

Bayshore Breeze

February 2016

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Critical Bayshore Issue

Bayshore Members: The “Sand Issue” is a critical Bayshore problem that needs a solution. Check the Index to the right and you will notice the Breeze has devoted over 6 pages of members letters, observations, concerns and more concerning the “Sand Issue”.

We ask you to inform yourself on this issue by reading the comments from the February Directors meeting, a report for the ad-hoc committee trying to find a solution, and several members concerned about a decision made by the Board in January.

These comments are thoughtful, respectful, and knowledgeable. All members who have commented have added to the information available for all members to consider

The “Sand Issue” is a Bayshore issue and all of us should understand and appreciate this complex problem.



Pool Opens June 18

CONTACT INFORMATION

Bayshore Beach Club
 1512 NW Oceania Dr.
 Waldport, OR 97394

Phone(541) 563-3040
 Fax:(541) 563-6489
 E-Mail baybeach@peak.org
 Web Site www.pioneer.net/~baybeach
 Caretakers--Jesse & Marsha 541 563-7253
 Pool 541 563-3871

Mark Your Calendar 2015-16 BOD Meetings

March 21
 April 16
 May 21--Members Meeting

From The President Kudos/Comments February 2016

- Thank you, Jesse, for rebuilding the fire pit behind the clubhouse. The old one was broken by a construction truck.
- The east parking lot grading and gravel has started
- The road committee has completed some road repairs and speed bumps.
- A free Termite inspection was conducted. No termites were found on the clubhouse.
- I want to thank the members on Oceania who have followed the the Dune Management Plan and removes sand from their lots at their own expense.
- I want to thank the members who have responded to the use of the clubhouse driveway.

- Kathi has started to print the clubhouse cards
- Bobbie is organizing the Spring Clean up
- Patti Pipes is organizing the Ballot content, the envelop prep, and the vote counting process.
- Kathi and Cheryl will send out Dues letters to members
- Marsha will interview pool attendants and schedule CPR classes
- We need volunteers for the Nominating Committee - Rhonda was nominated and approved, 2 more needed.
- Pool Opening is scheduled for June 18th Saturday

Bayshore Contact Information February 2016

Title	Name	Division	Term Expires	Phone Number	e-mail
President	Marcella Brodoway	3	2016	541-563-2774	marcella.bayshore@gmail.com
Vice President	Walt Goodin	1	2016	msg at office	wgsbayshore@gmail.com
Corp Secretary	Patti Pipes	5	2018	msg at office	msg at office
Board Member	Terry Pina	2	2018	msg at office	mikeandterry1@charter.net
Board Member	Carilyn Ellis	3	2016	msg at office	msg at office
Board Member	Max Metcalf	4	2016	msg at office	msg at office
Board Member	Ann Turner	6	2018	541-760-3296	turners.j@comcast.net
Board Member	Mark Mugnai	6	2018	msg at office	msg at office
Board Member	Rhonda Jantzen	7	2018	541-270-0439	rondojantzen@yahoo.com

Secretary-Treasurer/

Office Manager Kathi Loughman

541-563-3040

baybeach@peak.org

Fax:

541-563-6489

Website: www.pioneernet/~baybeach/

Share Bayshore Beauty

Do you take pictures of the costal treasures as you stroll the beach? Please send us pictures and details of your finds to share with the Bayshore community in the Breeze.

send to: bobmowrer@gmail.com



Clubhouse Privileges

1. All members and guests must adhere to the posted pool and activity room rules, and follow the direction of Bayshore Beach Club employees.
2. A schedule of swim times (adult, family, etc.) is to be posted at pool entrance.
3. The member is responsible for the conduct of all persons utilizing his/her cards as well as any resultant damages. If any person violates posted rules of the pool or clubhouse, the person may be asked by authorized staff to leave the club premises.

Following such an incident the involved staff member will prepare and deliver a written incident report to his or her supervisor within 24 hours of the incident. The supervisor shall review the report with staff and forward the report and the supervisor's recommendations to the Board within 7 calendar days of the incident.

The Board may elect to suspend or restrict a member's pool/clubhouse privileges, but only after giving the member written notice and an opportunity to be heard either in person or in writing. Notice of the opportunity to be heard must include a copy of the incident report.

4. Children under 14 years of age must be accompanied by an adult (18 or older) for pool and recreation room use and may not be left unattended.
5. Swimming and poolside privileges may be limited to two hours per day per person during busy times.
6. Member access to the top floor of the club will be restricted during private parties, scheduled activities, meetings, etc. Other use of upstairs should be coordinated with staff.
7. Purchasers of pool passes are permitted access to the pool, activity room and shower rooms.
8. The Activity Room is to be open for use during the same hours the pool is open.
9. The Clubhouse has Tennis rackets, Badminton net and rackets available for rent to guests with a \$20.00 deposit. No other items in the Clubhouse are rented, loaned or available for individual use by members.

Number 8 added pursuant BOD action August 18, 2012.

Number 9 added pursuant BOD action July 20, 2013.

(Ref; Bylaws Art II, III & IX, ORS 65.167 & ORS 94.630) Amended by Board Action June 26, 2010

NEED SOMETHING TO READ?

Come in and visit the
Bayshore Beach Club's
very own LIBRARY!!

Browse, Have a Seat and Read
or

take a good book home with you!
no signing out a book just
bring a book, take a book.

Photos from The Coast

Melissa Hansen



Melissa has a website that allows the easy viewing and purchase of her pictures.
Photos from The Coast Fine Coastal Art by Melissa Hansen
photosfromthecoast.com

Suggested Restaurants from members

Waldport-----

China Restaurant
130 US-101
Flounder Inn Tavern
180 SW Arrow Street
Salty Dog¹
728 NW Beach Dr.

Yachats-----

Adobe
1555 US-101
Drift Inn²
124 US-101

-
- 1 Good place for a beer and
 - 2 We go for the music and the good food is just a bonus.

Newport-----

Nana's Irish Pub³
613 NW 3rd St.
Chowder Bowl
728 NW Beach Dr.
Zack's Bistro⁴
614 W Olive St.
Chowder Bowl
728 NW Beach Dr

- 3 Good Irish food and beer--full bar. Dog friendly--outside tables.
- 4 Located across the street from the PAC in a charming older house, Zack's offers a more adventurous option to the standard fish and chips, clam chowder menus found in most Newport eateries. Zack's young chef varies the farm-to-table menu often, offering international dishes and fresh local seafood paired with a select wine list that features Oregon wineries.

