

Bayshore Breeze

Waldport, Oregon

November 2020

Board Seat Open

A vacancy exists on the Bayshore Board of Directors. Residents invited to apply.

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STR Petition

Petition circulating in Lincoln County to restrict Short-Term Vacation Rentals.

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Holiday Fun

Rose Bradshaw announces the latest news from the Bayshore Social Committee.

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Bayshore Task Force to Bring Vacation Rental Proposals To Board

By Leslie O'Donnell

Bayshore Beach Club members Jill Stone and Reba Lovelady will meet as a task force in the coming month to propose regulations for short-term vacation rentals (STRs), with the goal of coming up with suggestions to improve the quality of life for residents.

"I don't want to go through another summer like the last one," Stone said in presenting a request to the directors at their Nov. 21 Zoom meeting to form the task force.

Division 6 director Mark Mugnai volunteered to serve as liaison between the board and the task force, and noted there are no STRs on his street.

Earlier in the meeting, Lovelady told the board that Bayshore had approximately 180 STRs but noted it was unclear how many of those were licensed. "At last count it was 104," she said, explaining the others were operating without a license and thus not paying the county tax.

"They're a business, not a single-family home."

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From the Editor

Please send news items and suggestions for the Breeze to me at 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, and informs members of issues, activities and community news. 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

Seat Open on Bayshore Board of Directors

By Leslie O'Donnell

The Bayshore Board of Directors has a vacancy due to the resignation of Terry Pina. According to the Bayshore Policies and Procedures Manual, updated in September, “a director appointed to fill a vacancy shall hold office until the next Annual Meeting of the members, at which time they shall elect a director to fill the unexpired balance of the term, if any, of the office in which the vacancy occurred.”

The Bayshore board can have as few as five members and as many as nine. With Pina’s resignation, it stands at eight members.

Pina was the only member from Division 2. The board also has no representation from Division 4. Members from all seven divisions may apply.

Resident Tom Hunt asked about the procedure to fill the seat, and president Mark Cook said resumes are invited from people who are interested in serving, with the goal of appointing someone to the seat at the January board meeting. He said priority will be given to persons from Divisions 2 and 4.



DING DONG DROP
A LITTLE HOLIDAY CHEER

*Saturday, December 12th
12pm - 3pm*

RSVP by December 8th

Your Social Committee will drop off special gifts to the first 100 households that RSVP by December 8th to BayshoreFUN@peak.org or call/text 505-269-7917. All gifts will be hand-delivered to your home.

Task Force

Continued from page 1

Lincoln County has placed a moratorium on new STR licenses until Dec. 31 in unincorporated areas of the county, including Bayshore.

Both Lovelady and Stone said streets have been completely blocked off by vacation renters' vehicles, and a resident reported counting 25 people in one home.

Although she was not on the agenda to speak, Jamie Michel, who is VIA Oregon co-founder and chairman and manages Sweet Homes STRs, said she wanted to introduce herself to the board and invite them to attend one of their meetings. She claimed that if restrictions are placed on STRs, the county stands to lose more than \$2.3 million in transient rental tax.

According to the Via Oregon website, "vacation rental homes provide many benefits to the local community. They are kept in pristine condition, thereby enhancing the neighborhood in which they are located. They also provide local and state economies with increased revenue from lodging taxes. Local communities benefit from the cleaning, maintenance, spa care, landscaping and renovation jobs that keep people employed and the local economy healthy. Not to mention the contributions to the economy by the visitors who come and spend money in the area."

Michel could not be reached for comment by the Breeze.

Stone told the board she concurred with Lovelady's concerns and said the quality of life in the community has been "drastically impacted by vacation rentals. The impact of unregulated rentals in Bayshore has changed the way we live," she said.

Stone said the task force will look at issues and problems surrounding STRs and how to mitigate those. "This is pretty significant for residents of this area," she said. "And we want to look at what we can do as Bayshore. In the short term, I want to present issues of concern to the board quickly, and they will have to make some decisions. I don't want it to be a two-year project."

