

Rocky Pointe Marina

July 2022 Newsletter

Covid

It is mostly out of the news, but still out there spreading. We are going to continue to have our ramps one-way and to have people step off to another dock when passing. The office will limit access for fuel and ice sales.

Fire Season- Be Careful



It's still raining now and the water levels are high but soon the sun will shine, and things will dry out. As a reminder, no fireworks anywhere at Rocky Pointe. No smoking on the docks- if you see someone smoking on the docks either remind them that smoking is not permitted on the docks or follow them, get their slip number and report to the office.

Only propane barbeques and fire pits with a cover are allowed, no smokers.

Restrooms All Done

The remodeling of the insides of the restrooms and showers are complete with the exceptions of minor touch up here and there. The showers have nice benches and there are many hooks to hang your clothes. We have posted new signage in the restrooms and showers reminding people to clean up after themselves, so they are clean for the next person. We will continue to do some of the exterior upgrades on the restrooms, but the residing with vinyl will most likely be next year when the product is available in the colors we need.

Boating on Multnomah Channel

There are many wonderful places to boat near Rocky Pointe. Here are some options with approximate distances and time of travel based on 5 knots past marinas and 8 knots in open water

Downriver-

Coon Island- One of the best cruising spots in the entire Metro area. It is about a 15-acre island with several hundred feet of dock on both sides. At the top there is a covered picnic area and compost toilets. 5 miles downriver- 1 hour. No fee for overnight stay.

Gilbert River- about a mile downriver of Coon Island. There are 2 inlets on the Sauvie Island side. Up a ¼ mile of the second inlet is a cement dock for day or overnight. There is not a ramp to shore. The Gilbert River goes up about 4 miles into Sturgeon Lake. Fun dingy ride from the cement dock or take your kayak up into the beautiful lake. Motorized boats are not allowed in the lake.

St Helens has 2 great options. It is 12 miles downriver from RPM, about 2 hours. There is Sand Island with 2 large public docks that can handle over 100 boats. On the mainland side, there is a large public marina in front of City Hall, the building with the bell tower. There is some electricity there for a nominal fee. In town there are stores, restaurants, restrooms and on Thursday nights, there are free concerts during the summer. <https://discovercolumbiacounty.com/events/13-nights-on-the-river-june-july-august-check-out-the-schedule-now/>



Martin Slough- about an hour downstream of St Helens on the Washington side. It will not show up in public brochures as it is a private lagoon with a large dock and plenty of space to anchor more than 100 boats. The dock is maintained by the Columbia River Yachting Association. Yacht clubs have first priority to use the dock, but the public is welcome to use the dock if a club is not using it for an official cruise. We have cruise guides at the office that lists these dates. It is a bit tricky the first time so ask someone who has been there for specific instructions. This is the number one favorite spot.

Upriver

Hadley's Landing- About 3 miles upriver from RPM. 30 minutes. A good place to stay but be aware that the dock has public access from Sauvie Island so there may be hikers, anglers, or others on the dock.

Willamette River- A 1 hour ride from RPM, about 7 miles. If you go right, you can be in downtown Portland in less than an hour. There is a public dock at RiverPlace by the Hawthorne Bridge or if you want a longer cruise, you can go all the way up to the public dock in Lake Oswego. If you go left at the Willamette the Columbia River is 3 miles.

Floating Home Residents Information

What happens to your floating home if you pass or get really ill?

If a floating home resident dies or gets really ill, we as marina owner/landlords are required to secure the house by changing the locks, emptying the refrigerator/ freezer and dispose of any other perishables. We must not allow anyone in the house unless they provide us a will or other documentation declaring that they are the executor of the estate. This is assuming there is not a living spouse or partner that is on the rental/lease agreement. If both residents die at the same time the above procedure is followed.

To avoid this situation, there is a simple form you can complete with the name of the person that you assign the responsibility of your floating home too. Enclosed is a copy of that form. Please complete and sign and date and return to the office. This is a form we need to have on file for all resident houses so I may be knocking on some doors.

Then what can happen?

The estate is responsible for the rent. Either monthly or at the time of sale. Someone in the estate can apply to be a resident by completing the standard new tenant application and background check or the estate can enter into a storage agreement with the marina while the house is on the market. The house needs to go on the market promptly or the house can be moved out of the marina.

Slips at 100% Capacity

Our occupancy for boat slips has been at nearly 100% since the first of the year. Our guess is that we have a nice marina, fair rates and that people want to get away from the crime on Hayden Island. This season we stopped taking any short term (less than 6 months) rentals. We have made sure to accommodate the floating home owners this year who rent only for a few months. However, we cannot hold a slip empty for 9 months and cannot guarantee a specific slip or any slip in the future. We will give residents first right of refusal on a slip they want when we have a full-time tenant wanting that slip. The resident must commit to a full year. A slight change in policy is that the 20% discount on a second space only applies to year-round rentals. This will be effective January 2023 with seasonal rentals being at full rate. Currently about half the residents with boats have committed to a full year so they can have "their" slip.

No long-term car parking storage/guests

These past few months we have found cars that have been stored here. If you are a homeowner, you can keep up to 2 cars here, even when you are at another home or on vacation. You cannot have a friend leave their car here while you go on vacation with them. Boat tenants cannot leave a car here unless they are out using their boat. We have been reluctant to tow cars but will do so in the future should we encounter a vehicle that does not belong here. It may appear that we have lots of parking but the reality we work extremely hard just to keep enough spaces available for those who belong here.

House Sitters- Need Prior Approval.

If someone is going to house sit for you, they must go through the same background check as you did and all our other residents. They must sign our rules and regulations and sign a "temporary occupancy" agreement. This is necessary for the safety and well-being of all who live here. We need at least 2 weeks advance notice to do the paperwork and a \$65 screening fee. If the same person house sits again, they will need to complete another "temporary occupancy" agreement but will not need to do another background check.

Painter

Looking for a good painter to paint either the inside or outside of your home? We have a boat tenant here at the marina who does an excellent job and is very tidy and reasonable. He has painted several homes here in the marina - Ben Coleman 503-708-1057

