



Getting From Here to There

NAN SCOTT

PHOTOGRAPHS BY NAN SCOTT

This has certainly not been an easy path from 1990 to 2021, but I believe that it has been a time of growth in understanding and the art of compromise as we wound our way through regulations, and corridor definitions seeking to bridge gaps between history and current, long term property owners and those who have recently purchased. As with any process, there is give and take on all sides, but with explanations, surveys, zoom meetings, test paths, questions and answers through to the final ballot measure in June that passed with a super majority of the 58 member-properties returning ballots, we were able to restore one of the most appreciated amenities of the association.

Yes, there were bumps along the way. Some objected to the board's decision to change the surface of the path section between 350 and 384 Combs Circle to make it mown grass rather than the 804 treatment, but the board felt that the affected homeowner had legitimate concerns and agreed to the request. The decision did not extend the scope of work nor increase the cost.

And there were hiccups in construction when the softer ground created a much wider path than specified, but the contractor worked many additional hours reshaping the width with hand tools, removing rock and back-filling with compost.



Grass will soon grow there to define the path at its specified width.

Many have expressed their appreciation for a comfortable walking path free of mole holes and trip hazards made entirely with natural materials, without plastics and within budget.

We will take on the next section of the path extension probably next summer. Bids will need to be solicited and a budget approved. There will be more hand labor to remove the grass and less excavation because there is already a good gravel base, but there are some unique issues to resolve first. And we will be monitoring the reconstructed path carefully during the winter season. Your comments and ideas are welcome.



Meet your New Neighbors

NAN SCOTT

Katie Nance, Patrick Orr, Marlowe and Lily



On a balmy July afternoon, I met Katie Nance on the back deck of their cabin at 368 Combs Circle. With a cool breeze and birds chattering, we had a delightful chat.

Katie and her family moved to Yachats from Los Angeles in late June and have been easing into the challenges of a smaller living space for a family of five: Katie, Patrick, Marlowe (3), Lily (6), and Roody (11)- the dog. But all with a marvelous free-spirited attitude.

Both born and raised in Oregon, they have visited Yachats several times in the past and occasionally came to Quiet Water with their aunt who is a very good friend of former owners, Linda and Lee Powell. On one occasion, Katie remembers remarking “if you ever want to sell this place...” Funny how life happens like that.

Patrick owns his own business called Uniq Materials which specializes in commercial flooring. Katie has been in advertising for many years and currently works for Media Arts Lab. She manages a group of between 70-90 creative peo-

PHOTOGRAPHS BY NAN SCOTT AND KATIE NANCE

ple who design the advertising for Apple. As if that were not enough, she is also a Transition Coach, helping people navigate life’s changes.

But work is not the main focus for these two - family is most important. They value laughter, quality time, and adventure. “Right now our life plan changes with the wind”, Katie says. They are deciding if the wind takes them to Portugal, El Salvador, or somewhere in between this winter. But the intention is to spend 4-5 months a year here in QW. Marlowe and Lily are in for some good memory building experiences.

Both Katie and Patrick are surfers and getting in to the cold ocean after LA’s warm waters is a challenge, but they are undaunted. Another hobby they share is food. Patrick will attend a culinary school in Ireland next year and Katie loves to bake sour dough bread and make other delectables from scratch.

Fun-loving and curious, Lily and Marlowe are a breath of fresh air to Quiet Water and its older population.

I know you will enjoy getting to know this active family in the months ahead, but after the interview I felt the need to go home and take a nap. I was exhausted!

Welcome to Quiet Water, Patrick, Katie, Lily, and Marlowe — and Roody too.



Advisement—City Lighting Ordinance

LOREN DICKINSON, DESIGN REVIEW COMMITTEE CHAIR

Quiet Water has traditionally been a “dark sky” community. In the past, most homeowners have turned off exterior lighting at reasonable hours and overnight to maintain the privacy and enjoyment by their neighbors. Unfortunately, recently there appears to be a significant deviation from this tradition.

The City of Yachats has recently passed a new **Lighting Ordinance** (Ordinance 368, Yachats Municipal Code 9.42). Among other items, this ordinance addresses “Trespass Lighting”, which essentially is light generated on one property that shines into other properties. The Ordinance defines Trespass Lighting as:

“Light Trespass/Trespass Lighting” means any light emitted from an outdoor luminaire that either shines directly beyond the property on which the luminaire is installed or indirectly shines beyond the property on which the luminaire is installed ... See Figure 4 in 9.42.020.”

