



# Bayshore Breeze

October 2017

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## 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	
Caretaker--Stuart Fischer . . . . .	.541	563-7253
Pool . . . . .	.541	563-3871

### Schedule of Clubhouse Hours The downstairs will be unlocked

Monday	9:00 AM	to	5:00 PM.
Tues & Wed	11:00 AM	to	3:00 PM.
Thurs - Sat	9:00 AM	to	5:00 PM.
Sunday	Noon	to	5:00 PM.

The upstairs Clubhouse doors will be locked and unlocked according to the current schedule of group usage.

### Real Estate Sales in Bayshore by Paul Cohen, Broker, Edgewater Realty, 541.961.4654

listed and pending	listed price range	sold	sold price range
ResidenCal Site-Built	30	165k-449k	12 165k-400k
Manufactured Homes	4	177k-239k	0
Vacant land	2	18.5k-199k	1 22

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



## Bayshore Contact Information 2017-18

Title	Name	Division	Term Expires	Phone Number	e-mail
President	Mel Blecher	4	2020	541-563-4282	mel59901@yahoo.com
Vice President	Mike McReynolds	6	2020	541-563-6072	mikemcr@peak.org
Member	John Pat Johnson	1	2019	541-264-1537	johnjohnson8720@sbcglobal.net
Corporate Secretary	Terry Pina	2	2018	541-563-2851	mikeandterry1@charter.net
Member	Michael Bradshaw	3	2020	505-269-7916	bradshaw1113@peak.org
Member	Skip Smith	3	2019	541-689-9654	sdskipsmith@msn.com
Member	Mel Blecher	4	2020	541-563-4282	mel59901@yahoo.com
Member	Phillip Arnold	5	2018	518-423-2037	philly2040@gmail.com
Member	Ann Turner	7	2018	541-760-3296	turners.j@comcast.net

### Planning Calendar for Board of Directors

#### MAY

- o Spring Clean-Up--not 3rd Sat.\*
- o Annual Meeting of the members is held on the third Saturday in May.
- o Board elections are held at the annual meeting
- o Organizational Meeting
- o Elect Board Officers.
- o Select Secretary-Treasurer.
- o Approve Budget.
- o Select Budget Coordinator.
- o Fix the annual dues.

#### JUNE

- o June 30th, last day of fiscal year.

#### JULY

- o July 1, first day of fiscal year.

#### AUGUST

#### SEPTEMBER

#### OCTOBER

- o Conduct property inventory

#### NOVEMBER

- o Property inventory to Board

#### DECEMBER

- o No Regular BOD meeting.
- o Holiday Food Drive
- o Employee Evaluations

#### JANUARY

- o Committees to prepare budget requests for submission next month.
- o Appoint Financial Audit Committee. Orders an annual review of the financial statement by an independent CPA within 180 days after the end of the fiscal year, and ensures that necessary income tax returns are filed annually.

- o Present employee evaluations. (Executive Session)
  - o Set Employee compensation retroactive to January 1.
  - o Review Insurance coverage
- #### FEBRUARY
- o Appoint Nominating Committee. Selects a board member (may not be the president or member eligible for reelection) and approves the appointment of two members-at-large to serve on the nominating committee.
  - o Committees submit budget requests.

#### MARCH

- o Tsunami Preparedness & Walk Out Exercise.
- o Financial Audit Report due.

#### APRIL

- o Election packets prepared & mailed.
- o Need volunteers to count ballots.
- o Present slate of candidates.
- o Confirm candidate's standing.
- o Present Budget.
- o Select Pool attendants' interview committee.
- o Set Pool dates. (Opens 3rd Saturday in May, closes the Sunday following the 4th Saturday in September. 135 days)



### Soft Evening Light

As the sun goes down the soft evening glow remains for a moment over the wonderful Alsea Bay!

