

# Quiet Water Ripples



VOLUME 20, ISSUE 1

NOVEMBER 2020

## Ripples—A Newsletter Revived

If you have lived in Quiet Water for 5 years or more, you may remember a periodic newsletter that kept the membership informed of happenings and information in our neighborhood.

In an effort to improve communication, especially in this time of “social distancing”, at the last board meeting, it was

decided to revive this publication. Board member, Nan Scott, will put an issue together every couple of months with submissions and suggestions from other board members and the membership.

The newsletter will be posted on the web ([www.QWHA.org](http://www.QWHA.org)),

and a notice of publication will be sent via email to members. This will allow cost efficient distribution of a color newsletter complete with pictures and links to additional information.

If you have comments, suggestions or information, please send email to [Scottn@peak.org](mailto:Scottn@peak.org).

## River Access

NAN SCOTT



Perhaps our most cherished asset is the Yachats River that snakes its way through Quiet Water and on to the Bay. While the river itself is public, we are the stewards of the bank and access to it through Quiet Water.

Nature is constantly at work reshaping the channel, most of the time subtly and sometimes dramatically with storms and king tides. But we humans also play a roll. Climbing down the bank or



launching watercraft anywhere that is convenient is tearing down the structure of the bank and creating inroads for more rapid erosion.

The one and ONLY approved watercraft launch area is marked and designated with a sign east of the rail fence on the path and west of the point where the river turns its course toward the ocean. The bank is already low there creating an easy place to

launch. During the summer, craft can be left for **no more than 10 days** on any QW common property. Boats left beyond that time are subject to theft, storm damage, or enforced removal.

By Oregon law, the public is allowed to fish the Yachats River if they remain below the seasonal high water mark. However, they are not allowed to cross private or QW common area to get to the river.



## New and Former Faces on the Board

Without an annual membership meeting in June, the membership was not given the benefit of an introduction to the newly elected board members. When Wally Orchard and Sherry Dickinson decided to step down from the second year of their term, that left four open seats. Below, each board member was given the opportunity to introduce themselves and provide a photo if they wished.

**Rebecca Owen—President:** The newest member of the Quiet Water community lives and works at 312 Combs Circle with her dogs, Stink and Morty.

**Bob Noble—Vice President:** My wife (Annie) and I are retired now and have lived part-time in Quiet Water since 2010. Originally, we owned the cabin at 368 Combs for 8 years, but relocated to 174 Jennifer Drive in 2018. We also have a home in Eugene where we have family members, including two grandkids (ages 3 and 6), and where we both had careers. We love our QW neighborhood and the village of Yachats.



I have been serving on the Board off-and-on for the past decade; working to make sure we adequately maintain our common assets, encourage members to maintain their own property, manage our common expenses, keep our assessments low, and maintain our independence from a management firm for as long as possible.

I think the face to face meetings and events from the past were extremely valuable to allow us to get to know each other, create awareness of our common goals and interests, and impart the appropriate knowledge about safety, security, rules, and pending projects or initiatives. Unfortunately Covid has interrupted our normal activities. We look forward to the end of this pandemic so we can have more interaction with each other, especially to allow us to welcome those that are new and have joined us in the past couple years.

**Joan Cavin—Secretary:** Born and raised in southern Oregon, I grew up in Medford. In 1972 I moved to Eugene and have happily resided there since. I earned both my Bachelors and Masters degrees in Art Education at the University of Oregon. I taught Art in the Eugene School District for 34 years. Now retired, I split my time between Eugene and Yachats. My husband, Denny Cavin is mostly retired from his Insurance business. Together we have 5 children. All of them currently live in Eugene with the exception of our youngest who has been living in Brazil.



I love bicycles and have filled my house with bicycle images in every form. I don't ride as much as I used to, but my current bicycle has over 40,000 miles on it. In 2003 I rode solo across the United States and raised money for the Southern Poverty Law Center. These days you are more likely to find me knitting and reading.

**Nan Scott—Treasurer:** My husband Greg and I built our house at 480 Combs Circle in 1990 and made it our permanent home in 2003 after both retiring from OSU.



We are active in the Yachats community serving on councils, commissions, and non-profit boards. I am convinced there is no better place to live than in this beautiful, caring community.

You might encounter me out walking the paths and streets of Quiet Water with my dog Button. I don't know about the wisdom of getting a puppy at age 73, but he does keep me active. My creative passion is quilting so don't be surprised if you see my light on late at night.

# Quiet Water

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BOB NOBLE

The Website was originally created by member Greg Scott, but was later redesigned and improved by member Wally Orchard. The website ([www.QWHA.org](http://www.QWHA.org)) is the property of QWHA and Rebecca Owen is currently the webmaster.

