

Written and Edited by the BOD



Spring Clean Up Noxious Weeds and Coastal Pine Trim

Shelly Woodke

Last year, Covid-19 kept us all inside and Spring Clean Up was cancelled. This year, and being new to the Planning Committee, I have contacted the wonderful Bobbie MacPhee, I heard about her Spring Clean Up system for Bayshore Home Owners. She has agreed to share and teach me about her clean up program. I feel honored to learn from a past planning committee member.

This will depend on Covid-19 notifications - keeping people safe.

Will keep Bayshore informed of any development. We may need volunteers if we are able to move forward.

Division 1 - President Mark Cook

I am excited for the future of the Bayshore HOA and the rest of the positive changes in store for the year. I encourage everyone to contact their division representative with their ideas to make this a great HOA. I would also like to encourage members to get involved, as it takes a village.

Education and information are important in a variety of ways. Let's look at some of these things in our founding documents and really look at them and think of what they are saying. Our founding documents should inform our decisions as members or board members of the HOA. One to look at would be in our articles of incorporation.

Article 3. "The purposes for which this corporation is formed, and the same shall also be construed as powers of the corporation, or as follows"

(1) 1. To foster and maintain acquaintance ship and friendship among the members of Bayshore Beach Club Inc. through social, sporting and recreational activities and events, and for these general purposes to purchase, except or otherwise acquire, on and hold, construct, improve, develop, repair, maintain, operate, care for and/or dispose of parkways, playgrounds, open spaces and recreational areas, tennis courts, beaches, floats, piers, club houses, swimming pools indoor swimming areas, bath houses, places of amusement, community buildings, community club houses and in general community facilities appropriate for the convenience, entertainment, relaxation, use and benefit of its members.

Another one in article 3 to look at, that dovetails number one is this.

(2) 9. Generally, to do any and all lawful things which may be advisable, proper, authorized and/or permitted to be done by said corporation, and to do and perform any and all acts which may be either necessary for, or incidental to, the exercise of the foregoing powers or for the peace, health, comfort, safety and or general welfare of its members.

In our founding documents we have bylaws, covenants and restrictions, guidelines for determination and, also policies and procedures.

Let's now look at something in our policies and procedures that seems to be overlooked at times by our HOA members.

Covenant and restriction violations.

First action to be taken in case of a violation

1) members are encouraged to work out differences between themselves before taking any formal action. Members not able to come to an agreement should file a complaint with the planning committee by filling out and signing a complaint form."

This seems to be a process that has been overlooked in the past for whatever reasons and HOA members should be encouraged to do this in the spirit of neighborliness.

We will look now at one more item in our policies and procedures.

Ethical Standards for Members of the Board of Directors.

(4) 6. Board members are elected and/or appointed to represent the members of their division and/or appointed divisions of the organization as a whole. They are expected to place the interest of the community above their personal interest and those of other individuals or groups, and make rational decisions based on the needs of the community. To accomplish positive change and maintain the integrity of the organization, communication, negotiation, and compromise are key attributes.

These four items are just a few of the hundreds in our founding documents. I choose these items to address as they are pertinent to current events recently in your Bayshore HOA.

Thank you to our members that are currently volunteering their time and efforts for the maintenance and betterment of the Bayshore Beach Club !

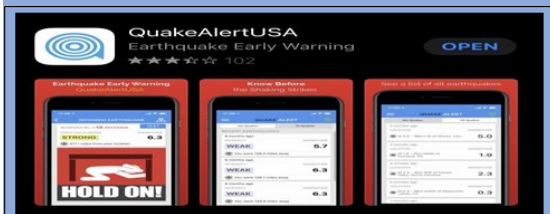
Process for Filing a Complaint with the Sheriff's Office

Don Patterson

Information for home-owners wishing to contact the sheriff or file a complaint about illegal activity in our neighborhood. Here are phone numbers and how to file a complaint on-line.

1. 24/7 complaint hotline: 541-265-0666, LodgingRevs
2. If complaint involves noise or parking and you have completed step 1 and have not received a timely resolution, call dispatch 541-265-0777
3. If you want to file a written complaint, log onto www.co.lincoln.or.us On left side of page click on short term rental licensing, in the middle of that page when it opens, click on complaints and how to file.
4. Fill out an incident form, if you do not know owners name, use your own and explain
that when you describe the complaint. You do need the street address of the problem.
5. Email the clubhouse office with the information. baybeach@peak.org

Shake Alert® Earthquake Early Warning System Comes to Oregon February 18, 2021



Salem, OR—Salem, OR

– February 18, 2021 – What if you could get a notice of earthquake shaking before it's felt at your location? The technology exists, is already in place along most of the West Coast and operational for key infrastructure systems such as automatic water valve shutoffs and starting back-up generators.

