

# Bayshore Breeze

Waldport, Oregon

August 2020

## Road Board Seats

Three seats will be open on the Bayshore Special Road District Board of Directors.

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## Fun with Photography

Kerry Terrel offers a new photo challenge for Bayshore Beach Club members.

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## More Speed Buttons

The Special Road District has installed speed buttons on Northwest Parker.

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## Fireworks Prohibited

Bob Tunison, Bayshore Beach Club facilities manager, issued a reminder recently that fireworks are prohibited in Bayshore. They cannot be used anywhere on Bayshore property.

Tunison noted that recent use of fireworks in Bayshore has disturbed residents as well as their pets.

A similar reminder has been sent to vacation rental businesses, asking them to remind their clients of the prohibition as well.

### *Board of Directors August Meeting*

**Editor's note:** Because of Covid-19 cautions about public gatherings, the Breeze editor did not attend the Aug. 15 Board of Directors meeting. This article is based on a summary of the minutes taken by Elaine Ferguson.

Board directors Jim Davis, Terry Pina, Mark Mugnai and Bill Nightingale did not attend the August meeting. Bayshore accountant Jerry Musial announced that 140 Bayshore members have not yet paid their annual dues. If dues are not paid by the end of August, letters with penalties will be sent.

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## *From the Editor*

Please send news items and suggestions for the Breeze to me at [zoenh@comcast.net](mailto:zoenh@comcast.net). If you don't use a computer, bring your items to the Bayshore Beach Club office and leave them for me. I look forward to hearing from you and to making the Breeze a newsletter that gives you a glimpse of all Bayshore has to offer. The Bayshore Breeze is published every month except December by the Bayshore Beach Club Board of Directors, the governing body of the residential community of Bayshore.

**Leslie O'Donnell, editor**

# *Changes Ahead for Special Road District*

Below is a letter from the Bayshore Special Road District Board of Directors, announcing the resignation of existing members and the vacancy for three board positions.

August 11, 2020

Dear Bayshore HOA Members,

This letter from the Bayshore Special Road District Board of Directors is a combination of notices, information and a request for applicants for three board positions.

The existing members, for a variety of reasons including health, will be resigning their positions. This will be done in an orderly fashion, but no later than December 31, 2020. If no interested persons come forward prior to that date, the road district will cease to operate until the county can identify and appoint individuals to serve.

Applicants must be members who reside in Bayshore, registered to vote in Lincoln County, and approved by the Lincoln County commissioners.

The three board positions are chairman, secretary and treasurer. The board meets monthly, discusses road issues, pays bills, and makes decisions on how and where to spend road district funds. The board not only welcomes input from members, it depends upon member responses.

Recently, we have been focusing more energy toward making Bayshore safer for walkers.

The Road District has access to Lincoln County Public Works for guidance if needed and is a member of The Small Districts of Oregon.

What you can expect from the board in the near term: Knowing that speeding issues continue to be a safety issue in Bayshore we will deal with those as effectively and expediently as possible. We also know we cannot please everyone. However, we will continue to listen to member suggestions. For example, we have removed 1 row of the 6" buttons on Bayshore Drive.

We will continue to replace signs as needed, complete the road edge rocking project, repair roads as needed and install three rows of 4-inch buttons on Parker between Westward and Mackey. There are no paving projects on the books at this time.

For those members in Division 7 we will try to do a better job of keeping the roadways clear and the sight lines open at the intersections. The Road District has an arrangement with TriAgg to keep the right of ways clear from Marineview south.

There is no August meeting scheduled at this time.

# Speed Button Discussion Continues

The Bayshore Special Road District meeting minutes for July 23 follow:

Attendance: Dick Meloy, treasurer; Lee Davis, secretary (via phone conference); and Barbara Macphee. The June minutes were approved. The next meeting date is to be announced.

Public Comment: Member Greg Dino attended the meeting. He suggested adding buttons across both lanes on Bayshore Drive and using lower buttons (than the current 6-inch ones) for future installations.

Discussed letters, pro and con, from Keith Barnes and Paul Wellington regarding the installation of speed buttons. Excerpts from their letters are below.

