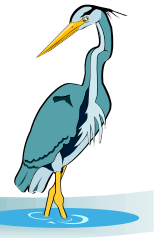


# Quiet Water

# Ripples



VOLUME 22, ISSUE 1

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## A Blessing and a Challenge

NAN SCOTT

PHOTOGRAPHS BY NAN SCOTT

Living on the banks of the Yachats River as it flows to the shore of the world's largest ocean is both a blessing and a challenge. We live in a beautiful place surrounded by the river and its wildlife and changing moods. The challenge is to respect nature and live in harmony with it while protecting homes and livability in the HOA.

We do not own the river or the riparian area which is protected by local and state ordinances. Pruning, planting and changes to the structure of the bank require permits from the City of Yachats and/or the Oregon Department of State Lands. Without a professional science-based plan, State lands is not likely to approve structural changes to the riparian area.

Board member, Bob Noble, provided an excellent history of past efforts of the HOA including stalling points. I will not repeat that here, but it should be noted that repeated efforts have not always produced success. So eight years after the proposed Walama Restoration plan, we are still faced with additional erosion problems, particularly along the East-West run of the river where cabins were built close to the bank.



The Board is in conversation with Waterways Consulting, a Civil Engineering firm who specializes in Ecological Restoration Design. They have provided a proposal for project management and consulting services for the entire portion of the riverbank within the HOA boundaries for an estimated cost of \$9,260. This is only for consulting services and a plan that we could take to State Lands. Any work to be done would be at considerable additional expense.

Trees and shrubs that were planted as part of Phase 1 of the Walama plan along the North-South run of the river, have matured and are doing a respectable job of protecting against erosion. This area of the river is not so influenced by sneaker waves, and large tidal fluctuations and homes are built farther from the bank.

We are considering a scaled back proposal for the portion of the bank at most risk including the river edge portions of LCA1 and 2. This is the section that has always been the most vulnerable. If you look at the center map in your Quiet

Continued...

NAN SCOTT

## Blessing/Challenge continued

Water Directory which was drawn to scale in 2006, you can see even then that the area from the side of the path to the river bank was already narrower than most other places. We can still plant some vegetation with soil holding properties, but there is little room to plant trees.

What is different today is that the river has cut a channel which seems to split the bank. Now that grasses have died back during the winter it is obvious in most cases that the “split” is actually between the bank and large logs that are partially submerged in the river bed. They were probably placed there when the area was cleared and sub-divided into lots. Over time soil has accumulated on top and plants and a few shrubs have taken root. The idea of using this natural barrier on which to build a weir to slow and redirect the incoming tidal flow will be explored with the consultants at Waterways.



River bank restoration has not been a part of our reserves and the remaining money that was set aside to implement the first stage of the Walama plan has been spent in the Riparian Fund with only a small amount left for path maintenance. We may be able to secure a grant or some state funding if we can prove that both the river and the ecology benefit—not just the protection of private property, but the challenge will be how to pay for the consulting to be able to move the project forward. The membership will have the final say. We will keep you informed.

## Nature's Gift of a Bench

When a windstorm last January took down a large alder near the bend of the river and laid it across the path, with the root ball upturned and most of the tree hanging out over the river, it was quite an obstacle course on a winter walk. Fortunately, no one was hurt, and the fish will make good use of the tree top in the water.

Steve Kriegh came to the rescue with his chain saw and he and Linda Redmon cut through the trunk to make way for the path and rolled the section off to the side where it can be a nice bench—a place to rest and enjoy the solitude.

Thank you Steve and Linda and Mother Nature.



There may be an attempt later to tip the root ball back into place for better creature habitat.





GREG SCOTT

PHOTOGRAPHS BY GREG SCOTT

**Editor's Note:** When asked for suggestions for future articles in the Ripples, Jim Welch suggested featuring the hobbies and creativity of members. Greg Scott agreed to be the first with an article about his recent photographic journey to some of our national parks. Since retirement in 2004, Greg has been honing his photographic skills and going to spots around the globe on "the road less traveled", but the pandemic has kept his trips closer to home. Please volunteer or send suggestions for the next in this series.

