



Bayshore Breeze

SEPTEMBER 2024

Photo by Karin Couch

Table of Contents

- ❖ Editor's message
- ❖ President's Corner
- ❖ Dahl Disposal Trucks
- ❖ Board Vacancy
- ❖ Mobi Mat Update
- ❖ The Nature of Bayshore
- ❖ Dues Task Force Message
- ❖ Calendar of Events

- ❖ 2024 Pool Schedule
- ❖ Social Committee
- ❖ Artisans' Corner
- ❖ Planning Committee News
- ❖ Peaceful living guide
- ❖ General information



© Kerry Terrel 2024

Editor's Message



September is here. Soon the leaves will be turning color, falling off the trees and our weather will soon turn chilly. The President of the HOA has much to say this month, so read carefully.

To reiterate, I will not get into the politics but what I will say is if you have not yet done so, please make sure you are registered to vote. Please contact your Secretary of State, check to see if you are correctly registered.

I'd like to bring back "spotlight on members" "Pet of the month" & 'Outstanding volunteers. You may submit anonymously if you like. So please submit your favorites along with a photo if you have one or 2. Please submit stories, photos or articles on any subject that you may be expert in or enjoy researching or want to read about. Please keep articles to about 1 to 2 pages. Make sure to add photos! As always, please send in any photos, recipes or ideas for articles for the Breeze via Kathy at office@bayshorebeach.com We LOVE to feature local photogs in the Breeze!!

President's Corner

The summer has come to an official close. An unforeseen repair has shut down the pool a week early, just in time for the scheduled fall repairs. We are still meeting with contractors regarding the clubhouse siding. I believe this is called "Coast-Time." Our architect has been held up due to health issues, but we hope to have updated bids and specs soon for the clubhouse bathrooms. Annual grading of the beach accesses should also be happening soon. Our Beach Accessibility Grant (Mobi-Mats) is moving forward (see article below) and needs our help! With our assistance, neighbors and guests who might otherwise be unable to enjoy our beaches will get the opportunity that we might take for granted. The Artisans continue to quietly beautify Bayshore while I continue to feel guilty that I have not helped them, yet. If you too are losing sleep and looking for things to do, contact the office and ask to be connected with the Artisans, the Social Committee, or join a committee or Task Force! We could use your help! I would bet that we have a committee, task force, or project that might suit you. And if we don't, bring your best ideas to the next board meeting. (Technically, let the office know a week or more in advance of the meeting that you have a topic or project you want to discuss, and we can add it to our agenda.) Detail oriented? Perhaps our Planning Committee might suit you. Or you can help update our Policies and Procedures, a guide essential to keeping Bayshore running smooth. Our Safety Committee could use your help preparing for the worst-case scenario and improving member safety in our community. Details for some of the requirements and responsibilities of each committee can be found within the Policies and Procedures, found on our website. Our valuable staff keeps Bayshore moving but it is our volunteers that keep us growing!

Board Vacancy

Captain my Captain

It is with great trepidation that we recently accepted the resignation of your former president, Director Mike Vest. His shoes are impossible to fill. We have all relied heavily on his near-eidetic memory. I found that it was faster to text Mike a question than it was to search my own files aimlessly. I applaud his contributions to Bayshore, as well as his commitment to his family that led to his departure. I can't wait for our next mountain bike ride, though it will be admittedly difficult to avoid talking about Bayshore while we are out.

The Board of Directors has decided to review and consider applicants to be appointed to the BOD for the duration of his term (The term ends May 2025 at which time the director would need to be elected by the members). Please contact the office for an application and review the Policies and Procedures document on Bayshore's website for details of the duties and commitment involved.

Dahl Disposal's Trucks

The BOD and the Special Road District have received several complaints regarding Dahl's garbage and recycling trucks leaking on the roads. This falls outside of the HOA's scope, but as a courtesy we reached out to Dahl. They were very receptive to your concerns and offered some input. Dahl is aware of the wear and tear on their vehicles' hydraulics. They say it is an unfortunate by product of the abuse the equipment is subjected to. To help address this, they use an organic oil at substantial additional cost to minimize the environmental impact. They welcome their customers' calls and say that they will immediately address any leaks on the roads if properly notified. This typically consists of utilizing kitty litter to absorb the contaminants and removing the litter. Contacting the HOA or Road District actually hampers the process as it helps Dahl to have more accurate locations and amounts for their records. They apologize for any unsightly residue and ask that you notify them when it occurs.



Mobi Mat Parking Fundraiser.

