



# The Breeze

March 2025



## Editor's Message:

**"Honor the Past. Celebrate the Present. Embrace the Future"\***

Bayshore has a long history. It began in 1963. At the time, Bayshore was mostly open space, with minimal houses and trees (see picture below). However, the clubhouse was built at the beginning of Bayshore to entice future buyers. That clubhouse has remained pretty much as it was built 60+ years ago. The interior has changed over the decades, but the outside has maintained much of the original look from when it was built. Nevertheless, our community has changed. New homes. New Board of Directors. New events. New challenges. As the quote above says, we certainly should celebrate the present and embrace what the future holds for us while we simultaneously honor our past.

For those of us who have not been in Bayshore for many of its years, though, it may be a challenge to honor the past when we don't know much about its history. To help address this potential void in knowledge, I plan to provide somewhat recurring stories about Bayshore's past. The purpose of these periodic stories will be to bring alive some of Bayshore's history. I'm pleased that the inaugural story with this theme is my interview with Dorothy Bogumil, a long-time Bayshore member. I am sure you will find Dorothy's recollections about her time here in Bayshore as fascinating as I do. By providing other stories on Bayshore's history in future Breeze issues, I hope that we all learn more about its past, while concurrently celebrating what Bayshore is today, and embracing and supporting what it will become in the future. Our past is important to know, as is our desire to move Bayshore to greater heights. Surely, we hope that one day, future Bayshore members will honor what we have done.

*Kenn Apel*



\*Steve Piscitelli

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## President's Corner



I have been staring at the flashing cursor for a while now. There is a lot to do and never enough time or energy. And heaven forbid that I get distracted by something shiny in the corner of my field of vision. A good leader knows how to delegate and use their team's strengths. Our office team has been an invaluable resource to me this year. Our facilities manager works quietly and tirelessly behind the scenes doing the heavy lifting that keeps the clubhouse and pool running. The majority of what these three do goes completely unnoticed. When they are working hard and things are functioning smoothly, the membership might not even notice. Behind the scenes, there is a constant flurry of texts, phone calls, and late-night emails. Undoubtedly, there are daily accomplishments that do not come to my attention. Perhaps I have been delinquent in taking this long to publicly acknowledge how valuable their contributions are to Bayshore. Presidents come and go. We are but figureheads, a rotating mask, a temporary face of Bayshore. If our volunteers are the heart of Bayshore, our staff is its backbone. Thank you, Kathy, Kathi, and Kirk.

## Seeking Candidates for the 2025 Board of Directors

The Nominating Committee is seeking candidates for the Board of Directors. This year's election will be held at the Annual Members Meeting on May 17, 2025, at 1pm in the Clubhouse.

For the 2025 Bayshore Board of Directors elections, we have the following openings: three Director positions, all of which are full 3-year terms (2025-2028). All Divisions are open except Division 4. Any member in good standing (all dues/fees paid) may run for these seats; however, there cannot be more than two individuals from any one Division on the Board.

Any member may request an application from the Bayshore office at [office@bayshorebeach.com](mailto:office@bayshorebeach.com) or you may call/leave a message at: 541-563-3040. All completed applications must be delivered to the office by 2pm on Friday, March 28th.



Needs You!

Why would you consider running?

- Get involved with the community and socialize with your neighbors.
- Unhappy with the current Board direction.
- Protect your investment. By volunteering in your community, you can help maintain property values and the quality of life firsthand.

The 2025 Bayshore Nominating Committee:  
Jeri Reinhart, Rob Wert, Roger Smith (Board Liaison)



Compliments of Karin Couch

# The Nature of Bayshore: Our In-Deering Residents (Part 2)

by Lynda Apel

In last month's Breeze, I began our in-depth look at our resident Black-tailed deer. I covered their physical characteristics, their various habitats, and how they communicate. Here I will address their eating habits, breeding behaviors, and share some information about their antlers.

