

Ripples



Quiet Water Homeowners Association Newsletter

March 2012

Quiet Friends

Quiet Friends is a social gathering of Quiet Water homeowners and renters. We meet for fun and food . . . (usually) the first Saturday of each month at 5:30 p.m. Anyone can host *Quiet Friends* in their home. Or, if you prefer, **The Hang Out** at **Mary and Lance Johnson's** home (567 Combs Circle) is also available as a venue. Call Mary at 541-547-5435 if you are interested in hosting *Quiet Friends*.

Upcoming Dinners . . . April, May and June

(Second) Saturday, April 14, Katie Koestler is hosting a soup dinner at **The Hang Out**.



Guests should bring salad, side dish or dessert.

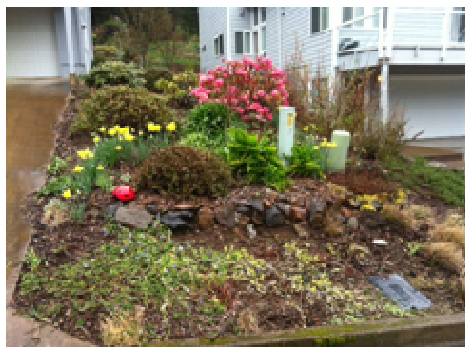
RSVP to Katie at 541-961-3209 by April 9.

Saturday, May 6, Bob and Ann Noble are hosting dinner at **The Hang Out**.

Mexican lasagna will be served. Guests should bring salad, side dish or dessert.

RSVP to Ann at 541-342-6326 by May 1.

The June gathering will be a poolside potluck after the Quiet Water HOA meeting.



**Signs of Spring in
Quiet Water**



From the Quiet Water Board of Directors

Your Board of Directors had its quarterly meeting on Saturday, March 3, so this is a good time to bring you up to date on news and developments that may affect you.

River Bank: Late last year, we commissioned **Walama Restoration**, a Eugene-based non-profit, to develop a plan for the restoration of our river bank. They were instructed to produce a plan that would enhance the ecology of the riparian area, limit the erosion of the bank,** allow for viewing of the river from the path, and comply with the City's ordinances as they relate to the riparian zone. Walama has now delivered a detailed plan with a complete list of plantings and procedures.

The board is fully in favor of the plan, and board member Paul Haley has begun working on a budget for implementing this plan. We hope to obtain funding in the form of a grant from the Oregon Watershed Enhancement Board, which may cover most of the implementation cost. Paul and Walama are currently working together to write the grant proposal. By the time you read this, we hope to have the plan posted on the Quiet Water website for you to inspect.

Meanwhile, the plan was presented to the City on March 8, and was approved by a unanimous vote of the council. For many years the river bank has been a divisive issue in our association; we feel now that things are moving in the right direction and that more of our members are appreciating the need for urgent erosion control measures.

***Recent winter storms have had a dramatic impact on the river bank, speeding up erosion and washing out the big nurse log that was protecting the bank at the southwest corner of Quiet Water (this log is actually shown on the Quiet Water map in the association directory).*

Reserve Study: Board member Bob Noble has worked with Greg Scott to produce a reserve study for all structural assets in the common areas (pool area, tennis court, playground, equipment shed and contents, as well as LCA carports, paths, parking areas and lighting). It is important that the reserves are adequately funded through the quarterly assessments in order to avoid the need to borrow money, or have large special assessments, when major structures need to be repaired or replaced. The study has shown that there are no major deficiencies in our reserves, other than in LCA 1. LCA 1 reserves were severely depleted recently, mainly by the cost of repaving the footpaths in that area.

Ideally, a reserve study should be undertaken on a regular (e.g., annual) basis, to take into account changing repair and replacement costs, as well as the shrinking time window before repair or replacement will be needed. For several years, there have been no assessment adjustments based on a detailed reserve study, and LCA 1 turns out to have been hardest hit in the interim.

The board hopes to meet with affected owners in the near future, provisionally on April 21, so they can be fully informed and have an opportunity to be heard, before a decision is reached on how to make up the shortfall in the LCA 1 reserve funds. A notice of meeting and an informational packet will soon be mailed to all LCA 1 members.

