



Rocky Pointe Marina Newsletter

February 2021

Covid-19

The vaccination process has started and hopefully the social contact risk will be minimal by the upcoming boating season. Until such time, we will continue our safety protocols on the docks and ramps and keep the office closed to public access.

Marina Office Staff Changes

Noni and her husband Ted are retiring in a couple of months to enjoy more time with their family. We have hired a new person, Deanna, who has been training with Noni for several weeks and both will work together to provide a smooth transition. Deanna has been living in Scappoose with her husband for over 25 years and loves being a bookkeeper and the beauty of the Multnomah Channel. She looks forward to meeting /talking with all of the Marina residents and tenants.

Winter Office Hours Revised- Closed Weekends until April

We will continue to monitor the phones and video remotely. Chelsie had planned on moving early this summer but her plans have been moved up.

Security/Gate/Keys/Parking

There was an incident in the upper marina parking lot the week after Christmas where 2 cars had their windows broken out and small items insight were stolen. Our video showed a vehicle come down our hill at 1:00 am and leave again at 1:01 am. We were not able to get enough detail to positively identify the vehicle or prowlers. A quick smash and grab.

The sheriff was surprised they would attempt this crime in our well lite and open parking lot but commented that crimes like these are numerous everywhere and that this was most likely a random crime and not targeted.

In our 15 years of marina ownership, we can recall only 3 other incidents, one of which was the removal of a catalytic converter from a Prius a couple months ago which the police say these are very common with criminals specifically targeting the Prius for the value of metal in the catalytic converter. There is approximately 7 grams of platinum in the Prius converter which is worth about \$250.

We have added another camera in the upper parking lot to get more coverage. Reading a license plate can be very difficult at night.

We are also reinstalling the key lock on the man door of the car gate starting Feb 1, 2021. The door will have an automatic closure. Tenants and residents will need a key to open the lock to get inside. To leave, no key is needed. To enter you can also use the new key, your remote or enter your gate code and open the car gate. Keys are available at the office. First key is free, additional are \$3 each.

Many people are parking inside the gate as a precaution which is one of the reasons we are putting back the gate lock. To be 100% clear, there is NO reserved or assigned parking, it's first come. Please do not use dock carts to block and reserve a space. The new tandem (double deep) parking spaces are designed for 2 cars within the same household. If you have a car pulled all the way in, no person should park behind you- essentially reserving this space for your second vehicle.

Dock Carts

This past summer 3 of the new dock carts disappeared. This past month we had our first wheel bearing break on a cart in the middle marina. **Please do not put anything heavy in these carts.** We have replaced the lost carts at nearly \$500 each and replaced the broken wheel costing \$100. Also, leave carts in the section of marina they are located. If you use the carts to bring packages from the upper to another section please return.

Package Delivery- New Boxes

We have added a dock box for each section of the marina on the clubhouse porch and they are marked accordingly. So far the delivery services have figured this out and it actually helps them understand we have 3 addresses at Rocky Pointe. We are starting to see a reduction in seasonal drivers and hope soon to see regular drivers from UPS and FedEx that know our marina and can safely deliver to your door.

Winter Weather

So far the winter season has been very mild with above average temperatures and only a couple nights with the temperatures dipping at or barely below freezing. This may change as we still have at least 6 more weeks that could bring us colder weather. As you read this newsletter, the weather forecast is for cooler weather, not freezing at the valley floor, but at least a reminder that winter still lingers. Here are some weather tips.

Floating Homes

- Please do not leave your water running if the temperature is only going to dip down below freezing for a couple of hours. When the temperature will stay below freezing for the majority of the night, only trickle your water at 1 faucet at a rate of 6oz. per minute. This is typically when it goes from a fast drip to a slow stream. Use a measuring cup to watch and time the drip. This volume calculates out to 72 gallons per day which is about the average daily water use per household in the marina. Our normal total daily water use for the marina is between 3800 gallons to 4500 gallons per day (a bit higher in the summer) Trickling the water doubles our daily water use. Our water system can provide that volume but our sewer system is designed for 6500 gallons per day. We can process the extra volume in the equipment but the pond is natural evaporation. Every 5000 gallons in the pond adds 1 inch and water evaporates slower in the winter. For this reason, we ask that if you trickle water, do so with a faucet that drains into the river rather than your home honey pot.
The very best solution is to put heat tape on your connection hose and you will never have a problem. If you have any questions feel free to ask.
- Should snow or ice be in our immediate forecast, most people park their cars at the top of the hill before the event and then walk up to their cars. Our hill is very steep and is the last road in the County to get gravel. ODOT has been good to let us park there in bad weather- we just cannot abuse the privilege.
- When snow is forecast our staff will put out several snow shovels at the ramps of each section of the marina for everyone to use. The snow volume dictates how many staff can get to work safely .When there is 5” or more of snow they must clear the roof of the covered boat slips first. We prioritize from there. Removing a couple of inches off the dock is not something we do.

Boats

Boats should be winterized by now. Our boatyard is not capable of winterizing a boat on a days’ notice so please plan ahead. There are many ways and levels of winterizing your boat. Here in the Pacific Northwest boats typically stay in the water all year as we do not get freezing water/ice around the boats. Our water temperature stays 37 to 38 degrees which keeps ice from forming around your boat and also provides a certain amount of heat that radiates through your hull. Here are a few other tips:

- Shut your thru hull valves, engine, toilet, generator- The water in those hoses can freeze and burst causing your boat to sink. This is a major cause of boats sinking.
- Clear all of your scupper drains on the deck, cockpit, topside, etc. so that water can drain out as designed.
- Many put anti-freeze in the engine, sink and toilet. Please use an environmentally friendly brand.
- Use either a radiator type heater or one with a snow/freeze thermostat that kicks on at 38 degrees in the cabin of your boat.
- Only spark resistant heaters in your gas engine compartment.
- Open doors, floor boards, etc. to allow for good air flow. Open your engine hatch if it is inside the cabin.
- Engine rooms with outside only access are more vulnerable.

