

Saturday, July 17th 2021

Good afternoon owners,

It continues to be extremely hot here at the log cabin Inn with slightly improved temperatures lately. However, despite the heat, a lot of activity has occurred. The hedges running parallel to the garages on the southeast side of the property have been trimmed by Ted Gillette and his family. They spent several days trimming these hedges. They look fantastic and add a lot to the appearance of the property. Many thanks to Ted and his family for this great job. Additionally, several individuals volunteered to clean and prepare the sheds for a new community area for landscape equipment. Several days were spent cleaning and removing items within the sheds and hauling it away. Then the community garage contents were moved to the sheds. Many thanks to David Rae, Calvin Lacedra, Mike Schroeder, and Patrick and Kim Knowlen. If you need any landscape equipment, wheelbarrows, Rakes, etc. they are now located in the two sheds on the left side.

**We had a fire incident at the property.** Cabin 2 had a grill grease fire which was seen and put out by a neighbor, Collin Strasenburgh. If not caught by Collin the cabin would have caught fire. Thank you, Collin. Owners, please tell your friends, family and if renting your managers to have anyone that uses a grill to not place the rear of it against a structure, monitor it when on, clean it thoroughly when finished and turn the tank valve off. Also, a fire extinguisher should be placed near the grill.

We also had many individuals volunteer for the Fire Protection group headed up by Ted Gillette and for the newly to be formed Common Area Review Committee. Ted has already toured the property with an experienced firefighter and will be preparing a report of their findings. Kathi Jaworski has already contacted those individuals in the Fire Protection group and sent them fire resources information. The board, at its next meeting, will appoint individuals to the Common Area Review Committee to be Chaired by Collin Strasenburgh and a new chair for the Architectural Review Committee to be Chaired by Patrick Knowlen. Many owners volunteered for the Common Area Review Committee, making it possibly too large to function. The board may have to pare down some of you who have volunteered. If any of the volunteers for this committee would like to withdraw their names prior to the board meeting please contact me directly at [3jaworski@gmail.com](mailto:3jaworski@gmail.com).

You have also received an earlier email which raised possible concerns regarding our septic system, fire preparedness, and cabin ownership questions. I would like to clarify these issues at this time.

**Regarding the septic system.** A prior email from me indicated that there was a set septic backup into cabin 9. However, when the tank was opened and inspected by John Mahody and Patrick Knowlen, they found that the intake to the tank, from 4 connected cabins to that tank, was clogged with disposable wipes which caused the problem and not a system failure. Once they were dislodged the flow into the tank resumed. A little

later Orgone Water arrived on the scene with a septic pumper. Since the pumper was there, the tank was fully pumped. Oregon water then inspected all seven other tanks. The tank outside cabin 13 was found to have an outflow plug remaining in one of two outflow holes. This was removed and that tank partially pumped to remove the plug. **Oregon water found all the tanks, 8 in total, and the septic system to be operating and functioning properly.** They will be inspecting all eight tanks every March and September and will notify the board if any tank needs to be pumped. The board would then authorize Oregon Water to contact the pumper and have that tank pumped. In conclusion, the septic system is functioning properly. **A reminder, please do not put anything down your toilet other than toilet paper and inform your family friends and renters to follow this rule.**

**Regarding our water system being fire already.** The Upper McKenzie Fire Department inspected and tested the operation of our standpipe located in front of cabin 9 last summer. The standpipe is connected to the river through a gravity feed system to a holding tank below the standpipe. The fire department had to purchase the proper adapter to fit the standpipe to their current trucks. Since the standpipe was installed, they have acquired new trucks and therefore needed to have an adapter for our standpipe. Their pumper trucks have a self-prime capability which allows them to pump and draw the water through the standpipe. They pumped the water through the standpipe for several minutes without significantly lowering the level of water in the tank below it. Their trucks have a maximum pump capacity of 1,250 gallons per minute. The pumper truck itself holds over 1000 gallons and in an accompanying tender truck 3000 gallons. When asked about their response time should we have a fire incident they indicated that they have a volunteer staff but since they are located within a mile of our property that the response time would be approximately 15 minutes plus or minus. **If there is a fire you should call 911** and when you indicate where the property is that dispatcher will automatically contact each of the volunteer firemen. **In conclusion, our system is fire ready and is functioning properly.** The fire department will recheck and test the standpipe every other year to ensure that it is not clogged and functioning properly.

**Regarding cabin ownership.** Your board has been getting advice from several attorneys regarding this issue. We have been assured that not only are recorded deeds or purchase and sale contracts proof of ownership of a cabin. as identified in our By Laws, but limited liability corporations, Trusts and Partnerships are also recognized as owners of cabins in The Oregon Condominium Act, which is also referenced in our bylaws. However, an individual's name needs to be identified if it is a Limited Liability Corporation, Partnership or Trust. Either as the owner, trustee, or named by the entity to represent it. Your board is working with the few Limited Liability Corporations and Trusts that own cabins that may need to make an adjustment to their documents. Rest assured we know you own your cabins.

Your board will also be considering, at its upcoming meeting, the retaining of an attorney for any future issues that may come up. There is no cost to the LCICOA until the attorney is used.

**Reminder: there is a board meeting Saturday July 24th 10:00 AM in The Secret Garden. You will receive an agenda for that meeting shortly.**

John