

OWW II UPDATES



Though this sign was stolen, it will be replaced once mailbox placement is settled.

In the last edition of Updates, June 2024, it was stated, “The number 1 project is to get the bridge completed.” It took a lot of work and time but with diligence we did it. Two things ended up being surprises: The number of people paying their special assessment in full which in turn saved us (the community) thousands of dollars in interest and the neglect of those not voting to sell the property which was used for a detour during bridge construction, thus costing each property owner approximately \$300. The vote is still open and you can do your civic duty of casting a vote.

The principal still owed is \$356,677.18 and we expect to receive \$340,878.72. The variable is the amount of interest owing. We have about \$175,000 held back for monthly payments and interest.

As stated in POA meetings, projects were going to be put on hold until a clear picture emerged on the bank loan payoff. The picture is clear now and the board has been discussing projects balancing priority with cost.

ROADS AND SAFETY

The first priority is projects related to the roads and safety. These have been neglected for years and need attention. Many stop signs either need to be replaced or installed properly. Again we are dealing with a government agency that is underfunded and so the wait time is lengthy to getting answers such as how high the sign is to be placed, how large is the sign, do all intersections need signage,

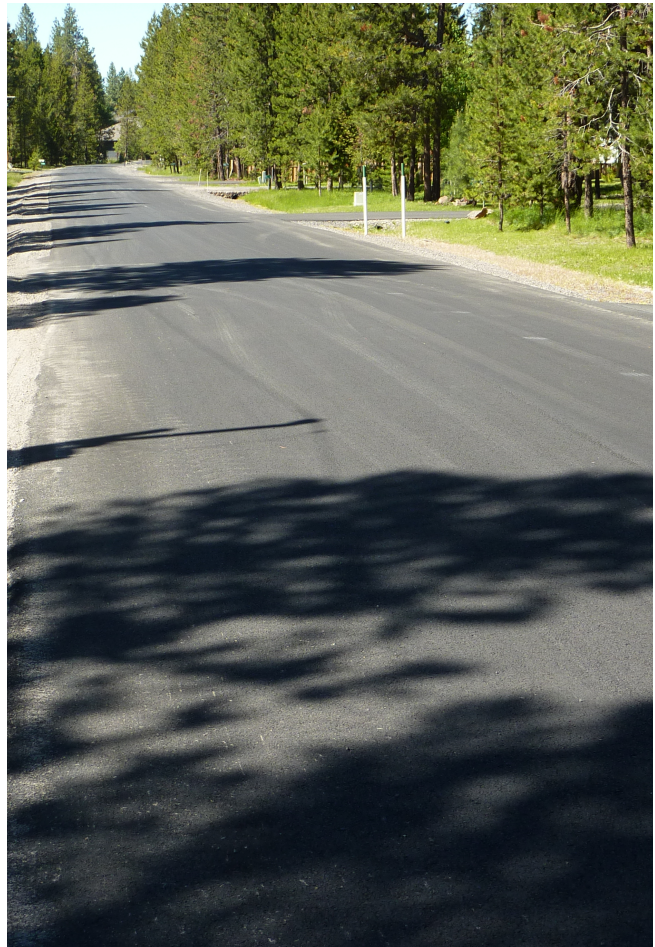
how many do we buy, who do we buy from, and what is our place in line. It all needs to be done meeting official standards.

This past week we finally got some action with a map of the development listing all signs and changes that need to be made, with recommendations. We need to buy 19 stop, 3 speed, and 2 dead end signs. The order went in on the 26th and the cost of buying the signs is \$1,040, and \$120 for shipping.

“Nearly all stop signs either need to be replaced or installed properly meeting official standards”

Getting contracted people hired and starting work on a project has also been difficult. The second safety issue is getting brush and tree limbs removed from corners and along some streets as they impair the vision of drivers. We have hired people that said they would have project completed in the winter or spring of this year. This summer work has started and should be finished after the sign maintenance is completed.

Basic road work has commenced as all roads have been evaluated. Swan and Snow Goose roads show little wear as they were the last roads paved and thus all other roads are going to be crack sealed. This was completed in May. This step is necessary in preparation for a Fog seal, (a diluted asphalt emulsion) which the county uses and is the next step in road maintenance. And will occur next year. Lower Swan Road road bed re-construction and paving is scheduled for September.



DITCHES AND CULVERTS

The ditches and culverts have been examined extensively and the easiest fix will also take a willingness by all home owners that abut the creek from Swan Road hill to Wood Duck's Lot H, including Avocet and Snow Goose, to remove fences and debris next to and in the creek to allow for passage of water. The goal is to get the water flowing. It will also require access by a small backhoe to remove grass and debris along with maintaining a grade from Swan Hill to Lot H.

A few weeks ago we tried to get started as we have had another dry spring. It first looked good weather wise and connected with the contractor's schedule, but the rains came raising water levels in the creek (ditch) and making the ground extremely soggy. We will try again once the land has dried.

