



# BAYSHORE BREEZE

OCTOBER 2023

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Photo by Ned & Nadine Scott

HOA HAUNTED HOUSE  
666 BATSHORE DRIVE,  
WORMPORT, OR 97394



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# *EDITOR'S MESSAGE*

Hi Neighbors,

I think fall has officially fallen! The days are getting shorter and are most decidedly chillier. We are seeing changes in the color of the leaves, storms over the ocean and are seeing the birds, and snowbirds...lol flying south for the winter. It's that time of year when we turn our attention to mulled spices, trick or treaters and getting ready for the Holidays.

Please keep sending in photos of Bayshore's beauty, any animals you might see, pets of the month, recipes you'd like to share, photos & anything else that might be interesting to your neighbors here in Bayshore. Remember we accept Letters to the editor & articles about local events or whatever you fancy. Please send in your ideas for articles too. How about suggestions for winterizing our homes here in Bayshore?

Send submissions to the Breeze via the office with a little comment & permission to publish photos and we will publish it in the Breeze. [office@bayshorebeach.com](mailto:office@bayshorebeach.com)



# *Artisans Update*

The Artisans held their 2nd Annual Pancake breakfast fundraiser on Oct 14, 2023. While the weather didn't cooperate for viewing the eclipse there was still a good turnout. Lots of pancakes served to the 40+ people who attended.

**The Artisans next event will be the much loved annual Holiday Bazaar to be held on December 2<sup>nd</sup> from 9am to 3pm and December 3<sup>rd</sup> from 10am to 2pm!** Woodworking, quilting, driftwood and agates, beautiful bags, watercolor paintings and goodies from the kitchen.

Entry fee is one nonperishable food item. We have teamed up with Seal Rock Fire to get the food picked up and delivered to the appropriate agency for distribution.

Get your Christmas shopping done early, buy from a local artist, see a fire truck and possibly a visit from Santa,

Hope to see you all there.



Photos by social committee



# *Policy and Procedure task force*

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The Board of Directors received the Bylaws Task Force's final report in June. At that time, the Board submitted our work to our HOA attorney for review. We received the attorney's comments back this fall. The Task Force now needs time to study the feedback and work on further editing of the document. We plan to meet monthly to work towards that goal.

Photo by Bayshore member



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# Social Committee updates

- ❖ Saturday October 28, 2023 Halloween Rock Painting and

Potluck to follow. Costumes are welcome but not necessary.

Please Rsvp to [BayshoreSocial.committee@gmail.com](mailto:BayshoreSocial.committee@gmail.com)  
Questions Ila ( Babe) Hamilton 541-281-7006

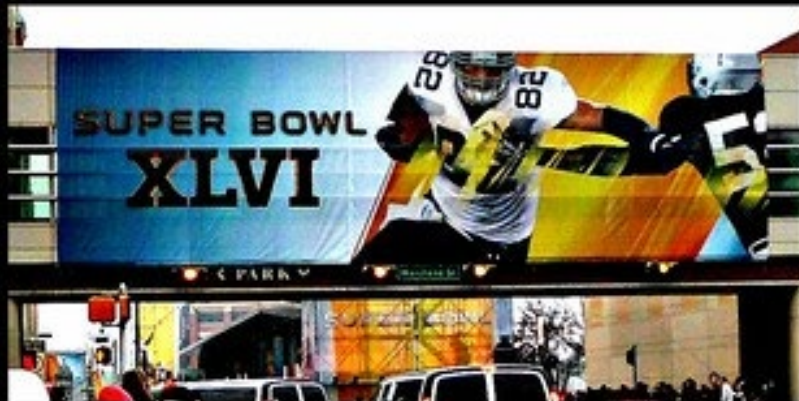
- ❖ Saturday December 16, 2023 Holiday Party Registration and Picture's 5-6pm

Dinner 6-7:30pm Provided by the Social Committee  
Social time & raffle prizes 7:30-9pm

Space is limited for the Holiday Party. An RSVP is an absolute must! [BayshoreSocial.committee@gmail.com](mailto:BayshoreSocial.committee@gmail.com)

- ❖ Sunday February 11, 2023 Super Bowl Sunday Details not yet determined.

Looking forward to seeing everyone there.