The ShakeAlert system is developed by the U.S. Geological Survey (USGS) and a coalition of West Coast universities and state partners, including the University of Oregon, Oregon Office of Emergency Management, and the Oregon Department of Geology and Mineral Industries. # # #

You can get this document in other languages, large print, braille or a format you prefer.

Contact David Cardona, OEM Language Access Coordinator, at 971-719-1183 or email david.cardona@state.or.us.

We accept all relay calls or you can dial 711. Phone APP: ShakeAlert



1964 Alaskan Earthquake reached the Oregon and

Division 2 - Don Patterson



Since appointed to the HOA Board in mid-January, I walked Division 2 at least twice, knocking on every door. Careful to be Covid-19 compliant, double-masked and standing at least six feet apart, I spoke with my neighbors about their concerns and shared HOA news. I promised Division 2 transparency and diligence. In turn, my fellow homeowners' offered suggestions and insights that are invaluable in this process. As I have told my neighbors in Division 2, I do not have answers to every question asked – but I am at least trying to answer them. Bit by bit I am getting some responses. Now, the HOA is confronted with several on-going problems that must be addressed. As the Division 2 Board member, I share these issues with Division 2 residents, and the need to quickly bring solutions to the table while easing conflicts when possible. In Division 2, we care about our Bayshore community and those with whom we share our space.

My allegiance has always been with my neighbors in Division 2, the residents/members of the HOA and our founding documents, by-laws, rules and regulations. The only person who I called friend who was on the Board when I started my service was Kathi Lenz. Although our recent Zoom Board meetings appear contentious, I want to be clear: Fellow Board members are not my friends; they are not my enemies. We are people who are working towards a common goal who should be guided by the Association governing documents.

One ongoing concern is the problem caused by the HOA's corrupted email list of Bayshore homeowners. While the office is trying to re-gather emails, when asked I will forward to Division 2 homeowners the recent copies of The Breeze and other public announcements. Division 2 members can contact me at the following email address: Bayshore@currently.com. Division 2, use it freely and often!

I informed my neighbors that I do not plan to run for the final year of Terry Pena's chair in May 2021. I hope several permanent residents in Division 2 will apply.

When and if the Lincoln County moratorium is lifted on STR licenses, a number of STR owners will be seeking a business license in Bayshore. If you are a Lincoln County permanent resident who has concerns about STRs, you should write to the Lincoln County Commissioners as well as the HOA Board and STR Task Force. Decisions are being made in the next few months. This will affect all Divisions of Bayshore. You can contact the County Commissioners using the Smart Sheet link below or writing to the blow address:

<https://app.smartsheet.com/b/form/363543508b294a83b78cc663fd4dff6b>

Lincoln County Board of Commissioners
225 West Olive Street, Room 110
Newport, Oregon 97365

Other concerns... in case of emergency, The Bayshore office has no way of knowing who is presently residing in Bayshore if an emergency strikes, such as fire, tsunami, or earthquake. Bayshore residents have an emergency cache that is stocked for their use. We do not know what the influx of unregistered transient renters will have if an emergency strikes our Coast. I am looking for suggestions on how to deal with this issue.

Another concern raised by Division 2 residents is that our policies and procedures may not be in the 21st century, including issues that revolve around privacy issues. I will not share their personal information without their consent and explicit knowledge. However, the homeowners know how to reach me and know they can reach out to the office.

I have been spending time in the Bayshore office going through the historical archives. Bayshore has an interesting history that could be should be shared with the Association. I am interested in making a short documentary filled with the history, stories, and pictures of Bayshore from the 1960s to the present, and possibly thoughts for the future. Many Association members have first-and-second hand knowledge of Bayshore's history, along with a collection of photos, videos, and memories that would be invaluable to share. I have the equipment to make this possible, but I need your stories and insights.

The documentary would not be a work for hire but a labor of love. We would not charge or allow this to be used for marketing purposes. I will be removing the sample in the next few weeks. If there is an interest by any in Bayshore to help put this project together, feel free to e-mail me. I offer to do this with the hope it will benefit Bayshore and bring us closer together as a community.

