



Photo by Ken Gagne

Ripples

An Occasional Newsletter

April 2016

IN THIS ISSUE

Property Sales

After several years of a housing sales slump, Yachats and Quiet Water are experiencing a livelier real estate market. In QW alone, there were six completed transactions in the last year and a seventh is in escrow.

Two of these sales have resulted in new year-round residents. Ginny Hafner bought an undeveloped lot in 2015 and has just moved into her new home. Mike Ruane and Mac Creasman bought their house late last year and, after several months of upgrades and unexpected repairs, are now happily settled.

Sales in the past year included:

May 2015 **Lot 168 Jennifer** (McKinney) to Ginny Hafner

June 2015 **298 Combs** (Aebi) to Jack and Joyce Barnes

Sept 2015 **141 Combs** (Duncan-Van Nice) to Mike Ruane and Mac Creasman

Oct 2015 **120 Combs** (Buttrick) to Glenn and Bernice Graham

Jan 2016 **264 Combs** (Schuelke) to Amy Reardon and Eberhardt Arndt

Feb 2016 **Lot 175 Combs** (Butler) to Peterson and Van Kanegan

April 2016 **522 Combs** (Schenewark) in escrow

In Memoriam

Dean Schenewark, Feb 2015

Barbara Schenewark, Oct 2015

Sharon Welch, March 2016



Meet Our New Members

Four of our new Quiet Water neighbors have provided a brief bio of themselves and what brought them to Yachats. Fun reading!

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Annual Meeting Scheduled

Mark your calendars for Saturday, June 11

Annual Meeting

The QW Annual Meeting will be held at the Yachats Commons on **Saturday June 11**, starting at 10 am, with an hour ahead to enjoy refreshments and visit.

Afterwards, we will have a potluck get-together next to the pool.

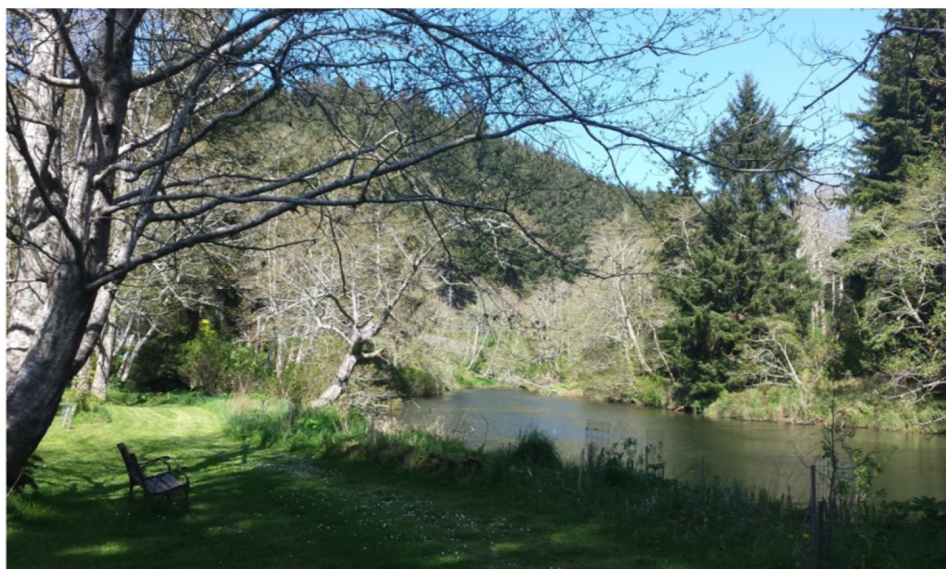
A meeting information packet will be mailed to the membership in **mid-May**.

There will be elections for two outgoing Board members as well as for the Design Review Committee. We are looking for candidates willing to run for office. If you are interested, please contact Mary Wiltse, our secretary, and she will ensure that your name is on the ballot. You do not need prior experience, nor do you need to be a full-time resident to run for office!



The Board is proposing changes to quarterly assessments. An explanatory note about the new assessments will be in the meeting packet. The good news is that for most members, assessments will be going *down*!

The past year has seen several new members joining our community. The meeting and potluck will be a great chance for us all to get to know each other. Come along and join the fun!