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# Calendar of Events

# November

December 2023

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29 x	30 x	31 x	1 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45	2 Mahjong 12:30 – 3:30 p	3 Senior Fit 9a – 10a Quilters 10a – 4p Social Mtg 5-9PM	4
5	6 Senior Fit 9a – 10a Knitters 1:30p – 4p	7 Plan Comm Mtg 9-11a downstairs	8 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45	9 Mahjong 12:30 – 3:30 p	10 Senior Fit 9a – 10a Quilters 10a – 4p	11
12	13 Senior Fit 9a – 10a Knitters 1:30p – 4p	14 Plan Comm Mtg 9-11a downstairs	15 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45	16 Mahjong 12:30 – 3:30 p	17 Senior Fit 9a – 10a Quilters 10a – 4p	18 BOD MEETING 1:00 PM – 3:00 PM
19	20 Senior Fit 9a – 10a Knitters 1:30p – 4p	21 Plan Comm Mtg 9-11a downstairs Road Committee 1:00 pm upstairs clubhouse	22 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45	23 Thanksgiving	24 Senior Fit 9a – 10a Quilters 10a – 4p	25
26 Decorating Clubhouse 10:00-5:00p	27 Senior Fit 9a – 10a Knitters 1:30p – 4p	28 Plan Comm Mtg 9-11a downstairs	29 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45	30 Mahjong 12:30 – 3:30 p	1 x	2 x

# *Special Road district*

For those of you who weren't at the October Board of directors meeting on the 19th, I personally took away a couple of key points.

- The Special road district is paid for by our tax dollars and work is therefor directed, approved and paid for via Lincoln County and you.
- The Special road district meets in the Bayshore clubhouse the 3rd of every month at 1pm. They DO NOT have the ability to stream via zoom. However they welcome any and all Bayshore members to attend the meetings and to have their questions and concerns addressed. So if you want to know about speed humps, traffic round a bouts, lights, speeding or anything else they really are very transparent in my opinion.



Photos by Google images





# *Fires on the Beach*

I wanted to address beach fires as we have seen such an increase in incidences of members finding them burning unobserved. This is a recipe for tragedy. Per the P&Ps, C&Rs etc it is the responsibility of the homeowner to see that guests/renters adhere to the rules of Bayshore. Article from October 2023.

**Lincoln County's seasonal burn ban will remain in effect until weather conditions improve dramatically, the Fire Defense Board and Oregon Department of Forestry (ODF) announced Monday.**

**"The burn ban may stay in effect until the end of the month unless we get significant amounts of rain and higher humidity levels," North Lincoln Fire & Rescue Fire Marshal Ed Ulrich said.**

**The ban is for the entire Lincoln County area, including the Coast. Expected dry winds, low relative humidity and unusually warm seasonal temperatures are expected over the next several days. The forecast calls for temperatures in the mid 70s throughout much of Lincoln County and no precipitation until next week.**

**"Dewpoints will remain low in the 30s in Lincoln County this week and RH (Relative Humidity) is currently only at 19 percent at Newport's airport. These conditions can be cause for fire concern," KOIN-TV Chief Meteorologist Natasha Stenbock said Monday in a phone interview with NLFR.**

**While burning of yard debris remains prohibited throughout Lincoln County, small recreational fires no larger than 3 feet in diameter within a designated fire pit or ring away from combustibles and structures will continue to be allowed.**

<https://lincolncityhomepage.com/lincoln-county-burn-ban-to-remains-in-effect/>



Photo by google images

# Spotlight on

## The Wonders of Salal

You can't walk very far within Bayshore without seeing plenty of salal. The salal plant, which is also known as Oregon Wintergreen, is perhaps one of the most widely abundant and underappreciated native plants of the Pacific Northwest. It is often overlooked or dismissed as an invasive plant with perhaps poisonous berries; however, these berries are not only edible, they're also delicious and incredibly nutritious. The plant itself, being an evergreen, makes a great, easily managed addition to any landscape.

This popular evergreen ground cover is found all along the Pacific coast. It is not invasive as blackberry and much friendlier to harvest! Salal is somewhat slow growing but will reach over 6 feet in sunny conditions and about 3 feet in shady conditions. It spreads by sprouting from underground stems. Oregon Wintergreen can be easily recognized by its oval-shaped, leathery evergreen leaves, which are about 2-4 inches long, its urn-shaped small pink to white flowers, and its dark purple berries.