Thank You Members!

Salty Dog to Adobe--something for every taste. If your favorite place to eat is not listed, please share for March Breeze.

bobmowrer@comcast.net

Spring Equinox

in Bayshore, Oregon, U.S.A.
is on

Saturday, March 19, 2016

at 9:30 PM PDT

Spiritual Cinema Circle Movies

First Friday of each month.

Our movie crew meets at 6 pm, upstairs at the lovely Bayshore Clubhouse.

Bring family, friends, a snack to share and beverage of choice.

Hope to see you there. Thank you, Carolann

Friday March 4, 2016

dress code: whatever 'blows' in the wind.

SHORTS:

Sunday Punch 13 min. English
Young girl suffers when her parents' relationship deteriorates---on camera, in reality TV show

We've All Been There 9 min English
The Character is in danger of losing her house. One is stranded in middle of nowhere. Then they find what they really need.....

Odessa 15 min English
Mission specialist Shannon spends one last nite in N.Y. City before....

FEATURE:

'a FISH STORY 110 min English
Car accident seems final, but devoted father and husband Nick get a few precious days to....

Friday April Fools/ 1st.

dress code: Surprise Us...

SHORTS:

Alive to Possibility 21 min. English
Explores the challenges facing three men from different social classes...Uniting them with their individual 'problem.'

En Route 12 min English
Three groups of strangers on a train don't speak the same language, they stumble upon connections.....

I Want to Dance Better at Parties 27 min English
A unique combination of narrative and documentary, the film follows Phillip after death of his wife...

FEATURE:

IF I HAD WINGS. 88 min English
Sixteen year old Alex Taylor dreams of flying; also dreams of running for his H. W. cross-country team. Both dreams 'seem' out of reach...He's been blind since age 2...however.....

Bayshore Sales Report September 2015

	Currently Listed	Listed Price Range	Sold 1/1/16 to 2/25/16	Sold 2015	Sold Price Range
Residential Site-Built	.25	\$119k-\$499k	.2	.32	\$65k-\$360k
Manufactured Homes	.0	\$179k	.1	.1	\$80.5-\$181k
Vacant land	.25	\$19.9k-\$175k	.0	.13	\$19.5-\$191.5k

Information made available from the Lincoln County Flexmls database & is not guaranteed

Sharron Rotty, Broker Edgewater Realty

120 NW Hwy 101

www.Edgewater-Realty.com

C: 541.961.6661

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srotty32@gmail.com

Activity continues to be brisk and has been picking up in the last few weeks. And some good news about property values: The Executive Director of the Lincoln County Board of Realtors just reported an increase in both the median and the average sold prices for Lincoln County Residential listings increased by about 16% in the first two months of this year compared to last year. I would caution property owners that this does not mean they can automatically assume that the value of their individual properties is up by that much, but it is a good sign of stability in the market.

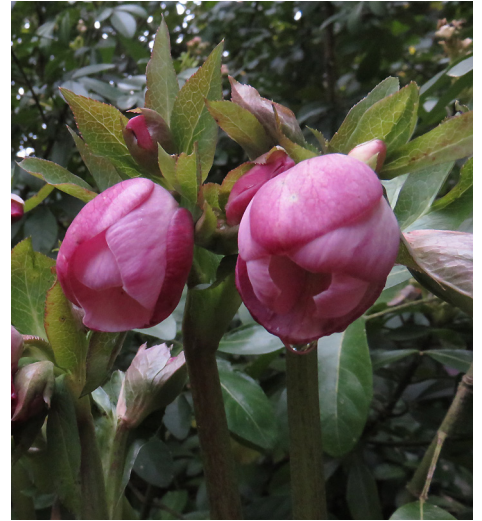
Bayshore Gardens

Hellebores Brighten the Winter Garden

Originally found in southern France and Europe, hellebore was used for medicinal purposes hundreds of years ago. The hellebore found its way to the United States in the 1700's. It was not until after World War I that hellebores became popular as a desirable plant for the winter landscape. Also known as Lenten Rose, this plant begins to produce winter buds just before deepest winter and continues to bloom for several months. Additionally, hellebores are deer-resistant, something that we can all appreciate in Bayshore gardening.

Hellebores are not roses at all but herbaceous perennials. The leaf and flower stems grow directly from the root of the plant, just below the ground. These interesting perennials have large evergreen palmate leaves that remain green all winter long. A plant can live for 20 years and grow up to two-feet wide. Hellebores are easy-care plants. They thrive in the shade garden along with hostas and ferns. They bloom for a month or more—longer where spring arrives slowly, and nights remain cool. Their rich green foliage provides summer and winter structure.

See more at: http://www.sfbotanicalgarden.org/garden/bloom_07_02.shtml



More From Our Bayshore Quilters Thank You Bobbie Mac Phee

The Quilting ladies were upstairs at the clubhouse a few days ago making baby quilts for newborns at the hospital. I thought it was lovely to see the ladies busily & happily stitching beautiful works of art and asked Velma to get a few shots which she did. I'm sure any of them can tell you the story of how all of this came to be.



The Bayshore Book Club

Marv Waterstone

waterstone@gmail.com) or by phone (520-326-9571).

Bayshorians—Just in case you don't want to read the review below: On 7 March, the Bayshore Book Club will be returning to science fiction with William Gibson and Bruce Sterling's 1991 novel *The Difference Engine*, widely credited with establishing the sci-fi subgenre of steampunk fiction. Following that, on a date TBD, we will be reading Jane Mayer's new, non-fiction book *Dark Money: the Hidden History of the Billionaires Behind the Rise of the Radical Right*. If you'd like to join in, and we welcome new members, please contact me either by email (marv.waterstone@gmail.com) or by phone (520-326-9571).

