



# The Breeze

April 2026



## Editor's Message

I hope this newest issue of the Breeze finds you well and dry. I want to thank the regular contributors to the Breeze. These include Staci Louie (“A Bird’s Eye View”), Lynda Apel (“The Nature of Bayshore”), and Carrie Davis (“Bayshore Gardens: Tips for the Garden”). All are superb writers who are highly dedicated to the topics they cover. They consistently provide new and interesting information in their particular focus areas. Surely, without their contributions, the Breeze would be sorely lacking in content and interest.

There will be a slight alteration to the next issue of the Breeze. As you may be aware, the election for new Board members will be happening in May. At the April 18th Board of Directors meeting, the Nominating Committee will put forward the names of individuals who wish to serve on the Board. These individuals will have been vetted by the Nominating Committee to ensure they are eligible to run. The Board then will vote to approve the candidates. Immediately after that meeting, the Election Committee will move into high gear to ensure all Bayshore members know who those candidates are, as well quickly getting the election packets (including the ballot) ready and sent to all members. Part of that process includes publishing the candidate bios in a Breeze edition. To that end, a special edition of the Breeze will be sent to all members immediately after the April 18<sup>th</sup> meeting. Because of this “extra” Breeze issue in April, we will not publish Breeze in May. The next edition, then, will come out in early June.

As you make your way through the next two months, may your life be a Breeze!



Compliments of Lynda Apel

*Kenn Apel*

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## President's Corner

My tenure as President is nearing its end, and it's been a true roller coaster of a year. When I first volunteered, I thought, "Sure, I can lead a meeting. No problem." What I didn't fully appreciate were all the other responsibilities that come with the role: creating monthly agendas, getting Zoom to cooperate during meetings, signing checks, handling member complaints, managing staff and their evaluations, and writing monthly Breeze articles, among a myriad of other things. All of this happened while I was also dealing with multiple out-of-town trips for personal reasons throughout the summer.

There was a point late last summer when I almost threw in the towel. I was overwhelmed by family issues and some director disagreements, and I seriously considered stepping down. But I'm glad that I pushed through. I leaned on my Vice President, Josh Hanselman, who handled questions from prospective hotel owners, ICE issues, and the Division 2 "Park" matter. Other directors stepped up as well, making the workload more manageable. Bayshore has a strong group of directors who work hard and support one another, and I couldn't have done this job without their commitment.

In February, I made the decision to run for another term because I still feel I have a lot to give to this community. Over the past three years, I've met many members – some of whom have become good friends and neighbors. I've tried, sometimes with mixed success, to get more people involved in our community events, and I'll keep working on that. We are, at our core, a community of volunteers, and I want to continue encouraging that spirit.

Thank you for the trust and faith you've placed in me over the last three years. Serving this community has been an honor, even through the challenges, and your support has meant more than you know. I look forward to giving you my very best as I step into my next term and continue working for Bayshore's future.

Roger Smith, President



## Highlights from March Committee Reports

All committee reports are emailed to members with the BOD's agenda and meeting minutes. A few highlights of those reports are the following:

Planning Committee: The committee's actions included new complaints filed (18) and two requests to levy fines. One of those was for a nuisance and the other for tree violations. The committee also presented a draft of a visual form for height variance requests.

Budget Committee: The committee provided budget requests from the various Bayshore committees (e.g., social, safety) for the 2026-2027 year.

Social Committee: Lynda Claro, social committee chair, requested the purchase of two more 8-foot tables and one table carrier. She suggested that the funds come from the contingency fund.

# Bayshore Gardens: Tips for the Garden

## How Home Made Black Water Can Help Your Garden

By Carrie Davis\*

### Benefits of Homemade Black Water for Soil

- **Improved Soil Structure:** It acts as a soil amendment to prevent compaction, allowing better air and water movement.
- **Nutrient Supplementation:** It acts as a natural, nutrient-rich solution for plants.
- **Enhanced Root Growth:** The mixture promotes stronger, denser root systems, particularly beneficial for potted plants and ornamentals.
- **Rich in Minerals:** It provides nutrients that help leaves become lusher and greener.
- **Sustainable Use:** It serves as a home-based recycling method for improving plant health.