SPRAYING

Herbicide spraying has been a practice for many years in OWW II. The reasoning was to prevent weed growth in the road bed as weeds are a factor in road bed deterioration. Only the 6' from the road's edge was sprayed. This issue has had a steady debate by few in our community. There have been many studies published discussing the affects of Roundup and especially the use of glyphosate on the environment, humans, and the ecosystem in general. Any run off of the chemical gets into our ditches, canal and eventually into the Deschutes River system. We will do our part in being good stewards of our land as we have terminated the use of this product.

Now, this does not affect the spraying for mosquitos. That is authorized by Vector Control in Deschutes County and the board does not have any regulatory authority. Residents have called periodically wanting to know when we will be spraying for mosquitos? We don't. Look on your property tax statement and see how much you pay the county for this service. This spray also affects the ecosystem. Seldom do you ever hear a frog or toads croak in the evening. Why is that?

MAILBOXES

Planning has begun for mailboxes. After being told three years ago that moving some mailboxes back to the Merganser area was a possibility, we been told that we can only install within a half mile of Tholstrup. Therefore the board is working on a plan that will still lower traffic congestion and not allow ice buildup in the box area by spreading out the area receiving mail on Tholstrup. Currently we are waiting on the county for a determination of a setback from Snow Goose Road so that the intersection can function safely. Mailboxes will be similar to those on Swan which will help reduce deterioration and lessen the need for maintenance.

POA BUILDING

Planning for the POA Building is taking place and remodeling will be accomplished in installments. This summer long awaited changes to the front of the building will take place. This renovation will remove the garage door and replace with a sliding glass door to allow additional access when open for community use. The entrance and walk way will be covered with a over hang. Bids are being received. The next phase will include improving and updating the kitchen area and appliances. All of these items have been planned for and included in the reserve study along with money allocations.

MAINTAINING GROUNDS

We are working to get our POA grounds regularly maintained two to three times a year. This would include pickup of trash, removal of branches and trees, and grassy areas mowed. These areas should all look good as they give a first impression of whether residents care about their community. Buyers and sellers are well aware of the values placed on community property that is well maintained along with private ownership properties.

MARINA AND DOCK AREA

Planning has been taking place and bids will start being received. For this year we want some improvement on accessing and exiting the dock. It is in need of a ramp so that residents can easily access the dock from boat ramp and launch area. It also needs the easy access from the beach area. This would improve much needed safety in using the dock and would make it wheelchair accessible. Along the edges of the dock, 2 x 6 boards would be installed over one foot length pieces to also make the dock more user friendly. In the future paving, improved parking, and gating will all enhance the use and experience for OWW II residents. Access would be by electronic keys. Our dock would be similar to Forest Service docks though they would not be floating or as wide.

ANNUAL MEETING

The annual meeting will be held August 1st at the Fire Station at 1 pm. Preceding our meeting will be meetings for OWW I at 10 am and the Water Board at 11 am. Pizza will be served at noon.

BANK LOAN PROGRESS

	Amt Owed	Principal Owed	Interest Owed	Amt Paid by Prop own.	Princ Paid	Int. Paid
Year 1	\$1,634,124.60	\$1,111,000	\$523,124.67	\$731,871.24	\$704,555.92	\$27,457.12
7/23/25	\$614,370.18	\$430,370.18	\$184,000	\$786,743		
1/14/26		\$389,340.66	?	\$810,212.80	\$703,175.96	
Year 2		\$356,677.18	?	\$798,318.45 +\$175,682*	\$743,322.82	\$54,995.63
Year 3						
Year 4						
Year 5						
				*not applied	Used for mo	nth pmts

	# fully paid	# making Payments	% of 1046 Lots paying	Future Pmt rec	Amount to receive
Year 1	597/57% \$643,207.80	284/27% \$88,653.12	881 = 84%		
6/30/25	636/61% \$685,026	337/32% \$101,717	973 = 93% non pay 73 =7%	371 @ \$312.16	\$463,245.44
1/14/26			1000+ = 96% Non pay 46=4%		
Year 2		364		364@ \$312.16	\$340,878.72
Year 3					
Year 4					
Year 5					

This past year has been an exciting year as we can begin to move forward as the bridge has been built, the loan has been significantly paid down, and with the completion of lower Swan Road, the paving will have been completed. By maintaining our roads with sealing, we should be able to save a lot of money that we can devote to other projects that need attention. This is a thriving community

Because of the uncertainties of our national economy and the continual inflationary trend we have sought to maintain our current assessment and we were able to do so because there was no snow plowing this year and thus the \$30,000 was returned to the budget to meet this years needs. It is quite a balancing act to envision future monetary needs, maintain what we have, make necessary upgrades and progress our community into the future. Still, this is a great place to live!