## Photos from the Road Less Traveled

Our National Parks have been called "America's best kept secret." I doubt that is true today. Given international travel is problematic right now, I have been visiting western national parks and wilderness areas. My most recent trip was to Death Valley which holds several interesting records. It is the largest national park in the lower 48 states covering 5,300 sq. miles. It holds the record for the highest temperature on earth at 134 degrees. It is the lowest point in North America at 282 ft. below sea level. The area is now called Badwater Basin. The road into the park from California is one of the most unusual I have traveled. Entering the park from the west, the road drops dramatically about 4,000 ft. then resumes climbing significantly and finally dropping another 5,000 ft. The grade at



some points reaches 8 percent which is the steepest I have ever experienced. There is very little about the driving experience I would call normal.

If you are interested in more images from Death Valley, here is my web site link:

<https://www.scottgeographic.org/Death-Valley-2022/>



Last November, I explored Capitol Reef National Park in south central Utah. This is a park I had never known about until I discovered it by accident looking for photo trips in the west. In general, the geology of Utah is beautiful and amazing. However, Capitol Reef takes these qualities to a new level.

While it is only 50 years old and relatively small

in area, the colors and geologic diversity make it one of the most interesting parks I have visited. This park is unusual in that it does not have a controlled entrance. There are several roads that pass through the park and a Bureau of Land Management (BLM) area that connects to the park that is well worth exploring. In general, the roads are very rough and many are limited to 4-wheel drive vehicles. Here is my link to Capitol Reef. It now ranks as one of my favorite US photo destinations.

<https://www.scottgeographic.org/Capitol-Reef-Nat-Park/>



NAN SCOTT

PHOTOGRAPH BY GREG SCOTT

## Neighborhood Comings and Goings

**Pierre Morin and Kara Wilde** of the newly completed home at 155 Jennifer Drive were to be our featured couple in the Meet Your Neighbors article, but a fall on the rocks near Ten Mile set them back a bit. We wish a speedy recovery for Pierre and look forward to “Meeting” you in the next issue.

So instead, the article in this issue will focus on property sales and the comings and goings of our membership.

**Kendra Carver and Kelly Lattig** from Tempe Arizona are the new owners of the three lots at the NE entrance of Combs Circle. They have submitted plans for building to the DRC and are awaiting approval of a height variance from the City of Yachats. The original architect of the Quiet Water cabins is drawing up the plans for the house on these beautiful but challenging lots.

**Theresa Hubbard** and her family of Liberty, Missouri have purchased the home at 444 Combs Circle formally owned by Terry Matthews of Springfield.

**David Larsen and Molly Northrup** of Eugene have purchased the undeveloped lot at 255 Jennifer Drive formerly owned by William and Sharon Tanner of Pleasant Hill.

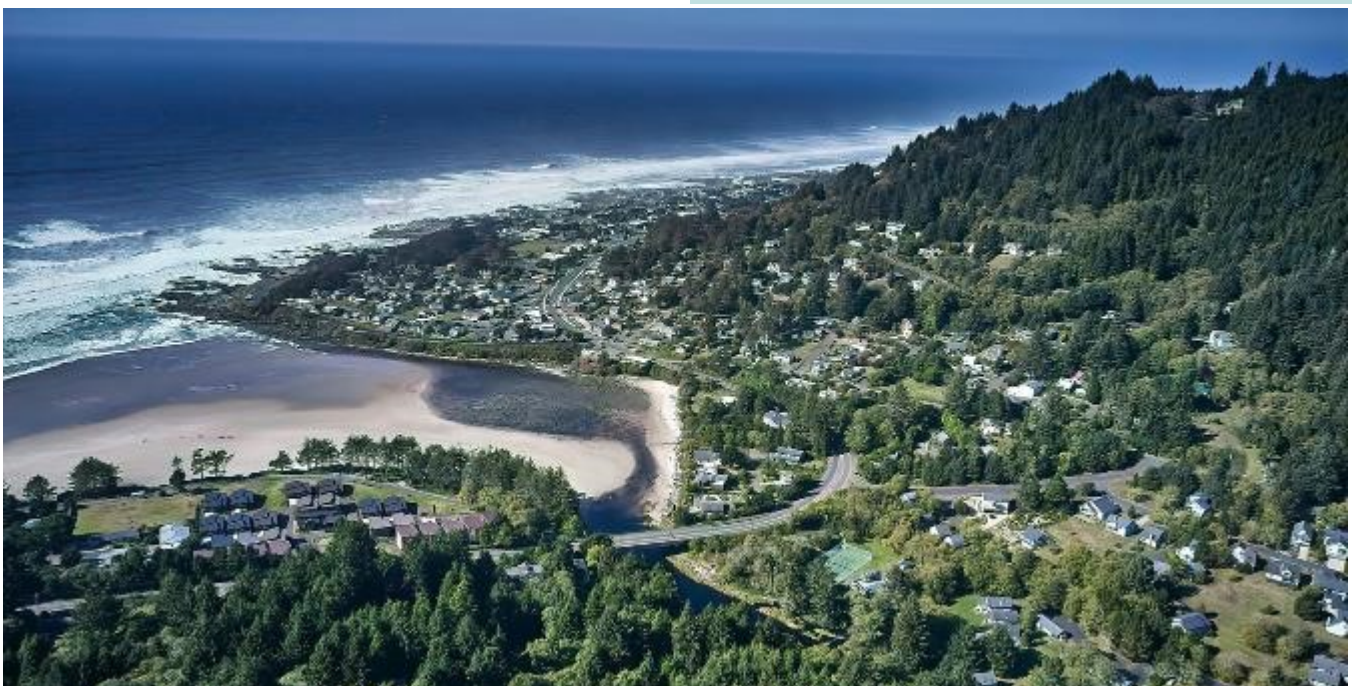
**Susan Moore** of Eugene is the new owner of the lot at 156 Jennifer Drive formerly owned by Ryan Ashcroft also of Eugene..