Helping Others Helps Everyone

The Beach Access Task Force first investigated the possibility of bringing Mobi Mats to Bayshore in 2023. These roll-out mats allow wheelchair and scooter users and those with less obvious mobility challenges (Child strollers, too!) the opportunity to have access to the beaches that many Oregonians take for granted. The majority of wheelchairs cannot roll through sand. Canes and walking aids are far less stable through dunes and surf. Even the slightest neurologic deficit can make a beach walk daunting if not physically dangerous. Despite overwhelming positive and positive-leaning community support for the idea, it was quickly found to be out of reach of our HOA's budget at the time. The project was tabled until a resourceful resident (Thanks Dave!) stumbled across a new grant offered by the Oregon Coast Visitors' Association specifically directed to bridge the overwhelming cost and to bring more of these mats to our coastal communities.

I quickly assigned the grant to our resident specialist (Thanks Kenn!) and a few months later Bayshore was blessed with over \$20K in grant monies towards bringing this project to life! In cooperation with the OCVA, Oregon State Parks, and Lincoln County, we have obtained approval to proceed but have been tasked with obtaining funding to develop the small corner gravel parking strip on the corner of Cunard and Oceania. The vision of the OCVA and Lincoln County is to pave an area of the corner (the lot is county property, as is the easement thru the dunes to the beach grass line. Beyond that is State Parks Beach regulated access.



Mobi Mat Cont.



Multiple head-in parking spaces would be painted on an asphalt pad a little larger than the existing gravel pad. This would include at least one van accessible ADA parking space with its adjacent white lined-out no parking strip.

The Beach Access Task Force is initiating a fund-raising effort with a goal of \$16,000 (flyer to follow). This is the amount of the bid for the work that needs to be done. We are actively pursuing other member recommended contractors for further bids and will adjust our goals if something arises.



My leadership style (If I even have 'Style') is to lead by example. I will not ask anything of anyone that which I would not do myself. I admit openly that this project is near and dear to me as I have helplessly watched my wife struggle to walk without aid for over 18 months now. But the ripples of this project will extend far beyond my household and when done properly, beyond the confines of Bayshore. It is for that reason that my family (incl Megan, Izzy, and my parents Dave & Franci) will donate the first \$2000 to this cause. Please join me in helping our neighbors and families gain access to our beautiful beaches.

The Nature of Bayshore

Meet Alvin and the Chipmunks

When someone mentions rodents, I'll bet the word "cute" is not what usually pops into your mind. Most definitely, Bayshore does have some "not so cute" rodents, such as mice and rats. We also have squirrels which would probably receive a mixed review when it comes to being described as cute. But we have one more rodent, which more of us might agree does fall into the cuteness category, the Townsend's chipmunk. For such a little critter, there is a great deal of information to share. So, to keep this article at a reasonable length, I will share half of the information here and save the rest for the October edition. Is it a squirrel or a chipmunk? You can recognize the Townsend's chipmunk by the two gray and three brown stripes on its face (squirrels do not have striped faces). It also has five dark stripes alternating with four lighter stripes down its back, ears that are black in front and gray behind, and a creamy white to gray belly. Its bushy tail is dark brown to blackish on top and brown below. In the summer, the Townsend's chipmunk tends to be more brightly colored and undergoes two molts each year: one in May and another in August



The Nature of Bayshore cont.

Also, unlike a squirrel, when it runs, it holds its tail straight up in the air. This chipmunk is the largest chipmunk Oregon, at 8 3/4 to 11 inches long, including a 3- 5-inch tail, and weighs about 2.6 oz. Females are larger than males which is probably one reason the population is female dominated. Its average life span is about 7 years. In Oregon, the Townsend's chipmunk is found from the Cascade Range to the coast where there are dense hardwood forests and humid conifer forests. Within coniferous forests, it likes riparian areas along streams, or chaparral areas with dense shrubs. This habitat provides a variety of food throughout the year. In the winter, this chipmunk's diet is primarily mycophagous (i.e., it feeds on fungi and mushrooms). In the summer, it enjoys blackberries, salal berries, and thimbleberries. And in the fall, its diet switches to a variety of seeds, acorns, huckleberries, grass, and roots. This chipmunk is not a total vegetarian, however, because it does enjoy insects, especially beetles. The Townsends chipmunk forages mainly on the ground but may also climb in trees. If you have ever had one visit your bird feeder, I'm sure you have seen this cute rodent cram its cheek pouches full, with plans to carry it back to its burrow.