In the winter, its foliage is enjoyed by elk and deer. In the summer, its fruit is eaten by many kinds of birds and mammals including squirrels, chipmunks, and bears. Hummingbirds, however, prefer the flowers.



# Spotlight cont'

Though the leaves, seeds, and berries are all edible, people generally prefer the berries which are high in antioxidants, vitamins, and minerals. The seeds contain protein and Omega 3 fatty acids. The leaves themselves also have incredible health benefits ranging from indigestion to sore throats and were used as an appetite suppressant by some Native Americans. However, the leaves straight from the plant have a bitter taste. It is best to dry them and use them in teas with the berries. Though salal berries are smaller than blueberries and mealier than other types of wild berries, people tend to feel satiated when they eat even a small amount. They have a sweet and juicy taste when ripe and can be eaten fresh, cooked, or dried. Not only are the berries valued, but the evergreen foliage is a popular addition in floral arrangements. However, harvesting the berries can be a little tricky as they don't release easily from the stem. Rather than trying to *pull* the berry from its stem, try *rolling* the berry away from the stem or squeezing the top of the berry right at the stem.

Once you have a couple of cups of ripe juicy berries, try one of these delicious recipes



Lynna

# Spotlight cont'

## Salal Berry Jam

Ingredients:

2 cups fresh salal berries

1/2 cup sugar

1 teaspoon organic agave nectar

**Directions:** In a saucepan over medium heat, add berries and sugar and simmer for about 10-15 minutes, stirring frequently. Once berries have reduced by approximately half and have thickened to a jam-like consistency, remove from heat, add agave nectar, and gently stir until incorporated. Allow to cool for at least two hours, then enjoy as you would any other jam.



## Fruit Leather

Ingredients:

2 cups berries

1/4 cup granulated sugar

1 tbsp lemon juice

**Instructions:**

Preheat oven to 170 degrees F. Line a jelly roll pan (a baking sheet with sides) with parchment paper or a silicone baking sheet.

Blend ingredients together until smooth. If desired, strain to remove seeds.

Pour the mixture into the pan and use an offset spatula to create a thin, even layer.

Bake for three hours (rotate pan half-way) or until the fruit leather is no longer sticky.

Slice into desired size pieces. I used my kitchen cutting shears.

Wrap in parchment or wax paper and store in an airtight container.

Sources:

Newportnewstimes.com

Nativefoodsnursery.com

nativeplantspnw.com

Submitted by Lynda Apel



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# RECIPES

## *Oregon Clam Chowder*

- 1 pound clams , fresh or canned finely chopped
- 1 large white onion , diced
- 2 large cloves of garlic , mashed or finely chopped
- 3 celery stalks , diced
- 1 pound of bacon , finely chopped before cooking
- 8 medium red potatoes , washed and diced
- 46 ounces of clam juice
- 1 ½ sticks butter (12 tablespoons)
- 1 ½ cups flour
- 4 cups half and half
  
- Recipe by Jackie of The Seaside Baker

Photo by google images

# *Recipe continued*

- In a large skillet, fry bacon until crispy.
- Once cooked, remove but keep the grease.
- Fry the onions, garlic and celery until soft in bacon grease. Set aside.
- In a large pot of boiling water, boil the potatoes until just soft.
- Drain and set aside.
- In the pot and on low heat, melt butter and add the flour to create a roux.
- Once flour/butter has thickened add clam juice.
- Cook for 5 minutes, then add the bacon, onions, garlic and celery to the pot.
- Pour the half and half and the potatoes into the pot and cook for another 15 minutes.
- Once done cooking, add the clams, remove the pot from heat and cover.
- Allow to sit with the lid secure for 15 minutes.
- Salt and pepper to taste and enjoy!