The clip below is a six-minute example of some found photos from our HOA office. This is not a finished project, just a quick-created sample. The photos used in many cases were not the originals, were not cleaned or photoshopped. <https://youtu.be/jPidJziZk5U>

Division 2, you have my email address and know where I live ... do not hesitate to contact me if you have any concerns, questions, or comments. Because I can't think of a Pat Boone quote, I will use Roy Rogers: "Happy Trails to you ... until we meet again."

Division 3 Details

Residential Home Lots	238
Vacant Lots	35
New construction	2
Conjoined Lots	7
Alji Resort-Restaurant	1
Beach Lots	26
Canal Lots	90
Club House Large Parking Lot	1
Beach Access - North	64 B
Beach Access - South	67 C

Seal Rock RFPD Station 62 (Bayshore)	541-563-4441
Seal Rock Fire Protection District (Seal Rock)	541-563-4441
Central Oregon Coast Fire Rescue (City of Waldport)	541-563-3121

Lincoln County Planning & Development

Shelly Woodke

While walking Division 3 to introduce myself, individuals asked me last month a couple of questions and this is my follow up:

-Post Office Substation; discuss the Postal Question with the Post Master in Waldport.

Waldport Post Master presented at our Board Meeting a plan regarding cluster mail boxes.

-Daycare Business Called the Lincoln County and he shared with me; to refer back to our CC&Rs BOD to discuss such matters on the daycare.

Back Page Story

Hello everyone, my name is Shelly Woodke and I have been a Bayshore Homeowner since 2010. Full time since 2018.

Volunteering for Bayshore H.O.A., I do not know any of the current Board or Committee members. I have, of course, received a beautiful welcome from RoseBradshaw to our community and social events.

Have attended Board meeting and received our Breeze Newsletter to keep current on events and happenings in our community.

I have also volunteered for the Planning Committee. I live in Division 3, our home is on the Canal, and would like to hear from you, my neighbors. Please email me at: baybeach@peak.org

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-Post Office Substation

Called the Lincoln County and he shared with me; to refer back to our CC&Rs BOD to discuss such matters on the daycare. Also, to discuss the Postal Question with the Post Master in Waldport.

Waldport Post Master presented at our Board Meeting a plan regarding cluster mail boxes.

Nominating Committee

It is that time of year, again:

The Annual Members Meeting on the third Saturday of May, is YOUR OPPORTUNITY to have a voice in the governance of our HOA. Become a member of the Board of Directors.

The Nominating Committee is currently accepting applications for the Board. It's

Division 3: Zoning: Residential - Commercial/Tourist Lots Shelly Woodke

Bayshore Division 3 is the most diverse within our Home Owner Association.

We have Residential Zone, Commercial Tourist Zone, Canal and Beach frontage lots.

Two New Construction Lots in progress. Would like to thank the builders for not burning their waste. Keeping the lots clean and working within the hours of normal business operation.

Post Office: centralized mailbox clusters, board voted for further discussion on cost and location.

Breeze Newsletter: February Board Meeting voted to write their Division Newsletter.

Website: new website has been created. Still downloading and uploading documents.

This website can be managed by the Communication Committee or by the Hosting company. www.bayshorebeachclubinc.com

Discussion on STRs, all lot and homeowners received their State Recorded H.O.A. CC&R prior to closing on their real estate purchase.

Parking: Parking shall not, under any circumstances, hinder the path of any emergency vehicle LCC 4.460

Quiet Time: 10pm-7am Lincoln County Code LCC2.2000-2.2045

Garbage: The owner shall be required to maintain adequate garbage service, with required secure containers, from the franchised waste disposal service company.

Member Hollis commented: we all want responsible people in our community, reasonable regulations. Our community should be one voice, one opinion.

Tsunami Preparedness for the Bayshore Area:

www.sealrockfire.com

Please have a tsunami plan to higher ground.

*Bayshore roads become congested during the summer months. Have a plan to evacuate.



1964 tsunami took out the 200' foot long Elk Creek, renamed the Ecola Creek Bridge at Cannon Beach. OREGONLIVE.COM 03/12/2014 article

Shelly Woodke out picking up trash



your chance to make your voice heard, learn about how HOA functions, and join other board members in developing a plan for our future in Bayshore.

All interested can contact the Bayshore Office baybeach@peak.org

Or the Nominating Committee

Pat Gagnon = plg1683@hotmail.com

Joanne Herrera = jherrera@ymail.com

Kathi Lenz - Board Liaison
kathi.lenz.kl@gmail.com

We need more volunteers

Kathi Lenz

We would like to have more members volunteer for these committees:

Policy and Procedures

Safety Committee

Planning Committee

Communications Committee

It's a good thing to support our HOA.