### Side Effects & Considerations

- **Application Limitations:** It should not be overused. It typically is recommended to apply it once every two weeks.
- **Not for Human Consumption:** This refers to the horticultural mixture of sugar and soda, not to be confused with raw sewage (which is also called blackwater).
- **Potential for Soil Imbalance:** Application of any added compound can potentially alter the soil microbiome or pH if used excessively.

I personally add "Worm Tea" to add microbiome. If you want a small amount (for free) to add to your mixture contact me : [Chicker143@aol.com](mailto:Chicker143@aol.com)

### Recipe for Soil Black Water : How to Make and Use



- **Recipe:** Mix 150 grams of brown sugar and 15 grams of baking soda into 15 kilograms of water.
- **Usage:** Water the roots of soil-grown plants with this mixture once every two weeks or so.

\*Carrie Davis is a Bayshore member, an Oregon State Master Gardener, and President of the Seal Rock Garden Club.

More Bayshore Gardens on the Next Page

# Bayshore Gardens: Tips for the Garden Shopping Time

By Carrie Davis

## Planting Tips Before Shopping

1. Begin with small starter plants, because they establish better than larger plants (and they are cheaper). Then add mulch.

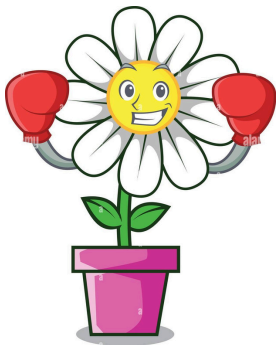
2. Plant in 3's, 7's, or 9's... in triangle shapes. It looks more natural. Add mulch. (Getting my drift about mulch?).

3. Always start with softened but not overworked soil. Walking on garden soil compacts it, crushing the soil's natural structure and reducing pore space. This inhibits water drainage, reduces essential oxygen for root respiration, destroys beneficial soil organisms, and restricts root growth, leading to stunted plants and poor nutrient uptake. It takes 5-7 years to get it back into shape. Overworking soil does the same thing. To walk around in the garden, use a board lifted by a brick on each end on a wide garden.



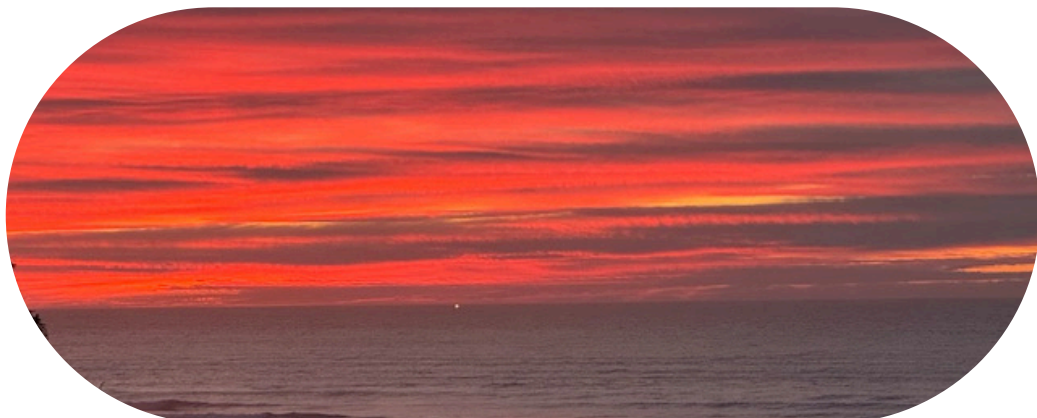
4. Think about putting like-minded plants in the same areas. Don't want to place plants that need a lot of water next to plants that need to dry out between watering. Also, don't place plants that don't mind above-ground watering next to plants whose leaves can't handle getting wet.

