

Quiet Ripples



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Meet Brendan Smith Lindsay

NAN SCOTT

PHOTOGRAPHS BY NAN SCOTT

.The Board is pleased to introduce Brendan Lindsay as our new site manager as of November 1st.

Brendan has been working with his father, Ian Smith, and Will Williams, our mowing contractor, and comes highly recommended.

While working in Quiet Water, he has been very responsible and reliable—even coming during the heavy rain storms a couple of weeks ago to make sure that street and carport drains were clear of leaves so there would be no danger of flooding.

His regular day in QW will be Monday for debris pickup, but you might see him occasionally around on other days as well.

He has lived in Eugene most of his life and graduated from Churchill High School there with some additional work at Lane Community College and University of Oregon.

His extended family has lived in the area for decades, but he moved to the Yachats area a couple of years ago and lives south of town near Ten Mile.

He is an active young man in his 30's who enjoys games of all kinds. If you go to the Commons, you might see him playing ping pong there on occasion.



Watch for Brendan and his blue pickup and say hello.

Scope of Work

The board has worked hard to redefine the duties of the site manager in order to cover essential jobs while ensuring a reasonable wage.

Several of the jobs formerly assigned to the site manager are now performed by volunteers. Katy Koestler rolls out the recycle bins each Mon-

day; Joan Cavin does glass recycling; Bob Noble takes care of path lights; Rebecca Owen collects bottles and cans for deposit; Nan Scott makes routine rounds of all common property; Loren Dickinson inspects the riparian zone.

These volunteers make it possible to create a format that we hope will provide some stability and pay equity in this essential position.

Continued...

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Scope of Work continued

Category	Activity	Frequency
Debris Management	Every Monday, collect bagged or identified debris from member properties along Combs Circle and Jennifer Drive.	Weekly
Debris Management	Distribute collected debris to the piles west of the tennis courts, keeping them neat and organized to facilitate loading in the Dahl drop box in the fall.	Weekly
Trail Maintenance	Walk River Trail, spray weeds (vinegar), and discourage moles in reconstructed path	Weekly
Debris Management	Leaf Pickup from street curbs as needed in leaf season. Leaves may be deposited in mulching area behind debris piles.	Check Weekly
Debris Management	Blow leaves out of carports and remove as needed	Check Weekly
Weed Control	Carports, Parking lots and Curbs – Dig out or Vinegar Spray	Monthly or as needed
Drain Clearing	Carports, parking lots, Drains to River	Monthly or as needed
Gardening	Prune shrubs around carports	Monthly or as needed
Gardening	Pool and playground weeding (after annual refurbish)	Monthly or as needed
Gardening	Keep rock beds around buildings and tennis court clear	Monthly or as needed
Trail Maintenance	Fill holes, trim overhanging growth, and top dress when necessary	As needed
Equipment	Gasoline for mowers	As needed
Equipment	Arrange Maintenance of equipment: riding tractor/mower, gasoline push mower, blower, line trimmer	As needed
Administrative	Alert the board to problems or work needed beyond the contracted scope of work.	As needed
Administrative	Prepare and present site manager's report at the annual meeting in June if requested	Annually if requested

Brendan is keeping a weekly log of time and activities and at the end of our fiscal year in May, we will reevaluate the duties and compensation. If you have questions or comments about the job Brendan is doing, please contact Nan Scott.

Cat Rule Enforcement to Begin January 1st

The following community rule was passed by the membership in June:

Outdoor cats are not allowed in any common or limited common areas or on any private property other than the owner's private property. Exceptions are cats that are on a leash or carried by the owner.

The rule was enacted to protect the bird population and was not intended to be punitive of cat owners. Realizing that it is difficult to control a cat that has been allowed freedom to roam at will, the rule allows existing outdoor cats to be

“grandfathered”. However, the owner must register the cat with the board **before January 1st** and supply a picture so that the cat can be identified.

Enforcement will be complaint driven. A first offense by a member, their guests or their renter will result in the member receiving a letter of warning and/or a \$50 fine. A second offense will result in a \$100 fine. Complaints and details should be submitted to Nan Scott or any member of the Board.

A leash rule for dogs with similar consequences is already in place.

Meet your Neighbors

NAN SCOTT

PHOTOGRAPHS BY NAN SCOTT

Diane and Michael Burke

The Burkes are no strangers to Yachats or Quiet Water. They began visiting Yachats in the early seventies while staying with friends and family who had built in Yachats. A decade or more later, they were canoeing on the river when they spotted a Quiet Water lot for sale in LCA II. Mike contracted with a local builder to frame and enclose the cabin and then Mike did the finish work and Diane contributed her special touches.