Sometime later this spring **Peggy Gray** will be moving from her lovely garden home at 151 Combs Circle , but she won't be far away.

**Merlin Armstrong** who has been helping his mother Gretchen will be leaving for North Carolina. Merlin is a handyman of many talents who has helped neighbors rebuild decks and make repairs. We are sorry to see him go.

We will all miss **Jeannine Janson & Mari Irvin** who will be leaving for California later this spring. Before the pandemic shut us down, the board was planning a big celebration with music, wine, and finger food to show our appreciation for their lives of service in Yachats. But we had to settle for a smaller gathering including the Cavins and Scotts who presented them with a card containing the thoughtful words that many of you sent and a gift from the Board—a desktop photograph of an arial view of Yachats showing all of the places they lived and worked.

*A new directory will be published in June. Please check your information in the current directory and let Nan know of changes.*





# Project Updates

NAN SCOTT

**Roof Replacement and Repair LCA1-West** We have contracted with Northwest Roofing, LLC for a total of \$15,300 to tear off the existing roofing (2 layers of comp shingles) and replace with new Marlarkey Vista AR shingles using stainless steel fasteners. They will also repair rotten fascia and underlying plywood. Material prices, especially wood is quite high right now, but considering timing, this was the best bid out of three. The roof had developed serious leaks in the storage portion of the parking bays, so the board made the decision to move ahead to avoid additional rot damage.

Residents who use this carport will be contacted several days in advance of the work so that you can remove vehicles and any stored materials you wish to protect. The contractor is waiting for this latest string of storms to subside.

We will make the decision about the East LCA1 carport roof replacement after seeing how this first replacement goes. Both LCA1 carports were built and repaired about the same time.

LCA1 reserves will cover this expense.

**Pool Enclosure Repair** VMW Construction LLC-DBA NAVA Construction will be doing the repairs on the pool enclosure including replacement of all interior sills and 4 dry-rotted sill panels. They will re-fasten all loose trim and apply sealant to all wood-to-glass and wood-to-wood joints. Finally, they will repaint soffits and window surrounds in both interior and exterior areas where boards have been replaced. The bid was for \$3,485 and work is to be completed by the end of May.

**Pool Spa Cover** The badly tattered pool Spa Cover has been removed and transported to Owens Custom Pools in Eugene by volunteer Joan Cavin—THANK YOU, Joan. To the best of our knowledge, this cover is the original that was repaired several times. An accurate measurement is needed so it is being shipped back to Loop-Loc so that a new one can be made. Price with shipping will likely be about \$1500. We will try to make the large pool cover last a few more years.

