

This is the annual Consumer Confidence Report (CCR) for your drinking water system. In this report, you can find general information regarding water quality testing, health information, and specific information regarding the water quality in your water system.

### **Educational & Health Information**

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operation, and wildlife.
- Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
- Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Hiland Water Corporation is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at [www.epa.gov/safewater/lead](http://www.epa.gov/safewater/lead).

### **About Beverly Beach Water District and 2023 Sampling Results**

**Beverly Beach Water District  
2023 Water Quality Report**

Beverly Beach Water District was created to serve the residential community of Beverly Beach just south of Otter Rock, Oregon on Hwy 101. The Beverly Beach Water District is supplied by one conventional treatment plant on Wade Creek. Disinfection is added prior to distribution and filling the two reservoirs that total 150,000 gallons in storage. The State of Oregon has completed the assessment plan for our source which includes a map of where the water comes from, possible sources of contamination, and a review of the susceptibility of the source for contamination. This plan is available for public review.

We continually sample for many different chemicals and have found very little contamination. Contamination is anything other than pure water. We sample total coliform bacteria as an indicator of microorganisms that should not be present. The table below lists all the drinking water contaminants that we detected during the past calendar year or in our most recent tests as noted. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (1-800-426-4791).

For a complete list of sample results for this system, visit <https://yourwater.oregon.gov/chems.php?pwsno=00568>

Regulated	MCLG	MCL	Our Water	Sample Date	Violation	Typical Source of Contaminant
Nitrate (ppm)	10	10	0.526	April 2023	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Total Haloacetic Acids (HAA5) (ppb)	0	60	27.5	April 2023	No	Byproduct of drinking water disinfection
Total trihalomethanes (TTHM) (ppb)	0	80	86.5	April 2023	Yes	Byproduct of drinking water disinfection
Lead (ppb)	0	15	0	Sept 2023	No	Corrosion of household plumbing systems; Erosion of natural deposits.
Copper (ppm)	0	1.3	0	Sept 2023	No	Corrosion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives.
Volatile Organic Compounds (VOC)*	Various	Various	ND	April 2023	No	Various

\* Summary of tests taken; no analytes were detected in these batches.  
**Maximum Contaminant Level Goal (MCLG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.  
**Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.  
**Action Level (AL):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.  
**Treatment Technique (TT):** A required process intended to reduce the level of a contaminant in drinking water.

**Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.  
**Maximum Residual Disinfectant Level Goal (MRDLG):** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination.  
**N/A:** not applicable **ND:** not detectable at testing limit  
**ppm:** parts per million or milligrams per liter **ppb:** parts per billion or micrograms per liter **pCi/L:** picocuries per liter (a measure of radiation)

**Violations:** We had one (1) reporting violation in 2023. These reporting issue has since been resolved; water quality was never impacted.

For additional information about Hiland Water Services, please visit our website at [www.hilandwater.com](http://www.hilandwater.com) or contact us via phone or email. If you would like to attend any Beverly Beach WD meetings, please call our office for dates and times.

**General Information & CCR Questions**  
 Hiland Water Services – Compliance Department  
 Toll-free: 1 (855) 554-8333  
 Email: [testing@hilandwater.com](mailto:testing@hilandwater.com)



# Contract

Date 6/3/2025

PO Box 1974 Waldport, OR 97394  
 CCB#176126  
 cbroofing@peak.org  
 541-563-ROOF(7663)  
 541-563-7137