Stone said that after the meeting, residents who recognized her from the Zoom broadcast told her they wanted to help.

"The task force is not meant to be exclusive," she said. "I just want to get these issues in front of the board."

The bottom line for Stone and others opposing the STRs is that Bayshore was created to be a residential neighborhood. "Last summer was really bad," Stone said after the meeting. "And I really don't see it getting better. We're a neighborhood. We didn't move into a time-share."

Contacting the Breeze after the meeting, Bayshore homeowner Jeff McElhannon said that according to Bayshore's C&Rs (Covenants and Restrictions), the vacation

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Task Force

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rentals are in violation of Bayshore's single-family residential requirements. Article I, section 1 of the C&Rs states that "all lots and blocks of the plat of Bayshore Division 1 shall be used only for single family residences, except for such lots, tracts or parcels as are specifically designated upon the said plat for park or recreational use."

Article II, section 8, titled Nuisances, states that "no noxious or offensive activity shall be carried on upon any of the said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood." And Article V, General Provisions, states that Bayshore has the "authority and obligation for the enforcement of the terms" of that document.

McElhannon said he would like to see Bayshore return to its original intent of being a residential community. He added that recreational tourism is already provided by the Alsi Resort motel.

"Residential streets have been turned into a motel lobby," he claimed. "I would like to preserve our community and feel safe in my surroundings," he said. "I retired here to be in a quiet coastal area and a vacation rental on our street changed the atmosphere."

Long-time Bayshore resident Rebecca Hayden contacted the Breeze to note STRs have brought speeding cars, gunshots fired after midnight, parking on privately owned vacant lots, uncontrolled dogs, trash left behind, and fireworks sent aloft months after July 4.

The task force hopes to present its recommendations to the board at its next meeting, Jan. 16, 2021. Anyone interested in talking with the task force members is invited to contact at nugnai@casco.net or Reba Lovelady at 503-522-5364.

Letter to the Editor

To the editor:

Please support our initiative petition to restrict short-term vacation rentals in neighborhoods such as Bayshore. Without strong support, this will be an uphill climb.

For residents unsure of what I am writing about, please go to 15neighborhoods.com and read the initiative. If you are interested, please print and sign in two places, date in two places, and print your name and address.

If you do not have access to a printer, please email us at 15neighborhoods.com. We will get you a form to sign. Please return the forms to PO Box 390, Depoe Bay, OR 97341.

For those of you who do not have issues with vacation rentals (not monthly rentals), please consider those of us who do, and there are a lot of us. Let's get this on the May 2021 ballot.

Reba Lovelady
Bayshore

Ballot Petition Circulates on Vacation Rentals

By Leslie O'Donnell

Bayshore Beach Club homeowners could have the opportunity May 18 to express their views on short-term vacation rental dwellings (STR) in low-density, R-1 and R-2 neighborhoods, if a petition circulating throughout the county brings in the required number of signatures of registered Lincoln County voters.

At the October meeting of the Bayshore Board of Directors, a resident noted that rentals caused problems with noise and alcohol use, and increased the need for security that could lead to more expense for homeowners.

Since then, several residents have been involved with obtaining signatures from fellow homeowners on a petition to put the question on the May 2021 county ballot. Resident Reba Lovelady said she had canvassed Bayshore neighborhoods and found 108 licensed vacation rentals.

Monica Kirk of Depoe Bay, a member of the steering committee of 15neighborhoods.com, said the petitioners use data provided by the county, which currently stands at 576 STRs as of Nov. 16 in unincorporated Lincoln County, and 104 or 106, depending on what map is used, in Bayshore.

Lovelady brought the petition matter to the Board of Directors at its Nov. 21 Zoom meeting (see related story page 1). She can be reached at 503-522-5364.

The petition would alter STR licensing in the unincorporated parts of the county, and the ballot measure would:

- Prohibit new STR licenses in neighborhoods zoned R1A, R1 and R2 (low density, single-family residential).
- Phase out STRs within five years, with hardship exemptions available. A process would allow residential subdivisions to request downzoning to allow for STRs.
- Reduce STR occupancy from three per sleeping area plus “two for the house” to two persons per sleeping area and unlimited children under age 2.
- Base STR occupancy on number of bedrooms, parking spaces and septic system capacity.
- STRs in zones R1A, R1 and R2 would become “non-conforming uses” of real property, limited to owners on record at the time, and not transferable to new owners.