Several years later they sold the cabin at 352 Combs Circle and built a home on the north coast in Netarts Bay. From there Mike had closer access to his custom painting contract business in Portland. It was a family affair with Diane keeping the books for the business.

Mike is fully retired now and they have been spending Oregon's rainy winters in Tucson, Arizona and coming back to the coast for our mild summers. Always looking for an opportunity to return to Yachats and Quiet Water, they saw an ad and pictures of the house at 411 Combs Circle and put an offer in on the spot. It wasn't quite that "knee jerk", Mike did ask his brother and an associate who was a building inspector to take a look, but Diane said that the first time they had actually seen the house was when they arrived and unlocked the front door.

Almost since that first day they volunteered and became an active and contributing part of the Quiet Water community. Mike volunteered to help build the test plots for the path construction choices, and when Diane was asked to take on the responsibility of QW Financial Secretary when they return from Arizona after selling their house there, she said yes.



Mike enjoys tennis and biking and they both love to hike. Diane is an avid gardener. In fact, a few days before this picture was taken, she was spreading mulch and settling the recently installed stone steps going up the side of their house. She and Mike negotiate on the number of plants or tools they can bring back from Tucson.

Mike still enjoys wood working. After building a little neighborhood lending library for their daughter who lives in Florida, he asked if he could build one for Quiet Water. The board gave the OK and what a job he did—every detail down to the individual cedar shakes on the roof is meticulous! In spite of all of the wind and rain that we have had, the books, tapes, and DVDs inside are nice and dry. Thanks too to neighbor Steve Kriegh for helping set the post that supports the Library. If you have an opportunity, drop by and take a look, take an item, or donate one. It is a good way to spend a rainy afternoon.

Mike and Diane both said that what they liked about Yachats was the sense of community and the way people volunteered and worked together for the greater good. I would say that they are a perfect reflection of that same spirit they admire.

Welcome back to QW Diane and Mike!

NAN SCOTT

Doing our Part

Did you know that 2-stroke engines pose a unique environmental hazard because they do not have an independent lubricant system, so fuel and oil are mixed. Due to this, about 30 percent of the fuel does not combust completely, thus releasing toxic gases into the air.

A sobering warning issued by the California Air Resources Board in 2017 reported the following: “By 2020, gas-powered leaf blowers, lawn mowers, and similar equipment in the state could produce more ozone pollution than all the millions of cars in California combined.”

The leaf blower that Brendan has and the old one that QW has are 2-stroke engine powered. We have committed to do our part for the environment and so have purchased a commercial backpack rechargeable battery operated blower made by Stihl that has zero emissions and is powerful enough to do the big jobs of clearing street gutters, drain grates, and carports without the fumes or high decibel sound. Brendan used it last week and was able to clear the street gutters of leaves in less than an hour—a job that would take 10 times that amount of time with a broom, rake, and wheelbarrow.

While operational and maintenance costs will be much less than a gas powered blower, the initial investment is a good bit more. The good news



is that the battery pack which is more than 2/3rds the initial cost can be used to connect other tools such as a weed-eater and even a chainsaw. QWHA will make available \$600 for the initial purchase and is suggesting that any homeowner who is able, make a voluntary contribution to help cover the rest of the purchase (~\$1200). We have already received donations totaling \$700—so only \$500 to go. The equipment will belong to QW and will be used only by those trained in its use.

If you wish to make a contribution, please make your check payable to QWHA and write “blower contribution” on the memo line. Mail to PO Box 34, Yachats, OR, 97498.

You may say, “What difference will one blower make?” But our efforts combined with millions of others will bring about the change we seek. It must start somewhere.



Finding Your Way

NAN SCOTT

Each of the four Limited Common Areas (LCAs) have new address signs at the entrance to parking areas so that members, renters, guests, and delivery companies can find an address and know where to turn. The new signs replace the old ones that were showing their age. They are finished with a reflective surface that makes them easy to read in the dark when vehicle lights shine on them. The design of a single enameled steel post rather than two angle iron posts will make mowing and line trimming easier. Stainless steel hardware should extend the life of the signs.

The signs were delivered in July, but we had to wait until the rains softened the soil enough to bury the posts at least 18 inches. Thanks to Greg Scott who wielded the mallet.