*Keith Barnes: "I don't think there is a traffic control solution. It is important that the walkers and drivers are both aware and take cautions that best fit them. The traffic cones and speed bumps look hideous and have no real effect on the perceived problem.*

*"I come with more than 20 years of law enforcement experience. I can tell you that traffic control and speeding is a concern in every community but there is no real solution. I believe if you keep the pot holes fixed, the sand shoveled and the streets passable, I think you are doing a great job.*

*Paul Wellington: "The speeding is worse than horrible, it is just plain dangerous. I honestly believe that it is just a matter of time before either an adult, child, or a pet is hit by a speeding car. I have already seen close calls.*

*"I am a supporter of not only NOT lowering the 'speed buttons' but instead having multiple ones and spacing them out on these streets and spreading completely across the road on the 'Big Three Thoroughfares' to seriously cut down on the speed of these drivers. And also, a space for motorcycles does not seem unreasonable to me."*

Numerous members have suggested adding two rows of lower buttons on Bayshore Drive, one at the stop line and one further north as a warning. An even greater number have suggested making that intersection a free right turn, or just removing the stop sign altogether. Corner-cutting at that intersection is one of the reasons that have prompted the many efforts to make it safer.

Many thanks to all Bayshore members who have responded with their observations, experience, and suggestions, both in writing and in conversation.

Old Business: None. The Treasurer's Report, dated June 30, 2020, was presented with a balance of \$84,397. Correspondence: None. Bills: None.

New Business: Motion made and approved to install three double rows of 4-inch buttons on Northwest Parker between Mackey and Westward.

## *Fake Planning Committee Complaint Aired*

Bayshore Beach Club office manager Kathi Loughman announced July 30 that it was reported that a person stating that they represented the Planning Committee went to a member's home and told them they had to remove blackberries growing in their yard. They stated that unless they removed them right away, they would be fined \$125 per plant.

The Bayshore office can find no record of a complaint being filed against the member reporting this visit by a supposed Planning Committee member.

Please note: The Planning Committee does not go around knocking on members' doors telling them to remove noxious weeds right away or they will be fined.

What follows is the procedure when responding to a complaint: When the Planning Committee receives a complaint regarding noxious weeds (or any other perceived violation), they first verify that the weeds are present in the yard (or that a violation has occurred). They may then either try to contact the member by telephone or email, or send them an Information Letter regarding the issue. They will attempt to follow up with a phone call, email, or additional letters. If no response is received, they will then send the member a Notice of Violation Letter. The member has 14 days to respond to each letter.

If any member has been approached by someone who says they represent the Planning Committee, they should try to get the name of the person and then contact the office by phone or email to verify that it was a Planning Committee member.

## *Board of Directors August Meeting*

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Regarding last month's levying of a fine against a Bayshore Loop resident for having multiple roof antennae, the resident appealed the fine and said that Ham radio is an important service in times of disaster and emergency and he is willing to provide that service, and claimed he had multiple antennae for only a short period of time. He now has one antenna in what he said is a less visible location.

Board member Hollis Ferguson said records show letters were sent to the residents in question over a period of 18 months, and the Planning Committee was unaware of any responses. Ferguson said that if the residents fulfill the Planning Committee decision that they lower the one antenna when not in use, the fine could be waived. He also said it is important to try to show respect for the efforts of the Planning Committee.

Ferguson moved that the fine be postponed for two years. If the couple is compliant, the \$500 fine would then be forgiven. If more antennae are erected, the fine would be due immediately, without appeal. The board passed this motion unanimously.

Paula Brubaker of the Policies and Procedures Committee presented recommended updates to the fine schedule. Ferguson moved to accept changes pending board comments via email. If none are received, the updates would be accepted as written. Comments are due by Aug. 29. The motion passed unanimously.

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# Facilities Report

The following report was submitted to the Bayshore Board of Directors by Facilities Manager Bob Tunison on Aug. 15:

## **CANAL FLOW GATE:**

Proposals are currently being sought for the replacement of a flow gate in the northern end of culvert separating the bay from the Bayshore canal. After researching the range of possible agency approvals, it has been determined that no such agency approvals are necessary since the current proposals encompasses the replacement of an existing flow gate that was previously approved by all relevant agencies.