**Name / Mailing Address**

**Job Location**

Allen Milligan

Beverly Beach Water  
 Treatment buildings

Description	Total
<p>Tear off comp roofing entire roof area 2 layers. Haul away and dispose of all debris from tear off. Install Legacy metal works 1 inch hidden fastener standing seam 26 gauge 16 inch wide metal roofing. Install all roofing with screws/fasteners. Install vented metal ridge cap. Install perimeter metal on all sides of roof bottoms and edges. Install foam vented ridge enclosure. Install side wall metal. Install 30 lb hybrid roofing underlayment. Install 2 metal roof vents. Install two zipper boots for the power poles. Replace up to 10 sheets of 1/2 inch plywood.</p> <p>This estimate is for the grey painted building            Any dry rot will be an extra charge of \$110.00 per hour/per man plus the cost of materials. This is for Fascias, Truss work, Etc. Not included in this is any plywood.            Any plywood after the first ten sheets of 1/2 inch plywood that needs to be replaced will be an added charge of \$150.00 for 1/2 inch \$160.00 for 5/8 inch and \$170.00 for 3/4 inch 4x8 sheet removed, installed, and disposed</p>	<p>23,950.00</p>

<b>Deposit Required:</b>	\$10,000.00
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**Total** \$23,950.00

We propose hereby to furnish materials and labor--complete in accordance with the above specifications for the sum listed on this proposal.

Any alteration or deviation from the above specifications involving extra cost will be executed upon written order or by verbal agreement, and will become an extra charge over and above the contract total.

All lumber and material pricing subject to change based on current market. Pricing will be determined on day of product purchase.

Final balance is due when the job is completed. There is no grace period for payments unless a verbal agreement has been reached.

All agreements contingent upon strikes, accidents or delays beyond our control.

By signing below I am agreeing that the above prices, specifications and conditions are satisfactory and are hereby accepted. I authorize C.B. Roofing to do the work as specified. Payments will be made as outlined above.

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_



# Contract

Date 6/3/2025

PO Box 1974 Waldport, OR 97394  
CCB#176126  
cbroofing@peak.org  
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**Name / Mailing Address**

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Allen Milligan

Beverly Beach Water Treatment buildings

Description	Total
<p>Tear off metal roofing entire roof area. Haul away and dispose of all debris from tear off one layer total. Install Legacy metal works 1 inch hidden fastener standing seam 26 gauge 16 inch wide metal roofing. Install all roofing with screws/fasteners. Install vented metal ridge cap. Install perimeter metal on all sides of roof bottoms and edges. Install foam vented ridge enclosure. Install roof to wall metal.</p> <p>This Estimate is for the Light Blue painted Water building Any plywood that needs to be replaced will be an added charge of \$150.00 for 1/2 inch \$160.00 for 5/8 inch and \$170.00 for 3/4 inch 4x8 sheet removed, installed, and disposed Any dry rot will be an extra charge of \$110.00 per hour/per man plus the cost of materials. This is for Fascias, Truss work, Etc. Not included in this is any plywood.</p>	20,150.00

<b>Deposit Required:</b>	\$9,000.00
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**Total** \$20,150.00

We propose hereby to furnish materials and labor--complete in accordance with the above specifications for the sum listed on this proposal.

Any alteration or deviation from the above specifications involving extra cost will be executed upon written order or by verbal agreement, and will become an extra charge over and above the contract total.

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# Information Notice To Owner About Construction Liens

(ORS 87.093)

**This is not a lien. Your contractor is required by law to provide this notice to inform you about construction lien laws. This notice explains the construction lien law, and gives steps you can take to protect your property from a valid lien. As an owner, you should read this information notice carefully. This information notice is required to be given if you contract for residential construction or remodeling, if you are buying a new home, or at any time the contract price exceeds \$2,000.**

- Under Oregon law, your contractor and others who provide labor, materials, equipment, or services to your project may be able to claim payment from your property if they have not been paid. That claim is called a Construction Lien.
- If your contractor does not pay subcontractors, employees, rental equipment dealers, materials suppliers, or does not make other legally required payments, those who are owed money may place a lien against your property for payment. **It is in your best interest to verify that all bills related to your contract are paid, even if you have paid your contractor in full.**
- If you occupy or will occupy your home, persons who supply materials, labor, equipment, or services ordered by your contractor are permitted by law to file a lien against your property only if they have sent you a timely Notice of Right to Lien (which is different from this Information Notice), before or during construction. If you enter into a contract to buy a newly-built, partially-built, or newly-remodeled home, a lien may be claimed even though you have not received a Notice of Right to a Lien. If you do not occupy the building, a Notice of Right to Lien is not required prior to filing a lien.