Black-tailed deer are primarily browsers, with a majority of their diet comprised of leaves, twigs, and buds of woody shrubs. They also eat lichens, some grasses, seasonal flowering plants, blackberries, huckleberries, salal, grasses, acorns, seeds, fruit, garden vegetables, western poison oak, and mushrooms. Black-tailed deer are ruminants, which means they have a four-chambered stomach. Unlike cattle and elk, their digestive tracks are smaller in relation to their body size; therefore, they must be more selective in their feeding. Instead of eating large quantities of low-quality food, they must select the most nutritious plants and parts of plants.

Their breeding season normally occurs in November with a gestation period of about 203 days. Young does can breed for the first time when they are only 18 months old and adult does typically give birth to twins each weighing between 6 to 7½ pounds. They are usually born between late May and mid-June. Does live up to 15 years, while bucks live to about 9 years of age. Their higher mortality rate is due to hunter harvest and natural mortality related to reduced body condition caused by breeding activities.



The size of a buck's antlers is determined by genetics, nutrition, and age. Those that have a genetic predisposition to grow large antlers, consume high quality forage, and who survive to 4 years of age will typically grow large antlers. The antlers are a sign of fitness and are used to establish dominance among males. Most of the breeding is done by the larger, older bucks. After the breeding season, hormonal changes initiate the annual shedding of antlers, which generally begins during January. New growth usually begins in April and is completed by the end of August.



Compliments of Marilyn Flick  
(deer visiting her front yard)

There is no question that we have a variety of opinions and views about many topics here in Bayshore. Some of us may endure our deer even though they dine in our yard or drain our bird feeders. To help with this, I would suggest an internet search for safe ways to deter deer. Others of us may find deer endearing and enjoy watching them. Regardless of where you stand, it is interesting to note that deer symbolize rebirth, grace, and new beginnings. I believe this is something we can all appreciate about them.

#### References:

Oregon Department of Fish and Wildlife  
Naturalist.org

Western Association of Fish and Wildlife

# Spotlight: Kirk McClain, Bayshore Facilities Manager

A little over a year ago, October 2024 to be exact, Bayshore hired Kirk McClain to be its Facilities Manager. Members who attend Board of Director meetings likely know who he is because of his live reports to the Board. However, for many members, he may be an unknown. With this article, though, I hope to help you get to know him, including his responsibilities as the Facilities Manager and other interesting facts about him.

Unlike Bayshore's previous Facilities Manager (Bob Tunison) who was full-time, Kirk was hired as a part-time Facilities Manager. His main responsibilities are to provide help to the Board, maintain the clubhouse, provide groundskeeping to the clubhouse "front yard," and maintain the dog waste stations. Importantly, Kirk's duties do not include helping members with tasks outside of the clubhouse and yard. Nevertheless, Kirk has generously volunteered to help the Safety Committee and Bayshore members in case there is a prolonged power outage by ensuring the clubhouse is available for members to stay warm and dry.

Kirk's hometown is Livingston Montana which is on the longest undammed river in the continental United States, the mighty Yellowstone River. However, Kirk has lived in many different places including Livingston Montana, Lacey Washington, Nierstein Germany, Saudi Arabia, Kuwait, Iraq, McLeod Montana, and Lake Village Wyoming in Yellowstone National Park. His favorite place in the world, though, is Twin Lakes campground near Wisdom Montana in the Big Hole river valley.

When Kirk is not working, he has many interests. These include rock hunting, rock tumbling and cutting, crabbing, fishing, and shooting.



Luckily, he chose an ideal place to work because Bayshore and its surrounding forests and beaches are ideal for those first five interests!

Now, for a very interesting fact about Kirk. He was in the 1994 movie "Airheads." That movie focused on three aspiring rock musicians (played by Brendan Frazier, Adam Sandler, and Steve Buscemi; Chris Farley also had a starring role). The three musicians end up hijacking a radio station to have their demo tape played. So, consider streaming that movie and looking for Kirk.