Previous board discussions have centered on the replacement of the flow gate by one which opens and closed automatically. While certainly advantageous, our requests for bids have specifically included both automatic and manually operated flow gates. In the latter case, the Facility Manager would be responsible for opening the valve to “flush out” the canal approximately every two weeks and then close the valve on the following high tide.

Previous board discussions have also included adjusting the positioning of the culvert at both ends to divert the direction of intake/outflow in order to avoid the erosion of the soil on the banks of the nearby canal shorelines on both the south and north sides of the culvert. Should that be deemed necessary, a simplified and more cost-efficient means of accomplishing this would be to attach “elbows” at either one or both ends of the existing culvert as opposed to the major and costly alternative of re-positioning the existing culvert. However, doing either would appear to be unnecessary when consideration is given to the change in frequency of tide changes which would be the result of installation of a new flow gate. As an example, the approximate number of tide changes involving water flow in and out of the culvert per month in an unrestricted culvert is 60 occurrences per month. With the installation of a flow gate, the maximum number of tide changes involving water flow in and out of the culvert per month would be 4 per month. Since this represents a decrease in the monthly tide changes involving water flow in and out of the culvert of approximately 93%, it is highly questionable that any re-direction of flow from the culvert at either end would be necessary.

A gentleman who specializes in gate flow design in Oregon coastal waterways, Leo Kuntz, has been contacted and will evaluate and make recommendations on the best design of a flow gate for our purposes and will give Bayshore a quote on the design, construction, and installation of a gate appropriate for our needs. In addition, Mr. Kuntz will provide a quote based on currently manufactured products should one exist that meets with our needs.

A second quote is being requested from an engineer to design a flow gate that will meet our needs (both automatic and manual operation) and, once completed, a reputable fabrication business in Eugene will be asked to submit a bid for fabrication of the engineer’s submitted design(s). Lastly, a quote will be sought for the installation of each flow gate.

While it is difficult to estimate the cost of design/purchase/installation of an automatic flow gate, it is reasonable to assume that the complete cost of a manual gate (design/purchase/installation) would be under \$40,000.00 based on similar applications done on the Oregon coast within the past several years.

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# Facilities Report

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After all bids are received, evaluated, and compared, the results and recommendations will be forwarded to the board for a decision as to whether or not to proceed with the project

### **GRAVEL PARKING LOT IMPROVEMENTS:**

Traffic flow southbound on Pacific Way has frequently and consistently cut across the gravel parking lot to Oceania Drive as well as in the reverse direction. This has resulted in traffic frequently using Pacific Way travelling at excessive speed and endangering residents in the immediate area. In order to resolve this problem, two steps are being suggested for board approval.

First, a proposal is being made to move several large boulders currently located adjacent to Westward on the north end of the parking lot to the southern end of the parking lot along a portion of Pacific Way that will effectively block traffic from cutting across the gravel parking lot going in either direction. It is estimated that approximate 6-8 boulders would need to be relocated in order to accomplish this goal. The cost of doing this is approximately \$550.00 to \$600.00 if Bayshore hires Darrin Goodrick. The cost may be considerably less if the crew that carries out the Road District repairs is willing to do so at a substantially lower cost since we have historically allowed them to park their vehicles in the lot when working on various projects. As of this writing, we are awaiting the Road District's response to our proposal.

Second, in order to resolve continual problems with vehicles improperly being parked in the lot (whether daily or, in some cases, overnight) as well address other more general parking problems, it is being suggested that new signage be installed in the parking lot for two reasons: 1) the current signs are worn out, and 2) the location of the current signs is inappropriate. Specifically, two new signs are being proposed for location approximately 30-feet out from their current location adjacent to the properties facing the east side of the lot. In addition, two new signs are being proposed to be placed on the Oceania side of the parking lot emphasizing Bayshore rules and restrictions for the use of the parking lot. The cost of these signs, posts, and installation is approximately \$800.00.