**Melissa Hansen Photos from The Coast**

<http://photosfromthecoast.com/p408808997/e3e1e78c3>

## Obnoxious Behavior In Bayshore--What Members Can and Should Do Lincoln County Short Term Rental of Dwelling Units #487

Bob Mowrer

At the September 16, 2017 BOD meeting, a member addressed the Board regarding *vacation rental dwellings*. She stated that she is *disgusted with the mess, garbage, traffic, people staying in trailers and motor homes, blocking streets with boats, tent campers, excessive numbers of cars, etc.* She also mentioned the lack of signage on some of the vacation rental dwellings.

In response to the member, President Blecher announced Bayshore had requested a list of vacation rental dwellings from the county.

### What Should The BOD Do?

The BOD should encourage members to use the complaint/enforcement process now in place with Lincoln County. **See Next Column**

The BOD could assist by verifying that all Lincoln County Rental Dwelling Units (LCRDUs) in Bayshore display signs identifying the home as a rental with the phone number of the contact person. This information **must be readable from the street**. With the list of Bayshore LCRDUs in hand, volunteers could verify Bayshore LCRDUs with proper signage that is visible from street. Units without signage should be reported to be Lincoln County.

The BOD could also request a procedure be established and communicated to owners of homes that are not LCRDUs that violate Bayshore's policies on quiet time, garbage service, and parking. The Planning Committee is the obvious place to report these violations, but what is the process? No PC members want a late evening call to re-

port noise, blocked streets, excessive number of cars, etc. What would this reporting, follow-up process look like?

Members should use the complaint process for LCRDU rentals, and keep notes of communications and actions, or lack of actions, with the contact person, and county during the resolution processing. The BOD may be useful if a member's complaint is not resolved. Notes would be critical in documenting the failure to resolve complaints.

Neighbors have a process available to stop LCRDU practices that do not conform to the guidelines. If they don't use this process, there is little the BOD can do for them.

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### Key Components of #487 Short Term Rental of Dwelling Units

#### Operating Standards

- An owner of a Lincoln County Rental Dwelling Unit **must** have a license which is clearly defined in the ordinance.
- A licensed owner **must** provide a contact person for neighbors to report violations of the county guidelines.
- The name and phone number of the contact person shall be **conspicuously posted so that it is visible from the street**.
- The **owner or contact person shall contact the renter by phone or in person or otherwise respond within a reasonable period of time which shall normally be within one hour.**

- **Quiet Time** The hours of 10:00 p.m. until 7:00 a.m. the next day are required quiet time.
- **Garbage Service.** The owner shall be required to maintain adequate garbage service, with required secure containers, from the franchised waste disposal service company serving its property. The service must be at a level commensurate with the garbage generated at the dwelling, but no less than weekly service when the short term rental is being rented. Owners shall notify all guests of the garbage services and requirements for dwelling.
- **Parking.** The owner must provide one parking space for each approved sleeping space (defined in #487) plus one additional parking space per unit. If a sufficient number of off-street parking spaces are not available for the authorized number of vehicles, then on-street parking may be used unless otherwise prohibited. Parking shall not, under any circumstances, hinder the path of any emergency vehicle.
- **Notices to Renters.** The owner must provide to each renter and post in a prominent location in the dwelling, a list of rules including, but not limited to, **rules on required quiet times, available garbage service, parking locations and limitations on occupancy.**

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**Complaint Procedure:** All complaints will initially proceed through the informal resolution process provided herein. If the complaint is unresolved, then the more formal process shall be utilized as set forth below:

**Step One.** The complaining party shall attempt to communicate with the contact person designated on the license, communicated in writing to the neighbor, and posted at the short term dwelling. The com-

plainant shall describe the problem and the requested resolution.

**Step Two.** The contact person shall promptly respond to the complainant and make reasonable efforts to remedy any situation that is out of compliance with the provisions of this Chapter. If that resolves the matter, the process terminates.

**Step Three.** If the response from the contact person is not satisfactory to the complaining party or the contact person does not believe that the problem violates this Chapter, either party or both parties may

next provide a written complaint to the Lincoln County Licensing Authority, with a copy of the written complaint provided to the other party by the complainant or the contact person. The written complaint shall describe all efforts to resolve the problem. The Licensing Authority shall then attempt to resolve the complaint with parties.