Photo by Lynda Apel

The Nature of Bayshore Cont.

The Townsend's chipmunk tends to be shyer than other chipmunks, is territorial, and lives alone in a burrow which is about 2 inches wide and 5 feet long. It is active during the day (diurnal), mainly feeding and gathering food for its cache for the winter which is kept in its burrow. In higher elevations where it snows, the Townsend's chipmunk hibernates during the winter but here on the warmer coast it remains active all year long. Even though this chipmunk is solitary and territorial, it does communicate with threat displays, touch, and vocalizations. It will warn other chipmunks with whom it is related with a high-pitched "chip, chip, chip", compromising its own survival. Some of these dangers may include common predators such as weasels, minks, bobcats, house cats, foxes, martens, snakes, skunks, hawks, and owls.

There is still more to share about these cute rodents, so please be sure to check next month's Breeze issue. In the meantime, keep an eye out for Alvin and his friends!

Resources:

animaldiversity.org

sites.evergreen.edu

Submitted by: Lynda Apel

Dues Task Force Message

In response to members' requests re: Bayshore's financials (e.g., income, expenses) made at the August Board meeting, the Task Force (TF) presented answers to those requests at the September Board meeting. We provide a summary of those answers below, but a much more detailed account of the information provided at the Board meeting, including a video of the TF's presentation, is available

1. 93% of Bayshore's income to cover the basic operating budget comes from members' dues.
2. 50% of expenses for the basic operating budget are for costs associated with personnel pay and utilities. The other half of expenses goes to a variety of budget items, including pool personnel and maintenance (amounts to 16% of expenses), insurance, funds for minor repairs, etc.
3. Looking specifically at pool costs, 68% of expenses go to personnel pay (pool attendants). The remaining expenses are for repairs and chemicals/supplies. These data do not include the costs of propane for heating the pool.
4. Currently, planned (34%), and unplanned (66%) maintenance costs are estimated to be \$119K. When "tabled" expenses are considered (clubhouse renovation, tennis court fence), the maintenance costs are \$510K.
5. Based on projections for expenses to cover the basic operating budget for the next eight years, the TF estimates that Bayshore will have an average of \$2,537 in discretionary funds for each of those years (total = \$21K across the eight years). However, that estimate of \$21K does not include the required funds needed for planned maintenance jobs, much less unplanned jobs and tabled items.



Dues Task Force Message Cont.

6. Based on Bayshore's 30-year plan for property, facilities, and equipment maintenance costs, for the next eight years, are estimated to be approximately \$500,000. Those maintenance costs and the tabled expenses amount to \$891K across the eight years. Thus, additional funds are needed to maintain Bayshore's amenities.

7. Depending on the amount of current reserves used to cover those additional costs, anywhere from \$53,707 to \$694,707 must be raised.

8. There are positive aspects to living in Bayshore (an HOA) for members, including the pool, rec room, clubhouse facilities (including free classes and members' events), social events, the tennis court, the playground, two other "natural parks," the backyard patio, and many beach accesses.

9. Members also benefit financially from living in an HOA; homes sold in HOAs sell for an average of 5-10% more than those homes in non-HOAs. To maintain Bayshore and all it has to offer, some additional financial resources are required.

The Dues Task Force: Kenn Apel (chair), Josh Hanselman, Megan Hanselman, Kate Lansing,

Mary Lou Morris



The Dues Task Force was developed to obtain a solid understanding of the history of our dues and determine how and whether current dues contribute to the operating budget and our reserves. Currently, the Task Force's goal is to elucidate and prioritize what Bayshore needs now to cover urgent repairs/maintenance as well as long overdue projects. A recent review of last year's budget revealed that there was \$292,000 in income and \$258,000 in expenditures. That "surplus" seems positive. However, keep in mind that there was deferred maintenance that was tabled for later consideration. Looking at this current fiscal year, there are pressing concerns such as the clubhouse siding and pool repairs, which will cost well over any current budget surplus. Collectively, then, Bayshore is facing expenses that cannot be covered via the normal operating budget.

As the Task Force moves along, it will determine how Bayshore can maintain its assets while ensuring it has funds for unexpected and other projects (e.g., renovations to the clubhouse restrooms). The Task Force intends to be transparent with its work and its findings. We will have regular reports at the monthly Board meetings, Breeze articles, and emails from the office. Finally, the Task Force has a dedicated email address (bayshoreduestaskforce@gmail.com) which any member can use to ask a question, make a comment, and/or provide feedback on information provided by the Task Force.

