



# Ripples

An Occasional  
Newsletter

Sept 2017

## IN THIS ISSUE

### Property Sales

Yachats and Quiet Water houses and cabins have been selling well. In QW alone, there were twelve completed transactions in the last year and a half including the following:

Sept 2017 **141 Combs**  
(Ruane-Creasman) to James and Rechelle Johnson

Aug 2017 **232 Combs**  
(Dyball) to Justin Bauer and Kelsey McKee

July 2017 **272 Combs**  
(Schaefer) to Diane Ferree and Caroline McDowell

July 2017 **328 Combs**  
(Haley-Lichtenstein) to Lauren Roellig

April 2017 **216 Combs**  
(Cole) to Linda Reichel

Jan 2017 **110 Combs**  
(Unthank-Ferguson) to Jon Edwards

Nov 2016 **Lot 161 Combs**  
(Banks) to Peggy Gray

Oct 2016 **Lot 151 Combs**  
(Woods) to Peggy Gray

Sept 2016 **236 Jennifer**  
(Prusinski) to Kathryn Higgins and Jim Welch

Sept 2016 **228 Jennifer**  
(Welch) to Denny and Joan Cavin

July 2016 **522 Combs**  
(Schenewark) to Sergio Palleroni and Margarette Leite



Peggy Gray

### New Rental Regulations

Yachats vacation rental licenses are soon to be limited.

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### New Members

Five of our new Quiet Water neighbors have provided a brief bio of themselves and what brought them to Yachats. Fun reading!

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### Swimming Pool Thanks

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## President's Message

Quiet Water has a number of new property owners. Welcome to all of you.

Our association has a board of four directors that meets on a quarterly basis, along with our Treasurer. Our homeowners' association has an annual meeting every June, where elections occur and a budget is passed for the upcoming year. QW has several paid contractors: **Will Williams**, who does the mowing of common areas; **Jeannine Janson**, our Financial Secretary, who keeps track of finances, pays the bills, sends out assessments, etc.; **Judy Line**, the site manager who picks up curbside yard waste, keeps streets and parking areas swept up, +++; and a **pool manager** – this year that was Addy Stephenson, a local high-schooler.

### Our Finances



All Quiet Water property owners pay quarterly assessments. For developed properties the general assessment is currently \$200; for undeveloped lots it is \$100. Additionally, members in the four Limited Common Areas (LCAs) pay assessments that cover items like lighting, maintenance of carports/garages and paving of footpaths and parking areas. Separate accounts are maintained for each of the LCAs, and the LCA assessments vary somewhat from each other. In accordance with Oregon law, we carry out regular reserve studies to ensure that our financial reserves are adequate to cover future expenses. Overall, Quiet Water's finances are in excellent shape – we have around \$116,000 in cash assets. However, the accounts for the



LCA III carports and LCA IV are currently underfunded; the five members involved will likely see a modest increase in their assessments as from next financial year. For most of our membership, quarterly assessments should stay unchanged.

### Information Central

Quiet Water does have a website where you can find a lot of useful information. It is [www.qwha.org](http://www.qwha.org) Bookmark it! Among other things, the website has a complete set of our regulatory documents: By Laws, DRC Rules, CC&Rs, and Community Rules. The Community Rules (p. 8) make a particular point of identifying problems with the upkeep of lots in the association.

### Recent Property Improvements

Earlier this year the Board began a process for improving the maintenance standards of our buildings, lots, and common areas. A small committee inspected all areas in





the association, following which letters were sent out to members whose properties were considered deficient in any way. The majority of our members received a letter listing deficiencies on their properties and requesting rectification. The results have



been rather mixed! Some members have responded positively by removing invasive weeds, repairing and painting their houses, and clearing

unsightly moss from their roofs. Other members have ignored the letters, and at least one has actively argued against the requested corrective actions. We are deeply appreciative of those members who have remedied the deficiencies, and it doesn't take a Sherlock Holmes to see how much better Quiet Water is looking. On the other hand, we have been put in a difficult situation by those of you who have refused to act. Maybe I am beginning to understand why no sane person runs for election to the board of a homeowners' association! Actually, Loren Dickinson of the DRC has done most of the work of identifying deficiencies, writing letters and tracking the results. We thank him for taking on this mostly thankless job.

### **Common Area Cleanup**

The board put in a considerable effort in combatting invasive weeds along the river bank and in other common areas. Blackberry, ivy, morning glory and holly have been our major recent targets. Scotch broom, knotweed and tansy ragwort have already been reduced to a few stragglers. The board, with assistance from the Loren Dickinson of

the DRC, has also supervised the removal or pruning of trees that were causing problems for some homeowners. In removing such problem trees we have run over budget in LCA I, but it is important for management to provide all possible help to our homeowners so that they can get their buildings in good order.