When I asked Kirk what he liked about Bayshore, he replied: "The people and the ocean." Well, Kirk' those of us who know you like you right back. Thanks for being part of our Bayshore community!

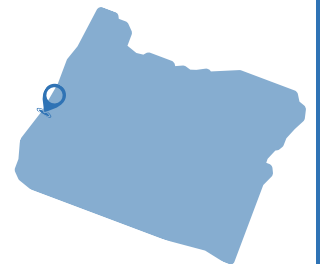
What did the beach say  
when the tide came in?  
Long time no sea.



Compliments of Bernie Williams

## That's My Oregon!

Oregon has the world's only Big Foot trap, located in Siskiyou National Forest.



## A Bit of Bayshore History

# Dorothy Bogumil: From Young Sorority Sister to Bayshore Matriarch

As you can deduce from the old news clippings to the right, Dorothy was a sorority sister in earlier days. The picture and description of the Valentine Ball are quite delightful. I was not there for that Ball, but I believe today's Dorothy is as enchanting as she was back then, if not more so. Truly, that was my view of her during my interview with her for this article. I truly believe you will come away with the same feeling after reading the result of that conversation. Now, let's go back in time.

In 1967, Dorothy's parents were looking for property on which to retire. As part of that search, they came to Bayshore. They visited the clubhouse and soon bought the property that is now Dorothy's home. Dorothy was ecstatic because she always loved (and still does) the ocean and whales. Construction started soon after, with her parents doing a large portion of the work. Dorothy recalls coming down on weekends with her parents as they worked on their home. They'd store their food for the weekend in the clubhouse, working on the house and then eating at the clubhouse. When construction was done, Dorothy moved in. Her parents decided not to settle down in Bayshore when retiring so they sold the house to her. If you have been counting, you know that Dorothy has lived in her house the whole time she has been in Bayshore – 58 years!



**DOROTHY BOGUMIL**  
Xi Beta Xi

### *Valentine Ball Is Saturday*

The Beta Sigma Phi sorority of Lincoln County will hold its annual Valentine Ball at 9 p.m. Saturday, Feb. 11, at the Bay Shore Beach Club, Waldport. 1978

The band, Phoenix, will be performing and at 10 p.m. the Valentine Girls, representing all county chapters of the sorority, will be presented.

The sponsoring chapters of the Valentine Ball are Beta Omega and Xi Beta Xi of Waldport.

Dorothy always has loved her home and its placement in Bayshore (she lives on Bayshore Drive). When the house was new, there was nothing obstructing her view. She could see the bay and the ocean. She could even see Cape Perpetua. Surprisingly to me, she also could see the clubhouse. That shows how few houses had been built. Indeed, Dorothy's house was the 13th to be constructed in all of Bayshore.

Dorothy was a teacher by trade. She began her teaching in Sweet Home, Oregon after graduating from Oregon State University in 1966. When her parents purchased their Bayshore property, Dorothy sent her resume to Lincoln County in hopes she could work near where she would be living on the Central coast. Two weeks later, with no interview, Dorothy was offered a second grade teaching job in Yachats. She recalled one particular winter when the area received 12 inches of snow. School was canceled for a week. When it started back up, her travel to Yachats was marked with huge piles of snow in the middle of the road (caused from snowplows). After five years in Yachats, Dorothy moved to Waldport and began teaching second grade. She taught there for 26 more years.

I asked Dorothy about her favorite Bayshore memories. One that came quickly to mind was the opening night celebration of the new Pat Boone Inn (now called the Giant Alsi Resort), the hotel in Bayshore that sits on the bay. That evening, the festivities were grand. All of Bayshore and Waldport were invited to attend. There were all kinds of seafood and other food, and beer and wine. The Waldport mayor also had a room where cocktails were provided. She didn't think that Pat Boone was there that night. He did come to Bayshore another time though. Dorothy was unavailable to meet him, but her parents got an autographed picture of him signed to "Dorothy." She also recalled many other fun parties held in Bayshore in the early years.