Photo by google images

# *David's chair*

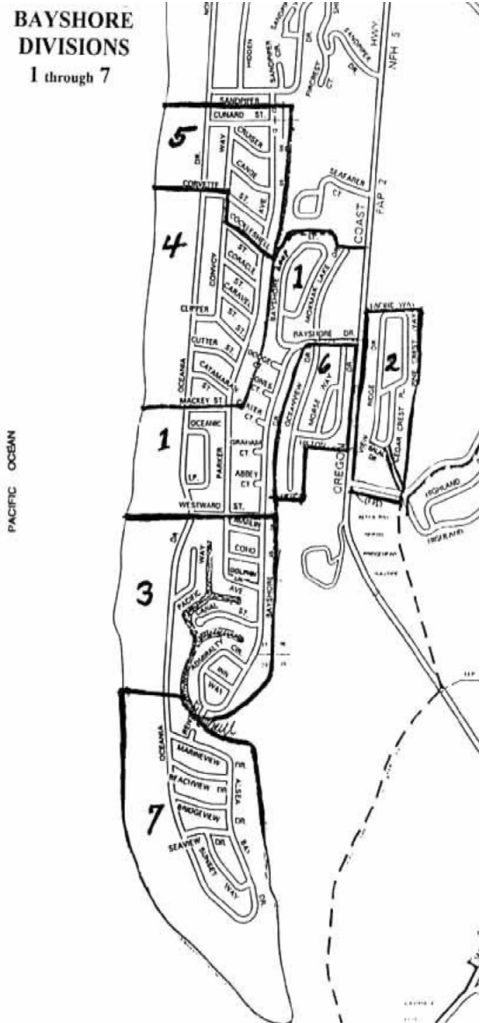
As you all know, due to the trouble with my surgery and recovery, I was not able to facilitate David's chair visiting Bayshore this summer. For that I am profoundly sorry. I was looking forward to it myself. Currently, that responsibility has been passed along to the Beach Access task force and they will be doing future events with them. That said ANYONE that has a vehicle with a trailer hitch can access the chairs at ANYTIME of the year. You can do what they call their "tow n go" program. You can go to their website @ [davidschair.org](http://davidschair.org) and look for the 'tow n go' icon. You will have two choices where to pick up the trailer/chair. Either in White City, OR ( near Medford) or Tigard, OR. The chairs are already housed in small, enclosed utility trailers so all one need do is back up to it, put it on the tow hitch and viola'. You're all set. After talking with the scheduler and signing liability agreements, insurance forms etc, you're ready to go! You can borrow a chair for a few days at a time, then return it when you are finished using it! If anyone does it, let me know. Maybe we can allow others in Bayshore to chip in your gas money and trip costs to get it and return it.

Sincerely, Pam



# Peaceful Living Guide and Division Map

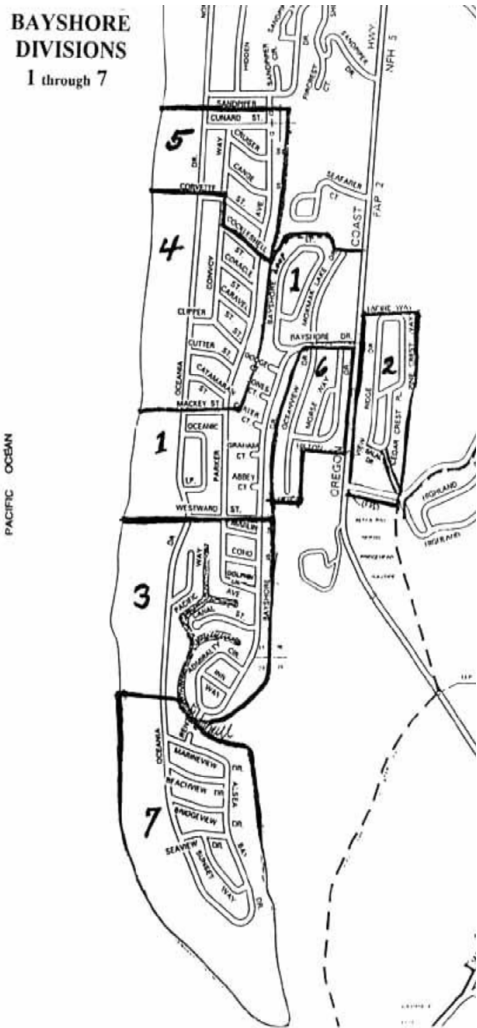
All information below copied from C&Rs, guidelines for determination, articles of incorporation, Policies & Procedures and Welcome packets.