### **Updating Our Covenants, Conditions, and Restrictions**

Quiet Water's CC&Rs were last changed in 1990. In the interim many new homes have been built, and technology has advanced in leaps and bounds. We feel that some of the provisions in the CC&Rs need revision, and we will be working on this in the upcoming months. We welcome any suggestions from the membership as to suggested changes to the CC&Rs. We realize that there are some inconsistencies among our regulatory documents. Changing the CC&Rs is more of a challenge than changing the other documents, so this is the key document from which other documents must follow.

Any change to the CC&Rs requires that at least 75% of the membership votes in favor. In other words, any non-votes actually count as "No" votes. It may be a struggle to get 75% of the membership to vote, let alone to get them to vote "Yes", but we feel it is important to get our documents up to date. We will keep the membership posted on specific developments.



Wally Orchard  
Board President

## Information for Your Renters

This summer, several issues involving noncompliance with our Community Rules were reported to the Quiet Water Board. Most of these issues involved renters, guests, or home exchanges. Many of the complaints were regarding dogs off leash. In one instance, a large unleashed dog attacked a small dog whose owner was walking with it on a hand-held leash. Other complaints were about noncompliant use of our swimming pool and parking in other residents' parking spaces.



I'm sure that we all wish to keep Quiet Water peaceful, happy, and safe for everyone. One

of the easiest ways to ensure this is by providing occupants of your property with the Information Sheet for Renters and Guests. It is available on our web site

<http://www.qwha.org> (and also at the end of this newsletter). It should also be made available to your vacation rental company, so they can provide it to renters. In addition, it is important for renters and guests to know the permitted places to park their cars.

The new vacation rental ordinance passed by Yachats City Council is strict. Although I have been happy to handle the complaints of Quiet Water residents, we will soon have recourse to take our complaints directly to the city.

I will be happy to answer any questions. You may contact me, Sherry Dickinson, at [sadladaz@gmail.com](mailto:sadladaz@gmail.com) or at 541-547-4559

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## Yachats Vacation Rental Regulations

Greg Scott, City Council Member

The recent city council changes to vacation rental regulations are the result of an attempt to seek a better balance between the interests of property owners who rent their Yachats homes and residents who have moved to Yachats seeking peaceful neighborhoods. The outcome represents more than 8 months of community discussion and council effort.

The ordinance requires the rental property owner to maintain accurate information in the city's online database in order to retain a rental license. All existing license holders must be able to login to their city account for their property to manage their contact information.

The city council has approved an amnesty program for property owners currently operating a vacation rental without a license. Application for amnesty must be made on or before October 15<sup>th</sup>, 2017. Information about the amnesty program, the vacation rental account process, and related documents can be at:

<https://yachatsoregon.org/Documents/Download/VR.pdf>



## Design Review Committee Report

Loren Dickinson, DRC Chair

### Improvement Letters Update

In April of this year, the Quiet Water Board issued 52 letters to property owners, requesting work to their properties, ranging from removal of invasive species such as ivy, blackberry, etc., to needed major repairs to their structures. Coordination of this effort was assigned to the DRC.

Of those fifty-two, 27 owners have fully completed the requested work. Another 16 owners have partially completed the work and have the rest scheduled.

Three property owners have chosen not to respond to the Board's request letter, and one property owner is in contention. An effort will be made to contact the non-responsive property owners by the end of September.

By far, the majority of property owners have commented positively about this property improvement request. It will result in a better Quiet Water community and will help all of us preserve our property values.

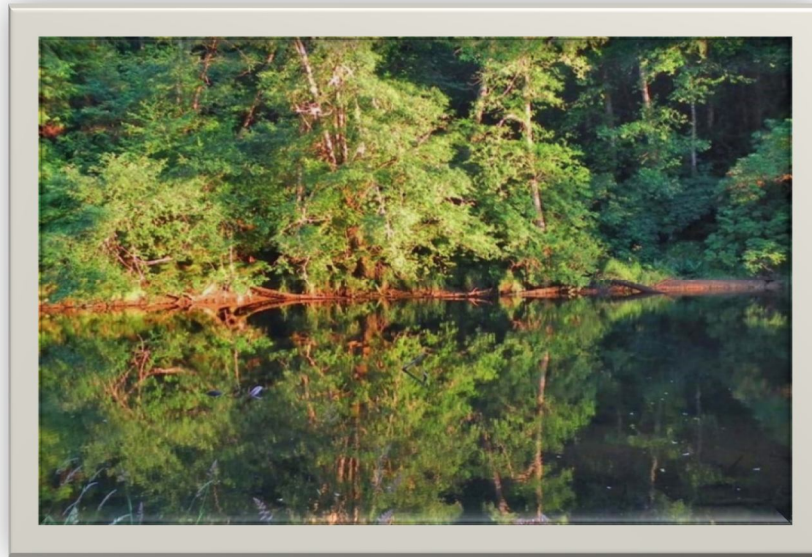
The DRC will continue to monitor the improvement progress, expecting that a high percentage of property owners will complete their requested work by Spring 2018. Most of