Dorothy's house when first built

There were three other notable events that Dorothy identified as strong memories. First, Dorothy recalled back when tsunami practices were implemented. During those events, Bayshore members within the tsunami warning zone were told to seek higher ground - including

## Dorothy Bogumil, cont.

walking to the recently built Lutheran church across Highway 101. Because her home is outside of the tsunami warning zone, Dorothy could sit on her deck and watch the members walk by (and occasionally wave!). 🙌

An additional memory Dorothy shared was about the freighter ship called the New Carissa. In 1999, the ship ran aground at Coos Bay and became unsalvageable. In an attempt to tow the ship out to sea and sink it, a tow line broke and the New Carissa beached near Governor Patterson Park, right here in Waldport. Dorothy could see the beached wreckage from her home! The authorities closed down Patterson; parking was not available because they did not want locals interfering with the process of removing the freighter. However, Dorothy noted that one house close to the beach allowed individuals to park there, at the cost of \$5/vehicle!



She also remembered one person mentioning that someone should take a picture of the beached vessel and put the picture on t-shirts with the one liner: “Coming to a Beach Near You!” She actually thought that might have been a good idea.

In addition to the fun times here in Bayshore, Dorothy also recalled a somewhat ominous memory. In 2011, a man from Portland had shot a deputy in Lincoln City and the sheriffs were attempting to find him. They thought he was heading south, so they put spike strips on the road right before the Alsi Bay Bridge. Soon after, the fugitive lost control of his car and made a run for it. The sheriffs thought he may have headed into Bayshore. So, they went around Bayshore, rifles in hand, checking out every unoccupied house for signs of a break in. They also stopped every car coming out of Bayshore to search for him. Ultimately, as Dorothy recalls, he was never found.

Because of her dedication to Bayshore, Dorothy served on the Board of Directors three times. The last time she served, she and most of her fellow directors were recalled. The main issue was that she and the other recalled directors were committed to following Bayshore’s C&Rs. In this case, they were following the rules for RVs (see article from the Planning Committee on page 9 for those rules) which state RVs may not be stored on members’ properties. However, Dorothy stated there was a group of Bayshore members who were not supportive of that rule and, eventually, led a movement to remove her and her fellow directors.

During my interview, I asked Dorothy the most significant changes she had seen in Bayshore over the years. The first point she made was about the trees. As you can see on the picture under my Editor’s letter, initially, there were very few trees. Soon, coastal pines were planted. Dorothy is not enamored of those trees for a number of reasons. First, their roots can take over underground. Indeed, Dorothy had to relocate her septic tanks because the roots had taken over her drain field. She also noted that they can grow tall, blocking views of the ocean and the bay. She wished that members with these and other tall trees would ensure they were not blocking others’ views.



A second change that she mentioned, which should come as no surprise to the reader (nor was it for Dorothy), was the number of houses that have been put up since she first moved into Bayshore. With the increase in built homes came an increase in traffic, particularly on her street. She has noted for some time the large number of drivers who not only speed on the street but also ignore stop signs. She jokingly said she has thought of inviting the sheriff to park in her driveway to give the officer a firsthand look at these drivers. 😊

## Dorothy Bogumil, cont.

I asked Dorothy her view of Bayshore's personality, both past and present. She recalled past lively bazaars Bayshore held that highlighted a large variety of vendors. She also recalled block parties (some of which she hosted) that encouraged neighbors to socialize. She stated that she always has been on good terms with her neighbors and thought this was true for most of Bayshore. She did report an increase in the use of fireworks, which she attributed to non-members who visit and/or stay in Bayshore.