The website [HOME](#) page has some information about the community with links to a map of Quiet Water (has address and general layout sketch of the entire community). The Home page also has links to a slide show (great photos by former member Kathleen Sand) and to a planning story about the QW Cabins. There is a tool bar across the top allowing the user to select a topic of interest.

[CONTACT](#) has all the phone numbers for those on the Board, Financial Secretary, DRC Chair, Site manager, etc. There is also the mailing address for mailing something to QWHA.

[MINUTES](#) has links to all the minutes from Board Meetings and Annual Meetings since 2011.

[REGULATIONS](#) has links to all QWHA governing documents such as: Oregon Statutes, By-Laws,

Accurate QW Plat (Lincoln County Tax Lot Maps) QW CC&Rs (Declaration of Covenants, Conditions and Restrictions), Quiet Water Community Rules, Information Sheet for Renters and Guests, Design Review Committee (DRC) Guidelines, Procedures, and Practices, and DRC Submittal Guidelines.

[FINANCIAL](#) has links to the Association financial documents: Annual and Quarterly Financial Reports, Annual Budgets, Reserve Studies, and Quarterly Assessments.

[RIPARIAN](#) has links to: Riparian Plan, Quiet Water Revegetation Plan, Riparian Restoration News, Yachats Municipal Code, Additional River Protection Standards, and City Permits 2010.

[CALENDAR](#) has information about current events, dates/times for board meetings, annual meeting, special meetings, pool hours, and information about work parties.

[MORE](#) has all kinds of information for you to discover, including old copies of Ripples!

The QWHA.org website has a wealth of information at your fingertips. Members are encouraged to explore it. Enjoy!

## Yachats City Council Poised to Adopt New Ordinance

BOB NOBLE

The Yachats City Council will decide before the end of the year whether to adopt a new ordinance (#368) regulating outdoor lighting. This follows public meetings (October 20, 2020 and October 28, 2020) and a public open house (October 28, 2020) held by the Yachats Planning Commission (YPC). The YPC has also forwarded a modified recommendation to the City Council as a result of those meetings and public input received.

What does the ordinance mean to you? For those of us living in QW, primarily it means that your outdoor lighting fixtures (over time) will

need to be downward oriented and lighting shall not extend beyond your property line. It appears that you will have one year to comply. New buildings, or remodels over 25 percent, will need to comply as part of the permit. Replacement of fixtures due to damage can be replaced like-for-like.

The QWHA Board will need to assess and implement necessary changes regarding lighting for the carport areas.

Continued on Page 4

## New Ordinance

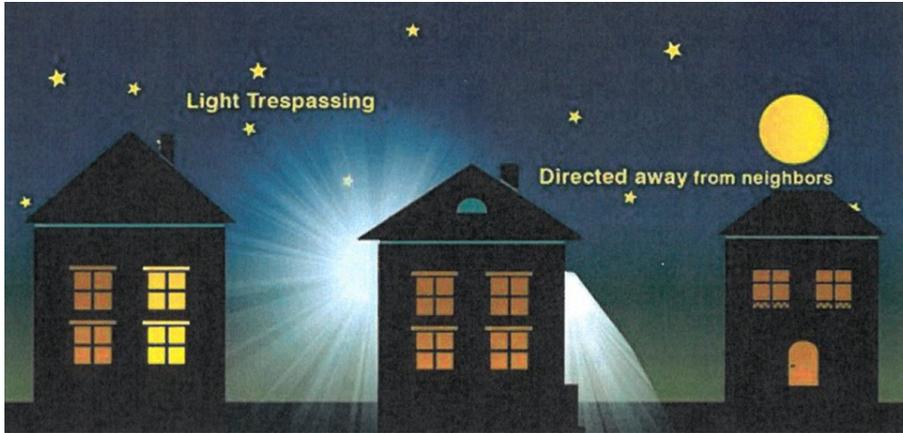
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Editor's Note

The City Planner's letter to the City Manager along with the proposed ordinance has a good explanation and has examples and typical type of fixtures. Here is a link to the letter and proposed ordinance:

<https://www.yachatsoregon.org/AgendaCenter/ViewFile/Item/1331?fileID=3575>

Many of our porch lights are the type that cause light trespass. Please be respectful of your neighbors and the dark sky and turn off your porch lights at 10:00 PM or when you come in for the evening but at the very least before you go to bed. You will be glad you did when you take a look at the beautiful stars out there!



Though not necessarily a part of the ordinance, members who rent their property or who are not here full time are asked to make sure that all lights are turned off before leaving the house. Inside lights that stay on especially from windows close to other properties can interrupt the sleep of your neighbors.