- **BEACH ACCESS**  
*Please only use designated public beach accesses marked with signs to get to the beach.*
- **QUIET TIME**  
*The hours of 10pm to 7 am are required quiet time per Bayshore and Lincoln County ordinance.*
- **RV Parking**  
*No RVs may be parked on Bayshore properties or along the roadside without previous permission of the planning committee & within limitations set forth.*
- **PARKING**  
*Please Park in the garage or driveway. The roads are narrow, and vision can be obstructed by vehicles along the road. SPEED LIMIT IS 25MPH.*
- **PETS**  
*Per Bayshore C&rs, P&Ps, you must keep your pets confined to your yard or on a leash. Also, you must clean up after them and dispose of properly.*



# Peaceful Living Guide and Division Map



- ***SAFETY***

*The ocean can be very dangerous. Please watch your children very carefully. Seals and seal pups, snowy plovers and other marine animals are protected species. Keep at least 200 feet away and keep your pets from running up on them. Federal law prohibits touching, feeding or disturbing marine mammals.*

- ***FIRE***

*Fire is a very real danger. Fireworks are NOT allowed in Bayshore or on the beach and are a serious hazard during dry weather. OAR 736.021.0100 prohibits “possessing, discharging or causing to be discharged any firecracker, explosion, torpedoes, rockets, fireworks or other similar devices” on Oregon beaches. Beach fires are ONLY permitted on open sand west of the dunes and cannot be started in areas of built-up driftwood.*

- ***GARBAGE AND REFUSE DISPOSAL LOT UPKEEP***

*Lots must be kept clean and in visually pleasing condition. Keep weeds, cleared and trimmed trees within the C&R limits. Garbage and other waste shall be placed in sanitary containers with lids and removed weekly. Garbage cans stored near the street must be screened from the view.*

- ***Be kind to your neighbors.***

# General Information




Photo by Dave Smith

- The Bayshore Breeze is the official publication of the Bayshore Beach Club Board of Directors.
- The Breeze is emailed to Bayshore property owners, with hard copies available at the Bayshore office.
- The Breeze welcomes Letters to the Editor but submission of a letter is not a guarantee of publication. The Breeze will not publish letters that are a personal attack on an individual or group or include knowingly false information. Letters may be edited for length and are limited to 250 words or less. Anonymous letters are not accepted.
- Bayshore still needs volunteers for the multiple committees. PLEASE CONSIDER VOLUNTEERING!! Bayshore needs YOU! Contact the current BOD members for a list!
- Meeting minutes and previous copies of the Breeze may be found [here](http://bayshorebeach.com/index.html) along with forms ( complaint forms, construction requests) etc. If you have trouble finding a form, ask Kathy in the office to send you one. All information about how Bayshore operates and why is contained in the various founding documents on these pages. Calendar of events, pool schedules etc are also found on the website <http://bayshorebeach.com/index.html>

A photograph of a beach with waves and many seagulls flying in the sky. The text "Breeze" and "ADDENDUM" is overlaid in white, elegant script.

*Breeze*  
*ADDENDUM*

Photo by George Kressley



# *EDITOR'S NOTE*

I inadvertently left a couple of important slides out of the October issue of the Breeze. Unfortunately, I am not perfect and do forget things in my attempts to get interesting and *required information* into the Breeze. Sometimes, in organizing the content, I forget to add something that should have been included. In addition to the below, I mis-titled page 5 as “Policies and Procedures” instead of as it should have been “BYLAWS TASK FORCE UPDATES”. Again, I profoundly apologize and as always endeavor to be accurate in putting the breeze together for you.

# *Planning committee*

## *Roger Smith Board Liaison planning committee*

- The following documents from the Guidelines for Determination have been revised. The first document is related to Manufactured Homes. In the current version, section 3(e) states that: Have a garage or carport with exterior materials matching the manufactured home, to be completed prior to occupancy. The Planning Committee discussed the reasoning and found that since this isn't a requirement for "Stick Built" homes, why should it be required for Manufactured Homes. We felt that this was discriminatory towards owners who wanted to have a Manufactured Home vs a "Stick Built" home. At the August Board meeting, Roger Smith brought a motion to remove this language from the Guidelines for Determination. The motion passed. The document below shows the revised guidelines.
- The Planning Committee was tasked by the attorney to revise and "beef" up the Commercial and Multi-Family Guidelines. The intention of this revised guideline is to hopefully prevent someone buying commercial property and ignore the rules (like Sunshine Behavioral Health). With the help of Norman Fernandes, Jacque Smith, Jeri Reinhart, Mary Lou Morris, & Roger Smith, we sat down to dissect the document. Below is a red-line version of the document. As you can see, everything in yellow will be added to the guideline along with a hefty fine (to be added to the Fine Schedule) for failure to follow.
- If you have any comments or concerns regarding these documents, Please direct them to [Planning.Bayshore@gmail.com](mailto:Planning.Bayshore@gmail.com)

## COMMERCIAL AND MULTI-FAMILY GUIDELINES

### C & R Article II: ~~Subsections 1 through 3:~~

All of Article II, ~~Subsections 1 through 3~~ applies to Commercial and Multi-Family Buildings.

