are above state standards and include emergency supplies stored on campus. The pool has just passed another state inspection with flying colors! They told us we are the best in the county and they don't know why they bother to check us. This is VERY good news for those of you who swim in that water!

Like everyone else, RBR is still recovering from the recession. You all can help by telling your friends, relatives, co-workers, church members, etc., what a GREAT resort we have and how inexpensive it is to become an owner. For \$700 they can have a week at the beach, right on the beach! But you all already know that.

What you may not remember, is all those new owners will share in our maintenance bills....leaving you all with a slightly smaller share. How cool is that?

**Finally, I hear the weather is great, the fishing and crabbing are getting better, and WHALES are not in the building exactly, but they are right outside!
Come on down and enjoy!**

**Yours truly,
John Thomas
President, RBR Board**



Rockaway Beach Resort

Reminder: There will be several vacancies on the Board to be filled starting in 2015 at the Annual Meeting March 7th. INTERESTED OWNERS NEED TO SUBMIT A LETTER OF INTEREST AND BRIEF BIOGRAPHY BY OCTOBER OF 2014. The Ballot for that election needs to be printed in December.



Brush Up Course On Resort Use

This Brush Up document is to help new and existing owners use their time at Rockaway Beach Resort, Inc.

Reservations: Owners can book up to one year in advance. RBR weeks run Friday to Friday. Book early for best selection. Can be changed, without losing time, thirty days prior to scheduled start of original reservation. Office always returns calls; please leave a message so we can get back to you. Office cannot help with bookings on Fridays. This is our busiest day of the week with departures and arrivals and we are unable to give the necessary time it takes to do the thorough job shareholders need.

BOOKING RESERVATION BASICS:

Name, number of guests (including number of children) required. Every seven-day share allows one weekend (Friday and Saturday). Minimum two-night reservation required. Room or building preferences considered. Specific units cannot be guaranteed. Guests with medical conditions limiting mobility will be given priority for ground-floor units when stated at the time of the reservation. Dues and Fees must be current before booking reservation - *Statements are mailed in January and are due February 15.*

Lotteries (These weeks are the most popular with our homeowners.):

Last two weeks of March (popular Spring Vacation Dates)

Week including 4th of July First week of August First week of October Last two weeks of December

Enter lottery by calling and submitting your name one year ahead of the lottery week you are interested in. The drawing is held on the Monday following the end of the week (one year ahead). Confirmations are mailed to the "winners". Any week can become a "lottery" week if requests exceed availability.

ZONES Our Resort Booking times are divided into three zones:

Zone 1: June, July, August and September

Zone 2: April, May, October and November

Zone 3: January, February, March and December

Booking must use each zone once, within the established three-year cycle rotation of the share.

BOOKING OUT OF ZONE: There are three ways to use time "out of zone"

Friday Standby: Call on the Friday of the weekend you wish to stay and **if** time is available, you can book Friday and Saturday. These two weekend nights do count toward the seven days use, but do not count as the two weekend nights.

Thirty-Day Standby: Within 30 days from the time of your call, you can book time (all other rules apply) out of zone.

Homeowner Rent: If you have booked or used all your time for the year, and a unit is available, you can call the day of the reservation to book one night at the current special rental rate. Available only to the deeded owner. Can only be booked the day of the reservation – no advance bookings. Can only be booked for one night at a time. Deeded owners in the area may always use the facilities: pool, sauna, and recreation room. Please sign in at the office.

AUTHORIZED HOUSEHOLD: Owners should notify the office so names of those they wish listed as Authorized Household Members are recorded with office. Eligible people include: spouse, parents, children, and grandchildren twenty-five years of age or older.

OTHER USERS: Owners are required to provide a signed *Transfer Agreement* and the current fee of \$5 payable in cash or by check. *Transfer Agreement* - **two** required signatures: Deeded Owner Authorized representative (person using your time). If an owner "rents" booked time on their own, a transfer agreement must be provided and the transfer fee paid. The owner is responsible for any damage to the room. **PLEASE** be sure your "other user" is made aware of our no pets and no smoking policy and check in and checkout time.