A Storage Rack for Kayaks and Canoes in QW

JIM WELCH, MIKE BURKE, AND SERGIO PALLERONI

There have been concerns expressed in our QW community about the number of boats (kayaks, canoes, etc.) and their impact on the riparian area when left at the HOA launch site. Under community rules boats can be left there for 10 days and then must be removed. All three of us have been leaving boats down there for indefinite periods and have violated this rule.

The solution that has been proposed by the QW board is to purchase or build a boat rack that would be placed in the open Common area north of the river path and across from the entrance sign to the boat launch.

Our recommendation is that those who want to leave their boats near the river should be willing to pay an annual fee to secure a portion (slip) on the rack. This would control the use of the rack and not penalize those who don't have a boat or who are happy to bring their boat back and forth from their homes. It would also help pay for routine maintenance that will be necessary to prolong the life of the structure.

The board's current thinking is to start with a 6

boat rack and then add more if demand increases. The insert picture is of a white cedar kit made in Wisconsin. The board has looked into 2 options: building it ourselves or purchasing a kit to assemble onsite. They are leaning toward the latter as the savings to building it ourselves is not enough to justify not buying the kit.

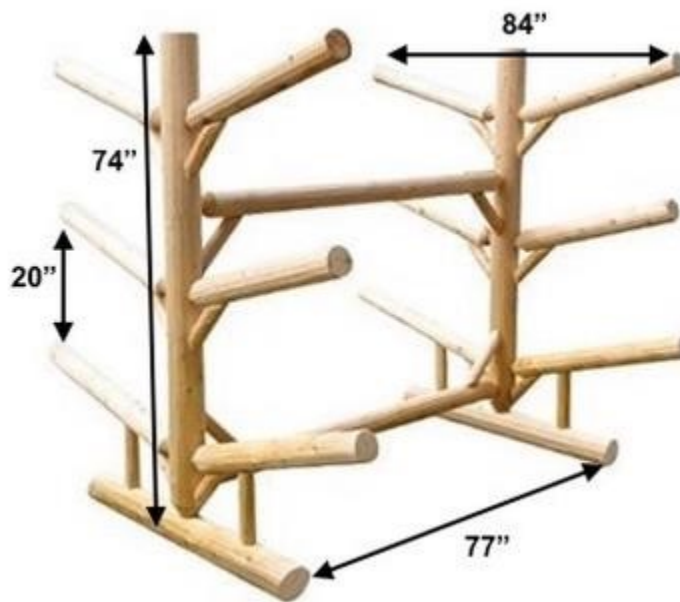
We would love to hear your input on this idea. We have set up an online survey (see link below) to get your thoughts on the following issues:

- Is this a good idea or bad idea?
- Would you use the rack and would you pay a slip fee?
- Is the location for the rack proposed the best place or would you like to see it elsewhere?
- Would you be interested in helping in the construction/assembly?

Please take 5 minutes to complete our survey. We want your input! Notice of survey submissions on Google Forms will go to Wally Orchard and Jim Welch. All survey results will go to the board and a summary will be shared with the membership. You may submit your response anonymously if you wish.

Click [HERE](#) for the online survey.

Jim, Mike and Sergio



NAN SCOTT

Board Bits

The QW Board held it's quarterly meeting via Zoom on November 14th. Following is a brief summary of the meeting. Minutes and the Financial report will be posted soon on www.qwha.org.

Design Review Committee - Loren Dickinson reported that there may be building activity soon on the three lots owned by Carver and Latik at the north end of Combs Circle and intersection of River Road (542, 566, 590). John and Sally Pravel of Eugene are also submitting plans for 175 Combs Circle.

Loren recommended that the board consider new Fire Protection Standards in light of increased fire danger. Different building materials such as metal roofs should be considered.

Carport reroofing—Bob Noble will secure bids in January for reroofing the carports in the LCAs next spring or summer or whenever contractors are available.

River bank restoration and boat launch—Bob reported that we will apply for permits with the Oregon Department of State Lands for reshaping the bank between 312 and 256 Combs so that Willows can be planted to help secure the edge. Nan will talk with the City Planner to make sure the Planning Commission is OK with what we want to do. We will also request in the same permitting process that we be allowed to make a more gentle slope down to the boat launch area to minimize erosion that is occurring there. Wilma Restoration did a plan for us before and may be contacted to help again. The Department of State Lands is more likely to grant a permit if an consultant with restoration experience is engaged.