The Bayshore Book Club met on 8 February to discuss the period mystery *One Corpse Too Many*. It is the second novel in the Brother Cadfael series by Ellis Peters (the nom de plume of Edith Mary Pargeter), and was published in 1979. The story is set in 1138, a period in English history referred to as the Anarchy, in which two rival heirs were vying for the throne. The novel begins when King Stephen (who is in competition for the throne with his cousin, the Empress Matilda) lays siege to Shrewsbury Castle, which is held by rebels loyal to Matilda. Among the rebels are several wealthy noblemen, one of whom, FitzAlan, is in possession of a sizeable treasure that he wants to get to Miranda (in Normandy) to aid her cause. As the fall of the castle becomes more certain, an ally of FitzAlan named Adeney, concerned for the safety of his daughter Godith, has her taken by her childhood nurse to the nearby abbey, disguised as a boy named Godric. She is given over to the care of Brother Cadfael, who immediately realizes she is a girl, but agrees to keep her secret. Though now a monk, we are soon given to understand that Cadfael has seen a great deal of the world (in part as a soldier in the Crusades), and that he is given great respect and autonomy within the abbey. He is a

keen observer of the world, and a man of moral clarity and competence.

After the fall of the castle, King Stephen seeks to make an example of the experience, and sentences the remaining 94 rebels to death by hanging. When Cadfael comes to prepare the bodies for a proper Christian burial (with Stephen's permission), he discovers a 95th (thus the book's title). It becomes clear to Cadfael that this extra person was murdered by strangulation, and that the body was thrown onto the pile of corpses as a cover up. In a parallel strand of the story, two other characters appear as they pledge their loyalty to Stephen. One is the lady Aline Siward, who is welcomed by Stephen even though her brother Giles has declared for Miranda. The other is Hugh Beringar. It turns out that Beringar was betrothed to Godith Adeney when they were children, and so his loyalty is not accepted immediately. To prove himself, Stephen orders Beringar to find Godith and bring her to him to use as leverage to recapture Adeney and FitzAlan (and the treasure). Beringar and King Stephen's Deputy Sheriff, Adam Courcelle immediately fall for Aline, and thus begin a rivalry.

The story begins to move forward when Godric/Godith is able to identify the extra corpse as belonging to Nicholas Faintree, a squire to FitzAlan. When Cadfael visits Godith's nurse, he finds out that Faintree and a second squire, Torold Blund, were charged by FitzAlan to get the treasure to Wales and then to Normandy to aid Matilda. A few days later Godith, working in the cornfields discovers an injured young man, who turns out to be Torold Blund. When Cadfael is able to question him, he finds out that Blund and Faintree were ambushed as they attempted to move the treasure, and that after Faintree was murdered, Blund managed to escape and hide the treasure. Cadfael visits the forest hut where the ambush took place, and finds evidence of the struggle, as well as a

large topaz stone that came from the hilt of a knife.

From this point the story follows two linked threads: the first, to solve the murder of Faintree, and the second to make sure the treasure gets to Wales and then to Normandy. As Cadfael pursues both of these ends, he discovers that Hugh Beringar is also intent on finding the treasure (and Godith) to secure his position with Stephen. He and Cadfael embark on a cordial and mutually respectful competition, and their interactions are a key enjoyment of the novel. Each is portrayed as intelligent, resourceful, and shrewd. As all of this is going on, two separate love stories (one between Aline and Hugh, and the other between Godith and Torold) are also developing. Eventually, through clever maneuverings, Cadfael manages to outsmart Beringar, and arranges the escape of Godith and Torold along with the treasure. He also discovers that Faintree's murderer is Courcelle (through some too coincidental occurrences that link Courcelle to the topaz-topped knife). Before Cadfael can make the charge, Beringar accuses Courcelle of the murder at a public banquet before King Stephen. Courcelle denies the charge. Stephen declares that the matter will be settled by combat, and Beringar and Courcelle are set to fight it out the next day. In a neat twist during the fight, Courcelle is eventually killed when he falls on the very knife that he used to kill Faintree. Beringar is vindicated and is appointed Deputy Sheriff by Stephen. Beringar and Aline are betrothed, Beringar and Cadfael's friendship is secured, and everything is tied up neatly.

All in all, *One Corpse Too Many*, has many of the elements that the later novels in the series deliver: an compelling evocation of the time and place, a solid character in Cadfael, and enough mystery to keep the reader interested and engaged.

Bayshore Committees Need Members

Volunteers are needed for the following committees:

Nominating Committee

Meets: as needed secure candidates for May election,

Duties & Responsibilities

1. Members seek candidates from divisions that will have one or zero representatives. There cannot be more than two directors from any one division and directors cannot serve more than two consecutive terms. All seven Bayshore divisions should be represented on the board, if possible.

2. Members must verify that candidates are Bayshore members in good standing.

3. Members must select candidates that have the experience and skills needed to be productive directors, including knowledge of the Bylaws and Covenants & Restrictions, good communication skills, the ability to collaborate in decision making and the willingness to get involved.

4. Members should meet with candidates to find out the prospect's interests and time commitments. Directors are expected to perform the duties and responsibilities outlined in the board policies and procedures, including attending scheduled meetings, serving as committee liaisons, and reviewing meeting packets prior to each board meeting.

5. Members of the committee must be open with the candidates regarding the organization's strengths and weaknesses.

6. Members must provide each candidate with a copy of the policies and procedures that apply to the board of directors and an acknowledgement form for the candidate's signature and statement. The candidates' statements are sent to the membership with the ballot. After meeting with prospective candidates, the committee selects the slate of candidates and presents the slate to the board at the April board meeting.

Safety Committee

Duties & Responsibilities

The Safety Committee is not defined by the Policy & Procedures.

Ad Hoc committee created by a vote of the Directors to deal with concerns of breakins in Bayshore. Subsequently, it dealt with safety issues from earthquake/tsunami threats.

4. A Policy or Procedure will go into effect at the time of Board approval unless the Board elects to delay the effective date.

Social Committee

Meets: as needed to plan events.

Duties & Responsibilities

1. The Social Committee will determine frequency of events, possible event themes, décor, menu, entertain-

You Can Help

The Nominating, Policy & Procedures, Social and Safety Committees are critical elements of our Bayshore community. Four committees need members to provide the service they are charged with providing. Please read the duties of each community and considering volunteering.

President Brodoway asks for your help in providing necessary service to our community.

Policy & Procedures

Meets: as needed to develop/revises Policy & Procedures Document for Board Approval.

