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New Subdivision Law Now Effective In Oregon

"If you are planning to parcel off and sell a couple pieces of land—or if you're shopping for land—you owe it to yourself first to check out Oregon's new subdivisions regulation law."

This is the reminder issued by State Rep. Les AuCoin, House Majority Leader, who sponsored Oregon's new Land Development Consumer Protection Act (HB 2607) which becomes effective January 1.

Rep. AuCoin, D-Forest Grove, was sponsor of the bill at the request of Gov. Tom McCall.

Registered real estate developers and brokers have been mailed information about the law and the necessary registration and sales disclosures forms, but AuCoin is concerned about individuals not professionally engaged in the real estate business who might come under the terms of the law but are unaware of its requirements. Penalties for violation of the provisions are severe—up to \$50,000 fine and or imprisonment for up to two years.

"The aim of this law is two-fold: to control the big-time operators who take advantage of unwary customers in 'sagebrush subdivisions' and similar developments, and to protect all real estate purchasers by requiring a full sales disclosure statement. It is not intended to hurt or inconvenience small landowners selling off a few acres, and they won't be if they are properly informed as to how the law affects them," AuCoin said.

Examples of the kinds of problems the law is designed to correct are suburban subdivisions where new homeowners found sales-promotion promises of sidewalks, location in a

Lions Ticket Sale Benefits Foundation

Discount tickets to the Portland Boat, Trailer and Sport Show in Memorial Coliseum Jan. 12 through 20 will be sold by members of the Vernonia Lions Club to help Lions charitable projects in northwest Oregon.

The Lions' share of the sale proceeds will be used for benefit of the Oregon Lions Sight Conservation Foundation and other service projects of Lions International District 36-0. Since 1960 Lions clubs of the district have raised more than \$30,000 through Boat Show ticket sales. Forty-nine clubs have signed for tickets this year.

Sailboats and other gasless recreational equipment will have increased emphasis in the 1974 edition of the Pacific Northwest's largest sports and recreational show, said Robert O'Loughlin, managing director. Attendance is expected to be in the neighborhood of 100,000.

Earl Wantland Gets Nod For WEMA Council

Robert E. Clautice, president and general manager of Physical Data, Inc., Portland, has been elected chairman of WEMA's Oregon Council for 1974.

With 16 member firms in the Portland area, the council is one of the ten Councils of WEMA, the nation's largest association serving the electronics and information technology industries.

Jerry F. Foster, vice president and general manager of Exact Electronics, Hillsboro, a division of Danalab, Inc., was elected vice-chairman of the Council.

Lewis C. Kasch, vice-president and U.S. marketing manager of Tektronix, Inc., Beaverton, was elected secretary-treasurer.

All three executives were elected to serve as Council Officers for the coming year. In addition, Clautice and Foster were elected directors of the Association and Earl Wantland, president of Tektronix, Inc., former Vernonia resident, was elected as a director-at-large.

Vernonia Booster Jackets Available

Orders for Booster jackets are still being taken by the Vernonia Police Cadets. Those wishing to purchase one of the blue nylon jackets may do so by contacting the Vernonia Police Department or any member of the Police Cadets.

The jackets—featuring Vernonia Boosters across the back in gold lettering—come in four sizes, small, medium, large, and extra large, in either lined or unlined style at \$12.95 or \$10.95 respectively.

certain school district, and adequate sewage treatment facilities unfulfilled. In some large Central Oregon developments, purchasers did not get the water, roads, and utilities they thought they had paid for.

Specifically, the Land Development Consumer Protection Act: (1) insures that prospective purchasers of land development interests have all pertinent information concerning conditions on and in the vicinity of the property; (2) places the buyer and seller on an equal footing regarding the transaction; and (3) registers land developments, particularly promotional land sales.

Two key provisions are the requirements for public disclosure statements and registration of certain subdivisions. When a landowner divides property into two or more parcels and thus becomes a developer, he must, unless exempted from the law's provisions, provide a disclosure statement to every prospective purchaser, if such is requested. All actual purchasers must receive a disclosure statement prior to signing a land sale contract.