The Bayshore Dues Task Force:

Kenn Apel (chair),
Josh Hanselman,
Megan Hanselman,
Kate Lansing,
Mary Lou Morris

Here is the presentation from the September Board meeting.

[Click here.](#)

Also, here is a link to the video of the September Board meeting presentation.

<https://www.youtube.com/watch?v=QLXtxLAZnGo>

Calendar of Events

October

November 2024

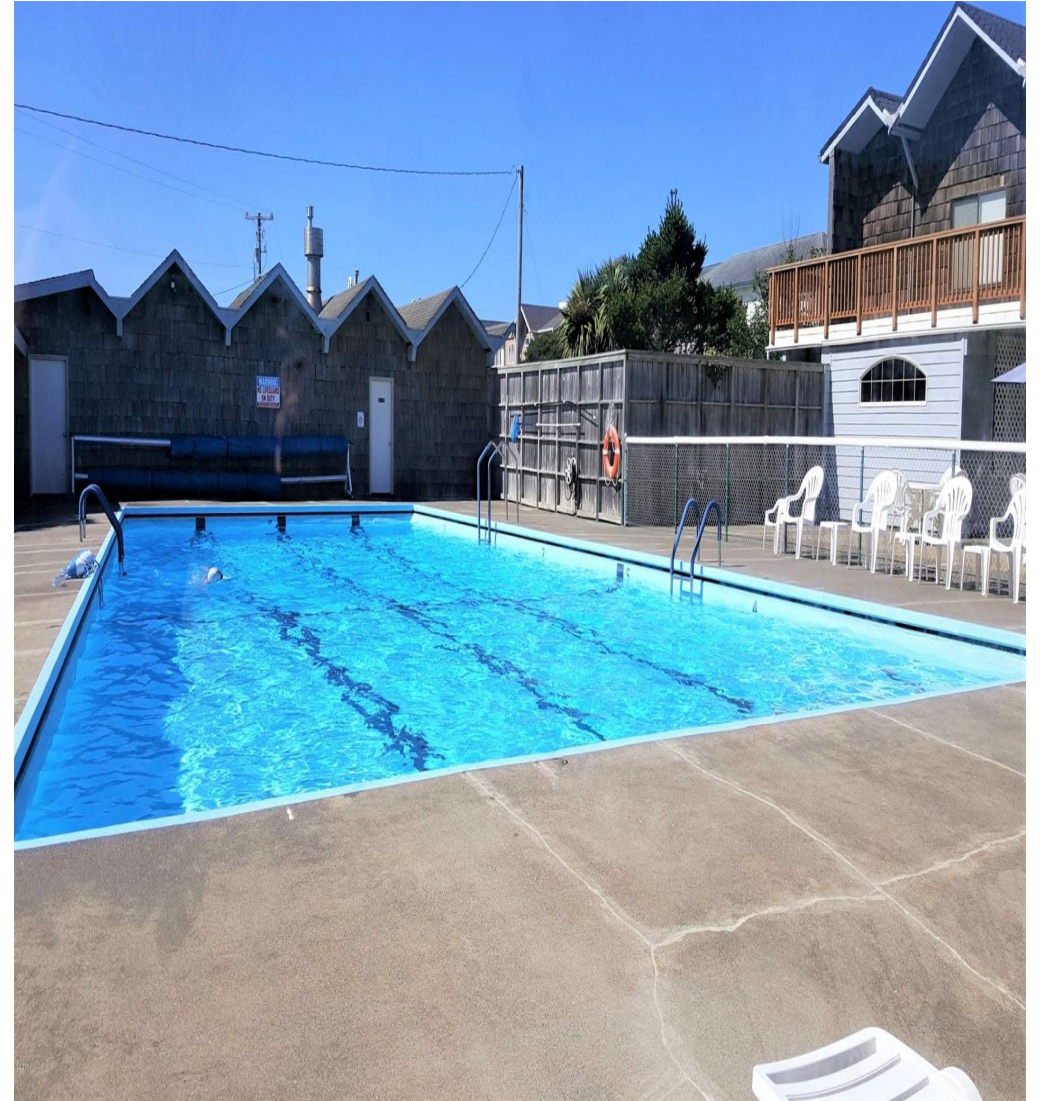
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45 SC. Ballroom 10:00 -?	3 Mahjong 12:30 – 3:30 p	4 Senior Fit 9a – 10a Quilters 10a – 4p Happy Hour 5-7 pm	5
6 Club Rental 9am – 1pm	7 Senior Fit 9a – 10a Knitters 1:30p – 4p	8 Book Club 1-3	9 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45 Planning Committee Meeting 9-11am	10 Mahjong 12:30 – 3:30 p	11 Senior Fit 9a – 10a Quilters 10a – 4p	12
13	14 Senior Fit 9a – 10a Knitters 1:30p – 4p	15	16 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45	17 Mahjong 12:30 – 3:30 p	18 Senior Fit 9a – 10a Quilters 10a – 4p	19 BOD MEETING 1-3 PM
20	21 Senior Fit 9a – 10a Knitters 1:30p – 4p	22	23 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45 Planning Co: 9-11am Social Comm. 1pm	24 Mahjong 12:30 – 3:30 p	25 Senior Fit 9a – 10a Quilters 10a – 4p	26
27	28 Senior Fit 9a – 10a Knitters 1:30p – 4p	29 Special Road District 1pm	30 Senior Fit 9a – 10a Beg. Tai Chi 10:30-11:45	31 Mahjong 12:30 – 3:30 p HALLOWEEN	1	2