Duties & Responsibilities

1. Policies & Procedures are developed by a committee appointed by the BOD for the specific purpose of addressing a requirement for managing the affairs of Bayshore. Following the recommendations of committee as presented at a BOD meeting, the BOD will either approve the recommended Policy-Procedure or send it back to committee for revisions and resubmittal.

2. The Committee is to be made up of one Board member and two general membership members.

3. Revisions to Policies & Procedures are made at the discretion of the BOD only if the revisions do not conflict with the governing documents of Bayshore Beach Club. Recommendations for revisions may be made to the BOD by the membership in writing/presented to the BOD at least seven days prior to BOD meeting.

ment and prizes based upon available funds. Members of Bayshore may request certain events be held and assist with preparation and holding the event. Committee is to be in control of the facilities for the event.

2. Theme and estimated cost for each event shall be part of the annual budget planning process for submission to and approval of the Board of Directors. Fiscal responsibility must be exercised while carefully balancing the enjoyment of the homeowners with the cost of each event. The committee may spend their allotted budget without further approval from the board.

3. Door prizes shall be purchased rather than solicited.

4. Committee members' event responsibilities include but are not limited to: shopping for food, decorations and door prizes; decorating the club house and tables; overseeing all aspects of the event including music, entertainment and door prize drawings; and clean-up of tables and kitchen.

PLANNING COMMITTEE

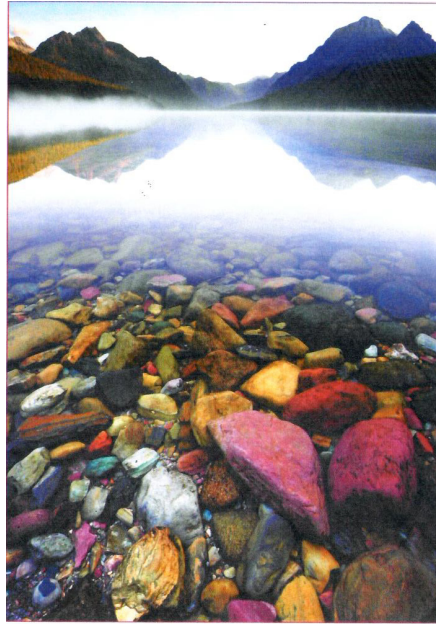
Every Tuesday--2:00 pm Contact committee members via the office at 541-563-3040 or baybeach@peak.org

Bobbie MacPhee
Mary Lou Morris
Norman Fernandes

Bayshore Members

If you have a culvert on your property, especially under your driveway, please make the entrances and piping are clear of debris. With the large volume of rain the last couple of months, it's important that the natural water flow is not restricted.

Thanks from the Bayshore
Your Planning Committee



Thank You Neighbors

*Thanks to the Bayshore
HOA and our neighbors on
Parker, for working on
our tree trimming project
and restoring our view!*

*Dennis + Anne Smith
2811 NW Parker*

Planning Committee Statistics

January 6 -- February 10, 2016

TREES--Summary

- 2 New Completions
- 1 Info Letter
- 1 Personal Contact
- 4 In Progress
- 2 Completions

VEHICLES--Summary

- 1 Complaint (Trailer)
- 1 Personal Contact
- 1 Completions

CONSTRUCTION--Summary

- 12 In Progress
- 4 Approvals
- 1 Completed

OTHER--Summary

- 1 Complaint (Dog)
- 1 Personal Contactt (Dog)
- 2 NV Letter (Nuisance)
- 1 Info Letter (Unkempt Lot--Sand)
- 1 NV Letter (Unkempt Lot--Sand)
- 3 In Progress
- 3 Completions

Practice Walk Out!

Seal Rock Fire Department

Oregon Emergency Management is encouraging people who live on the Oregon coast to practice their evacuation routes to safety. March 11th is the 5th anniversary of the Japan earthquake and tsunami which has been a reminder to us on the northern Pacific Coast that we face similar circumstances here with our own Cascadia Subduction Zone just a few miles off our coastline.

In memory of those who lost their lives in the Japanese devastation we are encouraging people to walk their route to safety in this first annual Tsunami Walk Out in Oregon. Both March 11th & 12th are dates for doing this, so as to allow working people a chance to participate also. In the Bayshore community you might be on the lookout for our local CERT members along the way to offer assistance and answer questions. They will be posted at various corners between 10-noon on both days.

This is a good time to practice with your "go bag" and maybe time yourself to see how long it takes to get to your assembly area! Being prepared saves lives! Plan to join your neighbors in this Walk Out!!

**PHYSICAL ASSETS
COMMITTEE**

1st & 3d Thursdays--4:00 pm
Contact via the office at 541-563-3040
or baybeach@peak.org

Bobbie MacPhee
Mark Mugnai
Jessie Thomas

**Bayshore Beach Club Inc
Physical Assets Committee BOD Report 2/20/2016**

A. Per BOD request, the Committee sought bids for Laminate Flooring for the 2016 budgeted amount of \$5,000.00. The results are in red.

Updated Clubhouse Upstairs Flooring Replacement Bids @ 981 Sq Ft					
In Stock Vinyl	Style	Cost	Vinyl Laminate	Style	Cost
Alsea Bay Granite	Pandora 943	\$4,381.00	Alsea Bay Granite	TAS Bourbon Street	\$4,880.00
Carpet Tech	Aurora	\$4,883.00	Carpet Tech	TAS Bourbon Street	\$6,182.69
Carpet One	Platinum	No timely	Carpet One	No timely	N/A
	Earth Scape	response		response	

B. Garage Repair

The Facilities Manager has begun cleaning, sorting and removing accumulated items in the garage and will continue working on this Capital Project as time permits throughout the winter. When/if the work reaches the “Project Level” as determined and approved by the BOD , this project will go out for contractor bids. Note: This project is in the 2016 Budget @ \$5,000.00.

C. Boiler Room Repair

The Facilities Manager will begin cleaning and repair preparation in the boiler room. When the work reaches the “Project Level” it will go out for contractor bids. This Capital Project will be moved from the 2016 budget to the 2017 budget. Note: This project is in the 2016 Budget @ \$5,000.00

D. Front Sidewalk Repair Capital Project

Boles Concrete has responded that they will submit a bid for repair of the front sidewalk cracks (versus the one previously submitted for replacement @ \$3,250.00) Note: This project is in the 2016 Budget @ \$3,250.00.