The county passed a temporary moratorium on new STR licensing that lasts until Dec. 31.

Full-time Bayshore resident Karin Couch owns an STR in addition to her own home and said she hopes a happy medium can be found for Bayshore STRs. She noted that STRs are mostly in absentee ownership, while she lives in Bayshore and knows what goes on with her rental.

“Rental owners need to be more hands-on,” she said. “They need to be more responsible, or it gives everyone else a bad name.” She is working with Lovelady to seek a happy medium.

Information about the petition is available at 15neighborhoods@gmail.com. The petitioners ask that people mail the signed petitions by Feb. 1, 2021. Petitions will be taken to the county clerk’s office by Feb. 17 at 5 p.m. Those unable to print the single signature petition can contact 15neighborhoods.com.

Letter to the Editor

To the editor:

I have been thinking about the behaviors we have recently seen during our Board meetings and in the Bayshore community. I think it would be prudent to keep in mind that during the last 10 months, the pandemic and “stay home, stay safe” policies have placed a lot of people on edge. Add to that a very toxic political environment, and it is easy to see why some people are angry.

In my opinion Bayshore should be a safe zone from the rest of the world. Unfortunately, the outside has affected some of our members.

I would think a little more compassion and trying to understand each other should be practiced. This will all pass and later in life we will look back at our actions. We should never take members for granted, especially those who have volunteered to help our HOA. We are all on the same team.

Elaine and I have an open door policy. If you see us sitting out on our porch, you are more than welcome to come by, visit, and join in on whatever the topic we may be discussing (More often than not, that topic is our children, so beware! Ha-ha!).

One of the best parts of our HOA is that it is member operated and supported. Our boards and committees are staffed by members who give of themselves to perform functions that keep our HOA running. It makes our HOA like a co-operative - people working together for a common purpose. We do not have a boss or bosses telling people what to do; we are members working together to get the job done. While some people are used to a system where you have a boss and worker, this not our case. We are fortunate to have many members who give of their time to help the rest of us. Some members’ dedication extends over several decades. We could hire staff to do their job but then our HOA fees would be greatly increased to pay for that service. Understanding how our HOA works can help you and the rest of us to have a good experience at Bayshore.

An example of this is understanding the role of the Planning Committee. I think their role is often misunderstood. It performs a critical operation for the HOA and provides a great service to our members as a resource. It is there is help members with projects that involve building a new home, outside work on an existing home, landscaping, etc. Checking with the Planning Committee before you start such a project can help to avoid future problems and extra costs. Our HOA Covenants define what we can do and cannot do and the Planning Committee can assist members in understanding these do's and don'ts.

We can build a better community.

Hollis Ferguson
Division 1 director

Bayshore Beach Club

Board of Directors 2020-21

<u>Title</u>	<u>Name</u>	<u>Phone #</u>	<u>Term Expires</u>
PRESIDENT	Mark Cook	509-212-3601	2021
Division 1	E-mail: cookm112@yahoo.com		
VICE PRESIDENT	Michael Bradshaw	505-269-7916	2023
Division 3	E-mail: bradshaw1113@peak.org		
CORP SECRETARY	Kathi Lenz	208-871-3133	2023
Division 7	E-mail: kathi.lenz.kl@gmail.com		
BOARD MEMBER	Hollis Ferguson	503-583-0060	2022
Division 1	E-mail: hollishbm@msn.com		
BOARD MEMBER	Phillip Arnold	518-423-2037	2021
Division 5	E-mail: philly2040@gmail.com		
BOARD MEMBER	James Davis	559-960-4652	2021
Division 5	E-mail: safecraker114@aol.com		
BOARD MEMBER	Mark Mugnai	541-563-5312	2023
Division 6	E-mail: Mugnai@mugnai@casco.net		
BOARD MEMBER	Bill Nightingale	503-314-6909	2022
Division 7	E-mail: nightingale.jb@gmail.com		