Any building or structure over 15 feet above average original grade must submit a Height Variance Request and have prior written approval of the Planning Committee. All commercial uses and duplex residences must have prior written approval of the Planning Committee. Any change from the current approved usage cannot be subsequently modified without the prior written approval of the Planning Committee.

### GUIDELINES FOR COMMERCIAL DETERMINATIONS:

#### Land Use:

Zoning created by protective covenants, Lincoln County Zoning Ordinances, or local zoning authority, whichever is more restrictive, shall prevail.

As specified in C & Rs, Article II, Section 1 – Land Use: “Lots, tracts and parcels specifically designated upon the plat for park or recreational purposes” cannot be changed for a commercial purpose.

Commercial Requirements: A commercial use shall be determined appropriate if it meets the following requirements:

1. Will benefit the residents of all seven divisions of Bayshore, including but not limited to services, shopping and/or tourist related activities.

2. Provide for an agreement whereby commercial users would pay a proportionate amount for maintenance of Bayshore Drive and any other impacted Bayshore roads maintained by the Bayshore Road District.
3. Any business sign erected or replaced on property within the confines of the Bayshore subdivision shall have prior written approval of the Planning Committee if it is over two feet square per establishment. The number of signs to be erected in excess of one shall require prior written approval.

Information Required for Determination:

Size of building, number of occupants, estimated traffic load, estimated parking space, appearance of building, desirability for the needs of the Bayshore community, aesthetic value, architectural design blending with structures in existence, landscaping to be done and maintained.

Appeal of Determination:

If the Planning Committee makes an unfavorable determination, the Petitioner may take the proposal to the next regularly scheduled Board of Directors meeting. The Petitioner shall notify the board at least (2) two ~~one~~ weeks prior to a scheduled meeting, requesting inclusion of the appeal on the agenda.

Fines for Non-Compliance:

Deviations from guidelines are subject to fines as defined by the C & R Violations Fine Schedule.

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Addition to C & R Violation Fine Schedule as the last item:

| Commercial and Multi-Family Violations                                                                                                 | C & R/Guideline Ref | Amount*  |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------|
| Change of Commercial and/or Multi-Family Property usage from its current usage without the Planning Committee's prior written approval | Art. 2, Sub 1       | \$10,000 |

# *Manufactured home guidelines*

## **MANUFACTURED HOMES GUIDELINES**

- 1. Building requirements for manufactured homes are based upon the same Covenants and Restrictions dictated for site-built construction of homes. An “attractive and aesthetically pleasing design for any building”, C & R Article II, Subsection 2, is required.
- 2. Manufactured homes shall meet Federal H.U.D. code requirements.
- 3. Manufactured homes placed on any Bayshore property shall:
  - a) Be new multi-sectional (“double wide” or wider) and enclose a floor area of not less than 1,000 square feet.
  - b) Be placed on an excavated and back-filled foundation, enclosed at the perimeter with no more than twenty-four (24) inches of the enclosing split faced block masonry foundation exposed above grade. The foundation must meet the State of Oregon Building Code requirements.
  - c) Have a roof with a minimum pitch of 4 inches in height for each 12 inches in width with a minimum of 12-inch eave overhang on all sides. Homes wider than 32 feet may have a lesser roof pitch to meet maximum height limitations per Art II, Subsection 3.
  - d) Have an exterior where no joint seams are visible between sections. Exterior siding must be compatible with Bayshore site-built homes.
  - e) Have at least partially taped and textured interior.
  - f) Be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010. (Evidence demonstrating that the home meets “Super Good Cents” energy standards is sufficient.)
- 4. Decks, porches, steps, or outbuildings must be approved by the Planning Committee (just as required on site-built structures.)