

RBR Driftings

Volume 15, Issue 2

July, 2010

Editor:

Don Osborne



MESSAGE FROM THE BOARD PRESIDENT

Hello Friends,

There's always something going on at RBR. Since the last time I've written, we've had a number of projects completed, just in time for our summer visitors to enjoy. Our beach retaining wall was rebuilt, and is doing a phenomenal job of keeping the ocean surf from washing away our resort. We completed remodels in 5 more of the north building units including bathroom renovations (see pictures on our website) and have converted our fireplaces to efficient electric units. And the landscaping!! Our Oceanside "garden" is a bonus treat for us to enjoy on those sunny comfortable sunsets. And it comes complete with solar lights- cheers!

Our Board of Directors is proud of their accomplishments that are rooted in the comments and remarks of our owners and visitors. I appreciate that all of you keep the communication lines open so that we can work on the things that make us a better resort for all that come to the beach!

NOTICE: To anyone pondering or thinking about becoming a RBR Board member – remember to send in a brief resume for consideration for voting by all RBR owners. Call the resort for details. This is a valuable service to our resort, and **is not** a job that requires a lot of time or effort on your part. Call any board member (numbers in this newsletter) for details and information about how our Board functions.

Kathy and I have become addicted to the resort and its quaintness. The pace of life slows down to a very "fun" level, and it seems that everyone (at RBR) is having a great time at the beach. Anytime we stay, as soon as we get home, we begin planning our next visit to RBR.

Last year, Interval International an exchange organization, sought out RBR to become an Affiliate. This lengthy process was completed on July 27th. An insert from "Interval International" is included in this newsletter and is on the website for interested owners.

We hope you enjoy the Resort as much as we do.

Happy trails and walks on the beach!

Norm Dittrich

Thanks to all Board and Committee members for their tireless donations of time, energy and expertise.

SOME BASIC TIMESHARE INFORMATION

I have been doing legal work for Rockaway Beach Resort for the past several years. One issue that continually comes up is that people do not realize that their timeshare unit ownership time is a deeded real property interest, just like a home. The confusion seems to arise most frequently when the owner dies, or wants to give the timeshare interest to their children.

Since the timeshare is a deeded interest, it must have its ownership transferred just like the sale of a home – with a deed. If a person dies, then their real estate interest must be either probated or transferred via a Small Estates Affidavit to change the deeded title from the deceased person to their heirs. The timeshare cannot be transferred by someone paying the dues on the timeshare. If the timeshare has been transferred into a Trust before the death, then the deeded transfer has already been made, so no probate or other proceeding would be needed.

Further, real property must be probated or transferred by Small Estates Act Affidavit procedures in the state where the real property is located. If an owner lives out of state and probates their Estate in their home state, they will still need to file a Small Estates Act Affidavit in Oregon to transfer their deeded timeshare interest in Rockaway Beach Resort to their heirs.

The Resort has an arrangement with First American Title Insurance in Tillamook, Oregon for special rates for transfers of deeded timeshare interests in the Resort's units. If you wish to transfer your ownership interest to your children, spouse or a buyer, they may be able to help you with that transfer. Once the deed has been recorded, then, upon payment of the assessments for that deeded unit, the new owner can then use the timeshare unit.

Lois A. Albright, Attorney, Albright & Kittell, P.C.

FROM THE RESORT

Hi Everyone,

Summer finally arrived after a prolonged winter and cold, gray, dreary, and late spring. To see pictures of how well the flowers are doing this year, check out the website: ezrbr.com (we update it often!). You'll see an article we asked our attorney to write about the legal "nature" of the share(s) you own here. Be sure and look it over.

I'm happy to report that in addition to the major project of ocean front rebuild this past winter, we did complete 5 more room upgrades, cleaned the pool and spa plaster, and repainted pool walkways. We are about 1/2 way in repainting the east side walkway railings, stairs and painting the North building room entry doors.

The beach access held up well during the winter and spring storms and a new foosball game was added to the recreation room options.

We look forward to seeing you during your next stay here at Rockaway Beach Resort, Inc.

Don Osborne, General Manager

ZONES & ROTATION CYCLES

Even for long time owners, it can get confusing when booking time if you don't keep track of the zone. The next time you book time, ask the staff to send along a "Brush Up Course" about booking (it includes info on booking out of zones). For owners with multiple shares the office staff can also produce a zone "chart" to help you plan for future reservations. If you really like details, check out the copy on your owners Association By-laws.

2010 RCI ZONES

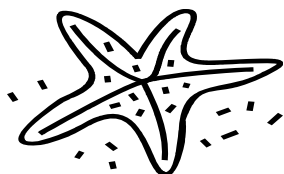
For Rockaway Beach Resort, Inc.
RCI bookings must be Friday to Friday

