



# Little Whale Cove HOA

Annual Report  
2024-2025





# Little Whale Cove Homeowners Association

## Annual Report 2024-2025

*Our community has enjoyed growth in population, vegetation, marketability and financial sustainability. Volunteerism has significantly impacted solidarity, collaboration, emergency preparedness and environmental enhancement of this amazing community. Here are a few highlights from this past year:*

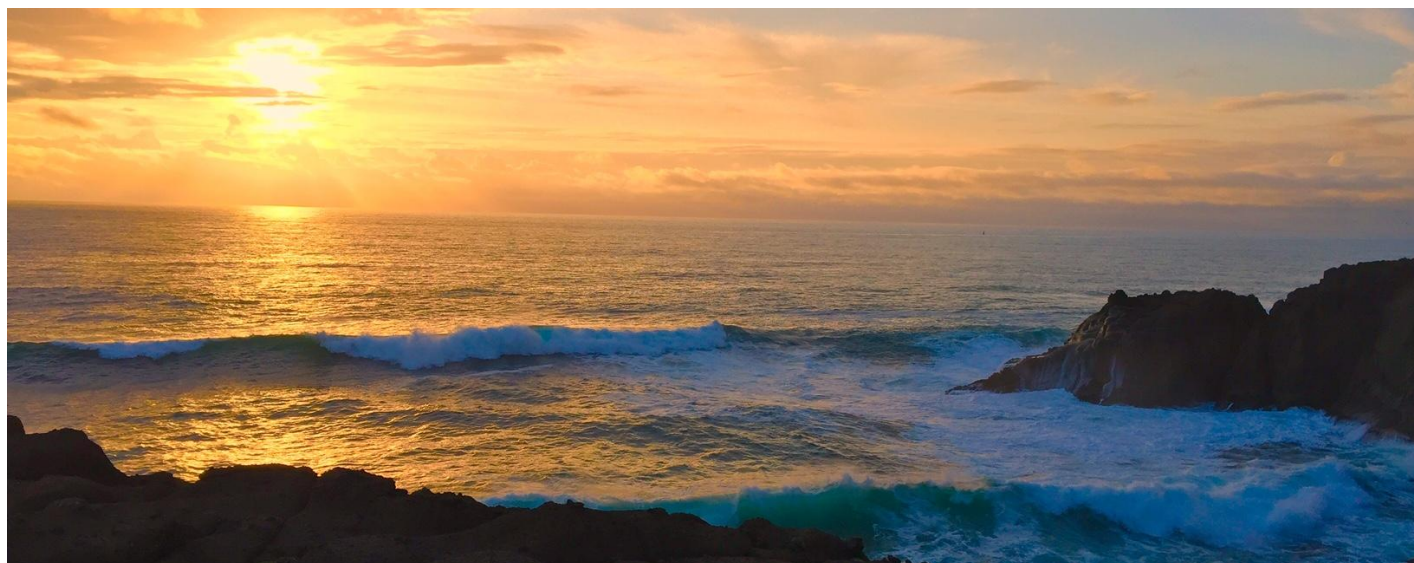
### Board/Operations

- Reviewed 2001-2015 Board Resolutions and Policies, eliminating 52 that were outdated, revised, or no longer required
- Revised 45yr old bylaws and CC&Rs to bring governing documents up to legal requirements, and put forth for homeowner vote
- Revised Community Rules to address burning wooden pallets, dog leashes and trucks/trailers length limits on LWC roadways
- Joint Office and Grounds Management Services MOU with LWCCOA & IPHCA
- Updated staff job descriptions and hired office assistant
- New Common Area Maintenance Standards, new resolution for Reserves Committee Charter
- Formed a Green Energy Resilience Team to identify and procure alternative energy sources during power outages. Applied and received a grant to study hydrogen cells with City of Depoe Bay. Joe Cannon now serves on the City Council, and continues this effort.
- Welcome Committee connected with homeowners and renters on 27 properties
- Enhanced [LWCHA.ORG](http://LWCHA.ORG) website
- Set up first use of electronic voting via ElectionBuddy