I followed up my question about Bayshore's personality by asking Dorothy what she thought were the most important aspects of Bayshore to preserve. Her overwhelming answer was that members should get along and respect each other. She noted that she thought recent Boards were working to make Bayshore a friendly place. She also appreciated that the clubhouse was open and welcoming to members, even if they were not there for a specific activity. She particularly wanted to thank the Board for allowing her church, Our Savior Lutheran Church, to use the clubhouse for a month after a devastating fire at the church.

As you might have deduced, I loved my interview time with Dorothy. She said she moved to Bayshore because of her love of the ocean and whales. She still loves those two as well as watching the many birds that come to her bird feeder (many more species than when she first moved here!). Across her 61 years here in Bayshore, Dorothy has seen a lot. She has moved from the young sorority sister to one of Bayshore's special matriarchs. How lucky are we to have a member with such a great knowledge of Bayshore's history and who truly is a gift to this community?! Thank you, Dorothy, for sharing about Bayshore and some of its past.



## Artisans Update

The Artisans are at it again! In the past, this group has raised funds for the clubhouse backyard and to paint the downstairs recreation room and upstairs beams of the clubhouse. Now, they have two more projects set. One of those projects is painting the restrooms on the second floor of the clubhouse. The other, much larger project is to replace the entrance sign to Bayshore, which is quickly deteriorating. Importantly, the Artisans will be asking for member input prior to any work on the sign.



To help fund the second project, the Artisans are selling Bayshore caps. As you can see in the picture above, these caps, which were created and donated by a Bayshore member, have Bayshore's logo on them and come in blue or gray. The Artisans are asking \$10 for a cap, although they'd be happy to take more! If you are interested in buying a Bayshore cap, please contact Paula Brubaker at [bayshoreartisansgroup@yahoo.com](mailto:bayshoreartisansgroup@yahoo.com) or let the Bayshore office know and Kathy will help you get in touch with Paula.

# Update from Dues Task Force: Member Survey

Bayshore has a specific, Board of Directors-approved, long-term forecast for maintaining its property, buildings, and facilities (see this [webpage](#) for more information on the Long Range Physical Assets Repair and Replacement Matrix as well as past Dues Task Force presentations).

Some of the major maintenance projects are focused on the clubhouse, which is over 60 years old and needs many repairs like a new roof, new siding, and a major renovation both to ensure it stays a viable building as well as to bring it up to Fair Housing and ADA accessibility standards. The board already has found that estimates in the 30-year plan are below current costs due to rapid inflation (e.g., bids to re-side the clubhouse are coming in as much as 25k higher than the spreadsheet projections). Many other capital improvement projects have been tabled over the years and still need to be addressed. Across the next eight years, the conservative estimate for the cost to meet that plan is over a half million dollars.

There are not enough funds in the reserve accounts to pay for these rising projected costs. Further, with the current dues structure (\$10/year increase), Bayshore will not be able to complete all of the repair and maintenance projects as needed. Thus, additional income is required.

The most direct and certain way to pay for the needed projects is to raise Bayshore's yearly dues. To make a change in the dues structure, Bayshore's governing document, the Declaration of Covenants and Restrictions (C&Rs), must be amended. This can happen when 2/3rds of the membership vote yes.

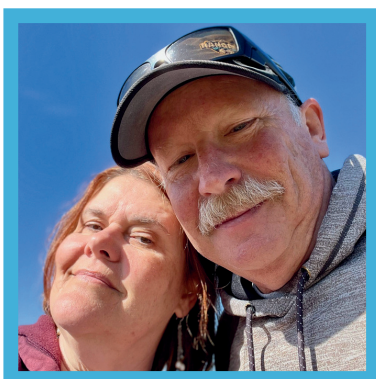
The Dues Task Force has created a survey to better understand Bayshore's owners' thoughts on an increase in yearly dues. If you have not done so, please take a minute, follow this [link](#), and complete the survey by March 10th. The Task Force plans to have all the results tabulated for presentation at the March 15th BOD meeting. The survey requires a member number to limit multiple and outside responses. Member numbers will be deleted from the final tabulated results to ensure privacy.