2024 Pool Schedule

2024 DAILY POOL SCHEDULE

(Due to a problem the pool has officially closed for the 2024 season)

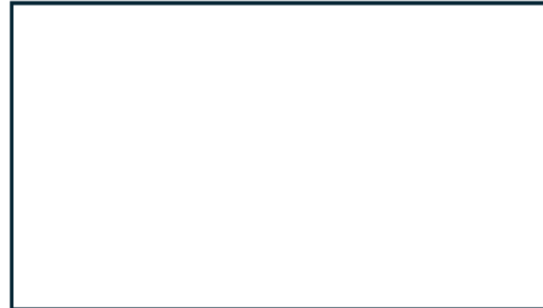


Social Committee update



This Photo by Unknown Author is licensed under [CC BY-SA-NC](https://creativecommons.org/licenses/by-sa/4.0/)

Upcoming Social Committee Events



First Friday Happy Hour

October 4, 2024

5pm-7pm

BYOB and a snack to share

First Friday Happy Hour

November 1, 2024

5pm-7pm

BYOB and a snack to share

Game Night

November 23, 2024

7pm-9pm

Holiday Party

December 14, [2024](#)

Details and times TBA

Artisan's corner

Painting of the beams and the trim work in the ballroom/dining room has been completed! Stop by and take a look. Thank you to all volunteers and Artisans that turned out to help.



Variety Show

November 2, 2024

Times and details to be announced at a later date



Artisan's Corner Cont.



Holiday Bazaar

December 7 & 8, 2024

Times to be announced at a later date.

Spaces are now full. However, if you would like to be on a waiting list for the Holiday Bazaar please contact Paula at

bayshoreartisangroup@yahoo.com





Planning Committee News

The Planning Committee is seeking comments about updating the boat and RV permit processes.

Hundreds of defunct permits exist, for both vehicles and owners no longer in Bayshore. One suggestion is to eliminate all permits older than 2 years. All permits would have to be renewed every 2 years, going forward. Also, permit fees are still only \$25. This should be increased, to keep up with rising costs.

No changes have been decided on or are being made yet. We want to know what you think! Please e-mail your ideas to: planning.bayshore@gmail.com

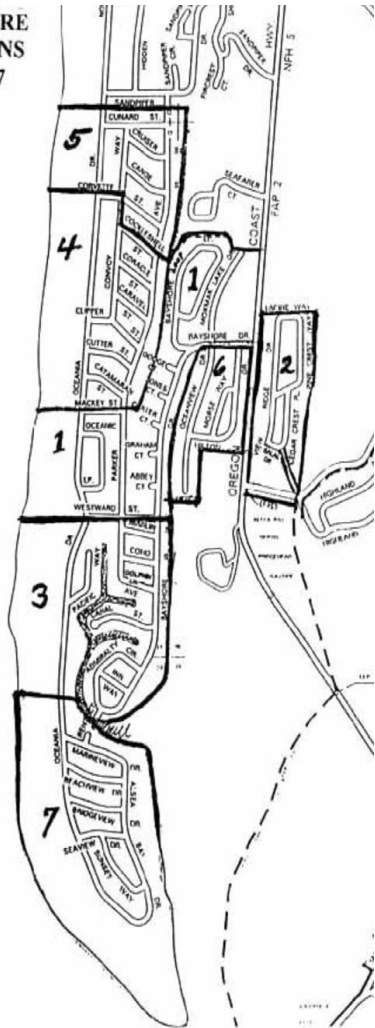


Peaceful Living Guide and Division Map

All information below copied from C&Rs, guidelines for determination, articles of incorporation, Policies & Procedures and Welcome packets.

