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October 1, 2006

Dear Fellow Homeowner:

You have probably already sensed that the Pacific Terrace Board is attempting to revise the annual meeting to guard against discouragingly long sessions. My contribution will be to summarize the year's activities that should be of interest to everyone.

A year ago, we took a giant step toward restoring our special place to conditions found in the mid 60's; only better in many respects. I wish to give David Rosencrantz credit for being the devil's advocate for change. His family allegedly purchased the first condo sold in this development, so he could observe the unfavorable status 40 years being immediately adjacent to the Pacific Ocean produces on any structure.

Our membership response to the renovation project with its significant costs was nothing short of amazing, once the original shock was objectively observed. We can be proud that the various contractors have been paid at this writing and the only significant major decisions left involve the final phase, the landscaping.

Mike Maltman's crew performed amazing changes in some of the worst weather we have experienced. The work was completed, essentially, on the timetable he had outlined and with few deviations from the projected costs. I can testify to the deplorable state of our outside closets, their doors, the water-damaged walls, and the rusty electrical boxes and fixtures. We garage owners found ourselves with special charges, not surprisingly, when significant foundation work had to be done to support our walls and doors. We also had the dubious distinction of being dry-rot leaders.

I wish to acknowledge that the Pacific Terrace Board contributed many hours to making our renovation project move along. We had at least monthly meetings lasting for several hours. We addressed unexpected complaints as best we could, hopefully to the satisfaction of the persons presenting them.

Probably the most consistent question we dealt with related to the replacement of railings. Mr. Maltman has assured us that they meet code requirements. We have also asked if his contractor can produce some additional support brackets for the vertical components. So far I have not heard of any untoward experience involving these long-lived, non-paint-requiring additions.

The grass in front of the lower level condos is finally green because we now have ample, relatively inexpensive, water to bring it to that condition. Our savings during the heavy sprinkling months will be considerable and our Central Park will once again be beautiful and green, thanks to our own well.

This communiqué represents one of my last endeavors as your president. I have been a board member for many years and have ~~served~~ during a very time-consuming year. I am very proud of the accomplishments of your very dedicated nine-member board. Since I live here, I will volunteer to act in my emeritus position if it becomes necessary.

I realize that the landscaping project needed to complete our renovation may challenge some opinions. However, I know that you all want to see our homes as attractive and private as they can be with the final phase really beautifying and simplifying our landscape.

Respectfully,

A handwritten signature in cursive script, appearing to read "Charles R. Starr".

Charles R. Starr, M.D.

CRS/jm