the work needing to be deferred until then is painting and roofing work, which cannot be easily undertaken during the upcoming rainy season.

### Document Review

The DRC, in conjunction with the Quiet Water Board, has undertaken a review of those

documents guiding design and construction within Quiet Water (that is, the CC&Rs, and the "Policies, Procedures and Practices of the Design Review Committee"). The intent of



this review is to update those documents to address the latest technologies, to clarify language where needed, and to eliminate inconsistencies between the two documents. The results of this review may be presented at the next annual QW HOA meeting in June 2018.

### General DRC Reviews

In addition to the above, the DRC undertook more usual DRC activities, such as review of tree removal and tree trimming in the Common Areas, review of color submittals by property owners, etc.



## New Quiet Water Property Owners

**Justin and Kelsey**



My husband, Justin, and I both grew up on the Rogue River in Southern Oregon, but have called Eugene home for the last ten years. That is also when we first discovered Yachats. We were driving down the coast after a stay in Newport and pulled off the highway to take our dog, Jewels, for a walk through town. I remember being taken by the rocky coastline, walking paths, and the cutest little library. We looked to each other, knowing we'd found a hidden gem.

We've returned many times since, always discovering more to love about this special place. Earlier this year, we discovered the Quiet Water enclave, marked by a painted wooden sign that understates what's hidden beyond, much like Yachats itself. Again, we shared the look, knowing we'd discovered something special. Cabins, in the true sense of the word, can be easily conjured in the mind but are hard to find in real life. Our dreams became a reality when we found ours. We hope to come as often as we can and share the magic with our friends and family.

We look forward to meeting you along the path. And if we aren't at Quiet Water, you can find Justin caring for zebrafish at the University of Oregon, Kelsey typing away from her office at OMRI (the Organic Materials Review Institute), and Jewels snoozing on a deck in south Eugene.

**Kathryn and Jim**



Kathryn and I are both recently retired from our businesses in Colorado. Kathryn is an herbalist. Her company, Motherlove, had its beginnings at her kitchen table over 30 years ago. The products that she made for herself while raising 3 daughters are now worldwide, and the company is run by her children. My background is in solar energy, having owned companies in solar thermal and solar electric. My last company worked around the US, designing and installing commercial and utility scale solar power plants.

Our arrival to Quiet Water was serendipitous. We were thinking about a second home somewhere on the Pacific coast (Canada to Mexico). Last year we did a trip down the Oregon Coast and on our last night before we flew home to Colorado, we decided to spend it in Yachats. Driving around, we saw a real estate sign in Quiet Water. We were very drawn to the area – the closeness to the river, as well as to the ocean. Linda Wilson of Emerald Coast showed us a couple of houses. We fell in love with 236 Jennifer and decided to place an offer as soon as we got home. Alas, that day it went under contract, but then the next day it fell through. It was meant to be ours. Within a week of returning to Colorado, we negotiated a contract and 3 weeks later had the keys to our house.

We love the "Quiet" of Quiet Water and truly appreciate our neighbors controlling their dogs and cats (unlike Colorado). I am a birder and kayaker, and we enjoy the beaches for beach combing, sunsets, and photography. We love the music at the Underground Pub every Thursday night and invite all of you to join us for dancing.

## Peggy Gray



Most everyone in Yachats knows Peggy and her magnificent garden next to the Yachats River Bridge.

For several years now, Peggy has been an honorary member of Quiet Water for the many hours of landscaping work she has done in QW (gratis!) alongside Joan Johnson. Now she is a full-fledged QW property owner. You can see her home going up rapidly on Combs Circle. Peggy is keeping her second lot next door for another lot-sized gardening project!

Peggy first discovered Yachats when she and her husband, Tom, were vacationing here on their honeymoon in 1980. After visiting Yachats three or four more times, they retired—Peggy worked as computing systems analyst at U. of Colorado—and bought their house by the bridge in 1993. Peggy has always been an avid gardener (“there’s a picture of me, age two, watering my mother’s irises with a watering can”). So, two years later, she bought the lot next door and single-handedly has developed it into the beautiful garden it is today.