The full Lincoln County ordinance is accessible from Bayshore Web Page, bottom right under Bayshore Issues.

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**F R O M   T H E   P L A N N I N G   C O M M I T T E E**

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**Preparing For  
The Rainy Season**

Planning Committee

In preparation for another rainy season in Bayshore, property owners are reminded to clear ditches and culverts so water is allowed to flow instead of pooling up on properties and roadways in Bayshore.

The Bayshore Board of Directors has hired someone to clear out the drainage ditch between the properties on Oceanic Loop and Parker. This is their responsibility. It is homeowners' responsibility to ensure their property, including the right of way, is clear of debris that could result in flooding. If you need assistance in maintaining your property, a list of workers is available at the Bayshore office or on the Bayshore website.

If we all do our part, hopefully we will not have some of the problems from heavy rains.

**Sand Fine Resolutions**

Bayshore's attorney has submitted his opinion that residents living on the east side of NW Oceania Drive can have sand hauled away without a permit. MSP, for a fine of \$2,000.00 with a (21) days in which to appeal.

A copy of the Resolutions was sent to all affected property owners. The Resolutions will be sent all members with the annual packet.

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February 29, 2017

Dear Bayshore Member

The Bayshore Board of Directors approved the enclosed Resolutions at their February 18, 2017 Board of Directors' meeting. All Bayshore members are being notified of the revision to the C & R Violations and Fine System relating to the placement of sand on the public right of way.

- Public right of way, as established by Lincoln County, is a given distance from the center of the road to your property line.
- The right of way is provided to permit public utilities to install and service buried or overhead wiring and piping and for road and road maintenance.
- Property owners are responsible for the care and maintenance of the right of way adjoining their property.
- Sand placed on the right of way creates a hazard for emergency vehicles and others using the roadways.
- Property owners, with property on the west side of Oceania, may obtain a remedial permit to place sand that has accumulated on their driveway and around their home back on the beach.
- For permit information please contact Lincoln County Planning Department at 541-265-4192.

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## From BOD Meeting October 21, 2017

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### Financials

The financial reports for September 2017 were accepted as submitted.

MSP to make a budget adjustment, increasing the budget for the Social Committee from \$500 to

\$1100 with the funds coming from the Pool Attendants line item.

It was then announced that lien notices for past due accounts will be sent out soon. At this time there are seventeen (17) past due accounts which have not yet been turned over for collection. These seventeen

(17) past due accounts include two (2) unpaid fines and two (2) unpaid late fees. It was announced that the accounts with unpaid late fees will not have liens filed, but will be carried over until they are paid, along with any additional late charges on the unpaid balance.

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### Planning Committee

#### Report from 9/7/17 to 10/16/17

Co-Chairs, Mary Lou Morris & Norman Fernandes; Robin Adcock, Pat Johnson; and Frank Miller.

#### TREES

- 1 New Complaint
- 3 Responses to Letters
- 4 Personal Contacts
- 4 In Process
- 1 Completion
- 1 Withdrawal – No Response

#### VEHICLES

- 5 New Complaints
- 2 Info Letters – Utility Trailer and 1 Response
- 1 Info Letter – Travel Trailer and Response
- 1 NF – Log Truck (Repeat Offender) also Personal Contact
- 2 Motorhomes – Personal Contact
- 2 Cargo Trailers – Personal Contact
- 4 In Process
- 7 Completions – Boat Trailer, 2 Cargo Trailers, 3 Motorhomes, Utility Trailer

#### OTHER

- 1 Dog Complaint
- 1 NV and Response
- 1 Unkempt House
- 1 Info Letter and Response
- 1 Unkempt Yard
- 1 Personal Contact
- 1 Approval – Limited Time for Cargo Trailer