**This notice is not intended to be a complete analysis of the law. You should consult an attorney for more information.**

## Common Questions and Answers About Construction Liens

**Can someone record a construction lien even if I pay my contractor?** Yes. Anyone who has not been paid for labor, material, equipment, or services on your project and has provided you with a valid Notice of Right to Lien has the right to record a construction lien.

**What is a Notice of Right to Lien?** A Notice of a Right to Lien is sent to you by persons who have provided labor, materials, or equipment to your construction project. It protects their construction lien rights against your property.

**What should I do when I receive a Notice of Right to Lien?** Don't ignore it. Find out what arrangements your contractor has made to pay the sender of the Notice of Right to Lien.

**When do construction liens need to be recorded?** In Oregon, construction liens generally need to be recorded within 75 days from the date the project was substantially completed, or 75 days from the date that the lien claimant stopped providing labor, material, equipment, or services, whichever happened first. To enforce a lien, the lien holder must file a lawsuit in a proper court within 120 days of the date the lien was filed.

**Note to Contractor:** This notice must be delivered personally, or mailed by registered mail, certified mail, or by first-class mail with a certificate of mailing. Ask the signing parties to provide you with an original or copy to retain in your files. You should retain proof of delivery of this notice for at least two years.

## Steps That Consumers Can Take to Protect Themselves

- **Contact the Construction Contractors Board (CCB) and confirm that your contractor is licensed.** The law requires all construction contractors to be licensed with the CCB. Check a contractor's license online at the CCB consumer website: [www.oregon.gov/ccb](http://www.oregon.gov/ccb), or you can call 503-378-4621.
- **Review the Consumer Protection Notice (ORS 701.330(1)),** which your contractor must provide to you at the time of contract on a residential structure.
- **Consider using the services of an escrow agent** to protect your interests. Consult your attorney to find out whether your escrow agent will protect you against liens when making payments.
- **Contact a title company about obtaining a title policy** that will protect you from construction lien claims.
- **Find out what precautions, if any, will be taken** by your contractor, lending institution, and architect to protect your project from construction liens.
- **Ask the contractor to get lien waivers or lien releases** from every subcontractor, materials provider, equipment provider, and anyone else the contractor is responsible for paying. Do this before you give your contractor a progress payment.
- **Have a written contract with your contractor.** A written contract is **required** for projects greater than \$2,000. An original contractor that fails to provide a written contract as required by law, may not place a construction lien against the owner's property.
- **If you receive a Notice of Right to Lien, ask for a statement of the reasonable value of the materials, labor, equipment, or services** provided to your project from everyone who sends you a Notice of Right to Lien. If the information is not provided in a timely manner, the sender of the Notice of Right to Lien may still be able to file a construction lien, but will not be entitled to attorney fees.
- **When you pay your contractor, write checks made jointly payable to the contractor, subcontractors, materials, equipment, or services providers.** The checks name both the contractor and the subcontractor, materials or equipment provider. The checks can only be cashed if **both** the contractor and the subcontractor, materials or equipment provider endorses it. Be aware that many banks will not accept checks made payable to multiple parties unless each party appears at the bank with government-issued identification at the time of deposit. Your contractor may wish to check with its bank and advise whether this is an option.
- **Should you have a dispute with your contractor,** you may be able to file a complaint with the CCB and be reimbursed in whole or in part from the contractor's bond. For more details about help available through the agency, write to the CCB at PO Box 14140, Salem, OR 97309-5052 or call 503-378-4621.
- **Consult an attorney.** If you do not have an attorney, consider contacting the Oregon State Bar Referral Service at 503-684-3763 or 1-800-452-7636.

Signing this Information Notice verifies only that you have received it. Your signature does not give your contractor or those who provide material, labor, equipment, or services, any additional rights to place a lien on your property.