Wk	Color	Dates	Wk	Color	Dates
1	BLUE	01/01-01/08/10	27	RED	07/02-07/09/10
2	BLUE	01/08-01/15/10	28	RED	07/09-07/16/10
3	WHITE	01/15-01/22/10	29	RED	07/16-07/23/10
4	WHITE	01/22-01/29/10	30	RED	07/23-07/30/10
5	WHITE	01/29-02/05/10	31	RED	07/30-08/06/10
6	WHITE	02/05-02/12/10	32	RED	08/06-08/13/10
7	WHITE	02/12-02/19/10	33	RED	08/13-08/20/10
8	WHITE	02/19-02/26/10	34	RED	08/20-08/27/10
9	WHITE	02/26-03/05/10	35	RED	08/27-09/03/10
10	WHITE	03/05-03/12/10	36	RED	09/03-09/10/10
11	WHITE	03/12-03/19/10	37	RED	09/10-09/17/10
12	WHITE	03/19-03/26/10	38	RED	09/17-09/24/10
13	RED	03/26-04/02/10	39	RED	09/24-10/01/10
14	RED	04/02-04/09/10	40	RED	10/01-10/08/10
15	RED	04/09-04/16/10	41	RED	10/08-10/15/10
16	RED	04/16-04/23/10	42	RED	10/15-10/22/10
17	RED	04/23-04/30/10	43	RED	10/22-10/29/10
18	RED	04/30-05/07/10	44	WHITE	10/29-11/05/10
19	RED	05/07-05/14/10	45	WHITE	11/05-11/12/10
20	RED	05/14-05/21/10	46	WHITE	11/12-11/19/10
21	RED	05/21-05/28/10	47	WHITE	11/19-11/26/10
22	RED	05/28-06/04/10	48	WHITE	11/26-12/03/10
23	RED	06/04-06/11/10	49	WHITE	12/03-12/10/10
24	RED	06/11-06/18/10	50	WHITE	12/10-12/17/10
25	RED	06/18-06/25/10	51	RED	12/17-12/24/10
26	RED	06/25-07/02/10	52	RED	12/24-12/31/10
Wk 53 is a 2011week at RBR. At RCI a 2010week.			53	RED	12/31-01/07/11

2011 RCI ZONES

For Rockaway Beach Resort, Inc.
RCI bookings must be Friday to Friday

Wk	Color	Dates	Wk	Color	Dates
1	BLUE	01/07-01/14/11	27	RED	07/08-07/15/11
2	BLUE	01/14-01/21/11	28	RED	07/15-07/22/11
3	WHITE	01/21-01/28/11	29	RED	07/22-07/29/11
4	WHITE	01/28-02/04/11	30	RED	07/29-08/05/11
5	WHITE	02/04-02/11/11	31	RED	08/05-08/12/11
6	WHITE	02/11-02/18/11	32	RED	08/12-08/19/11
7	WHITE	02/18-02/25/11	33	RED	08/19-08/26/11
8	WHITE	02/25-03/04/11	34	RED	08/26-09/02/11
9	WHITE	03/04-03/11/11	35	RED	09/02-09/09/11
10	WHITE	03/11-03/18/11	36	RED	09/09-09/16/11
11	WHITE	03/18-03/25/11	37	RED	09/16-09/23/11
12	WHITE	03/25-04/01/11	38	RED	09/23-09/30/11
13	RED	04/01-04/08/11	39	RED	09/30-10/07/11
14	RED	04/08-04/15/11	40	RED	10/07-10/14/11
15	RED	04/15-04/22/11	41	RED	10/14-10/21/11
16	RED	04/22-04/29/11	42	RED	10/21-10/28/11
17	RED	04/29-05/06/11	43	RED	10/28-11/04/11
18	RED	05/06-05/13/11	44	WHITE	11/04-11/11/11
19	RED	05/13-05/20/11	45	WHITE	11/11-11/18/11
20	RED	05/20-05/27/11	46	WHITE	11/18-11/25/11
21	RED	05/27-06/03/11	47	WHITE	11/25-12/02/11
22	RED	06/03-06/10/11	48	WHITE	12/02-12/09/11
23	RED	06/10-06/17/11	49	WHITE	12/09-12/16/11
24	RED	06/17-06/24/11	50	WHITE	12/16-12/23/11
25	RED	06/24-07/01/11	51	RED	12/23-12/30/11
26	RED	07/01-07/08/11	52	RED	12/30-01/06/12
Wk 52 is a 2012week at RBR. At RCI a 2011week.					

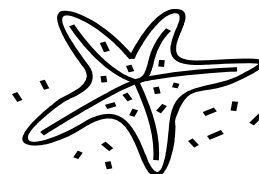


Rockaway Beach Resort, Inc.—Booking Time Zones

ZONE I June, July, August, September

ZONE II April, May, October, November

ZONE III January, February, March, December





REMINDERS

Fridays are very busy with check outs, room preparation and check ins: we can't do reservations and early check ins are unlikely. We did modify office hours last year. Be sure to visit the website for news, features, and pictures from RBR.

RBR is still a non-smoking and no pets resort.

CALENDAR EVENTS

1st weekend Aug: Tillamook County Fair., Seaside (Sat) Art Walk

1st weekend Oct: Seaside (Sat) Art Walk, Tillamook North Coast Seafood Festival

2nd weekend Oct: Lincoln City Fall Kite Festival, Rockaway Beach Rocktoberfest

3rd weekend Dec: Rockaway Beach Christmas tree lighting

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

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Board minutes available at RBR office:

Office Staff: *Judith Osborne, Sandra A., Evelyn Earl, Norma Seely*

Maintenance Staff: *Robert Didier, Tim Earl, Rob Aagesen*

Housekeeping Staff: *Antonia Macias, Eva Aguilar, Maria Maldonado, Rosanna Recto, Berenice Hernandez, Mayra Esquivel, Sandra Castillo, Carina Pieper, Sanjuana Cervantes-Rodriguez, Araceli Torres-Cortes.*

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