**Pool Building Roof Replacement and Repair** VMW Construction also won the bid for the Pool Building coming in at \$8,942. If additional problems are discovered during the process, work will be billed as time and materials. This work is also to be completed by the end of May.

## Kayak Rack

JIM WELCH & MICHAEL BURKE

I know all of you are waiting with baited breath on our results of the kayak survey. This was to move the kayaks out of the riparian area to racks on the common area.

Well 36 residents took the survey, representing approximately 20 households. 80% of you thought it would be a good idea. When asked about whether the site in the alders next to the kayak launch sign was a good site, a lesser number, 66% agreed. This prompted several comments which were opposed to any development around our natural areas. It should be noted that our intent was to get the kayaks out of the sensitive riparian area to protect our streambanks as much as possible.

We also had a strong response to whether residents would want to lease a slip for their boats.. 22 responses said yes. Since many of our survey takers represented couples from a single household, we concluded that 10 to 15 households could participate, many with more than one craft. On the question on what people would be willing to pay, the range was \$10 to \$20 a month, \$50 to \$75 per year, per each kayak/canoe.

Given the high demand, the recommendation is to run a monthly leasing program for the season. May 15 to Oct 15. Since this program is meant to be self supporting and revenue neutral to the HOA, and that running a monthly program will require paying an administrator, we will start out at \$20/ month/slip. Your HOA BOD agreed to start with two racks that can handle 6 kayaks each. **Continued on page 6**

## Kayak Rack continued from page 5

Given the concern of having any development on our common areas near the riparian corridor and kayaks being an unsightly intrusion to some, we recommend that the racks are only in place during the boating season and will be broken down and taken to a site around the pool for winter storage.

In order for us to move forward and purchase the racks in April we need all of our residents who want to use/rent the racks to let us know how many crafts and their monthly preferences. Our calendar months start at the 15th... ex: May - June, June - July, July - August, August - Sept, Sept - Oct. Depending upon demand we may have to come up with a lottery system for months where we don't have enough slips.

**So Please contact Jim Welch (970-217-4424 text or jameswelch1009@gmail.com) or Michael Burke (503-998-6047 or Michael.bruke07@gmail.com)**

## And then there's the Pool!

NAN SCOTT



While we are making good progress on pool area refurbishing and hope to have those repairs complete by the end of May, we will need many volunteers for a work party to clean the pool, spa, restrooms, and equipment room to get everything ready for opening. Two idle seasons means that there is much work to be done.. Volunteer work will occur sometime in early June, so stay tuned. If you want to be sure that the pool is able to

open for the season, you NEED TO VOLUNTEER.

We have hit a brick wall when it comes to finding a person or persons to manage the pool during the season.



I have talked to Yachats Inn and Dublin House to see if we could share a pool manager, but that doesn't appear possible because they supplement that work with other responsibilities to make it a full time position. I will also be advertising in social media and Yachats News, but I think word of mouth is going to be the most productive.

Even though the job requires only about 3 hours a day and we cut hours of operation to 5 days a week with negotiated pay as much as \$3000 for 12 weeks, we have not found any willing candidates. This is our biggest impediment to opening the pool for the season. The proposed job description and contract is on our web site:

[http://www.qwha.org/uploads/4/2/0/0/42005667/pool\\_manager\\_contract-draft.pdf](http://www.qwha.org/uploads/4/2/0/0/42005667/pool_manager_contract-draft.pdf)

Take a look at it and if you know of someone such as a high school or college student who would be in town over the pool season, please let Nan know and provide contact information.

Some have asked if it could be member volunteers who share the position. That is possible, but there must be a firm commitment for days and times. It can't just be "when I am in town". State licensing requires that pool and spa chemistry be checked and adjusted if necessary every 2 hours and documented in a written log.

Pool use is not heavy and primary users are renters. There are quite a few in the HOA who never use the pool or spa so we are going to have to think creatively about how we manage and use this facility. Please send ideas and suggestions to scottn@peak.org with QW Pool as the subject.

I am the only board member in town right now and I am more than a little over-whelmed, so please be patient and volunteer to help if you can.