### **COMPLETION OF THE POOL CHEMICAL SHED:**

The framework for the new shed to be located outside of the west wall of the pool room and which will house the liquid chemicals for our automated pool chemicals system is completed. I am requesting that the board approve the expenditure of \$300.0 to have Kelly Concrete pour a slab for the floor/foundation of the shed. Once poured, the construction of the shed will be completed in place.

### **STATUS OF MACKEY PARK AND POOL LAWN AREAS:**

A recent complaint was received regarding the condition of both Mackey Park and the lawn area surrounding the pool enclosure. After explaining that nothing could be done to improve the condition of the "lawn" at Mackey Park due to a lack of available water, the member who filed the complaint seemed satisfied with the answer.

Although no complaints have been received thus far, the excessively dry condition of the lawn surrounding the pool area is intentional. With the absence of larger numbers of members in the pool/clubhouse areas due to the closure necessitated by Covid-19, now seemed to be a good time to try to eradicate the clover problem which has been taking over a large part of the lawns. In order to do so, the lawn was watered thoroughly in July and a

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# Facilities Report

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dry, granular product was raked into the lawn in order to kill the clover. This product needs to remain in place on the lawn for 6-8 weeks and was re-applied approximately 4-weeks ago and cannot be watered during this time. According to the product's directions, watering will resume at the end of this month and the grass should survive the lack of water for this 8-week period.

## **PROPANE CONTRACT:**

Bayshore's propane contract was recently renewed with our vendor, the Co-Energy Company. Our cost for delivered propane for the next calendar year will be guaranteed at \$1.69 per gallon. Considering that the peak of local propane costs during the past 24-36 months was well over \$3.00 per gallon, this contract should be very favorable to our needs which vary between 5,000 and 6,500 gallons per year.

## **PROPOSAL FOR SECURITY SIGNAGE:**

I would like to propose that the board consider approving the cost of two magnetic "Bayshore Security" signs for use on the Facility Manager's truck.

On many occasions, when I am called upon to check on the illegal parking of vehicles within Bayshore, the person(s) I speak with do not recognize that I have any authority to request that they abide by Bayshore rules. This same type of response has occurred during July 4<sup>th</sup> illegal use of fireworks and, in fact, occurred this past 4<sup>th</sup> of July.

Other than specific usages as indicated by the above examples, I travel around the subdivision regularly and believe that just the visibility of signage on the truck would add significantly to our member's sense of security as well as deter inappropriate behavior just through the recognition a form of security in our neighborhood.

I am not by any means suggesting that this be used as a proactive element...simply as a deterrent and as a means of providing a visible measure of authority when I need to enforce Bayshore rules and regulations.

## *Board of Directors August Meeting*

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Regarding the proposed changes, board member Michael Bradshaw asked for a definition of "remodel," and Brubaker said that would be "anything to the exterior of a house."

Proposed changes include fines per occurrence rather than per year, and an increase in tree fines from \$100 to \$200. This would require a letter to the membership, at a cost of about \$500.

A resolution will be presented at the September meeting, and a letter of explanation about the changes would be sent to the membership.

In other business:

- The canal: Two culvert tubes to control water flow have caused erosion. Norm Fernandes said research was done years ago, and a previous attorney said lot owners are responsible to keep sand out of the canal, although sand also blows in from the dunes. It was stated that Bayshore owns the canal. In that study, an engineer recommended installing a culvert that would be about five times

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## *Board of Directors August Meeting*

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larger than what is there now, to reduce velocity of water flow and erosion. Another solution would be to build floodgates.

Ferguson said a lawyer and a hydrologist should be involved, and Paula Brubaker said canal residents should have a say.

Facilities manager Bob Tunison said the board has to decide if Bayshore is responsible for maintaining the canal.

Bradshaw said he is planning a town hall type meeting for Division 3 – everyone who lives or owns property on the canal is in Division 3. He will report meeting results to the Board.

- Concerning the gravel lot at Westward, Oceania and Pacific Way: Tunison recommended updating and moving signage, to say something similar to “no daily parking or overnight camping. \$300 fine” and placed near the beach club side of the lot, costing about \$300. He will provide a sketch for moving boulders on the north side of the lot to the south side along Pacific Way, and planting shrubbery between them, costing about \$550, unless County Roads helps move them, in which case the cost would be reduced. Ferguson moved to approve up to \$1,000 for new signs and improvements to the lot. The motion passed unanimously, and Tunison was directed to start work on it.