Work for Credit Program

Over the years, Quiet Water has benefited from member volunteers doing landscaping and other maintenance work for the association. To encourage more participation and reward our regular volunteers, the Board now offers a small compensation. For every hour of approved work, you get a \$10.00 credit on your next assessment. We have funds budgeted for this program, and we want to encourage our members to make use of it.

Most years, we run the woody debris pile through a rented chipper. This is a big task, needing many helpers, and that is one way that you can earn credit. We also have extensive plantings of native trees and shrubs along the river bank. These need to be cared for, especially during the growing season. That is another work for credit opportunity. And finally, QW, like the rest of Yachats, has a serious problem with invasive vegetation such as blackberry, ivy, holly, Scotch broom, morning glory, tansy ragwort and many more. We need to work on controlling these aliens.

If you want to be involved in the work for credit program, just contact a QW Board member. You will be given a task that you feel comfortable with.

Please note: You cannot get credit for work you do without prior approval from a Board member. And remember, we are *very* restricted about what we are allowed to do in the riparian zone. For our purposes, the riparian zone is the area between the river bank path and the river.

Ginny Hafner



Having grown up in Hoquiam on the Washington coast, I fell in love with the ocean and all of nature at an early age. My dream was to live on the Oregon coast because I love the long, walking beaches, the rock formations, and the crashing waves.

My career was as a junior and senior High School counselor in the Seattle/Tacoma area. Just before my retirement, my husband, Wayne, and I bought 5 acres of property on the North Fork of the Yachats River. I could have the ocean and he could have his garden and the river. Perfection. We loved the area and retired here in 1992. After Wayne died in 2000, I sold that property and moved to a lovely home on the golf course in Waldport.

I am active at the Yachats Community Presbyterian Church and love playing in their handbell choir. I do a lot of volunteer work including therapy dog visits at SeaAire and Hospice. As soon as I am settled, I will get involved in more service volunteering. That is a big part of my life.

My passions are walking, especially along the ocean, experiencing the peace I feel looking up at the mountains and forests from windows in my new home, playing the piano and enjoying all music, and helping others (I have a background in grief therapy/support). I also love hanging out at Green Salmon and Bread and Roses.

I had wanted to move back to Yachats but could not find the right place. On a walk one morning, I went through Quiet Water and saw the Jennifer Drive lot for sale -- right timing and right price. I hadn't planned to build but serendipity or whatever, it was meant to be and now I feel like I have come home.

Glenn & Bernice (BeeGee) Graham

We moved from San Luis Obispo, CA to Bend almost 2 years ago. Glenn retired from optometric practice and BeeGee from special education teaching in High School.

We have three kids and three grandkids with a fourth on the way. BeeGee wanted to continue to have a little bit of the West Coast but with a sandy beach on which the grandkids could romp. We were so taken by the quaintness and friendliness of the Yachats community and the neighborliness of Quiet Water -- it was just the perfect fit for us.

Glenn is a home handyman and woodworker while BeeGee is a quilter -- and of course, more than anything -- a Tutu (Grandma in Hawaiian). We look forward to many wonderful visits to our, now, second home.

Amy Reardon and Eberhardt Arndt

We purchased our cabin after I fell in love with both it and the Quiet Water setting last summer. After a few months of reflection and after selling a home in Vancouver WA, we purchased the cabin as a place to get away when we are between overseas postings.

I am a consular officer in the Foreign Service. My husband, Ebe Arndt, is a physics/math teacher. We have a 19-year-old daughter, Mercedes (Mercy) Arndt. Ebe and I are both alumni of Oregon State University's graduate school; I worked in the Office of International Education there for many years as well.

We have been coming to Yachats off and on since I moved to Oregon in 1987 from Ohio. Yachats has always been our favorite place on the Oregon Coast (if not in the world).

Since we come home only briefly every one or two years, we are working with Ocean Odyssey to manage our cabin as a vacation rental. Our goal is to be good, responsible community members. We very much hope our neighbors in Quiet Water will inform us and Ocean Odyssey of any disruptive behavior. Looking forward to meeting you when we can get back to Yachats!

Mike Ruane and Mac Creasman



Several years ago, Mike and I started looking at Oregon as a place to purchase a vacation home. We knew we wanted to be on the coast, but had never heard of Yachats.

Last year, when we learned that my job was ending in Sacramento, we took that opportunity to get out of Dodge, so to speak. The Koho development is actually how we learned of Yachats.