Pool Season—Bob Noble and Nan Scott met with a representative from Owens Custom Pools of Eugene who gave us tips on how to winterize the pool and he checked out all of the equipment. We need to order a new spa cover, but we are having difficulty locating the manufacturer. Evidently, our spa is a rather unique size.

Barring any new Covid surge or complications, we plan to open the pool in July. The biggest ob-

stacle is still finding someone to manage the pool and do chemical testing during the season. We have a few leads, but if you or someone you know is interested, please contact Bob Noble. Any pool manager will need to be trained early.

Path and Garage Lighting—Nan Scott brought forward a request from a cabin owner in LCA I that the path lights be put on a timer so that they were not on all night given the City's lighting ordinance. It was agreed, however, that the lights need to be operated during darkness for safety reasons. The asphalt paths are in common areas insured by the HOA. There is no way to determine when residents or renters will be coming or going. Unlit paths could open the HOA to litigation. There was agreement that the sodium vapor light outside the carport in LCA I should at the very least be shielded so that its light does not shine in cabin windows. Loren will recommend appropriate shielding. Bob will investigate motion sensors for the lights that are inside the carports so that they do not remain on all night.

Kayak rack—At the board's request, Jim Welch agreed to explore interest and ways to pay for the kayak rack. See article page 5.

Community rules—Nan has finished updating and reformatting the community rules to allow easier reading on the web. They will be posted on the web soon by webmaster, Wally Orchard. The deadline for registering outdoor cats is January 1. See article page 2.

River path extension—Nan requested permission to get estimates for the river path—phase 2 to include the section where ground cloth is currently in use so that we would have cost estimates and a proposal for a vote by the membership in June. She also indicated that another project manager would need to take the lead. Because of other expensive projects in the works and because of the divisiveness that erupted, Bob suggested that we give the path a rest. We may cover the ground cloth with bark in the interim. Bob will moderate a Zoom townhall meeting in January to receive input from the membership.

Animal Sightings in Quiet Water

JIM WELCH AND WALLY ORCHARD

PHOTOS BY BOB WILLIAMS

Most of you would be surprised to know that owls are everywhere around QW. There are at least six species that make their home along the Yachats River, two that were sighted this year in QW, Northern Pygmy Owl and Barred Owl. The northern Pygmy Owl was sighted this summer holding onto a bird twice its size in LCA IV in a tree above the garage. That's a tall order since this is the smallest owl in North America, only 6 to 7 inches in height! Later this fall it showed up perched on the Dickinson's porch at 333 Jennifer Dr. Because they hunt during the day and we have lots of birds to prey on in our bird friendly community you may catch a glimpse of it.

Speaking of birds, you may have noticed that there are many birdhouses on the QW common grounds. Most of these are for swallows and chickadees but we also have owl and duck boxes along the river. Our owl box is designed

for smaller owls like the Pygmy. Perhaps our new resident will be using this box in the future! For more information on a Yachats community wide effort to build and install bird boxes (SWIFTY - Swallows in Flight to Yachats) contact us, Wally (wallyorchard@outlook.com) and Jim (jameswelch1009@gmail.com)

Many of you that walk the river trail or boat in the river will have seen the otters who travel up and down the river feeding on crawdads and fish. Other sightings of mustelids (weasel family) include Rebecca Owen's seeing a mink on our banks last summer. In addition at the time of this writing a male sea otter was observed at Yaquina Head Natural Area off and on over the last 2 weeks. There are no sea otter colonies in Oregon having been wiped out during the fur trading era two hundred years ago. That said, occasionally sea otters are reported along our coast.



PHOTOS BY BOB WILLIAMS



NORTHERN PYGMY OWL



River Otter



Sea Otter



Mink



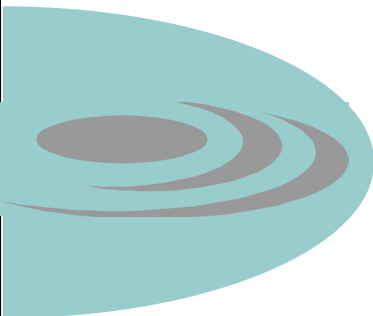
Beaver

3 Mustelids and a Castoridae

In the water whether salt or fresh, river otters swim on their stomachs mostly submerged except to the head. They are equally adapted to navigate on land.

The much larger sea otter is only found in salt water and rarely seen on land. They often float on their backs on the surface.

Quiet Water Homeowner Association



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