- To increase security presence, Tunison suggested adding magnetic signs to his truck to identify him as Bayshore staff, at about \$200. Bradshaw moved to approve a maximum of \$300 to obtain signage for the truck; the motion passed unanimously.

- Signers for financial accounts were changed to president Mark Cook, Michael Bradshaw, Kathi Lenz and Phillip Arnold. The change was approved unanimously.

- Member Marv Waterstone presented a proposal to limit night light pollution by requiring homeowners to shield the top of their exterior lighting so the night sky can be better seen.

In his letter to the Board, Waterstone wrote, “one of Bayshore's principal amenities, when weather permits, are clear, starry night skies. At the moment, this amenity is significantly diminished by exterior lights on a number of Bayshore homes.” He also noted a study conducted several years ago that indicated exterior house lights left on continuously aid crime rather than increase security.

Planning Committee co-chairman Mary Lou Morris said this could be done by the Committee via the nuisance clause in the rules. She will provide proposed precise wording at the September meeting.

- Tunison said his analysis for long-range reserve and physical assets will be ready for the September meeting.

- A motion passed unanimously to approve paying for a concrete pad at chemical shed, at a cost of about \$300.

- Ferguson said it would be nice to have an appreciation barbecue for volunteers.

**For more details, see the Facilities report starting on page 5.**



# Fun With Photography

By Kerry Terrel

This month's photography challenge is, again, one that can be done with any type of digital camera: phone, DSLR, or point-n-shoot. As a new part of the Breeze's Fun with Photography Corner, we are adding tips and techniques on how to capture this type of image. Use the hash tag **#leadinglines** in the description of your image. Please submit your photos to our Facebook page "**Bayshore's Fun with Photography Corner**" or send your image in an email to our photography email address: **bbcfunwithphotos@gmail.com** All images will become part of a collage that will be the cover photo on Facebook and will be included in next month's Breeze! If you haven't yet joined our Facebook page, please search on the bolded title of the page and request to join. Please make it easier to add you to the page by answering our questions for joining, thank you!

**Now here are the tips/techniques:** The definition of a leading line photo is one that has something in the photo that draws the eye into the image and focuses the viewer's attention on the main subject. An example is you want the viewer to focus on a building or person in the image, the easiest way to do this is use a road or path that leads the eye to your subject. This can create a cool design and add symmetry to the image. The goal is to have your lines lead to the main subject of the photo. The easiest leading lines are roadways, bridges, or railroad tracks. This concept works with color or black-n-white images.

Our example image was found in Newport. The stacked crab pots lead the eye to the fishing