The Dues Task Force: Kate Lansing, Megan Hanselman, Josh Hanselman, and Kenn Apel



## New Member Flashlight



Dan Abshier and Sarah Dance moved to Bayshore from Bellingham, WA, in March 2024. Dan is retired after 30 years in the newspaper industry and eight years in sales for a wholesale annual and perennial grower in Sedro-Woolley, WA. He also was a premier-level youth soccer coach for many years. Sarah, a native of England, is retired after selling her interest in a residential and commercial plumbing company in Everett, WA. Their favorite things about Bayshore are meeting a variety of interesting people, and taking long walks on the beach with their Sealyham terrier Benny Hill. Both already are active in Bayshore: Sarah helped paint the interior of the clubhouse and Dan helped with the spring cleanup. Welcome!



## More from the Planning Committee: Boats and RVs

Did you know that Bayshore requires all boats and RVs to be permitted if they are on your property? An application (along with a \$25 fee) must be submitted and approved by the Planning Committee before these vehicles are allowed on your property. The Planning Committee will issue a permit once approved.

Article II, Subsection 10 of the Guidelines for Determination states the following:

### **Boats:**

1. Members may apply for a permit to keep one boat on a boat trailer within public view on their property.
2. The boat and trailer must be in good operating condition and currently licensed, if required.
3. The boat must be 20' or less in length and 8' or less in height (boat & trailer). A permit may be issued on a case-by-case basis if it can be stored in a location that does not cause a view obstruction from any other property.
4. If covered, a fitted cover must be used (no tarps are allowed.)
5. Members who do not follow the permit guidelines may have their boat privileges rescinded.
6. All other boats and watercraft must be stored in an enclosed space or behind a view obstructing fence.
7. Boats without trailers or trailers without boats are prohibited as are boat building projects and major repair work.
8. Boats may not be stored on or in utility trailers.
9. Non-powered car toppers (small boats, canoes, kayaks, etc.) are permitted as long as they remain on the vehicle or are stored out of the public view. Boating gear (crab pots, boat parts, ice chests, etc.) must be stored in the boat or out of public view).



### **Recreational Vehicles:**

1. Recreation Vehicles (RV) parked overnight where visible is prohibited except as noted in No. 2 below. "Recreational Vehicles" include motor homes, fifth wheels, travel trailers, ATV's, campers, and/or similar type of property. Pickup trucks with bed-mounted canopies are permitted, as are camping vans that are the same approximate size as passenger vans.
2. Members may apply for a permit to keep the RV on their property while preparing for or returning from a trip for the express purpose of cleaning, loading and unloading. The RV may only be present while these activities take place with a maximum of five days. If the RV has been on the premises for the maximum of five days, there must be a minimum of 48 hours between the time of departure and return. The RV may not be occupied overnight. Members who do not follow the permit guidelines may have their privileges rescinded.
3. Members who plan to actively participate in the construction of a new home may apply for Planning Committee approval to inhabit an RV parked on the members lot for a limited time period not to exceed six months during construction.

Failure to acquire a permit may result in a fine of \$250. Boat and RV permits can be found on the [bayshorebeach.com](http://bayshorebeach.com) website or at the office.

Roger Smith  
Board Liaison to the Planning Committee



# Volunteers Needed For This Year's Spring Clean Up

Every year, scotch broom continues to grow and spread throughout the community. Last year, many volunteers went out and cleaned up over 25 properties to rid Bayshore of this noxious weed. The best time to remove Scotch Broom is between April and June when they are producing the yellow blossoms and forming seed pods. The critical issue is removal before the pods are allowed to pop open. Once the seeds are in the soil, they can survive for up to 80 years before sprouting.