E. Beach Access Signs

The state inadvertently misplaced one of the new Beach Access signs. One was intended to be placed at the furthestmost north access by Cunard Street. The committee is awaiting a response from the State per remedy.

F. Upstairs Wall by Inner Stairs Repair

The Facilities Manager is researching what work is required to repair the short wall beside the interior staircase. The committee is awaiting a report on the status of the matter.

G. Chimney Cleaning

Completed as Routine Maintenance. Allotted and paid @ \$300.00 from the Clubhouse Interior section in the 2016 Budget @ \$2,000.00.

H. ADA Toilet

BOD Please Advise Committee on Price & number of toilets.

I. Teeter Totter or Other

Committee awaiting for the BOD decision re the Teeter Totter or other playground equipment.



Road District
Third Thursday--2:30 pm

Glen Morris
Dick Melroy
Lee Davis

AGENDA

Thursday, March 10, 2016

The Bayshore Special Road District will meet at the Bayshore Beach Club House, in the office, at 1:00 pm on the date above. The public is invited to attend and may participate in the public meeting.

1. Call the Meeting to Order/Approve the Minutes
2. Public Comment
3. Old Business
 - a. Treasurer's Report
 - b. Correspondence
 - c. Pay Bills
4. New Business

Minutes February 10, 2016

Attendance:

Glen Morris- Chairman

Dick Meloy- Treasurer

Lee Davis- excused

Ron Potter

The meeting was called to order and the minutes approved. The next meeting will be Thursday, March 10, 2016 at 1:00 pm.

Public Comments:

Mr. Ron Potter discussed his efforts to secure grants for the area in the

potential sand removal district. He is exploring both public and private opportunities for the community.

Deb Boland sent a letter concerning culverts.

As a reminder, the requirements for culverts are established by the Bayshore Homeowners Association and the Planning Committee to conform with the C&R's and guidelines. Property owners are responsible for maintaining their land up to the edge of the road surface. Even though the area may be deemed 'right-of-way', the land belongs to the property owner. Easements take precedence in the right-of-way, which means that nothing can be placed in the right-of-way or allowed in the right-of-way that will impede the easements. Anything placed in the right-of-way may be removed and/or destroyed without compensation to the property owner if it is deemed to be a hazard to the organization that has the easement.

The Road District requests that all plantings or trees (even volunteers) be at least 6 feet back from the paved surface because roots have a tendency to grow under the road surface, destroying the road base and

making the repair expensive. Beach grass and scotch broom should also be kept out of the right-of-way and away from the road surface.

Old Business:

Treasurer's Report: The Treasurer's Report, dated February 10, 2016, was presented with a balance of \$98,000. Insurance payment of \$1,461 is due along with bills for paving and maintenance of approximately \$20,000.

New Business:

The speed bump on Westward and road repairs along Oceania are in the process of being completed this week, taking advantage of the good weather. In addition, a demonstration project to remove detritus from the edge of the road surface to enhance drainage is being tried along North Oceania.

A "Request for Proposal" for the Spring road paving project was approved to be sent out to contractors. Convoy from Clipper to Cunard will be repaved and Clipper from Parker to Oceania will also be repaved. The project is expected to be completed before May 25th.

Important Dates

Mar 13	Sunday	Daylight Saving Time	Apr 18	Monday	Tax Day
Mar 17	Tuesday	St. Patrick's Day	Apr 28	Thursday	Take Kids Sons to Work
Mar 17	Tuesday	Oregon Primary	May 5	Thursday	Cinco de Mayo
Mar 19	Saturday	BOD Meeting	May 8	Sunday	Mother's Day
Mar 27	Sunday	Easter Sunday	May 21	Saturday	Members Meeting
April 1	Friday	April Fools Day	May 30	Monday	Memorial Day
Apr 16	Saturday	BOD Meeting			

From the January 16 BOD Meeting Complete Minutes Available on the Bayshore Web Page

OLD BUSINESS

- **Unkempt lots/sand issues** The Planning Committee reported that there may be a tentative offer being made for the unkempt lots. If so, it is a non-issue.
- Motion Passed 5-2-1 to **buy commercial grade teeter totter.**
- Motion Passed 6-0-2 to **approve Alsea Bay Granite's bid on the flooring. (see page 10)**
- Motion Passed 7-0-1 to approve accept bid to replace rather than repair sidewalks cracks.
- Motion Passed unanimously to rescind the provisional offer to allow sand district the conditional access to the Bayshore beach access.

NEW BUSINESS

- Motion Passed unanimously to accept resignation of Janet Golway from Budget Committee and Social Committee MSP 7-0-1 to appoint Liz Goodin, Mary Lou Morris and Terry Pina to the Budget Committee.
- Street lighting. After discussion regarding street lighting in Bayshore, it was concluded that the concerned member is welcome to install lighting to her own home.
- Motion Failed 3-3-2 to provide membership in Bayshore if property is not part of the Bayshore area. More discussion followed.

- Motion Passed 6-0-3 to deny membership to person outside of our boundaries.

REPORTS

- Motion Passed unanimously to approve the January 2016 Financial Reports.
- Motion Passed unanimously to renovate the shower area prior to pool opening pending three bids from the Physical Assets Committee to be presented at the next meeting.

**Pool Opens
June 18**

Solution to Sand Removal on Road in Division 7, Next Chapter

Bob Mowrer

In the January Breeze a report was published titled, *Solution to Sand Removal on Road in Division 7*. This report was from an ad-hoc group of about 20 Bayshore Members from Division 7. In this report the Board was asked permission to use the Clubhouse driveway to remove sand to the beach via the beach access behind the Clubhouse. The complete report is available from the January Breeze on the Bayshore Web Page.

The Board wanted more information before granting approval, but the sand removal group representatives stated they were not prepared to devote more time without

first gaining the requested approval. The Board then unanimously voted to grant conditional permission to be reconsidered with a written report to be presented at the February 20 BOD meeting.

The Directors received several letters objecting to using the beach access at the Clubhouse for sand redistribution. At the February 20 BOD meeting the Board unanimously rescinded conditional permission to use the beach access behind the Clubhouse.

Several of the letters are included starting on page 13. Also included on page 13 is a report submitted as an article for the Breeze from the

Division 7 sand group. It is placed with the letters to allow members to better understand the issues from different points of view. Also included with these letters/reports are comments from the February 20 BOD meeting.