Policy and Procedures format change

The BOD approved changes in format to the Policy and Procedures in February 2021

The Updated P&P's will be available in the Bayshore Office.

Division 4 - Tom Hurt

Hello Bayshore Community. I feel honored to represent Division 4 on the Board of Directors. My wife and I purchased our home on NW Parker Avenue in 2014 and this became our permanent residence in late 2017. During the years before moving here permanently we enjoyed coming to the beach whenever our schedule allowed and to have our adult children and their families enjoy the beach as well.

I've always valued being involved in the community in which we live so it has seemed quite natural to look for ways to be involved. I appreciate the Board appointing me to this present position for the few months until the elections in May. I look forward to getting to know those who live within Division 4 as well as those in the greater Bayshore Community. In this present season it has been difficult to think of going up to doors with a mask on and expecting people to open their doors to someone they don't recognize. So, until meeting face-to-face becomes more practical, I would really appreciate receiving email communication from each of those in Division 4. I do want to represent our division well and that means learning about what is important to us so that it is not only my thoughts taken into a Board meeting but the interests of those I represent. Would you be willing to help me? If so, and you feel comfortable with it, please drop me an email and introduce yourself. I promise to read every email I receive.

Here are a couple things you could share. My email is bayd4.tom@yahoo.com.

Your name, and if comfortable, your address. Let me know if you feel comfortable with me stopping by to say a quick at-the-door hello. Any concerns you have for Division 4 or the general Bayshore community. Ideas you have to make Bayshore a better place to live.

I will appreciate hearing from any and all!

As I come onto the Board, I believe it is important for you to know what is important to me. First, I don't have any "ax to grind" with anyone on the Board or in the community. I've previously served on a School Board for 12 years and a Chamber of Commerce Board for 4 years and found that anyone who joined a Board to accomplish "this one thing" generally did not serve the other interests of the organization very well. Secondly, I believe that each of us should speak and act respectfully toward one another, even when we may sharply disagree on an issue. Civility seems to be on the wain in our culture and I believe we can do better! Last, I believe that all business of a Board should be conducted with honesty and transparency. To me that means that the discussion that leads to decisions by the Board which are beyond the emergency care of physical assets should be held in a public meeting. (I'm not speaking here of topics that are rightly dealt with in Executive Meetings.) Therefore, I will always advocate for decisions that express a philosophy or position on any topic be made in a public meeting. For me, no decision should be made, as they say, "in the back room." If you have any questions about what I have shared or would like to discuss any topic with me please feel free to send me an email and we can work out a time to meet in person or by phone.

Thanks for the opportunity to serve,

Tom Hurt, Division 4
bayd4.tom@yahoo.com

Division 7 - Kathi Lenz

Hi Division 7 Members,

I'm honored to be on the Board and to serve as Corporate Secretary. I am not the type to go door to door however, I do want to hear from you.

I'm originally from Montana, lived in Idaho for 30 years and roughly 4 years ago while here for vacation in June, I suggested to my husband Pat that we should move here. He looked at me and said "ok". I told him I wasn't joking. It had always been a dream of mine to live on the Oregon Coast. We went back to Boise and put our house on the market. By October of that same year, we were closing on our new home in Bayshore. We haven't regretted it for a second.

I can't tell you how much this dream means to me and I'm thrilled to be a part of this beautiful community. This is my primary motive for being on the Board. I really want to get to know my neighbors all across Bayshore.

As far as issues go for Division 7, I imagine sand management is a high priority. I also notice that we have a lot of STR homes in this division and it seems parking and trash management along Oceana is a bit of a problem. I see many vehicles parking in our bike/walking path. I have tried speaking to folks who have parked there that it isn't a good spot. However, some seem to not appreciate that it is for bikers and walkers.

Don't get me wrong, I'm not anti STR. I understand we have quite a few of them in Bayshore. I don't anticipate that there will be a reduction in STRs, but maybe we can address some of the problems felt by full time owner occupants who have been impacted negatively.

I would love to hear from Division 7 on your feelings about this and other issues. So feel free to email me at kathi.lenz.kl@gmail.com.

I also should point out that I work full time. If only I could retire....sigh. Maybe some day! Haha. Anyway, I bring this up to minimize expectations of availability Mon-Friday from 8-6. I will respond to all emails, it just will be after work hours for the most part.