Scotch Broom is a noxious, non-native, evasive weed that crowds out native plants and negatively impacts wildlife habitat. It is also toxic to humans and some animals, though not life threatening. All property owners are responsible for the removal of all noxious weeds from their properties as defined by Lincoln County and State of Oregon regulations.

Per the Guidelines for Determination, Scotch Broom is also considered a C&R violation (Article 2, Subsection 4), and owners may be fined up to \$400 (depending on number of bushes) if neglected.

If you suspect that you have Scotch Broom on your property, volunteers may be willing to work with you to rid your property of this noxious weed. Contact the office at: [office@bayshorebeach.com](mailto:office@bayshorebeach.com) or (541-563-3040) and give permission to access your property. Volunteers will reach out to you to give you a status update. (Please note that due to the size of the problem, volunteers may not be able to remedy the situation, and owners may be asked to hire professional help).

## Spring Clean Up Details

This year's clean-up is tentatively scheduled for May 30 – June 2. We need volunteers to help organize and coordinate debris pick up throughout the community. If you have a few hours to give, own (or have access to) a pick-up truck and/or trailer, we need you!



Please contact the office if you have any questions or would like to volunteer to help.

Roger Smith  
David Smith

## Waldport Annual Garage Sale



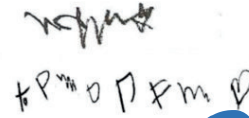
The annual Waldport Great Garage Sale will be held June 7th and 8th. Information can be found at [The Waldport Great Garage Sale© 2025 - Find Yourself in Waldport](#). Bayshore members who sign-up and pay \$15 will be put on the official map. The Spring Clean Up the week before the Garage Sale event will get the exterior of our homes looking great. The Garage Sale, then, is a perfect way to "spring-clean" the interior of our homes.



Compliments of Lynda Apel

## A Word a Day...

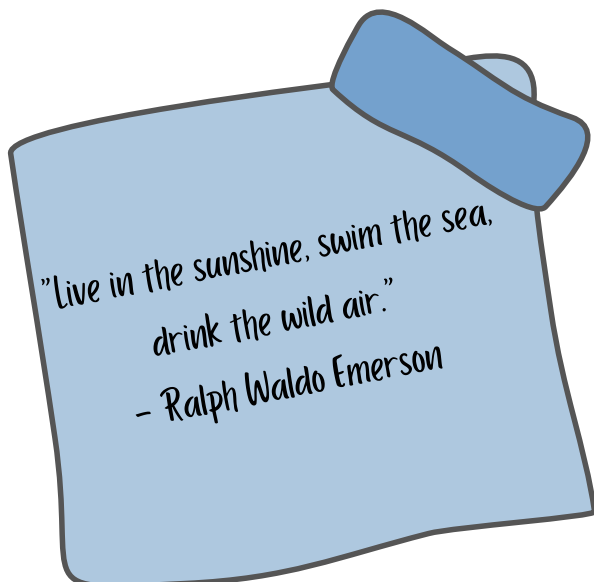
**Griffonage:** Careless or illegible handwriting.



Did you know that Bayshore members have access to a notary for free? Kathy Drossel, Bayshore's Office Coordinator, is a notary and will provide notary services when she is in the office at no cost to members.

## A Few Points To Remember

- The Bayshore Breeze is the official publication of the Bayshore Beach Club Board of Directors.
- The Breeze is emailed to Bayshore property owners, with hard copies available at the Bayshore office.
- The Breeze welcomes letters to the editor, but submission of a letter is not a guarantee that it will be printed. The Breeze will not print letters that are personal attacks on an individual or group or include knowingly false information. Letters may be edited for length and are limited to 250 words. Anonymous letters are not accepted. Letters can be emailed to: [bayshorebreezeeditor@gmail.com](mailto:bayshorebreezeeditor@gmail.com)



To contact the editor, Kenn Apel, send an email to: [bayshorebreezeeditor@gmail.com](mailto:bayshorebreezeeditor@gmail.com)