The "Sand Issues" is a difficult one for Bayshore. Members are encouraged to read and stay informed on all aspects of the issue. Letters respectfully raised real issues previous unknown to Directors. **Members should understand and appreciate the work done by the sand group, our Directors, and members who raised concerns.** We will attempt to keep you informed.

From Bayshore Members

Sand Removal Solutions

Bayshore Sand Solution Group

If you have driven around the Bayshore area, you have certainly noticed (and probably tried to avoid) the sandy roads toward the south end of Oceania. You have probably wondered why this area is not being cleared of the sand. Whose responsibility is this? Why is it happening...it wasn't always this way!

A bit of history...until 2008, we were allowed to have the sand removed by a local contractor. Then governmental agencies enacted laws prohibiting the removal of sand from the area. For a time the home owners used a band aid approach to clear the roads, however the sand build up now requires more than a band-aid!

Whose problem is this? Obviously, it is a problem for the many people who live in the area as well as anyone who wants to drive to the end of the spit or use the beach access points in the area. But there are also some serious health and safety issues involved that could affect all of us. Emergency vehicles (e.g. fire and ambulance) have gotten stuck in the sand and others have needed to take an alternate and slightly longer route to get to a house. Anyone who has ever dialed '911' knows how critical every minute is.

Additionally, the main water line for this area is on the east side of Oceania. Seal Rock Water District acknowledges that these lines are older and need repair and replacement but they cannot access them easily due to the sand. When a leak occurs, it takes longer to repair. As it is a major line, the arterial streets also lose water. Thus the whole area

loses water! This has happened several times, the most recent being the end of January, 2016.

What can be done? A group of Bayshore members are working with county and state officials to develop a reasonable and sustainable plan. With approval and encouragement from the county, we are exploring various options as well as funding sources. Nothing has been formally decided at this point although we feel like we are making good progress! We have been an ad hoc committee, but anyone is welcome to join us! Meetings are on an "as needed" basis and may be sporadic as some of us live out of town. But we welcome support and input from all. Please contact the Bayshore office at 541-563-3040 if you want to be part of the solution.

We hope to resolve these issues and feel it will be of great benefit to all of the Bayshore community. In addition to the safety issues, what a pleasure to see Bayshore in the headlines for something other than the "sand issues". Or, to have realtors happy to show houses in Bayshore because they are no longer concerned about sand problems. We feel this would be a big plus for our entire community!

Preserve Access Aesthetics

Jane Margulis

I am writing this in regards to the proposed solution to the sand issue on the southern end of Oceania. I am strongly opposed to converting the beach access at the club house as a route for the plows to use to dump the sand for many reasons. Firstly, aesthetics. Right now the path that

we use from the parking lot to the beach is very natural and looks man-made. There is no gate, railing, etc. If this were to become a thoroughfare for the plows all of this would be lost. And in its place we would have a widened artificial byway with a disgusting looking gate. A gate which would not keep out yahoos on their motorized vehicles.

Secondly, the sand. We have enough sand of our own on this section of the beach. Why do we need more?

Thirdly, aesthetics again. The natural feel of the clubhouse, and parking area would be lost. It would feel like a thoroughfare with equipment instead. Not to mention the fact that many of us have dogs that we walk and do not want to have to deal with the plows going back and forth.

It's just a really bad idea. The people live on the south end need to deal with their sand on the south end. There are plenty of places they could dump the sand down there.

Preserve Natural Beauty

Larry Miller

I have the following concerns about the request to use the Bayshore Beach Club parking lot beach access for the route to the beach to dispose of the sand collected from the south end of Oceania.

1. The beach access is currently used year round by families, dog owners, and individuals who wish to walk on the beach. Large heavy dump trucks filled with sand roaring over the route would be a frightening encounter for anyone going to or from the beach or walking on the beach in the vicinity of the

trucks route to the dumping site and a potentially dangerous situation that could result in injury or death. If this access is approved several volunteers would be needed along the route to prevent anyone from using the access in the parking lot or coming near the path to the dumping site as well as flaggers to keep cars using the beach club parking lot from coming in contact with the trucks during the proposed 10 hour 4 days a week access.

2. After the beach access is widened and several dump trucks loaded with sand travel to the beach this access and the sand on the beach will appear to be a road and will be an ugly site as well as inviting to the others to access the beach via their vehicles. A fence would require a gate that emergency vehicles we need a **key or combination to making rescues more** difficult.

Thank you for considering these concerns. I hope a method other than using this access can be determined.

Consider What Is Lost

Ginger Gouveia

I object to sand removal solution proposed by Gary Prothero at your last meeting regarding the use of the driveway next to the clubhouse to remove and redistribute sand to the beach via the beach access behind the clubhouse. My concern is the widening of the “walking path” to provide access for large dump trucks and backhoes. The existing path, with it’s aesthetic appeal to beach goers approaching the beach, would be obliterated. And, even more importantly, the wider entry would provide access opportunity to foolish drivers of 4 wheel drive trucks and other vehicles on our pristine beach. Even if an ugly

chained fence or gate was installed they would most likely find a way around it.

Please consider the work and money that has been put into our clubhouse area and beach access before approving a proposal that would only satisfy the needs of a few Bayshore residents along the south end of Oceania at the expense of the rest of the population here in Bayshore.

Comments From BOD Meeting

- Marcella Brodowy said we represent all of Bayshore and must consider the needs of all.
- Carilyn Ellis referenced a member’s letter recommending Beach Access 6 and agreed that we need to respect safety and access for all members.
- Member Richard Meloy gave an update on the sand issue. Two months ago it was requested that a group form to develop a plan to deal with sand in the roadways. However, due to county regulations, there did not seem to be a viable spot to put the road sand. Mr. Meloy has been communicating with officials at the county level and just a day and a half ago received written permission from Onno Husing to put the sand on the beach at low tide to be disbursed. Mr. Meloy requested a survey of beach access points to see which were suitable for ongoing use. The committee is working hard to solve this problem which seems to have caused a lot of interest and heightened emotions.

What You Should Know

Stephen White

I am writing to express my opposition to use of the Bayshore clubhouse driveway and pedestrian beach access trail for disposal of sand removed from Division 7.