Secretary-Treasurer/Office Manager Kathi Loughman Phone: [541-563-3040](tel:541-563-3040)
 Fax: [541-563-6489](tel:541-563-6489) E-mail: baybeach@peak.org Website: baybeach.net
 Facilities Manager Bob Tunison: Message Phone: [541-563-7253](tel:541-563-7253)

Planning Committee Chair - Mary Lou Morris. To contact committee members, leave message at the office at 541-563-3040

THE WAVE

Your Social Connection to FUN

November 2020

The sun rises and sets each day reminding us that time is forever moving forward and that change is a part of life. We are saddened to say that Kerry Terrel has decided to make a change in her life and retire from the Social Committee. She has tirelessly given her time and devotion for over three years. Kerry, as you look on your time with us please remember how much of a difference you made. We are sad to see you go but grateful for the time and effort you gave to the Committee and to the Bayshore Community. Thank you from the bottom of our hearts. We love you!

Speaking of love, we hope you enjoyed the ONCE IN A BLUE MOON virtual event on the Bayshore Beach Club Connection (Facebook). All Halloween week, forty members participated in the daily activities. Lots of prize giveaways, which included \$15 Amazon gift cards. Congratulations to the daily winners: Gary Tecate, Kathryn Knutson, Susan Prothero, Robert Haselhuhn, Pam Sturgeon, J.L. Ramirez, Michael Bradshaw, and Maryann Brown. Leslie O'Donnell was the grand prize winner of \$50 for the most points earned. There was even a COVID mask contest with three lucky winners that were chosen by the members of the group. Kerry Terrel took first place (\$100), Pat Lenz 2nd place (\$75), and Michael Terrel 3rd place(\$50). Congratulations to all of the winners.

Your Social Committee would also like to spread some holiday cheer. On Saturday, December 12th, 100 households will receive a little something special. You must RSVP to BayshoreFUN@peak.org or call/text 505-269-7917 to ensure that you are home to receive the gift. Gifts will be hand delivered to your home. First come, first served. Check out the flyer in this edition of the BREEZE.

For all of you celebrating a birthday in November, HAPPY BIRTHDAY! We hope your special day was/will be just the beginning of a year filled with smiles and happy memories. We wish you a very happy and blessed Thanksgiving.

Your Social Committee,

Rose Bradshaw, Kathy Connors, and Jim Davis

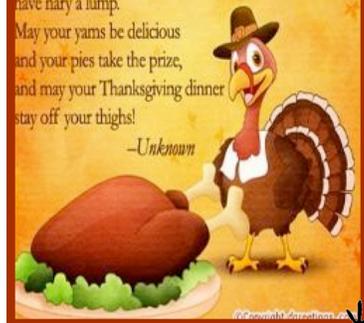


WELCOME TO BAYSHORE

Elizabeth Russell
Marie Owens
Richard Swinney
Brian Tighe
Elizabeth de Fremery
Greg & Sherry Magness
Diane & Guy LaClare

May your stuffing be tasty
May your turkey plump,
May your potatoes and gravy
have nary a lump.
May your yams be delicious
and your pies take the prize,
and may your Thanksgiving dinner
stay off your thighs!

-Unknown



Fun with Photography Corner by Kerry Terrel



Thank you to those that have supported our Fun with Photography Corner. As we are going into the holiday season, rainy season, and are continuing on with the challenges associated with COVID-19; the monthly photo challenge adventuring will be put on hold until further notice. Please continue to get out there with your cameras in a manner that keeps you safe. If you take a photo you want to share with members, please feel free to post it on Bayshore's Fun with Photography Corner's Facebook page. We would love to see your holiday fun photos. Experiment with lighting, experiment with being abstract, simply have fun! Our submitting members (alphabetically) for the **#funwithfallfoliage** were: Debra Barnes, Hollis Ferguson, Holly Romero, Kerry Terrel and Lynda Perrin Apel.