### AND HERE IS AN IMPORTANT DRC REMINDER:

If you plan to do any remodeling including outside repairs, repainting, or reroofing, QW rules require that you contact the DRC **BEFORE** you begin. Call Loren Dickinson at 541-547-4559.

## Recycling Update

NAN SCOTT

Items that Dahl will take as part of their curb side recycling do not include glass or containers with a deposit, so the board has made arrangements to make sure that these items are recycled appropriately. The red containers are for bottles and cans on which you have paid a deposit. Rebecca Owen is taking those for redemption and donating the deposit to Lincoln County Food Share. Clean, non-deposit bottles and jars can be placed in the black tubs. Nan Scott will collect them periodically and take them to the Dahl office in Waldport. The glass is then sent to Salem for recycling.



## Yard Debris Collection

NAN SCOTT

Curb side yard debris collection is a service offered by the association, but the board is still trying to find a suitable and reliable schedule for the site manager. Please be patient. The storms have created a backlog that we are trying to work through on a limited schedule.

In the meantime, if you have collected yard debris but are going to be gone for several days, please check the weather forecast. If high winds are predicted, please place your collection bags or containers inside your garage or secured so that contents will not be scattered if the wind picks up. We will notify you when we have a schedule.

# Information Sheet for Quiet Water Rental Units

At the request of the Board, Bob Noble has updated the information sheet for Quiet Water Rental Units. We request that all owners and managers of rental property in the development place the laminated sheet in a prominent place where it will be seen by renters.

**This information applies to us all, however, so we have included it below.**

**Garbage: \*There are recycling instructions posted at each site, please follow them explicitly.**

- Garbage containers are located in adjacent parking areas.
- **Green** containers are for household garbage. Garbage must be disposed of in closed plastic bags.
- Lid of garbage containers must be secured by the carabiner clip because there is an on-going problem with bears ransacking garbage containers.
- **Blue** recycling bins are for; \*some limited plastic, tin and aluminum cans, paper and cardboard. Do not recycle dirty food containers. Please break down cardboard to conserve space.
- **Red** containers are for bottles and cans that have an OR refundable deposit.
- All non-deposit **CLEAN** glass, including wine bottles, must be placed in the black tubs marked for this purpose.
- **If the nearest containers are full, use one at another parking area within Quiet Water.**

**Parking:**

- Only two vehicles per dwelling may be parked in designated off-street parking areas.
- Additional vehicles must be parked on-street.
- Neither owners, guests, nor renters may occupy RVs or tents on Quiet Water common areas, streets or parking lots overnight.

**Noise:**

- Loud or persistent noise that disturbs your neighbors or the community is prohibited.

**Pets:**

- Dogs must be on a leash at all times.
- Barking dogs that disturb the neighbors are not allowed.
- Pet owners are required to clean up and dispose of their pet waste.

**Swimming Pool:**

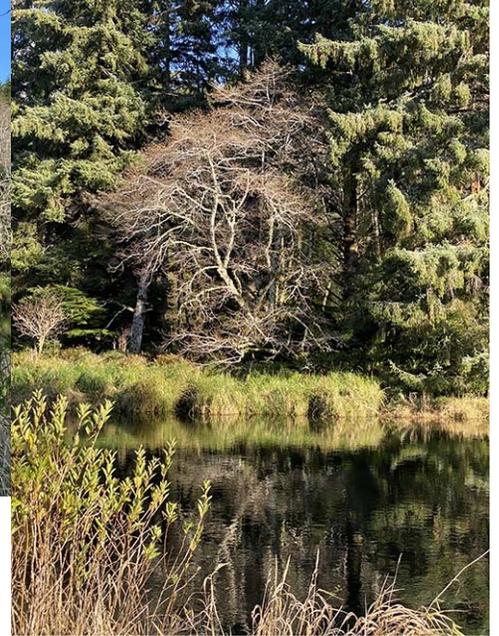
- Recreational facilities are for owners, their guests and renters. Guests of renters are not permitted the use of the recreational facilities.
- Members, guests and renters must abide by all rules.
- Children under the age of 14, must be accompanied by an adult.

**Boat Launch:**

- Access of boats and all watercraft to the river is allowed at the user's own risk, at the designated launch area only marked by a blue and white sign on the river path.

Adopted by the Quiet Water HOA Board of Directors  
March 26, 2016.  
Updated November 9, 2020.

## Autumn Sun on the River



## Future Features

In future editions of the Ripples, I would like to include interviews and introductions of new members as well as special interest articles.

Please take the time to drop me an email and let me know what you would like to see or if you would like to write an article for submission.

Thank you!

*Nan*

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