The clubhouse, pool, picnic area, and associated pedestrian beach access trail are signature, if not iconic, assets of Bayshore. They are assets owned by ALL of the property owners in Bayshore and, while they unquestionably represent a very significant community monetary investment, it might be argued that their true value to our community cannot be measured in terms of dollars and cents. In the 2014 Bayshore survey, a “local real estate broker” is quoted describing the pool and clubhouse as “our crowning glory”. Nearly every real estate listing for homes or property for sale in Bayshore makes mention of, and contains photos of, the clubhouse and pool. The same is true for listings for vacation rentals in our community. I believe it would be detrimental to the greater Bayshore community for the Board to allow, even on a “conditional” basis, what is essentially an industrial use of our clubhouse and it’s immediate surroundings in pursuit of a temporary, quick fix attempt to remedy the never ending “sand issue” along the south end of Oceania Drive.

In 2012, a Bayshore Dune Management Plan (BDMP) was prepared for Lincoln County by Terra Firma Geologic Services. The plan was adopted as part of the Lincoln County Comprehensive Plan, and is implemented through applicable sections of the Lincoln County

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Code. This detailed scientific/technical document lays the foundation upon which dune and sand management activities along the entire Bayshore oceanfront shall be conducted. On the inside cover (the very first page!) of the plan is contained the following statement:

“This report is submitted with the limitation that damages related to ocean wave erosion, tsunamis or even deposition of wind transported sand is borne by the property owners and is an inherent risk of having property located in such a geologically active environment.”

A group of residents and property owners from Bayshore Division 7, a sand group, have proposed to the Bayshore Board of Directors that, utilizing large dump trucks and a bulldozer, the clubhouse pedestrian beach access be used for transport and redistribution of sand from south Oceania Drive. The clubhouse beach access is identified in the Bayshore Dune Management Plan as BA4 (beach access 4). A different beach access, identified in the BDMP as BA6, is located just south of 302 NW Oceania Drive. BA6 is located within the area impacted by the “sand issue”, and was used just a few years ago for movement of sand to the beach during the “FEMA project”. BA6 is identified in the Assessor’s Office maps as being 16 feet wide; exactly the same as the clubhouse beach access. The sand group has apparently rejected consideration of BA6 for their proposed project.

A review of the Lincoln County Assessor’s Office maps suggests the existence of a potential issue related to the proposed use of the clubhouse beach access for transit by large, heavy dump trucks and a bulldozer. According the county assessor’s

maps, the legally identified beach access point at the clubhouse is actually located south of the clubhouse/pool complex, between that facility and the first house to the south. While this access is not currently in use, the Assessor’s map identifies it as being 16 feet in width. A copy of that map is attached to this letter. The pedestrian beach access off the parking lot behind the clubhouse appears to be, officially at least, in the eyes of Lincoln County, merely an informal trail to the beach developed, over time, by a pattern of common recreational use. It does not appear to carry any official designation as to width or intended/acceptable uses.

It seems reasonable that the board should determine exactly what caused the sand group either to reject, or to fail to consider, the BA6 option; and what specific legal prohibitions exist that prevent use of that access, or some other, for the current proposed project. Absent some insurmountable legal prohibition associated with use of BA6, it seems eminently reasonable to utilize that access as a route for sand disposal, rather than the informal clubhouse pedestrian trail. BA6 was used for exactly the same purpose only a few years ago, and it is infinitely less important for recreational beach access than is the clubhouse trail. Should the Board of Directors propose to grant permission to use the clubhouse pedestrian beach trail for bulldozers and dump trucks, instead of the legally recognized beach access point, I would think that the broader Bayshore community might deserve direct opportunity to vote on it.

It is, by the way, also worthy of note that still another 16 foot wide beach access, BA7, exists further south, at the boundary between MU6 and MU7. This access route is totally unmarked and is unusable by any but

the most athletic of pedestrians. It is probably not suitable for the project currently under consideration by the Bayshore Board. Relative to BA7, however, Oregon State Parks documents related to the Shoreline Alteration Permit for MU6, 7, and 8 contain the following statement:

“The application also seeks to maintain or enhance a designated public access to the open sand beach from Oceania Drive.”

Any such maintenance or enhancement of BA7 for benefit of the general public clearly was not done by the property owners at the time all the surrounding properties were recently graded. One has to wonder why this was not done.

Per the Bayshore Dune Management Plan, BA6 is located at the boundary between management units 5 and 6, at the northern boundary of MU6. On page 25 of the plan, specifically addressing management unit 6, the plan states:

“An important objective of dune management in MU6 is to widen the foredune to increase its resiliency to wave erosion. There is only a minimal amount of sand available to grade in MU6, thus sand to build out the foredune must either be mechanically transferred from another management unit or trapped through sand fences and establishment of vegetation.” ...

“A possible source of sand for transfer to this site is the material removed during infrastructure grading from the roadway and adjacent areas.”

Use of beach access 6 for sand transport and redistribution was proven to be feasible during the recent FEMA project. It is wholly consistent with the management strate-

gies and objectives as outlined in the BDMP; and it avoids a host of unknowns potentially related to placement of large quantities of sand on the beach at the clubhouse where, currently, no problem exists. As noted above, use of BA6 actually helps to solve significant identified issues in MU6 and, at worst, ensures that the “sand issue” remains localized to the areas along Oceania Drive where the problem actually exists.

Use of BA6 avoids repeated back and forth heavy truck traffic along Oceania Drive to and around the clubhouse. It avoids the potential for damage to our beautiful, newly paved and striped (and expensive) clubhouse parking area. It avoids the potential for damage to the visually appealing, park like paved road to the rear clubhouse parking area. It avoids the necessity to widen that road or increase its footprint. It avoids the potential for damage to, or removal of, the trees, lawn, and landscaping adjacent to the clubhouse. It avoids the potential for needless adverse impacts to the aesthetics of the clubhouse picnic area. It avoids inconvenience to, and possible conflicts with, the many recreational and social activities that routinely take place, year around, at the pool and clubhouse. It avoids the certainty of significant alteration to, and dramatic enlargement and widening of, the grassy pedestrian trail to the beach. It avoids the necessity of installing an ugly/unwelcoming gate. It avoids having a bulldozer and dump trucks running around on our clubhouse beach. Our “crowning glory” beach.