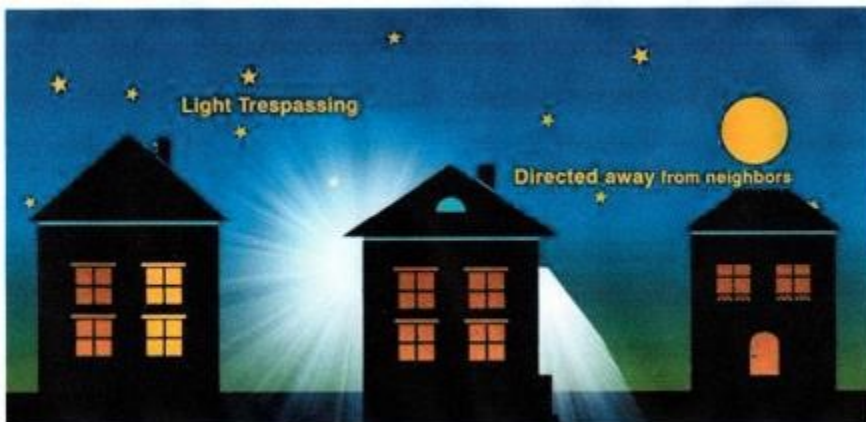


Figure 4. Light Trespass

What does this mean for QWHA?

Until the one year time for compliance comes into effect, the Ordinance will be complaint-driven, with remedies as prescribed in the Ordinance.

Complaints by owners of neighboring properties might be avoided by making sure porch lights and other exterior lights are turned off at a reasonable hour – perhaps 10 PM to 10:30 PM, and that the lights are turned off when they leave. If occupants need to go outside after dark or return home after those hours, it certainly would be appropriate to leave lights on for safety as long as lights are turned off once inside. Rental agencies dealing in rental properties within Quiet Water should make note of this to renters and to maintenance personnel. If you rent your property, please inform your rental agent of these recommendations to avoid complaints about your property.

There is one other related subject that is covered in the ordinance - "glare", which is produced by open unshielded fixtures and is a component of trespass lighting. If one was to put their lights on after dark, go across the street and look ... If their lighting looks bright, you can see the bulbs, and there is "glare" present, your lighting would be trespass lighting. Drawing curtains or blinds after dark should prevent glare to your neighbors from any interior lights.

If you need more information you can view the Ordinance on the City's website:

<http://www.qcode.us/codes/yachats/>

Select Title 9, then choose Chapter 9.42

Quiet Water Design Review will be checking new homes and remodel applications for compliance with applicable portions of the new ordinance.

Your effort may avoid complaints, and will certainly make neighbors happier.

Debris Management

NAN SCOTT



Caption: Peggy Gray, master gardener and energizer bunny, is sorting and sifting compost for your use.

Have you noticed the area behind the tennis courts where limbs and yard debris used to be stacked 5 or 6 feet high? That has all been cleared now. The fire danger has been reduced and we are starting a fresh approach. KT, our site manager and Board VP, Doug Johnson have devised a plan to prevent debris buildup and save some money in the long run.

But to make this work, we need your help and cooperation.

The New Protocol

- Woody debris and vegetation will be collected directly into the dump trailer.
 - “If it grows, it goes” – this includes twigs, branches (no larger than 3” in diameter and 3’ in length), grass clippings, weeds and plants with soil removed
 - Should NOT include logs, rocks, dirt or clods, lumber, painted or treated boards
 - You can take the debris there yourself if you wish, but KT will continue to make the rounds to collect what you have set out near the curb or river path
- Soon after the trailer is full (estimated about every two weeks on average – less in the winter time) KT will take it to the Dahl dump site.
- Dry leaves and grass clippings ONLY can be placed in THIN layers in the composting bin. If the composting bins are full, place leaves and grass clippings in the trailer.

Doing the ‘Rounds’

If you would like for KT to pick up your yard debris, It is important that you place it either at the curb of Combs Circle or Jennifer Drive or along the riverside foot path. If you place it anywhere else such as in a common area that is not associated with any house, in carports or parking lots or up next to your house, it will likely be missed.

Until the pruning and weeding dies down, KT will be doing the rounds twice a week, USUALLY on Monday and Thursday. The time of day may vary and sometimes flat tires or schedule conflicts or illness will cause shifts in the days. If there is a lot of debris and the trailer is full, your pickup may be delayed until the trailer can be taken to Dahl and emptied.

Please be patient. If the pile has been placed correctly but has not been picked up for 10 days, you can contact Nan Scott with your house address and the approximate location of the debris pile and she will see that it is removed in the next scheduled round.

