

Ripples



Quiet Water Homeowners Association Newsletter

June 2015

The Pergola Has Been Refurbished

Dan Motley



The Pergola located in LCA I has been refurbished, with financial contributions from most LCA I owners, as well as others from QWHA, labor volunteered by QWHA owners, their families, and Brad Webb of BDW Woodworks, and lunch provided by Linda Tweto-Johnson and Katie Koestler. Copper caps have been placed on the reused upright posts, and all new cedar rafters, support beams, railing, railing supports, and balusters have been installed. Stainless steel hardware was used in all instances. The structure lasted over 30 years as it was; with the materials used in refurbishing, it should last even longer.

Quiet Water once again has the benefit of this structure thanks to the collective efforts of many QWHA-related individuals and the magnanimous time and expertise contributions of Brad Webb (BDW Woodworks), as well as obtaining the materials for us at his cost. This community project could not have taken place without his help.

My thanks goes to the DRC, for granting our group permission to work within the common property, the Board for its guidance on scrap disposal, and my fellow QWHA owners for their love of the pergola. We are so proud of our newly refurbished pergola and the tone it sets for Quiet Water as a whole.



Contributors in alpha order of funding, labor and tools: Anonymous; Alan & Mary Aulie; Don & JoAn Hunt; Doug Johnson; Phil & Stephanie Kimmel; Katie Koestler; Jim & Sally Maxwell; Martha and Dan Motley; Jason & Julie Motley; Dennis & Valorie Schuelke; Linda Tweto-Johnson; Dan & Marilyn Wybenga; Brad Webb (BDW Woodworks). "Funding" included pergola materials; a gift certificate for Brad Webb (who got us all the materials at his 'builder' cost and donated all his tools and professional expertise); and furniture/decor for the rebuilt pergola.

QWHA Annual Meeting, Saturday, June 13

The annual meeting of the Quiet Water Homeowners Association was held Saturday morning, June 13, at the Yachats Commons. Joan and Doug Johnson provided coffee, tea and refreshments. Among the items covered in reports from the Board or raised for discussion during the meeting:

- Repaving of the LCA parking lots (likely after Labor Day)
- Electrification of LCA IV to provide lighting on paths, driveway and garages
- Signage to be posted at the boat launch
- Use of the pool for swimming lessons and related insurance matters

For further details, draft minutes of the meeting are available at www.qwha.org under "Minutes."

Paul Haley was thanked for his service as Board secretary. Bob presented Paul with a Walama Restoration T-shirt and a restaurant gift certificate purchased by his fellow Board members.

Following the meeting, folks gathered near the Quiet Water pool for the potluck.



2015-2016 Board of Directors

The annual meeting included elections. Bob Noble, Wally Orchard and Mary Wiltse were re-elected, and Sherry Dickinson was added to the Board, replacing Paul Haley. Now, three of the four Board members live in Quiet Water full time.

The Board will meet Tuesday, July 7, 2015, at 2:00 p.m. at the home of Mary Wiltse, 230 Jennifer Drive. Following is the Agenda:

1. Board position assignments
2. Financial report
3. Investment of QW funds in CDs and/or savings account
4. Allocation of interest income among QW funds
5. Reserve Study report
6. Site manager job description and supervision
7. Pool: renter usage/costs of pool; YYFAP swimming lessons; liability coverage
8. Electrification of LCA IV: go ahead?
9. Paving of LCAs: progress
10. Maintenance of records/documents: hard copies and files
11. Riparian Study report

2015—2016 Design Review Committee

Also elected at the annual meeting was the Design Review Committee (DRC) for 2015-2016: Larry Brice, Loren Dickinson, Stephanie Kimmel, Ann Noble and Isabel Prusinski. Loren will continue to serve as chair. His e-mail and phone number are: lorendickinson@gmail.com, 541-547-4559. In case you didn't know, here's a bit of information about the DRC and the important work it does for Quiet Water.

Guiding Values

- The Design Review Committee (DRC) will seek to build a sense of community through architectural design and landscaping, emphasizing that which we already share.
- The Committee will seek to promote, encourage and maintain natural zones in the common area.
- Decisions will seek to demonstrate a consideration for and incorporation of all member interests.
- Undisturbed areas for educational purposes and to encourage wildlife will be maintained.
- Fabricated items or structures, changes in topography and landscaping will be designed to minimize adverse impact on the common areas. Improvements will minimize the degradation of the natural environment.
- Safety needs will be considered when planting trees and making changes in the landscaped areas.
- Use of indigenous plants around home sites and in the common areas will be encouraged.
- The common areas will be managed and maintained in accordance with a master plan

Authority

The DRC derives its authority from Article III of the Association Covenants, Codes and Restrictions, Article III, Section 3.15 of the Association Bylaws, and directives from the Board of Directors.

It is subordinate to and accountable to the Board of Directors. In addition to the specifications found in the cited directives, the DRC is given the additional task to oversee the Common properties of the Association.

The provisions of the CC&Rs and the Bylaws will be respected as basic governing considerations.

The policies, procedures, practices and rules promulgated [in the complete DRC document] are applicable upon all members, their families and guests, as well as renters of members' facilities. They apply to new construction, remodeling, rebuilding or use of the common areas.

For more information about the DRC call Loren.

Sherry Dickinson . . . Quiet Water's Newest Board Member



Loren and I built our house here and moved in during October 2008. Until March of this year we'd been part-time residents, spending the rest of the time in Arizona. Now that we are full time residents, I felt the time had come to volunteer to serve the Quiet Water Community. This is a wonderful neighborhood full of interesting and talented people. I will do my best to serve them as a board member.

The Pool and Spa Are Open

The Quiet Water pool and spa opened June 13.

Pool and spa hours are as follows:

Monday through Thursday: 2:00 to 6:00 p.m.

Friday: 2:00 to 8:00 p.m.

Saturday: 10:00 a.m. to 8:00 p.m.

Sundays and Holidays: 10:00 a.m. to 6:00 p.m.

The last hour of the pool schedule is reserved for adults only.

Our thanks to Doug and Joan Johnson and Judy Line for attending to the many details of pool maintenance.

NOTE: It saves a good deal of pool maintenance if swimmers shower BEFORE entering the pool. If you rent your property, please notify your renters.



Quiet Water is again making its pool available to YYFAP (Yachats Youth and Family Activities Program) for Water Safety/Swim Classes Mondays, Wednesdays and Fridays, July 27 through August 14. Class times are 10:00, 11:00 and 12:00 noon. Each class is 45 minutes, and all classes will be completed before regular pool hours begin at 2:00 p.m. Quiet Water children or grandchildren are invited to participate, but they must register with YYFAP. Space is limited so if you'd like to register your child or grandchild, be sure to call YYFAP ASAP at 541-547-4599 and ask for Alice Beck.

New Site Manager, Rick Cave



Rick Cave signed on as the new Site Manager for Quiet Water in mid May. His background includes property management.

As always, the Site Manager is the person to contact if you want to report any damage, untoward occurrences or problems, etc., on the Quiet Water property.

Rick's cell phone number is 801-520-8606.

His e-mail: Ricksphone12@gmail.com