If there is anything that I can do for you or bring to the Boards attention for Division 7, please let me know.

Also we are recruiting for volunteers for the Planning Committee, Policies and Procedures Committee, Safety Committee and the Communications Committee.

The board and these committees are volunteer positions and we could use some additional volunteers.

Keep in mind there is a Member meeting coming up in May. The Nomination Committee has started working on recruiting members to run for the BOD. Sadly, Jim Davis resigned today, March 1. I thank him for his service on the board.. Division 5 had 2 members representing them. Philip Arnold continues to represent Division 5.

REPORT FROM STR TASK FORCE

Jill Stone

I was asked to bring members up-to-date on the work of the Task Force. As stated in November 2020 when the STR Task Force was created, our primary purpose was to mitigate the harm caused to our neighborhood by Short-Term Rentals. As I told the Board at that meeting and what was understood by most Bayshore residents, no one wanted to go through another six months like those we had just experienced. Bayshore sees itself as a community of neighbors, and we wanted to figure how to deal with those who did not seem to have the same respect for our neighborhood as we did. Of course, our concerns apply to full-time residents as well as short-term renters, but the negative impacts on our community caused by short-term renters could no longer be ignored.

The Task Force took a deep dive into these issues and concerns. Because the Task Force started out during the height of the pandemic, we kept the Task Force small so we could remain Covid guideline compliant while meeting at the Bayshore Clubhouse. We meet at least weekly.

Individually, I estimate each of us spend an additional ten to twenty hours per week on task force issues. We are firming up our recommendations to the Board. During our research, we have discussed our issues with various County officials, such as the County Sanitarian and the County Sheriff. We also looked at how other HOAs, cities, and counties are dealing with these issues, and whether they are having any success. We have read Lincoln County's comprehensive housing plan, The Research Group Studies, and other available documents. We are also examining our Homeowner Association documents to determine how we can best deal with nuisances and other unwanted behaviors and occurrences. We will start to formulate specific recommendations, but a couple of issues are very clear from talking with homeowners.

First, I cannot count how many times we have heard: "I complain to the Board but nothing changes." When you read our HOA documents, one organizational scheme jumps out: The Planning Committee has too much responsibility. For whatever reason, a past Board of Directors abdicated its responsibility (unfairly, in my opinion) to enforce our CC&Rs to the Planning Committee. This has created the current untenable position, which is unfair to the homeowners and the Planning Committee. The Planning Committee not only has to review architectural plans, but it has to deal with nuisance complaints, such as noise, garbage problems, animal waste, etc. The planning committee should function as an Architectural Review Committee, and not as an enforcement body. The Board of Directors should enforce the policies and procedures, and should start to do so immediately. A properly functioning enforcement body will help reduce some problems (e.g., garbage, noise) but not others.

Until changes are made to the Policies and Procedures, the Planning Committee will continue to be tasked with dealing with nuisance-type complaints. We will share specific concepts with the Board when we report to them.

Second, safety is an ongoing concern for Bayshore residents. We are hoping for guidance from the County Sheriff's office on how to best deal with issues without putting residents in uncomfortable position caused by the large influx of people. With no security to speak of, Bayshore residents are feeling increasingly uncomfortable in our own homes. STR owners do not appear aware of how unnerving some of their guests can be, and the unsettling positions that homeowners find themselves in. Our current annual dues structure does not allow for huge security expenditures, and permanent residents feel it is unfair to put the burden on them when the issue is primarily caused by transient renters.

Third, issues involving septic systems must be addressed. The county sanitarian has many ideas but one notion must be dispelled - septic use does not average out during the year. Overuse and misuse of the septic can impact the environment, and no amount of protest will change that impact. We are currently reviewing environmental impact studies and working with the county sanitarian for workable solutions.

These are some of the broad areas of concerns that we are working on addressing. If you have suggestions, please send them to the Bayshore office. They will be forwarded to me. Your complaints should be sent to the office as well, and you can ask the office to forward your complaints to me to add to our knowledge base.

Many of you have already contacted me with your concerns; we take your concerns seriously as we try to develop proposals for the Board to consider. If you have the time and interest to work on ways to improve the quality of life in Bayshore and want to work on the committee, please send your information to the office. I will follow up with you at my earliest convenience. Please be aware that I am also working full-time, so I will probably get back with you in the evening or I will send you a quick email for a time when we can discuss your participation. This is a working Task Force.