Debris collection is not the only thing KT is responsible for. Path lighting, gutter cleaning, tree limbing, leaf blowing, drain clearing, glass recycling, equipment repairing are all on her list. She often takes care of things not on her list to forestall future problems.

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This and That

What about the pool?—The pool has remained closed for the second season in a row to the disappointment of some. The board is hoping to re-open next year if the pandemic can be controlled. But there are many things that must happen first to get the pool ready after such a long down-time. The biggest challenge we face is finding someone who can train in the spring to handle chemical balancing in the pool and spa and to be on site to clean the restrooms and vacuum the pool before opening each day and then check back every two hours while the pool is open to log and adjust chemical levels if necessary. The pay is \$3,000 for the season (usually mid-June through Labor Day). If you or anyone you know is interested, please contact any member of the board.

Pool Enclosure Repair—The repairs that were scheduled for this summer are on hold while we seek another contractor after the one scheduled withdrew.

Dogs in Quiet Water— Many of us enjoy our fur friends, but living in community requires a few rules for the safety of animals, birds, and people. Dogs must be on a hand-held leash at all times when not on your property. Most residents abide by this rule, but we have had some recent problems with renters. If you rent your home, please be sure that your rental agency and your renters are informed of the rule.

Outdoor Cats—With the passage of the ballot measure last June, the following rule is now in effect: “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”. Contact Jim Welch for enforcement provisions.

Work Parties and Work for Credit—In years passed, we scheduled work parties to take care of weeding and noxious plant removal as well as other jobs around Quiet Water to spruce up the place. (See pictures next page) However, with covid restrictions, it has become more and more difficult to organize one. For larger jobs, we may still do that, but with Covid distancing restrictions still in place, we have a list of tasks suitable for an individual or household. Jobs are listed on the QW web as “Loren’s Chore List” (<http://www.qwha.org/lorens-chore-list.html>). It can be found from the home page of QWHA.org under the “More” tab at the far right. Contact Loren Dickinson for an explanation of the location or the plants involved. Also please tell him when a task is complete. These jobs can be done on a volunteer basis or contact Nan Scott to set up a Work for Credit plan whereby your quarterly assessment is reduced by \$12 for every hour of approved work.

Check the web site (QWHA.org) for minutes and a complete financial report.

Consolidated Fund Activity Report for July 2021

Account Name	Beg Balance	Receipts	Disbursements	Transfers/JE's	End Balance
General Operating Fund	10,286.05	14.80	4,796.96	0.00	5,503.89
General Reserve	76,283.97	0.00	1,100.00	0.00	75,183.97
LCA I	28,149.60	0.00	85.68	0.00	28,063.92
LCA II	19,133.18	0.00	85.68	0.00	19,047.50
LCA III+					
LCA III Carports	1,178.21	0.00	85.68	0.00	1,092.53
LCA III Operations/Paving	6,034.56	0.00	0.00	0.00	6,034.56
LCA IV	8,270.06	0.00	162.98	0.00	8,107.08
Riparian Restoration Balance	898.58	0.00	0.00	0.00	898.58
Total	\$150,234.21	\$14.80	\$6,316.98	\$0.00	\$143,932.03

Work Parties Can Be Fun

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PHOTOGRAPHS BY NAN SCOTT

We do know how to have fun when we put our brain and brawn to the task as these pictures attest, but this work party to refurbish the playground took place about 10 years ago. Some are now pushing 80 and some are even pushing daisies. To be sure we are not getting any younger.

Are there any among the newer generation of QW property owners who would be interested in organizing and/or participating in volunteer work parties. If so, please let Nan Scott or Loren Dickinson know. Some of us in the "old guard" may still be willing to help depending on our supply of time and ibuprofen!

Volunteer work parties are a wonderful way to build community and hold down expenses.

Playground Refurbishment



Before



Laying Ground Cloth



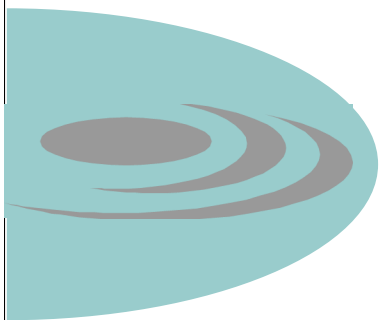
Spreading Mulch

Workers: Loren and Sherry Dickinson, Doug and Joan Johnson, Lance and Mary Johnson, Wally and Christine Orchard, Nan Scott, Barbara Schenewark.



After

Quiet Water Homeowner Association



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