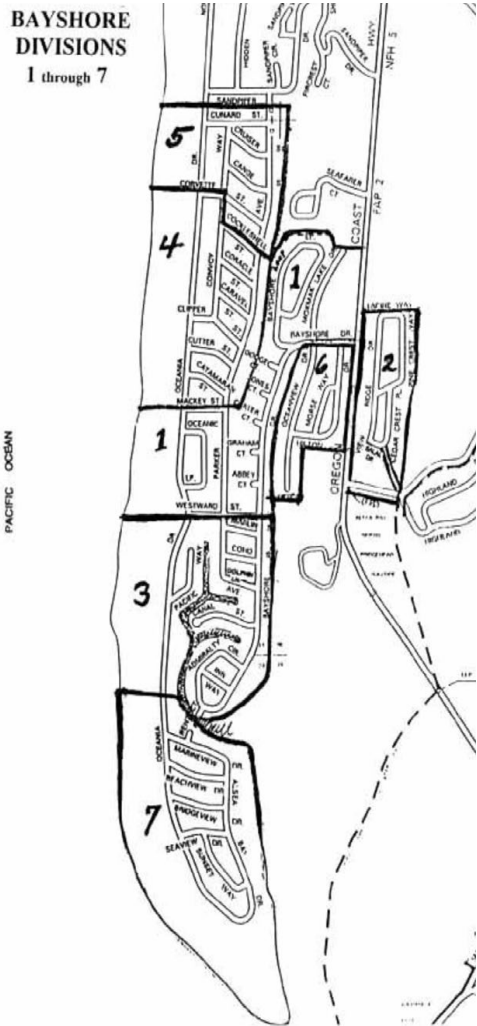
BAYSHORE
DIVISIONS
1 through 7

PACIFIC OCEAN



- **BEACH ACCESS**
Please only use designated public beach accesses marked with signs to get to the beach.
- **QUIET TIME**
The hours of 10pm to 7 am are required quiet time per Bayshore and Lincoln County ordinance.
- **RV Parking**
No RVs may be parked on Bayshore properties or along the roadside without previous permission of the planning committee & within limitations set forth.
- **PARKING**
Please park in the garage or driveway. The roads are narrow, and vision can be obstructed by vehicles along the road. SPEED LIMIT IS 25MPH.
- **PETS**
Per Bayshore C&R's and Oregon law you must keep your pets confined to your yard or on a leash. Also, you must clean up after them.

Peaceful Living Guide and Division Map



- ***SAFETY***

The ocean can be very dangerous. Please watch your children very carefully. Seals and seal pups, snowy plovers and other marine animals are protected species. Keep at least 200 feet away and keep your pets from running up on them. Federal law prohibits touching, feeding or disturbing marine mammals.

- ***FIRE***

Fire is a very real danger. Fireworks are NOT allowed in Bayshore or on the beach and are a serious hazard during dry weather. OAR 736.021.0100 prohibits “possessing, discharging or causing to be discharged any firecracker, explosion, torpedoes, rockets, fireworks or other similar devices” on Oregon beaches. Beach fires are ONLY permitted on open sand west of the dunes and cannot be started in areas of built-up driftwood.

- ***GARBAGE AND REFUSE DISPOSAL LOT UPKEEP***

Lots must be kept clean and in visually pleasing condition. Keep weeds, cleared and trimmed trees within the C&R limits. Garbage and other waste shall be placed in sanitary containers with lids and removed weekly. Garbage cans stored near the street must be screened from the view.

- ***Be kind to your neighbors.***

General Information



Photo by Lynda Apel

- 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 of publication. The Breeze will not publish letters that are a personal attack on an individual or group or include knowingly false information. Letters may be edited for length and are limited to 250 words or less. Anonymous letters are not accepted.
- Bayshore still needs volunteers for the multiple committees. PLEASE CONSIDER VOLUNTEERING!! Bayshore needs YOU! Contact the current BOD members for a list!
- Meeting minutes and previous copies of the Breeze may be found [here](http://bayshorebeach.com/index.html) along with forms (complaint forms, construction requests) etc. If you have trouble finding a form, ask Kathy in the office to send you one. All information about how Bayshore operates and why is contained in the various founding documents on these pages. Calendar of events, pool schedules etc are also found on the website <http://bayshorebeach.com/index.html>