We came up here last June for five days and began looking around the town. It was our first visit, and we ended up buying our home before we left. We considered Waldport, Florence and other areas, but kept coming back to Yachats. There was no other place that had the feel and energy of Yachats.

We absolutely love the community and how peaceful it is here in Quiet Water, totally living up to its name. All of our neighbors are great, and we love how friendly the people are in Quiet Water, Yachats, and Oregon!

Mike was born in Alameda CA, and retired from the Grocery business after 35 years. He also did some interior design and home staging. I was born in Alabama, and served in the USAF in the 80's, which is how I landed in CA. I spent several years after that in the insurance business, working for Allianz.

We both love art (paintings, sculpture, etc.) and have collected it over the past 15 years we've been together. We also dabble in antique collecting and reselling and have a booth at the Purple Pelican in Florence.

We have two dogs, Matisse and Luna, and a cat, Rocco.

And we are very happy to be back in our house now after three months of displacement due to needed repairs.

Paving Project Revisited

In late 2015, parking lots in LCAs I, II and III were resurfaced and an overlay was applied to the short pathway in LCA IV. Now, parts of the new surfaces are showing signs of premature failure. A paving expert recently inspected the work and determined that the problem is because the asphalt wasn't hot enough when it was laid and did not compact sufficiently under rolling. Our plan is to have a "slurry coat" applied that will stabilize the surface and to request financial compensation from the resurfacing company.

Electricity for LCA IV

Until recently, the garages and pathway in LCA IV were unlighted, owing to an absence of an electricity supply. Electricity and lighting were installed last year, making it much safer at night and allowing for the option of automatic door openers for the three garages in the LCA.



More Projects Scheduled

More projects are planned for the upcoming financial year. All the buildings in the LCAs, as well as the pool/office building and equipment shed need maintenance. Dry rot will be dealt with, roofs will get anti-moss treatments, and the buildings will get two coats of fresh paint.

The cost of last year's paving and electrification work came to over \$31,000. The upcoming building maintenance and painting is expected to be well over \$20,000. Some of you may be wondering where we will find the funds to pay for all this. Are assessments going to be raised? The short answer is "No!" Our reserve funds (general reserves and individual LCA reserves) have been steadily accumulating over the past few years and will comfortably cover these expenses. Once the new projects are completed, we don't anticipate major maintenance expenses on the buildings and parking areas for several years to come.

Spring Scenes from around Quiet Water



Bright azaleas



Sunshine and blue Lithodora



Flowering cherry (or is it plum?)

QWHA.ORG

The QWHA board recently drafted and adopted an information sheet to be posted in all houses or cabins that will be used by renters or unattended guests (see below).

A copy of this Information Sheet may also be found on the Quiet Water website QWHA.ORG under the Regulations tab.

The Quiet Water website has a plethora of useful information including financial reports, meeting minutes, contacts, CC&Rs and more. Check it out.

Information Sheet for Quiet Water Renters & Guests

Garbage

- Garbage containers are located in adjacent parking areas.
- **Green** containers are for household garbage. Garbage must be disposed in closed plastic garbage bags. Lid of garbage container must be secured by the carabiner clip because there is an ongoing problem of bears ransacking garbage.
- **Blue** recycling bins are for plastic, glass, paper and cardboard. Do not recycle dirty food containers. Break down cardboard boxes to conserve space.
- **Red** containers are for bottles and cans that have an OR deposit.
- **If nearest garbage containers are full, use one in another parking area.**

Parking

- Only two vehicles per dwelling may be parked in the designated off-street parking areas.
- Additional cars may be parked on the street.
- Neither owners, guests, nor renters may occupy RVs, campers or tents on Quiet Water premises overnight.

Noise

Loud or persistent noise that disturbs your neighbors or the community is prohibited.

Pets

- Dogs must be on a hand-held leash at all times.
- Pet owners are required to clean up and dispose of pet waste.

Swimming Pool

- **Open mid-June through Labor Day**
- Recreational facilities are for owners, their resident guests or renters. Guests of renters are not permitted the use of the recreational facilities.
- Members and guests must abide by all posted rules.
- Children under age 14 must be accompanied by an adult.

Boat Launch

Access of boats to the river is allowed at the user's own risk at the designated launch area only.