Treasurer's Report: Your treasurer, Nan Scott, presented some excellent news in her quarterly report. When we took back our management from Northwest Community Management last fall, our expenditure was running well ahead of the budget. The board has made every effort to contain costs, and has been assisted in this by several of our members who have generously donated many hours of their time to keep things running smoothly. As of March 1, with 75% of the financial year behind us, we have spent only 65% of the budget for the year. We are confident that we will come in well under budget on June 1.

Continued on next page.

From the Quiet Water Board of Directors, continued from previous page

Other News: We have again contracted the services of Steve Smoley to do the mowing for the coming season. He did an excellent job for us last year, and we are pleased to have him back. We renegotiated our contract with him, resulting in annual savings of approximately \$8,000 over the previous contract. We expect Chad McQuade to continue as our Site Manager. Chad tends to be most visible in the summer months when his duties include responsibility for the pool, but we anticipate that in future we will see more of him in the winter months as well, as we plan to expand his contractual duties.

If you live on site, you have probably noticed the new path lighting. These are compact fluorescent lights, which are lower wattage than the incandescent bulbs they replaced. The photocell sensors on all common area lights have been replaced, with the result that the circuits do not remain on unnecessarily during daylight hours. The resulting energy saving has been significant.

We have been asked to make the Quiet Water pool available for swimming lessons that form part of the Yachats Youth and Family Activities Program (YYFAP) summer activities. The aim of these lessons is to teach local children how to swim. The lessons, about six to nine in number, will take place outside of our normal pool opening hours, and YYFAP will bear the cost of liability insurance and all incidental expenses such as extra pool chemicals. Two of our members, Mary Aebi and Joanne Kittel, will provide the instruction on a volunteer basis. YYFAP programs have been allowed the use of our pool on several previous occasions over the last ten years or more, and no problems were experienced. The board feels that this is an excellent opportunity for us to display some civic spirit, and has enthusiastically agreed to the YYFAP request.

Got Questions?

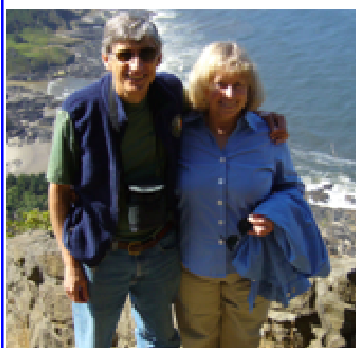
For Our Board of Directors or Treasurer . . .



- Wally Orchard: worchard@peak.org
- Paul Haley: phaley5@comcast.net
- Ken Aebi: kenequitablestafetygroup@earthlink.net
- Bob Noble: bnoble1999@msn.com
- **If you don't use e-mail**, you can call Wally at 541-547-5474.
- Nan Scott, Treasurer: Nan.Scott@oregonstate.edu

Reminder . . . Board President, Wally Orchard, is not our Site Manager. Chad McQuade is our Site Manager and is the first person to contact whenever there is any problem with the Quiet Water grounds or buildings. Chad's cell phone is 541-961-9488 and his e-mail address is quietwaterguy@gmail.com.





Hi Neighbors . . . Wally and Christine Orchard

It was exactly five years ago that Wally and Christine quit their jobs, sold their Olympia, Washington, house, packed up their cat, Louis, and moved to Yachats where they now live full time. Both were ready to take an early retirement, and Wally has a passion for growing South African orchids that grow best in a cool, moist climate. Hello, Oregon coast.

Besides tending to his orchids, which are housed in a greenhouse in Florence, Wally regularly works with the Yachats Trail Crew and heads up the Yachats Invasive Plants Subcommittee (YIPS). Each of those commitments requires one Saturday morning per month of some serious manual labor.

Christine has been a member of the Yachats Planning Commission for the past four and a half years as well as Quiet Water's financial secretary for most of the time they have lived here. Louis also plays a key role in Quiet Water's responsibility is keeping the rodent population under control.