boats in the center of the image. As always, have fun with the challenge, feel free to send an email to ask  
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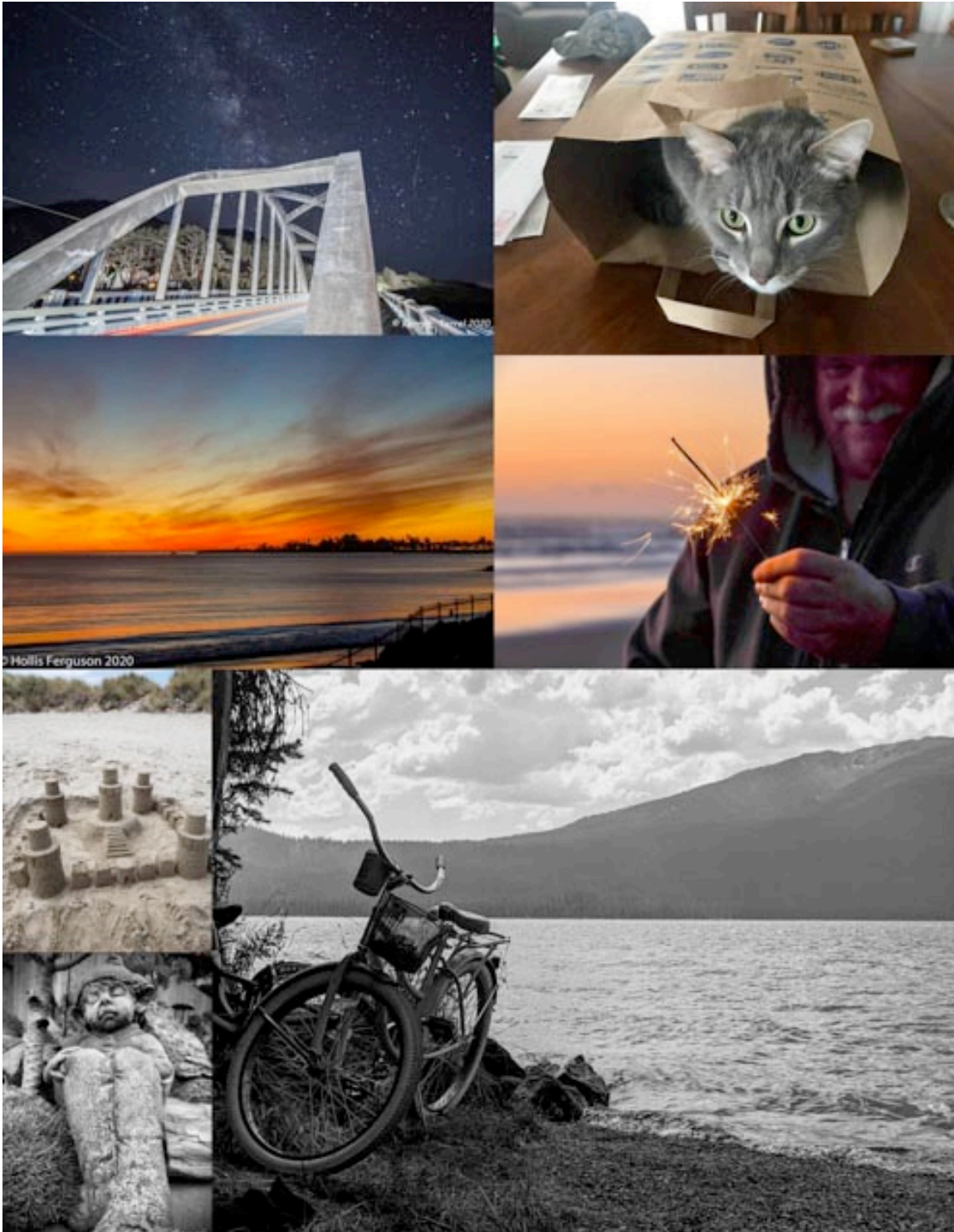
Kerry E. Terrel Photography

# Fun With Photography

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photography questions if you need some further instruction.

As always, our only rules are: you must be the photographer of any image submitted and you must have permission to post the image should you have any people as your subject. Happy clickin'. Submitters for the 1-page collage for July's challenge #allthingssummer are, in alphabetical order: Diane Larsen, Hollis Ferguson, J. L. Ramirez, Julie Nightingale, Kerry Terrel, Patrick Lenz and Robert Haselhuhn.





# *Board of Directors 2020-2021*

<u>Title</u>	<u>Name</u>	<u>Phone #</u>	<u>Term Expires</u>	
<u>Division</u>				
PRESIDENT	Mark Cook	509-212-3601	2021	1
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VICE PRESIDENT	Michael Bradshaw	505-269-7916	2023	3
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CORP SECRETARY	Kathi Lenz	208-871-3133	2023	7
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BOARD MEMBER	Terry Pina	541-563-2851	2022	2
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	E-mail:	<a href="mailto:philly2040@gmail.com">philly2040@gmail.com</a>		
BOARD MEMBER	James Davis	559-960-4652	2021	5
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BOARD MEMBER	Mark Mugnai	541-563-5312	2023	6
		<a href="mailto:mugnai@casco.net">mugnai@casco.net</a>		
BOARD MEMBER	Bill Nightingale	503-314-6909	2022	7
	E-mail:	<a href="mailto:nightingale.jb@gmail.com">nightingale.jb@gmail.com</a>		

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 To contact committee members leave message at the office at 541-563-3040