- 2 In Process
- 1 Completion

#### CONSTRUCTION

- 3 New Homes – Approved
- 1 New Home – Letter Explaining Complete Packet for Approval, Numerous Personal Contacts and Approval
- Approved - 1 Extensive Remodel and Dormer, 1 Repaint, 1 Repaint and Replace Deck/Stairs, 1 Deck and Fence, 1 Reside and Repaint
- 4 Personal Contacts – Septic Questions, Garage Door, Boat Permit and Fence, Drainage Ditch
- 1 Letter Regarding Septic Approval, Including Research
- 30 In Process
- 11 Completions – 1 Extension, 1 Garden Shed, 2 Roofs, 6 Repaint, 1 Fence

#### PERMITS

- 2 Boat Permits Approved

#### NOXIOUS WEEDS

- 1 In Process
- 2 Completions

**Fine** – Log Truck

### Safety Committee

Judy McNeil, Mike McReynolds

Questions About The Emergency Preparedness Cache? Is Your Tote Ready? When Will the Cache Be Open?

The emergency preparedness cache container located in Hilton Park will be opened up one more time this year. The cache is for the storage of emergency supplies to be used in the event of a tsunami or other major disaster. There are community supplies to be utilized by the Bayshore community as whole and there are individual totes with personal emergency supplies for households who are located within the tsunami inundation zone. The next cache opening is an opportunity for members to bring their individual totes, check their totes, exchange supplies, or just come and see the cache.

The question is: when should the next cache opening be scheduled for? If you have a date, day, or time that works for you let us know.

If you are interested in donating community supplies, helping the Safety Committee with the cache organization and management, or have any questions about totes or the cache in general please contact the Safety Committee. The Safety Committee can be reached via email to Kathi at the office or at the monthly Board meetings.

## **SOCIAL COMMITTEE**

Judy McNeil, Deb White

### **New Committee Member**

The Social Committee would like to nominate Deb White as a new member effective October 18.

Recently retired, Deb White moved to Bayshore in August from Wyoming, fulfilling her dream of moving to Oregon and living by the ocean. She worked as an Executive Assistant most of her career and worked for the Wyoming Deputy State Superintendent of Public Instruction, the Executive Director of the Wyoming Community College Commission, the President of Sheridan College, and the General Manager of Advanced Communications Technology.

Her home state is Wisconsin—the Badger State, America’s Dairyland—and she is a true Packers fan. She has two children, five grandchildren, and three great-grandchildren that live in Texas, Arizona, and Wyoming.

With Deb’s experience working with boards and event planning, she will be an asset to the Social Committee. In addition, volunteering will allow her the opportunity to meet new people from Bayshore.  
Meet & Greet

The Meet & Greet was held on Saturday, September 16, 2017. The two hour event included refreshments and door prizes. With 75 attendees, we can confirm that the event was successful. It is believed that the amount of communication with members triggered the large attendance. Members enjoyed the event and showed interest in making the Meet & Greet an annual function. Ideally the event will be held on the 2nd Saturday of July in the future and be catered. This will allow members that vacation during the summer months the opportunity to join in the fun. The perfect event, where members can attend, meet, greet, and have

fun together.

One issue noted was the room space in the dining area, a bit crowded for some. The ball room will be used for all future Meet & Greets in anticipation of the larger attendance by including summer members.

We are thankful for all the volunteers (Norman & Christy Fernandes, Deb White, Kelly Rusoff, Michael Bradshaw, and Liz Goodin) who helped set up and break down the event. A special thank you goes to Mel Blecher for arranging Stuart Fischer’s assistance for the setup. Stuart’s advice was extremely helpful with the setup of the tables.

Photos of the event were included in the Breeze and Wave.

### **Halloween party**

The next event, the Halloween Party, will be held on Saturday, October 28. About 30 people have confirmed attendance. The Social Committee will provide the main course and soft drinks. Members are asked to bring in their favorite treat for the rest of the potluck.

We are requesting an addendum to the budget to allow us to continue with anticipated events this fiscal year. A large portion of the requested addendum budget will be used for the Halloween party for scene backdrop (a 10x12 haunted house to be used for photos of attendees as desired) and other decorations that can be used for future Halloween parties.

The party will commence at 5pm when members will have the opportunity to have their photos taken and, at their request, have the photos emailed to them. Dinner is planned for 6pm. After 8pm, the party will continue with music and dancing for all who wish to partake. Several members have indicated they will be arriving to join in the fun around 8pm (due to other commitments). Prizes will be awarded for best costume and pumpkin, as determined by vote of those attending.