In 2015, the dunes seaward of a majority of properties in management units 5, 6, and 7 were graded flat, primarily for purposes of view enhancement; i.e., to restore ocean

views. Most of the beach grass and other sand stabilizing vegetation was destroyed. This work was done pursuant Shoreline Alteration Permits issued by the Oregon Parks and Recreation Department (OPRD) and Foredune Grading Permits issued by Lincoln County. Predicated upon the Bayshore Dune Management Plan, these permits specify when, where, and how grading may be conducted. The permits also outline specific prescriptions for the post-grading planting of beach grass and/or other sand stabilization treatments.

The permits specify that “the new dunes and exposed areas will be planted with European Beach grass as required” in the BDMP. In the case of the OPRD permits, the language in the permit “Staff Report” specifies the following:

“The plan calls for graded areas to be planted immediately” (my emphasis) “following foredune grading and sand transfer. Planting of sand stilling vegetation (beach grass) will extend from the subject properties westward.”

The Lincoln County permits state the following:

“Upon completion of authorized grading activities, temporary stabilization and permanent revegetation shall be accomplished in accordance with the approved Foredune Grading Plan.”

The Bayshore Dune Management Plan states that “Sites should be graded shortly before they are planted.”

A great deal of foredune grading activity occurred in MU5, 6, and 7 in October and November of 2015, immediately after the permitted window for grading opened on October 15. Predictably, a series of significant winter storms have impacted Bayshore since early December. As of mid-February 2016, two to three

months after the grading was done, with the exception of an area in the southernmost portion of MU7 (which was graded and replanted, I believe, in fall 2014 or spring 2015), no planting of beach grass whatsoever appears to have occurred anywhere else in the acres of barren sand flats which were graded and stripped of all vegetation. There is no indication that any temporary sand stabilization measures have been implemented. All this barren sand is completely mobile.

It may be that, in the world of official permit language, the word “immediately” and the phrase “shortly before” have a different meaning than the way I interpret them; but it does not appear to me that the majority of property owners in Division 7 have acted in a manner compliant with their grading permits or the Bayshore Dune Management Plan. Failure to plant permanent sand stilling vegetation in accord with the specifications outlined in the BDMP significantly exacerbates the “sand issue” along Oceania Drive. This failure is also a violation of the terms and conditions of the state and county permits; it may be cause for revocation of those permits, and it may subject the persons in violation to civil penalties.

The “Solution to Sand Removal on Road in Division 7” document submitted to the board by the sand group at the 1/16/16 board meeting listed a few “possible solutions”. I have a few comments about this document.

In the “Benefits” section of the sand group document, the group asserts that the Surf Rescue Team must enter the beach at Seal Rock in order to respond to a beach emergency at

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Bayshore. The document states: "If they could enter at the clubhouse it could shorten the time to a response."

The pedestrian beach access at the clubhouse is currently signed with a big red and white reflective sign that identifies it as an "Emergency Beach Access". The pavement is striped so as to prevent parking and keep the access clear. This pedestrian path, while closed to recreational vehicle activity, is plenty wide enough to allow transit by a standard, full size, four wheel drive vehicle in an emergency. The OPRD Beach Ranger uses this access on an occasional basis to conduct beach patrols. The beach access is already perfectly adequate for emergency response, and no worthwhile additional benefit accrues from making it accessible to dump trucks and bulldozers.

The sand group document refers to the meeting held at the clubhouse on December 12, 2015, to discuss formation of a sand district. I attended that meeting, and my recollection of the presentation by the Lincoln County officials did not paint a picture of a hugely complex process to form a district. When someone asked a question about handling and allocation of any monies collected by the district, my recollection is that very little money, if any, would be kept by the county for collecting and handling the revenues. My recollection is that the county officials stated, essentially, that the county role would simply be to collect and hold the money, and disburse it as directed by the sand district. I question the assertion in the sand group document that "not having a governmental involvement will save money".

The sand group document proposes to avoid the sand district/"government solution" in

favor of a "Bayshore solution". In the Bayshore solution, a Division 7 management group "would collect money and manage the sand removal from the road". This option is entirely reliant upon voluntary contributions from affected property owners. I question how such a plan, reliant upon voluntary contributions of significant amounts of money from only a few, can have any long term, fair, or sustainable viability.

The "sand issue" on south Oceania is the result of decisions to site homes, roads, and associated infrastructure smack dab in the middle of an active ocean sand dune system. Sand inundation events will continue to occur multiple times every year; just as sure as the wind blows. The only viable long term solution to the "sand issue" is formation of a sand district which creates a legally binding, sustainable source of revenue, equitable to all parties who own property in the impacted area. It ensures that all property owners have skin in the game. The creation of a responsible legal entity would likely enhance opportunities to secure grants or outside funding for future projects. It might promote efforts to actually engage in dune planting and stabilization, as required by permits and the Bayshore Dune Management Plan.

At the December 12 meeting, I recall estimates that, owing to election rules, only about 15 property owners in the affected area would be eligible to vote in an election to form a sand district. Securing support from a majority of only 15 eligible voters seems like a pretty low bar to surmount. The need for any tax revenue would, without question, be significantly reduced if property owners re-planted beach grass (as they are legally required to do) after blading away the dunes.

Should the board decide to grant the requested authority to use the clubhouse access, it is an absolute certainty that a gate will have to be placed there in order to prevent four wheel drive vehicles from driving out onto the beach. A wide, vehicle friendly access, however well signed, is an invitation to lawbreakers. If you build it, they will come. Just as certainly, should the board grant the requested authority on a "conditional, 5 year basis", we'll never get it back. Once that gate is opened, the horses are out and gone.

I hope the board will ask the sand group to come up with a different proposal which will be localized to the south Oceania area, which will not risk adverse impact our clubhouse/pool area, and which will be a demonstrably sustainable, securely funded solution over the long run. Even non-affected Bayshore property owners would recognize the wisdom of such a plan. I would also heartily encourage the board to, within the limits of its authority, take a strong position with regard to property owners who are not compliant with the terms of their fore-dune grading permits. Their failure to comply makes the "sand issue" much worse, with severe impacts to owners and residents on the east side of Oceania. I would also encourage the board to take a similar position with both Lincoln County and Oregon State Parks, demanding that they monitor, enforce and, if appropriate, revoke the permits they have issued.

Thank you very much for your consideration.