After Tom died, Peggy realized she wanted a smaller home and Quiet Water seemed just the right place to build it. The good news about her current home is that her daughter and husband will buy it and move there soon.

## Linda Reichel



Linda was visiting a sister in Roseburg over 26 years ago when together they vacationed in Yachats. She fell in love with Yachats then and kept it in her mind all these years as a dream to live here one day. Meanwhile, back in California, she had a job, and, soon afterwards, a husband, and four children (and now, she says, “a lot of grandchildren”). When her husband died in a plane accident several years ago, Linda knew that it was now or never. She has recently realized her long-time dream to live in Yachats.

Linda received a degree in Forest Management and initially worked as a forest ranger. When she met her husband and married, she moved to Cambria, where he was working. There she worked as a guide at Hearst Castle, a reservationist at San Simeon Pines Seaside Resort and a substitute third-grade teacher. Linda also writes fiction, although she says she is still looking for a publisher.



## Rechelle and James Johnson



James, Rechelle, son James, one cat and one dog just moved to their new Quiet Water home two weeks ago. They came here from Tracey, California, where James is an IT clinical communication systems expert for UC San Francisco medical school. His job allows him to work remotely.

Together, he and Rechelle chose Yachats as the place they want to live—a peaceful life compared to the hustle and traffic of the Bay area. They had come to Yachats a couple years ago and rented a vacation home for a month.

While they weren't looking to buy specifically in Quiet Water, it was the modern, updated home with an ocean view and a separate office area for James's work that convinced them.



***Please note: The following message is information only and not a recommendation***

### A Message from DWN Security

DWN SECURITY is a private home security service that serves Yachats and south Lincoln County. Five years in the security business and eight years in Code Enforcement have given the owner/operator, Donald W. Niskanen, the experience that is critical to professional security services.

The basic service includes a daily or every other day "walkabout" of the property. All doors and windows are checked to make sure they are secure. Special care is taken to notice if anything is "out of order". Severe storm damage will be dealt with, so there is access to the property and structures are protected.

In the event of an intrusion, both the owner and the Sheriff's Department will be notified. DWN SECURITY will remain on the property until the Sheriff has concluded his inspection and the property is secured.

Feel secure while you are on vacation or away for other reasons, knowing DWN SECURITY is watching over your property. Rates are reasonable and excellent references are available.

Call Donald W. Niskanen, 541-547-3706, 541-961-6695 or email [dwn@peak.org](mailto:dwn@peak.org) to set up an appointment and schedule your service.



A thank you note Quiet Water received from Yachats Youth and Family Activities Program (YYFAP) after another successful year of swimming lessons.



**SWIMMING REALLY IS THE BEST PART OF SUMMERTIME!**

Dear Quietwater Friends and Neighbors

We are so very grateful for the opportunity to use the Quietwater pool for summer swimming! The kids had a great time in the water and became better swimmers thanks to your kindness and generosity. It has been a pleasure seeing the kids gain more confidence and water safety skills over the years that they've been able to swim in your pool.

The following information sheet should be posted in all houses or cabins that will be used by renters or unattended guests. A copy of this Information Sheet may also be found on the Quiet Water website QWHA.ORG under the Regulations tab.

## Information Sheet for Quiet Water Renters & Guests

### Garbage

- Garbage containers are located in adjacent parking areas.
- **Green** containers are for household garbage. Garbage must be disposed in closed plastic garbage bags. Lid of garbage container must be secured by the carabiner clip because there is an ongoing problem of bears ransacking garbage.
- **Blue** recycling bins are for plastic, glass, paper and cardboard. Do not recycle dirty food containers. Break down cardboard boxes to conserve space.
- **Red** containers are for bottles and cans that have an OR deposit.
- **If your nearest garbage containers are full, use one in another parking area.**

### Parking

- Only two vehicles per dwelling may be parked in the designated off-street parking areas.
- Additional cars may be parked on the street.
- Neither owners, guests, nor renters may occupy RVs, campers or tents on Quiet Water premises overnight.

### Noise

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

### Pets

- Dogs must be on a hand-held leash at all times.
- Pet owners are required to clean up and dispose of pet waste.

### Swimming Pool

- Open mid-June through Labor Day
- Recreational facilities are for owners, their resident guests or renters. Guests of renters are not permitted the use of the recreational facilities.
- Members and guests must abide by all posted rules.
- Children under age 14 must be accompanied by an adult.

### Boat Launch

- Access of boats to the river is allowed at the user's own risk at the designated launch area only.