Future events are in the planning stages for December and April/May. Dates and times for these events will be determined. These events will be potlucks and held based upon members’ interest.

### **Facebook Update**

Due to some confusion the page was created instead of a group, and it was impossible to switch the two. Fortunately, the issues with Bayshore Beat have been resolved, and the group is up and running.

### **The Wave**

In September, the first issue of The Wave was introduced. This is a newsletter for members to receive social information about events and to be able to submit photographs, poems, fun pictures, etc.

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## **Communications Committee**

Bob Mowrer, Margaret Partlow; Lee Davis

Bob Mowrer, Committee chair, announced that County Ordinance #487 regarding vacation rental dwellings will be published in the October issue of the Breeze.

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## **Long Range Reserve Physical Assets Committee**

Terri Pina, Chair; Michael Bradshaw; Mel Blecher

Committee member Mel Blecher presented and announced that the Committee had met and are working on the budgeted items for this fiscal year. He then gave an update on the roof for the Clubhouse. They have received five (5) responses to the bid requests that were sent out on September 1, 2017. Of the five (5) responses, three (3) were reasonable.

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P & G Roofing, located in Lincoln City, has been recommended by the Committee. They almost have an agreement on the proposal, and work would be done in the spring of 2018. \$50,000 has been budgeted for the replacement/repair of the roof. The bid from P & G Roofing is for \$45,875, plus cost of any necessary repairs identified when work begins. He also stated that P & G Roofing offers a ten (10) year warranty on labor. The Committee is asking for Board approval for the Committee to proceed when an agreement of the proposal is complete. Director Smith thanked the Committee for taking on the project and doing the work necessary.

MSP to give the Committee approval to move ahead when an agreement of the proposal of \$45,875 plus cost of any necessary repairs identified when work begins is reached with P & G Roofing.

### **New Business Mackey Park**

A member contacted the Board suggesting that the closing time of Mackey Park be adjusted from the posted time of 11:00 PM. At present, the posted hours for Mackey Park are 7AM to 11PM. It was pointed out by member Norman Fernandes, that the hours were changed by a motion passed by the Board at a past meeting. At the Board of Directors meeting held on September 19, 2015, it was moved, seconded and approved to change the hours of Mackey Park from “7AM to 11PM” to “Sunrise to Sunset.”] Director Johnson agreed to inform Facilities Manager Stuart Fischer, and request that he make the necessary changes to the sign.

### **Unfinished Business: Vacation Rental Dwellings**

Present Blecher reported that Bayshore now has a list of 68 licensed/registered vacation rental dwellings in Bayshore. However, there are probably, almost certainly, more that are not licensed/registered. He has contacted the attorney to investigate if Bayshore could limit the number of vacation rental dwellings by amending the C&Rs. He was informed that it would take an affirmative vote of two-thirds of all members, not just members who chose to vote on the issue. It was determined that this “was not going to happen.” It was noted that half of the licensed/registered vacation rental dwellings are located on Oceania Drive, so he then inquired if a change could be made to the C&Rs of just one Division, and was informed that it could not. Since Bayshore cannot limit the number of vacation rental dwellings, the best we can do is make sure that they are all being good neighbors, and that owners, renters, and property managers are following and adhering to all of the C&Rs. A discussion followed concerning an updated list of rules, regulations and

C&Rs, in presentation form, being sent to owners, property managers and rental agencies, for posting in all vacation rental dwellings. The possibility of boat permits for vacation rental dwellings, for a fee, was also discussed. It was pointed out that filing complaints concerning short term renters with the Planning Committee was not the best way to proceed. Because of the process that the Planning Committee follows, by the time the complaint is acted upon, the renters are already gone. It was stressed that if a member has a complaint regarding short term renters, they should contact the rental agency or manager whose name and contact number should be posted on the vacation rental dwelling. If the complaint is not addressed in a timely manner, a call to the sheriff’s non-emergency number could be made. The complaint should be filed with the Planning Committee, as well, so they can be made aware the complaint. A question was asked regarding repeat offenses at the same location. The Board and the Planning Committee will look at the fine system and will make recommendations for repeated complaints.