# Living in an HOA

NAN SCOTT

PHOTO BY GREG SCOTT



Not too long ago, I was asked, "Just what am I getting for my assessment that I pay. How does it improve my quality of life or the value of my home?" I think each person would probably have a different answer based on their personal values and expectations, but this is my answer:

**Quality of life:** By nature, I am a social person who enjoys interaction with other people. Many of my neighbors here are my good friends as well. We watch out for each other, and if there is a need, we try to help in any way we can. Aside from friendships, I enjoy the restful nature of this place: the quiet river; an occasional glimpse of otters, beavers, eagles, elk, deer; the chickadees that made a nest in the nesting box that a neighbor made and placed on our property; the green grass of summer with tiny English daisies that raise their heads from time to time; stately conifers and red alders with song birds singing from their branches... and even the winter rains and wind that provide indoor reflection time and a reminder of the majesty of nature. All of this I enjoy simply by living here.

**Improving the value of my house:** Living in a planned development with paved streets, curbs, gutters, storm drains, and underground utilities where most houses and lots are kept up to a high standard of care certainly increases the value of my home. Well kept grounds, lighted paths, and an easy walking path along the river, tennis court, pool, spa are all things that might resonate with potential buyers.

But living here means that we are governed

by rules and regulations and we pay assessments to maintain the grounds and common assets; pay for garbage and recycling, yard pickup, and accounting. Our general assessment of \$220 per quarter is lower by far than other HOAs in the area. Koho is \$855 and Overleaf Village is \$675. Koho's assessment covers the exterior maintenance of each home, but Overleaf Village has very little common area and no pool, spa, or tennis court. Quiet Water is still a bargain even when adding the LCA assessments for maintaining the cabin garages, parking lots, paved paths and lighting.

The HOA runs smoothly when there is an engaged board and member volunteers working together to shoulder responsibilities. But lately, more and more of the work is done by fewer and fewer volunteers. What are your ideas to help with the governance of Quiet Water? Are you willing to serve on the Board or perhaps a committee for the pool and recreation area, or as a contract manager, or financial secretary. We all play an important role in the livability of this place. Please let Nan know where you are willing to serve.

In the meantime, please understand that the general assessment will have to rise when operational costs and about \$5,000 for reserves are more than the money we collect. We have had a bit of a breather with two years of savings on pool operations, but now work that must be done is coming in higher than previously estimated and wages and fuel have gone up.



## Agenda Items, Budgets, and Annual Meeting

NAN SCOTT

In March, the Board will work on drawing up a budget for the next fiscal year beginning June 1, 2022. Then In April, the Board will meet to decide if our annual meeting can be held in person this year. We are hoping that will be the case. Normally our annual meeting is the second Saturday in June, but the date will be decided at that April meeting.

Please consider placing yourself in nomination for the Board or nominating someone else who has agreed to serve. Bob Noble and Nan Scott will have completed their 2-year term so those positions will be open for election.

Our Bylaws state that any item that requires a vote of the membership, must be listed on the agenda prior to mailing of the meeting packets in mid May. If you have a topic that you would like to have on the agenda, please submit it and any nominations to the board prior to April 10th.

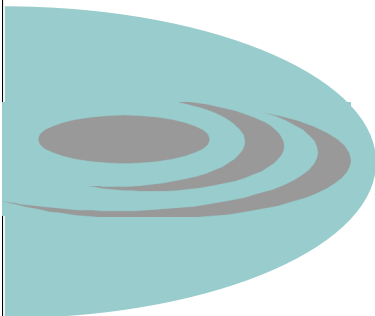
A Consolidated Fund Activity Report is presented below covering the first three quarters of our fiscal year. The balance in each fund is listed in the last column of the table. Complete financial reports of the association are posted on the web at:

<http://www.qwha.org/financial-reports.html>

### Consolidated Fund Activity Report June 1, 2021 through February 28, 2022

Account Name	Beg Balance	Receipts	Disbursements	End Balance
General Operating Fund	0	44,455	37,127	7,328
General Reserve	76,284		13,448	62,836
LCA I	27,282	4,350	8,623	23,009
LCA II	18,260	2,700	364	20,596
LCA III+				
LCA III Carports	898	840	0	1,738
LCA III Opera-	6,030	90	335	5,785
LCA IV	7,846	1,332	3,158	6,020
Riparian Restoration Balance	899	0	0	899
<b>Total</b>	<b>\$137,498</b>	<b>\$53,768</b>	<b>\$63,055</b>	<b>\$128,210</b>

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