



Rocky Pointe Marina

November 2021 Newsletter



Covid Protocol

Our Covid protocol continues of one-way ramps, stepping off to the sides of the docks when passing others and office access closed.

Holiday and Office Hours

Our office/fuel dock is closed weekends October through April. In addition, the office /fuel dock will be closed Nov 25-26 for Thanksgiving, Dec 24th and Dec 31st for Christmas and New Year's Holidays.

Security- Car Prowls

Recently there were 3 cars broken into the upper marina ungated parking lot area. Our video shows a maroon-colored hatchback station wagon drive in and park around 2am. As in past instances, they pick the first open parking spot and go to work on the car(s) immediately next to them. There were 2 white males and they got access into 2 cars but could not gain access into the 3rd car, just damaged the key hole. Crime is rampant everywhere. We are not a target - in September alone more than 900 cars were stolen in the PDX area. The police have to prioritize the use of their limited assets which would be the violent crime/protests and shooting. I meet monthly with all the other marinas and we have focused our 1 ½ hour meeting 100% on crime and prevention. Our issues here at RPM are small in comparison to the marinas on Marine Drive and Hayden Island. Here are some suggestions to prevent car prowls:

- Park your car inside the gate. To our knowledge we have never had an issue inside the gate.
- Do not leave anything insight in your vehicle.

Parking Lot Paving Done

The lower parking lot paving is complete and the new lines have been painted. This project included putting in concrete pathway for the boatyard Travelift. Now when the water floods over the lower parking lot, the boatyard can continue hauling boats and not shutting down for several weeks to avoid damaging the parking lot. We used 5000psi concrete, 8 inches thick with ¾" rebar at 6" square to provide a very solid pathway that is independent of the asphalt thus protecting the asphalt from damage. Over the next 5 to 10 years, we will continue on with concrete and asphalt in the boatyard and completing our storm water collection and treatment system for the boatyard storm water.

Marina Upgrades Continue

Our staff is switching gears from the parking lot to the covered slips in the lower marina for the next 3 months. Last year's winter snow storm caused 4 marinas to have their covered moorage collapse losing over 100 covered slips in the city making covered spaces even more in demand than ever before. We are fortunate that we have a crew in the boatyard readily available to shovel snow off the 20,000 sq. ft. roof as a first priority. Our crew is installing over 4000 board feet of new uprights, bracing, supports and rafters to more than double the strength. We will be adding between 50 and 75 blocks of new foam providing more than 50,000 pounds of additional lift. We are also adding a water jet system on the roof of the covered slips that will be connected to 2- Honda water pumps putting out over 18,000 gallons per hour each. The water from the river is about 40 degrees and the water runs over the roof to warm it up when the temperature is 27 degrees or higher.

Foam Floatation Under Your House

Last year's winter snow and ice storm caused many residents to panic as their houses sank a few inches lower into the water. This is generally not a problem unless water starts coming close to entering into your house. Floatation is about the only maintenance item different than a land home. If you noticed your house low in the water last year or if you think it is lower or slanting now, then you should consider getting some foam soon. There are just a handful of foam installers and they generally work an area and do 10 to 20 homes in one marina then moving next door to another marina. The cost per block is about \$150 installed. Miguel will have his equipment here to install foam for us in mid-November. If you want foam give him a call at 504-460-1522. He can do other float work as well.

Recycling Tip

Tis the Season for catalogs & junk mail. Reduce the amount of wasted paper (trees) in your mailbox by taking a few minutes to get off mailing lists. Most companies offer this on their website or with a quick phone call. Visit www.dmachoice.org for ways to get off national advertising mailing lists. Please put unwanted mail in the 3 recycling roll carts not in the garbage dumpster so that material can be recycled once again and not get buried in the landfill.

Winterizing Your Boat

Get this project done now-Our boatyard is very busy and this service must be scheduled in advance. Waiting until a freeze is forecast and hoping our boatyard can run down to your boat is not an option. Here are some important things to do:

- Make sure your canvas, rigging and other topside items are tight and secure
- Make sure your scupper drains are clear of leaves or debris to allow drainage.
- Remove your dinghy from the water and turn it upside down.
- Open up inside hatches, cabinet doors and floor boards to allow for air flow.
- Shut your water intake valves (seacocks)
- Pour marine grade anti-freeze in your head and sink
- Winterize your engine. If your engine is inside your boat the heat of the cabin will keep it from freezing. If your engine hatch is outside, it requires a higher level of winterization protection. Do not ever put a household heater, lightbulb or similar in your enclosed engine room. These are ignition sources for fuel vapor. Only special engine room heaters should be used- They are several hundred dollars and our boatyard can install, well worth the peace of mind and protection of your engine.
- Use a heater in your boat. This works well in our moderate winter weather. Use only a good heater designed to be safe and efficient. Using an old portable heater you have laying around in your garage is a dangerous option.



Never use an extension cord. We recommend the following 2 types of heaters for your boat (see pictures). The low profile heater is \$110 at West Marine and has a setting to turn on only when temperatures go below 38 degrees. The radiator type heater is another good option. Set it on low and it keeps the boat warm all winter at a low cost. We use these all over the marina and use on our own boats. If temperatures get really low, simply turn up a little higher for that time. These run between \$50-\$100 at Lowes, Fred's or other hardware stores.

Happy
Thanksgiving