Regarding registration of subdivision with the Real Estate Commissioner, all land developments involving six or more parcels must be registered. No person may sell or offer an interest in a land development unless it is currently registered with the Real Estate Commissioner. That means previously registered land developments projects must be reregistered.

The Commissioner has the mandatory duty to investigate every application to determine compliance. Additionally, he has the discretionary power to do such things as make an onsite inspection of the development, at the cost of the developer, and obtain reports and recommendations from planning commissioners or other agencies.

For more information on how this law affects land sales, and for data on exemptions, individuals should write the Real Estate Commissioner, Department of Commerce, Commerce Building, Salem, Ore. 97310, or 136 State Office Building, Portland, Ore. 97201.



Maxine Medges, 1st place winner of Mystery Santa Contest



Mrs. Ann Westerberg took second place in Mystery Santa Contest

Licenses On Two Year Plan

Beginning January 2 Oregon switched to a two year registration cycle for most motor vehicles and fees will be doubled correspondingly.

The change in registration period and fees is indicated on renewal reminders and owners are urged by the Motor Vehicles Division to check the fee shown on the notice before they mail in their license renewal.

It will now cost \$20 to renew a passenger vehicle license. Car owners with custom license plates will pay \$70 for the two year registration. Motorcycle owners will pay \$6 instead of \$3.

Ambulance Fund Grows

Contributions are beginning to raise the total in the Vernonia Ambulance Fund with donations being made mainly through the cans placed at merchants and businesses in the area.

Funds are being raised at present to purchase a defibrillator—a machine used to correct erratic heart beats in cardiac patients one of the prime causes for use of the ambulance service in Vernonia.

In order to facilitate use of such a machine, when the goal is realized, three men underwent training in its use and will also be able to train others in the operation of the machine.

Residents are urged to continue their generous donations to the ambulance fund in order that this valuable piece of equipment and other necessary implements may be purchased for the ambulance.

Fish Derby Underway Now

To foster interest in the local sport fishing area, Claude's Saw and Service will sponsor a steelhead derby this season. If successful, it will become an annual event in Vernonia.

To enter, a person must have a current angler's license and punch card and must register at Claude's. There is no purchase necessary. Registering must be made prior to entering fish caught. No residence requirement but all fish entered must be caught in the Nehalem Valley.

Fish entered will be weighed at Claude's during regular business hours and pictures taken for the "Rogues Gallery of Famous Fishermen." Fish will be judged by weight only and all decisions are final.

Prizes will be awarded for the three largest fish entered and one prize for the most fish entered by one fisherman. All prizes will be in merchandise only. Leading entries will be posted at Claude's Saw and Service in Riverview.

Steelhead Derby started January 1 and ends March 31.

Meeting Scheduled For Safety Gun Club

The Vernonia Hunter Safety Gun Club will hold a meeting Tuesday, January 8, at 7:30 p.m. in the meeting room at West Oregon Electric Co-op.

Purpose of the meet will be election of officers and general business.

Dept. Of Transportation Slates Series of Meets

The Oregon Department of Transportation is going to the people in a series of meetings to be conducted in the 14 administrative districts of the state to see what they think of the Oregon Aviation System Plan, it has been announced by George M. Baldwin, Director of Transportation.

The first in the series of meetings will be held in District 2, which includes Clackamas, Columbia, Multnomah and Washington Counties, starting at 1 p.m., Monday, January 7. The meeting will be in Rooms B & C, 13th floor, of the Lloyd Building in Portland.

The State System Plan will incorporate a statement of Oregon's aeronautical policies as related to state, local and federal responsibilities. It will provide information concerning the aviation facilities and services required to meet the immediate and future balanced transportation needs of the state.

In addition, it will recommend the general location and characteristics of new airports, the removal of airports providing an unnecessary or undesirable duplication of facilities, and the nature of improvements for existing ones. The plan will also provide information on the timing and the estimated costs of development, and will relate airport planning to comprehensive land use, transportation and environmental planning.

The information developed will cover an 18-year period, from 1972 to 1990, however, the plan will be segmented into three stages as follows: short range to 1977; intermediate to 1980; and long range to 1990.