Both Wally and Christine are avid bridge players; much of their time is spent playing bridge in Newport and Gleneden Beach as well as going to tournaments around the state. Wally is president of the Newport Bridge Club, and Christine is editor for a bridge newspaper that is distributed to 2,000 bridge players in Oregon and parts of Washington and California.

And, as of last June, Wally has been president of the Quiet Water board. Serving as president has given him the opportunity to meet and get to know many more Quiet Water residents, as well as some challenges: bears tipping garbage dumpsters, flooded parking lots, irate renters, non-working path lights, and a new pool area motion sensor that sounded the alarm at all hours of the night which was quickly dismantled!



A Message from Jeannine Janson, Editor/Publisher of *Ripples*

Yikes! Has it really been five (FIVE!) months since the last issue of *Ripples*? In that issue (September/October) I wrote, *Recently, Wally Orchard asked if I would be willing to produce the newsletter more often than quarterly. I said "yes," so future issues will be more frequent, possibly monthly.*

I can't believe Thanksgiving and Christmas 2011 have come and gone (without a *Ripples*), let alone that it's March of 2012!! But, such is the case. However, as I prepare this issue, I am also drafting the next one, with a view toward a nearly-monthly *Ripples* for you.

I will also be preparing a new Membership Directory, so please let me know if any of your contact information has changed. You can call me at 541-547-4369 or e-mail me at jeanninejanson@aol.com.

Hi Neighbors . . . Mari Irvin, Jeannine Janson and Mary Wiltse

Mari Irvin and her partner, Jeannine Janson, live at 187 Jennifer Drive. Mary Wiltse lives across the way at 230 Jennifer Drive. Mary and Mari are sisters (no, not twins).

Together, Mari, Mary and Jeannine own *Mari's Books and . . .*, located in downtown Yachats at 265 Highway 101, between Judith's Kitchen Tools and Planet Yachats. They opened the bookstore six years ago (March of 2006) in the much-smaller space next door at 271 Highway 101. According to Jeannine, she works behind the scene, and Mari and Mary have made the store the success that enabled them to move to their current, larger space in 2010.



In 2006, they opened the bookstore in the little blue building. In 2010, they moved next door.



Mary, Jeannine and Mari

Backstory . . . Mari bought her home at 187 Jennifer in 1996 after visiting her sister-in-law, Dorothy Butler, at Combs Circle. At the time, Mari was still teaching at University of the Pacific in Stockton, California, but planned to retire in Yachats and make true her dream of having a small bookstore. So initially, Mari and Jeannine only vacationed in Yachats. It wasn't until January of 2006 (when they saw a "For Rent" sign in the small shop space they'd admired over the years) that they decided to move here full time and, together with Mary, open the bookstore. At the time, Mary was still living in Eagan, Minnesota; but she came to Yachats so often to work in the bookstore that in 2009 she decided to move here . . . right about the time 230 Jennifer went on the market!

Before Yachats and the bookstore . . . Mary was born in Sibley, Iowa, raised in Eugene, and lived most of her adult life in the Midwest. She has been a nursing professor and, more recently, a Lutheran pastor. Mary is a widow. Her daughter Kari and her husband live in St. Paul, Minnesota. Her son David and his family split their time between Iowa and Turkey. Mary serves on the YYFAP Advisory Board.

Mari was born in Jamestown, North Dakota, and has lived in Iowa; Oregon (Corvallis and Eugene); Nevada; Illinois and California. Before teaching at UOP for 20 years, Mari was a public school special needs teacher and a school psychologist. Her son Brian and his family live in Sunnyvale, California, and her son Paul lives in Seattle. Mari has been a member of the Yachats Parks and Commons Commission since 2006. Mari has also served on the Quiet Water Board of Directors.

Jeannine is a native San Franciscan and worked there as a secretary in law firms for 35 years. Here in Yachats she works part time as the Administrative Assistant at the Presbyterian Church and has served on the YYFAP Advisory Board. Jeannine and Mari met at St. Francis Lutheran Church in San Francisco and were married there in 1998.

The "three ladies" of *Mari's Books and . . .* love their bookstore and life in on the Oregon coast.