

March Newsletter 2021 Rocky Pointe Marina

COVID-19-

We will continue our COVID-19 Procedures, at the marina, for at least several more months. One way traffic on the ramps, stepping onto another dock to let others by, cleaning supplies for dock cart handles and keeping the inside office closed to people.

Community Garden Plots

If you wish to have a plot or 2 in the community garden, please contact the office. The cost is \$25 which covers our cost for replenishing the soil.

Gum Spitter

For the past 2 months or so, we have been finding dozens of gum wads that have been spit out on the parking lot and some on the docks. It appears to be all over the marina road but concentrated around the middle marina. We have discussed, at our staff meetings, to keep a look out for the culprit. We have talked with all the outside contractors as well. If you see someone spitting out gum or know who is, please contact the office. If you are the person during this, please stop.

Flowerpots

Our long-time flower lady, Carolyn King, who has been providing all the beautiful flower pots and beds around the marina is moving in the next few months. We had been scaling back some the past 2 years and we also removed some of the planters in the parking lot when we paved. We will continue with a few flowers and more natural landscape.

This leaves us with many large flowerpots that we would like to offer to marina tenants that would like to take care of a pot or 2, on a main dock, in their section. We will provide money for the potting soil and flowers. Call the office if you are interested.

Pedestrian Gate keys

The pedestrian gate has a lock on it now to keep people from walking in past the car gate. To get out, no lock is needed. If you need a key, ask at the office. You can always use your gate code to open the car gate.

Water on-The boat slip water continues to stay on. Almost time to start thinking about washing your boat.

Office hours

We are changing the marina office and fuel dock hours for the weekends. The office and fuel dock will be closed weekends October 1st through April 30th. We may take appointments for fuel purchases, if made in advance. We will monitor the phones and video cameras remotely during the weekends. We have decided not to stock any snacks and beverages in the store this summer.

New Boat slip Rates- June 1, 2021

There will be a \$10 per boat slip rate increase starting June 1, 2021. The new rates are currently listed on our website effective 2-1-2021 and new tenants are starting at the new rate now.

Boat Registrations

A reminder to get your boat registration paid to the Oregon State Marine Board. Very soon the Sheriff will be walking our docks looking for expired tags and issuing citations. This is not a money-making ordeal for the Sheriff, it is a requirement of them to check for registrations for OSMB. Over 35% of the money spent by OSMB is given to the River Patrols in nearly all the counties of our state. If you have your registration decals and can not make it to your boat, you can mail to the office and we will put them on for you.

Winter Storm 2021

What we experienced- What we did- What we can learn

This past week's storm was certainly one of the worst for our city and marinas in the past many years. We have had more snow before, and we have had colder temperatures sticking around for many more days. It has not been since the flood of 1996 that power was out so long. In 1996 it was out for days and this year it was almost 17 hours. Our typical power outage at the marina, perhaps once every other year, is about 4 hours. What snow we had was heavy.

When we lost power, we lose water because our well pump shuts down. Our sewer honey pots all shut down. Most heat stops. Fortunately, this happened at the end of the storm as temperatures were rising. If we lose power at the beginning of the storm, then water pipes freeze and will stay frozen until it warms up.

-Our worst problem we encountered at the marina was that so many homes had their honey pots submerged in the river because their homes were getting lower in the water. These honey pots (we estimate about 10) were pumping river water 24/7 into our sewer system. Our sewage plant did process the water, and it was most all river water anyway, but it caused the evaporation pond to fill to the brim and damage the berm barrier. It is all fixed now.

-Homeowners were worried about their homes sinking, submerging or tipping over. Floating homes are designed and engineered to handle snow loads. They really cannot tip over. It is the lack of floatation that caused some homes to lower in the water. This is an indication your home needs more foam. Foam does not last forever and sometimes there may not have been enough foam in the first place and you find out now. We remove many cakes of foam each year in the marina and replace with new. Every single foam cake we remove is waterlogged and has lost a certain percent of its lift. Maintaining your foam is one of the extra tasks a floating homeowner needs to do.

- A few homes lost water while the rest of the marina had water. This is because the homeowner connection hose to our main dock freezes somewhere between the dock and where it goes inside their house. These hoses should be fully insulated and better yet have heat tape. We advertise to people to keep a single faucet dripping at a fast pace.

- Covered Boat slips - in the lower marina are our #1 priority is to clear off the snow load. We keep an eye on everything in the marina and prioritize. We had a crew of 5 guys remove the snow on Friday and then again on Saturday. It is a hard job and consumes most or all of our labor. We are fortunate to have employees to draw from in the boatyard. Prior to any snow event, it is our standard procedure for us to tighten and secure all the boat lines so that the boats themselves help provide extra buoyancy. It works. There were 3 marinas this year that had their roofs collapse from the snow load damaging nearly 100 boats. Not one of those marinas had made any attempt to remove snow. In fact, most marinas do not remove snow as they do not have the staff.

Sinking boats- we had 2 this time. A 24' sailboat and a 30' pontoon houseboat. For the most part boats can handle the weight. We are not certain yet of the causes.

Trees Down- At the end of the storm, when the ice came around, we lost a lot of tree branches and some trees are now leaning. We will be cutting down the branches and some trees in the next few weeks. Please be aware and stay away from dangerous looking trees.

Our equipment was available and used. The snow shovels were around for everyone to use. Some used our long-poled snow tools to remove snow of their roofs, we used our fire pumps to assist the sinking houseboat and we also used the pump to wash off snow from the roof of one house- It works great if temperatures are above 25 degrees and rising. The 38-degree river water melts the snow right off. When time allowed, we used our snowblower to remove snow.

The car gate was left open which is our standard procedure during snow or wind events. The battery backup will only last a few cars.

What About Next Time

Having bottled water, a power pack to charge your phone, insulate your water line or add heat tape, add more floatation, a bucket to fill your toilet tank from the river, a flashlight and backup food.