### Finances/Reserves

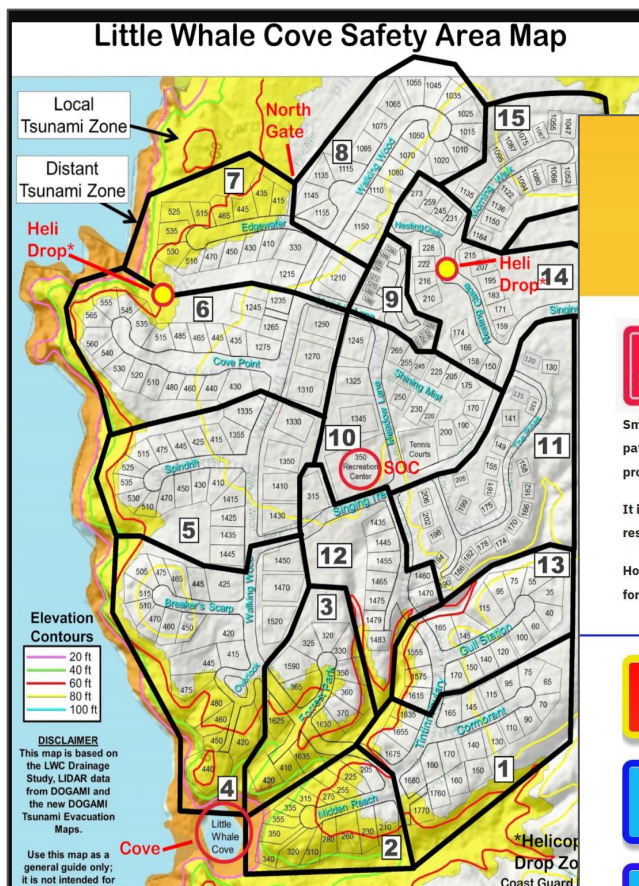
- Both FY23-24 and FY24-25 operating budget finished in the black. Investment earnings were higher than anticipated. Audited Financials will be presented at Oct. 17 Annual Meeting.
- FY25-26 budget increased only 3% (in line with national inflation rate)
- Approved 3% credit card fee to offset bank charges, and reduced internet fees
- Significantly reduced internet and phone costs
- Revised Reserves Plan and funding model to achieve 70% funding level by 2030.
- Expended \$100,895 from Reserves for projects





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<https://lwcha.org/safety-committee/>

Home About Us Governing Documents Emergency Preparedness

### Safety Committee: Emergency Preparedness



Smoking is not permitted on paths, roads or common property.

It is only permitted on private residential property.

Homeowners are responsible for the actions of their guests.

In an Emergency

– Shelter in Place  
– Listen to Channel 15  
on your two-way radio!



Incident Command & Shelter in Place

LWC Community Radio Service (CRS)

EP Supplies, Equipment & Tips

About Us & Emergency Contacts

LWC EP Documents Safety & AED Videos

OR Be 2 Weeks Ready DOGAMI

News & Upcoming Events

Past Events, Cove Notes Articles & Meeting Minutes

Green Energy Resiliency Project

Wildfire Awareness

## Safety

- Developed an accessible, robust Emergency Preparedness [webpage](#) with links to resources, upcoming events, and past programs and activities.
- Formalized Incident Command System (ICS) structure to mobilize Safety Captains, Board and other skilled residents to provide rapid response to emergencies.
- Established Community Radio Service (CRS) communications center in Rec Center 3rd floor Crow's Nest, linking Safety Captains and residents to critical information both within and outside LWC
- Upgraded CRS radio equipment to broadcast more effectively throughout the community via two-way radios on Channel 15.
- Conducted four table top exercises (TTX) with power outage and wildfires scenarios, and developed protocols to manage those scenarios.
- Activated ICS during power outage, and readied in standby following Russian earthquake/tsunami.
- Relocated and stocked Safety Operations Center (SOC now in the Rec Center).
- Partnered with the City of Depoe Bay to include LWC in emergency planning and staging of resources in one of the city's five projected "islands" when disaster strikes.
- Composed a series of articles for Cove Notes to raise awareness of potential threats (power outages, earthquakes, tsunamis and wildfires,) reinforcing the need for residents to procure a two-way radio, prepare Go Bags and amass emergency supplies for 4-6 weeks.





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## Socials

- Friends of Little Whale Cove (FLWC) hosted monthly events, including: potlucks, dinners, outdoor BBQs and the annual Artisan Showcase - featuring 20 local artists with a catered private opening and public sales day.
- Supported live music performances, highlighting both LWC and other Oregon musicians.
- Held two fundraisers: a chili dinner collecting 165 pairs of socks for Lincoln County Homeless Shelters; and a Halloween-themed drive collecting \$1750 and 805 lbs. of food for the Depoe Bay Food Pantry

## Facilities/Grounds

- Installed electric eye at entry gate and removed bypass lane, reducing vehicle incidents.
- Enhanced mailbox with parcel lockers, cement pad, lighting and shelter
- Completed Rec Center fitness room and storage lean-to renovations
- Replaced riding mower, and external lighting at Rec Center
- Replaced Cinder Cone roof, ocean path fencing, and recycle Center cement pad
- Scheduled road repair and improved roadside storm drainage
- Foliage/tree work along roadways & paths for visibility, beautification and EMS access.
- Surveyed and removed hazardous trees
- Contracted new cleaning service for Rec Ctr
- Tracked external construction on Tract D and sewage line extension through forest

## Forest Management

- Conducted educational programs on ecological health, invasive species and fire mitigation
- Removed 16K lbs of invasive ivy and invasive species from Common areas, fire mitigation and fuel reduction for fire prevention in old growth forest.
- Continue to monitor blackberry removal for spot spraying and fuel reduction
- Initiated collaboration with Architectural, Safety

## The Next Wave... LWC 2.0

*We live where the lush coastal forest meets the ocean, atop solid basalt cliffs. But our community's foundation is strongest when homeowners are involved: creating gatherings, working to sustain the ecosystem, and stewarding the investment we all share. Thank you for supporting volunteers, caring for amenities, completing surveys and **VOTING on updated governing documents!***