Job Site Address: \_\_\_\_\_

CONTRACTOR: CCB#: 176126

PROPERTY OWNER: \_\_\_\_\_

Cory Bishop  
Print Name (as it appears on contract)

\_\_\_\_\_  
Print Name (as it appears on contract)

  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



# Consumer Protection Notice

## Actions to help make your project successful

(ORS 701.330 (1))

Oregon law requires contractors to provide the homeowner with this notice at the time of written contract, for work on a residential structure. This notice explains licensing, bond and insurance requirements, and steps that consumers can take to help protect their interests.

### START OUT YOUR PROJECT RIGHT

1. **Make sure your contractor is properly licensed** before you sign a contract. Visit [www.oregon.gov/ccb](http://www.oregon.gov/ccb), and click on the link, **Check on a Contractor's License**, or call our offices at 503-378-4621. To be licensed in Oregon, contractors must take training and pass a test on business practices and law. Licensing is not a guarantee of the contractor's work.
  - **A license requires the contractor to maintain a surety bond and liability insurance** - The CCB surety bond provides a limited amount of financial security if the contractor is ordered to pay damages in contract disputes. It is not intended to be a safety net for consumer damages. Consumers with large projects may wish to look into performance bonds. Liability insurance coverage provides for property damage and bodily injury caused by the contractor. It does not cover contract disputes, including poor workmanship.
  - **If your contractor is not licensed** - the CCB bond and dispute resolution services will not be available to you.
2. **What you should know about bids, contracts, and change orders:**
  - **Bids** - *Do not automatically accept the lowest bid* - A low bid may make it necessary for the contractor to use lower quality materials and to cut corners in workmanship.
  - **Contracts and Change Orders** - *Always get it in writing*. Your contractor is required to provide a written contract if the contract price is more than \$2000. The CCB recommends that all contracts be in writing.
  - **Contracts should be as detailed as possible** - Some items to include are materials and costs, permits, estimated start and completion dates, debris removal, and arbitration clauses. Make sure the contractor's name, CCB number, and contact information is included in the contract.
  - **Read and understand your contract before signing it** - Don't be pressured into signing your contract without taking the time needed to go through it. Make sure it includes enough details to avoid misunderstandings and to protect you and your property.
3. **Additional contract information you should know:**
  - **A Payment Schedule** - should be included in the contract. Stick to the schedule and never pay in full for a project before the work is complete.
  - **Special Note on Liens** - Subcontractors and material suppliers that work on your project are often paid by the general contractor. If a general contractor fails to pay, the subcontractor may file a lien on your property. For information on construction liens, visit the CCB's Consumer Help Page at [www.oregon.gov/ccb](http://www.oregon.gov/ccb), or contact an attorney.
  - **Warranty on new residential construction** - Contractors must make an offer of a warranty when constructing a new residential structure. Consumers may accept or refuse the warranty.
4. **If you should have a problem with your contractor** - You can file a complaint with the CCB against a **licensed** contractor within one year of the substantial completion of work on your project. Contact the CCB office at 503-378-4621 for help.

Visit the CCB website at for more information on having a successful project.  
[www.oregon.gov/ccb](http://www.oregon.gov/ccb)

CONTRACTOR: CCB#: 176126

PROPERTY OWNER: \_\_\_\_\_

  
Signature

\_\_\_\_\_ Date

\_\_\_\_\_ Signature

\_\_\_\_\_ Date



# Notice of Procedure

## Regarding Residential Construction Arbitrations and Lawsuits

(ORS 701.330)

Oregon law contains important requirements that homeowners must follow before starting an arbitration or court action against any contractor, subcontractor, or supplier (materials or equipment) for construction defects.

**Before you start an arbitration or court action, you must do the following:**

1. Deliver a written notice of any conditions that you believe are defective to the contractor, subcontractor, or supplier that you believe is responsible for the alleged defect.
2. Allow the contractor, subcontractor, supplier, or its agent, to visually inspect the possible defects and also allow the contractor, subcontractor, or supplier to do reasonable testing.
3. Provide the contractor, subcontractor, supplier, or its agent, the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made.