HOMEOWNER RENTAL PROGRAM (HRP): Time can be placed in a rental program after dues are paid. A copy of the rental agreement can be obtained from the office. Steps: Book Time; Fill in and return Rental Agreement and W-9 form to the office. Note: Rental Agreement must be submitted fifteen days prior to the first rental date you are offering. After time is rented – owner receives seventy percent of the rental proceeds. Credit Card and/or any extra cleaning fees are deducted from owner's proceeds. We cannot guarantee that time submitted will be rented. A fee of fifteen dollars is charged to remove time from the rental program once submitted.

Rockaway Beach Resort Inc.
615 North Pacific St
Rockaway Beach, OR 97136
(503) 355-2191 (800) 824-1611 Fax (503) 355-2110
Web: ezrbr.com Email: info@ezrbr.com

NOTICE FROM THE BOARD OF DIRECTORS

The Board is offering a limited number of shares for sale, on a first come, first serve basis, to RBR owners and the general public, to replace any lost revenue and recover the costs of legal and related fees.

Rockaway Beach Resort time shares are floating deeded shares (1/1900th of the property).

THESE SHARES ARE BEING SOLD ON A FIRST COME FIRST SERVE BASIS.

The price, per share is \$ 700.00. A check for the full amount, should be sent, via mail or hand delivered to the Resort. If you choose to pay by credit card, an additional 3% is added. Buyers will be responsible for all closing costs, estimated to be about \$152.00 paid to the First American Title Co of Oregon. For those wanting to purchase more than one share, list on check how many shares. Please specify any zone rotation requests. If you are a new owner, be sure you review the "sales" packet information. Annual maintenance fees (dues) are billed January of each year and due by or before February 15th each year.

Mail or hand deliver the completed form and check(s) to:

Rockaway Beach Resort, Inc.
615 N Pacific St
Rockaway Beach, OR 97136
Business Office hours:
9AM to 9PM, Sunday through Thursday
On the outside of the envelope please put
ATTN: ASSOCIATION SHARES
John Thomas, President, Board of Directors

RBR, Inc. does not have a sales staff or promotions. Contact RBR, Inc for a sales packet or more information.

RBR, Inc. is a No Pets and Non Smoking Resort.

RBR BOARD OF DIRECTORS SHARES FOR SALE FORM

Buyers Full Names (Print): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Number of Shares to Purchase: _____ Check enclosed Amount: _____

Credit Card Information Visa _____ MasterCard _____ American Express _____ Discover _____

Name as it appears on card _____ Zip Code _____

Card Number _____ / _____ Expiration Date _____ / _____
MO YR

Signature _____

Do not send closing costs – The First American Title Co of Oregon documents sent to you will include billing.

FROM THE RESORT: SUMMER 2014

All of us here at Rockaway Beach Resort have had a steady and welcome stream of actual summer weather. You'll note in your Board President's message details about winter projects completed. This year, the summer sand levels are creeping back up to higher levels than usual, and native grass and vegetation are beginning to appear in our sand at the levels that were here before the storm did it's damage here nearly 14 years ago. By the end of 2014, the last of the incidentals projects will have been completed. The Board will set the Budget for 2015 at its November meeting. We always look forward to seeing you owners down here on your regular visits.

Don Osborne, General Manager

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Grievance Committee Chair
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James Hubenthal, *Vice President*
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Don Osborne, *General Manager*
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800-824-1611 x 404
503-355-2110 Fax

Business Office: Sandra, Administrative Assistant.

Office Staff: Sandra, Evelyn, Judith, Norma.

Maintenance Staff: Robert, Rob.

Housekeeping Staff: Antonia, Eva, Maria, Rosanna, Berenice, Mayra, Sandra C, Carina, Juana, Almeida.

IN MEMORY

All of us were saddened by the passing of Board member and Board Secretary, Dick Neely this Spring. He is greatly missed, and our thoughts go out to his wife Mary and her family.

REMINDERS

Fridays are very busy with check outs, room preparation and check ins: we can't do reservations and early check ins are unlikely.

Be sure to visit the website for news, features, and pictures from RBR.

RBR is still a non-smoking and No Pets resort.

OFFICE HOURS:

Sun, Mon, Tues, Wed, Thurs: 9:00 AM to 9:00 PM

Fridays: 8:30 AM to 10:00 PM

Saturdays: 9:00 AM to 10:00 PM

Sat. Orientation: 9:00 AM

800-824-1611

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