At the public meetings to be held about the state, people from both the public and private sector, will be asked to respond to the following series of alternatives:

(1) The funding alternatives proposed by the study that will be necessary to finance the System Plan. What type of aviation system does the public want and what are they willing to pay for it?

(2) Alternatives regarding the system of State-owned airports.

Zoo Petition Asks Support From Residents

A committee of "Citizens for the Portland Zoo" has been formed in response to the recent Portland City Parks Department proposal to take management of the zoo away from the Portland Zoological Society and return it to the city. The committee, chaired by Mrs. Robert Ames of Portland, is circulating a petition that states a confidence in the society's management and goals and asks the city to consider the committee's "strong recommendation" that the society be allowed to retain management of the zoo.

The differences between the two proposals are philosophical and financial. The city has proposed a budget of \$1,033,000, and the society has proposed a budget of \$1,300,000, only \$200,000 over the society's 1971 operating budget. The actual difference between the two is \$21,470, a figure agreed upon by both the Society's Executive Director, Dr. P.W. Ogilvie, and Superintendent of Parks, Mr. Dale Christiansen. The reason for this is that the Parks Department's proposed budget shows sharply decreased earnings from leased concessions, and fails to show a 10 percent administrative cost associated with city purchases amounting to over \$32,000. In addition, it does not include the \$51,302 contingency reserve provided in the society budget.

The Commissioner of Parks, Francis Ivancie, has stated that he believes zoos should be exclusively for the entertainment of people. The Zoological Society believes that recreation can be enhanced through appropriate progress of conservation and research. The citizen's committee states that the elimination of the society education, conservation, and research programs will be replaced with "contracted concessions of a carnival nature" which would entail increased expense to the City of Portland and without community services now provided by the Zoological Society.

The Portland City Council has scheduled a hearing concerning the future of management of the zoo on Thursday, January 10. The committee hopes to solicit enough public support through its petition to show the Council that the community favors society management and the society's proposed budget for the coming year. Petitions are now circulating in Columbia County. Persons who wish to sign a petition or want more information should call Phil Walrod at 397-4000.

Dept. Of Transportation Slates Series of Meets

Does the public want State-owned airports or not? If they want them, what should the picture look like in terms of numbers, locations and standards?

(3) Alternatives regarding the priority listing of airports in the state that should be eligible for assistance with State funds. How many airports should there be and what should their priority be on the list?

(4) Alternatives regarding the priority listing of the 528 physical improvement projects at airports that the communities indicated they needed through 1990. The problem here is to determine their ranking in order to be eligible for state and federal assistance.

Two previous meetings have been held in each administrative district on the study and this will be the final opportunity to voice an opinion of the plan.

Project director for the plan is Ray Costello, Aeronautics Division, Oregon Department of Transportation, Salem 97310, phone 378-6571. Consultant in the development of the plan is Dan Haney of Peat, Marwick, Mitchell & Co., San Francisco, California.

New Daylight Savings Time starts Sunday, January 6. Don't forget to set clocks ahead!

Property Tax Relief Law Now Broadened

Oregon's homeowner's property tax relief law was broadened by the 1973 legislature to include a greater number of homeowners, mobile home owners and renters.

Extension Agent Don Coin Walrod notes there are other changes in the law—including provisions for filing for relief to be done by mail with the State Department of Revenue. Refund claim forms and instructions will be included in the 1973 income tax packet.

Information leaflets about the new homeowner's property tax relief program are available at the County Extension Office and the County Tax Office.



JANUARY, 1973 began badly with a beer bottle thrown through the windshield of the VHS school bus as it returned from a Corbett-Vernonia basketball game. Several students were hurt; luckily none seriously.



THE ANNUAL boat race, sponsored by the Vernonia JC's drew many entries and spectators despite shallow water which lengthened time for contestants.



FOR THE cast of the third annual Melodrama, presented at the Pauper's Playhouse, it was a truly rewarding experience as they thrilled audiences with their antics.



GRADUATION and the Class of '73 were ready to take their place as adults in the outside world, many leaving Vernonia to attend college

or enter the service, scattering across the states, to come home again and visit whenever possible.