There are strict procedures and deadlines that must be followed under Oregon law. Failure to follow those procedures or meet those deadlines will affect your right to start an arbitration or court action.

**You should contact an attorney** for information on the procedures and deadlines required under Oregon law.

**Your contractor is supplying this notice to you as required by Oregon law.**

CONTRACTOR: CCB#: 176126

HOMEOWNER:

Cory Bishop  
Print Contractor Name (as it appears on contract)

\_\_\_\_\_  
Print Homeowner Name (as it appears on contract)

[Signature] \_\_\_\_\_  
Signature of Authorized Representative Date

\_\_\_\_\_  
Signature Date



# Information Notice To Owner About Construction Liens

(ORS 87.093)

**This is not a lien. Your contractor is required by law to provide this notice to inform you about construction lien laws. This notice explains the construction lien law, and gives steps you can take to protect your property from a valid lien. As an owner, you should read this information notice carefully. This information notice is required to be given if you contract for residential construction or remodeling, if you are buying a new home, or at any time the contract price exceeds \$2,000.**

- Under Oregon law, your contractor and others who provide labor, materials, equipment, or services to your project may be able to claim payment from your property if they have not been paid. That claim is called a Construction Lien.
- If your contractor does not pay subcontractors, employees, rental equipment dealers, materials suppliers, or does not make other legally required payments, those who are owed money may place a lien against your property for payment. **It is in your best interest to verify that all bills related to your contract are paid, even if you have paid your contractor in full.**
- If you occupy or will occupy your home, persons who supply materials, labor, equipment, or services ordered by your contractor are permitted by law to file a lien against your property only if they have sent you a timely Notice of Right to Lien (which is different from this Information Notice), before or during construction. If you enter into a contract to buy a newly-built, partially-built, or newly-remodeled home, a lien may be claimed even though you have not received a Notice of Right to a Lien. If you do not occupy the building, a Notice of Right to Lien is not required prior to filing a lien.

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**Note to Contractor:** This notice must be delivered personally, or mailed by registered mail, certified mail, or by first-class mail with a certificate of mailing. Ask the signing parties to provide you with an original or copy to retain in your files. You should retain proof of delivery of this notice for at least two years.

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Job Site Address: \_\_\_\_\_

CONTRACTOR: CCB#: 176126

PROPERTY OWNER: \_\_\_\_\_

Cory Bishop  
Print Name (as it appears on contract)

\_\_\_\_\_  
Print Name (as it appears on contract)

  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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# Consumer Protection Notice

## Actions to help make your project successful

(ORS 701.330 (1))

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CONTRACTOR: CCB#: 176126

PROPERTY OWNER:

  
Signature

Date

Signature

Date



# Notice of Procedure

## Regarding Residential Construction Arbitrations and Lawsuits

(ORS 701.330)

Oregon law contains important requirements that homeowners must follow before starting an arbitration or court action against any contractor, subcontractor, or supplier (materials or equipment) for construction defects.

**Before you start an arbitration or court action, you must do the following:**

1. Deliver a written notice of any conditions that you believe are defective to the contractor, subcontractor, or supplier that you believe is responsible for the alleged defect.
2. Allow the contractor, subcontractor, supplier, or its agent, to visually inspect the possible defects and also allow the contractor, subcontractor, or supplier to do reasonable testing.
3. Provide the contractor, subcontractor, supplier, or its agent, the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made.

There are strict procedures and deadlines that must be followed under Oregon law. Failure to follow those procedures or meet those deadlines will affect your right to start an arbitration or court action.

**You should contact an attorney** for information on the procedures and deadlines required under Oregon law.

**Your contractor is supplying this notice to you as required by Oregon law.**

CONTRACTOR: CCB#: 176126

HOMEOWNER:

Cory Bishop  
Print Contractor Name (as it appears on contract)

\_\_\_\_\_  
Print Homeowner Name (as it appears on contract)

[Signature] \_\_\_\_\_  
Signature of Authorized Representative Date

\_\_\_\_\_  
Signature Date