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## The Bayshore Book Club

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

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### The Golden Scales

Parker Bilal

The Bayshore Book Club, which has been going since 2014, is looking for a few additional members. Over the course of our existence we have read books from a wide variety of genres, both fiction and non-fiction. Group members decide on each selection, and we meet approximately once a month. If you like to read, and would like to meet some of your Bayshore neighbors, please be in touch either by phone (520-326-9571) or email (marv.waterstone@gmail.com).

On October 11, we met to talk about Parker Bilal's 2012 novel, *The Golden Scales*. Parker Bilal is the nom de plume for Sudanese author Jamal Mahjoub, who has written a number of prize winning literary novels. *The Golden Scales*, set in 1990s Cairo, is the first in a series of mystery/police procedurals to feature the Sudanese detective Makana. A former Sudanese police inspector, Makana feels forced to flee Sudan under the spreading influence of fundamental Islam. Now in Cairo, he makes his living (such as it is) by working as freelance private

investigator. While the plot and action take place almost entirely in the late 1990s, the book actually begins a couple of decades previously, when the daughter of an English woman visiting Cairo goes missing. This narrative thread recurs throughout the book, and through the varying time frames, Parker allows us to also see into Makana's own very troubled history.

When we first encounter the detective, he is being hired by the fabulously wealthy and (perhaps this goes without saying) somewhat shady Saad Hanafi. Among Hanafi's varied enterprises is his ownership of a Cairo football (i.e., soccer) team. The star player, with whom Hanafi is very close, has gone missing under unusual circumstances, and Makana is hired to track him down. As Makana works to unravel the disappearance, he (and we) come into contact with both the upper echelons and lowest elements of Cairo society. There are also Russian gangsters, Egyptian politicians, Sudanese police and paramilitary operatives, religious zealots, and Makana's own small circle of friends and acquaintances. As the detecting unfolds, Parker weaves the thread of the

long-disappeared Englishwoman's child back into the narrative, and we finally understand the complicated linkages between this woman and a number of the characters making up the current cast.

For our group, the most arresting and provocative parts of the book consist of Parker using Makana's backstory and personal experiences to demonstrate the day to day horrors of the incremental takeover of Sudanese culture and society by the forces of religious fundamentalism. In one particularly gruesome set of passages in which Makana's wife and young daughter die, readers are able to experience the frustration, fear, and ultimately, despair that the unraveling of society can produce. Many of the elements of the story, told with Parker's lovely prose, allow us to understand the events that subsequently materialized in the so-called "Arab spring," and still reverberate throughout the Middle East and elsewhere to the present day.

For our next meeting, on 13 November, we will be discussing Daniel Woodrell's 1987 novel, *Woe to Live On*, a coming-of-age novel set in civil war Kansas and Missouri. If you'd like to join us, contact me as above.

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## Lincoln County, Oregon Winter Weather Briefing 2017

On Wednesday, October 25, 2017, the National Weather Service sponsored a winter weather briefing specifically for our local public safety partners. We would like to share this information with our community members:

- Brief them on anticipated weather patterns for this season and encourage early winter season preparedness.
- Sign up for our emergency notification system – Lincoln Alerts, "We can't alert you if we can't reach you!"
- Provide them with resources on flooding preparedness, response and recovery. Check out our Lincoln County Information Guide: Flooding
- Let them know of the changes in the reporting system for the National Weather Service for weather watches, warnings and advisories (WWA)

Copy and Paste The Link Below Into Your Browser For Detailed Information

[http://www.co.lincoln.or.us/sites/default/files/fileattachments/emergency\\_management/page/4631/briefing\\_-\\_winter\\_weather\\_lincoln\\_county.pdf](http://www.co.lincoln.or.us/sites/default/files/fileattachments/emergency_management/page/4631/briefing_-_winter_weather_lincoln_county.pdf)