

Ripples



Quiet Water Homeowners Association Newsletter

EXTRA! EXTRA!

Bullet Points from the Board . . . and a Few Other Items . . .

Our Board of Directors met Saturday, August 25.

Following are some bullet points of interest from Board President, Wally Orchard . . .

- **Repairs to the carports in LCAs I, II and III have now been completed.** Most of the damage that was addressed was dry rot to the siding. The work was undertaken by Brad Webb, a local contractor who has previously worked in Quiet Water. As the repairs progressed, and as offending vegetation and soil were removed from around the base of the carport siding, more areas of rot were uncovered. It was decided to go ahead and repair all these additional spots, raising the cost of the repairs. The plus side is that Brad's methods and materials will result in an end product that is much better than the original, so we expect the remaining life of the carports to be greatly extended. Once the repairs are complete, a painter will be called in. Volunteers have already put in many hours of work in creating shallow trenches around the carports, in order to prevent soil-wood contact in the future, but more work is needed (see below).
- **The parking areas in these LCAs are also scheduled for seal coating.** This coating will extend the life of the paving for a few years, at which time the parking lots will need to be completely repaved. **The parking areas will be off limits for several days during seal coating, which is scheduled to begin on Monday, September 17.** Please ensure that you, your tenants and visitors are aware of this and remove all vehicles from the parking areas in good time.
- **At the August Board meeting, concern was expressed at the proliferation of invasive and noxious weeds** in Quiet Water. Some of the worst offenders are Himalayan Blackberry, Ivy, Scotch Broom, Clematis, Morning Glory, Crocosmia (Montbretia) and Holly. These can be found in common areas as well as private lots. Volunteers have been working on removing these weeds from common areas, and this will continue. However, it is up to individual lot owners to keep their properties clear of weeds. Not only are they an eyesore, but they may also be in contravention of the Yachats Municipal Code. Please do your bit to keep our neighborhood looking respectable. If your lot has weeds and you are unable to deal with them yourself, Yachats has many landscapers and other contractors who could do it for you. I can put you in touch with some of them. You may be surprised that Ivy, Crocosmia and Holly are on this list, as some people cultivate them in their gardens. However, these plants spread aggressively into areas where they are not wanted, so we recommend that they be removed. Some Quiet Water houses are also in need of some tender loving care. We remind you that homeowners are expected to maintain their lots and improvements to a standard commensurate with Quiet Water as a whole.

- **The garbage tubs have been fitted with chains** to prevent them being overturned by foraging bears, as well as chains to close the lids more firmly. The chains are secured with carabiners. Please be careful to hook the chain back in place after depositing your garbage. It is also important to bag all your garbage in order to minimize food smells that tend to attract hungry bears. So far, the system seems to be working well for all concerned, including Dahl Disposal.
- **Two volunteer work parties are planned for late September.** On **September 22**, Bob Noble will be organizing work on the trenches around the LCA carports. These need to be dug out, lined with landscape fabric, and filled with river rock. Then, on **September 29**, we hope to run our large pile of woody waste through a chipper. On both work days there will be opportunity for volunteers to do other (less strenuous?) work such as weeding, pruning, gardening and collecting leaves from paved areas. **These work sessions will begin at 9:00 a.m.**
- **Work for Credit.** Some funds are available to credit members' accounts when they do documented work in common areas. The two work parties in September will qualify as "work for credit" events. The rate is \$10 per hour. So, for example, if you do three hours for credit, your next Quiet Water invoice will be \$30 less than normal. Funds are limited . . . and, of course, you may elect to work without credit!
- **If you want to help with the upkeep of our grounds,** whether or not you "work for credit," there are opportunities outside of the organized work parties. For the most part, this would involve weeding, pruning and general tidying up in the common area and LCAs. The weeds you should target are Blackberries (ugh! – dig them out if possible, else cut them as short as possible), Ivy (ditto), Morning Glory, Scotch Broom, Holly (yes, Holly!) and Montbretia (the orange form of Crocosmia that is very invasive). It is important to avoid falling afoul of restrictions in the riparian zone, so just stay away from the river and stream side of our perimeter path. **"Work for credit" outside scheduled work parties needs to be coordinated with a board member,** so please contact one of us ahead of time if you are planning to put in some hours.

Quiet Water Board of Directors

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SAVE THE DATE . . . for these Quiet Friends Gatherings . . .

Saturday, October 6, at 5:30 p.m., in The Hangout at the Haffner-Johnson house. There will be a potato bar, with baked potatoes provided by your hostess, Mary H-J. You need to bring along all sorts of toppings and fixin's, and your good selves, too.

Saturday, November 3, in The Hangout, time TBA. The other Johnsons (that would be Doug and Joan) will host a soup and salad evening.

Dennis Brundell has suffered a stroke and is currently at the River Bend Hospital in Springfield. Family members are helping Elicia at home in Quiet Water. Our thoughts are with Dennis as we wish him a speedy recovery. Dennis would welcome cards: they can be sent to P. O. Box 382, Yachats, OR 97498.