



Common Questions & Answers

What does the HOA fee cover?

KOHO operates with a Home Owners Association (HOA), which covers exterior maintenance of your home. This includes regularly scheduled inspection, and as-needed, care of paint and stain, caulking, windows, roof, garage doors, as well as landscaping and upkeep of common open space and the Clubhouse.

In addition, residents have access to the KOHO Clubhouse, featuring a fitness center (treadmill, elliptical, weights), a hot tub, a great room and billiard/library loft. The monthly fee is \$285. Fees are established through a third party review of industry standard costs and adequately scheduled maintenance.

How much are property taxes?

Property tax is roughly just a bit over \$1 per \$1,000 of assessed value. Taxes on a \$400,000 home, for example, would be about \$4,500 annually. (Note that assessed value is typically lower than sales price.)

What's the process for purchasing a home not-yet-built?

Construction on your home can begin right away! Here's how:

- Place a refundable deposit of \$10,000.
- Choose your lot, style & size to lock-in the pre-construction price.
- Meet with KOHO to select interior options and preferences.
- Place an additional \$10,000 deposit and construction begins; deposit is then non-refundable.
- Construction is completed in 7 to 9 months.
- During construction, you obtain a traditional home loan that begins at construction completion. If you'd like, we can suggest an area bank familiar with KOHO.
- The remaining balance is due at closing.

What is the vacation rental policy?

Our goal is to balance preserving the tranquility of the KOHO neighborhood while also accommodating owners who seek to secure some measure of revenue during periods when they are away.

Owners renting their home for short-term vacation use will adhere to the follow restrictions:

- All owners will use the KOHO-designated rental agency.
- All rental periods consist of a two-week minimum; guests may stay less than two weeks, of course, but the agency will maintain a two-week period between new guests.

The rules eliminate a business-scale enterprise of nightly guest turnover. For owners, this guideline provides a measure of financial return with minimal disturbance, security, and wear-and-tear of common property. Most significantly, these limits maintain a safe and serene setting for full-time residents.

Where is the nearest medical care?

While Yachats is a small town, excellent medical care is within easy reach.

Waldport, a 15-minute drive north, offers the Samaritan Waldport Clinic, specializing in family medicine and pediatric care.

Newport, an easy 40-minute drive north along the coast, is where many go for dental, medical and vet care. Samaritan Pacific Communities Hospital is a small but excellent hospital with 24 hour emergency services, an ICU, and a surgery center.

Florence, a scenic 40-minute drive south along the coast, offers Peace-Health Peace Harbor Medical Center — a small but excellent hospital with 24 hour emergency services, an ICU, and a surgery center.

In Corvallis (1 hour, 45 min), Samaritan has a large hospital with specialists for more complex or serious medical issues. The smaller hospital in Newport frequently transports patients to the larger hospital in Corvallis for more advanced care.

In Eugene (1 hour, 45 min), Peace Health has a large hospital with specialists for more complex or serious medical issues. The smaller hospital in Florence frequently transports patients to the larger hospital in Eugene for more advanced care.

Yachats has a 24/7 fire, rescue and ambulance service.

The nearest Kaiser hospital is in Salem, about 2.5 hours. Kaiser does not offer coverage in Yachats or anywhere more than 50 miles from their nearest facility.