5. Plant taller plants behind smaller plants; if you have a circular garden, place taller plants in the center. Watch out for invasive plants that will choke out those plants around them.



6. Now, if you want to plant Spring flowers, Summer flowers, and a third time for Fall ... keep that in mind. Or be prepared to fill in. I tell you this because I once planted all tulips in my dahlia garden. They decided to stay strikingly beautiful, until the dahlias told me to "Get them out of there! It's my turn!"

It was a hard thing to pull out beautiful ladies for tantrum girls!



# Bayshore's Governing Documents

Given that you are a Bayshore member, there is a good likelihood that you have heard someone mention or read somewhere about one or more of Bayshore's governing documents. I encourage you to read them (click [here](#)) but I also I thought it might be helpful to provide you with a summary of each document. I will review the documents in the order of importance they hold in the workings of Bayshore.

## Covenants and Restrictions (C&Rs)



The C&Rs and their content were developed at Bayshore's birth (1963/1964). They govern what can and can't be done in our HOA. Each division has a C&R, though they are mostly identical. You can click on the C&Rs for your division [here](#). The founders of Bayshore wanted to ensure that our community was nice. The C&Rs govern what can and cannot be done in Bayshore to keep it "nice."

So, if you read them (click [here](#)), you will learn what the land can and cannot be used for, the architecture of the homes that are built on lots (e.g., home size, trees and shrubbery), boat/trailer storage, livestock (preview: you can't have livestock in Bayshore), etc.. They explain what it means to be a member of Bayshore (everyone who owns a lot is automatically a Bayshore member) and that members must pay dues. The C&Rs may be amended if two-thirds of all members approve.

One document that is related to the C&Rs is the **Guidelines for Determination**. The Guidelines were written by the Bayshore's Planning Committee and Board of Directors back in 1979. The C&Rs can be a tad challenging to read, so the Guidelines were written to help clarify and put into common language what the C&Rs cover. These Guidelines assist members and building contractors in following the requirements of the C&R's. You can read through the Guidelines [here](#).

## Articles of Incorporation

The Articles of Incorporation were first adopted and filed in 1963 to form a non-profit corporation. They have been amended two times (1966, 1991). The Articles, in a nutshell, talk about the powers of the corporation (AKA Bayshore). They cover such topics as Bayshore fostering and maintaining friendships among members through a variety of events (e.g., social, sporting); acquiring property; having the jurisdiction to enforce liens and such and to prohibit the building of billboards and signs per the C&Rs; levying dues; using those funds to carry out what Bayshore needs to do; and establishing a Board of Directors. The Articles also cover membership in Bayshore and its role in managing Bayshore's properties--in essence, the code of ethics for employees and (Board) members. To learn more specifics about them, click [here](#).

## Bylaws

Bayshore's Bylaws were updated and approved in the summer of 2024. (Click [here](#) for that version). The Bylaws cover quite a few topics. As an overview, some primary topics covered include the name and purpose of Bayshore; how one becomes a member and what membership means; the dues; and the Board of Directors, including their purpose, charge, powers, and duties (e.g., ensuring the common areas are kept up, maintain and approving a budget, and appointing committees to assist in the affairs of Bayshore). The Bylaws spell out the duties of the Board officers (President, Vice-President, Treasurer, and Corporate Secretary); specify that a Board meeting must have a quorum of directors for transacting Bayshore business; and list the types of meetings that may be held: Annual meetings, regular/monthly Board meetings,



## Bayshore's Governing Documents (cont.)

special meetings called by the Board or members, and emergency Board meetings. The Bylaws also cover other issues, such as the Planning Committee and the types and purposes of insurance policies Bayshore should hold. The Bylaws have been modified many times: 1974, 1979, 1984, 1990, 1993, 2012, 2017, and 2024. The Bylaws can be amended if (a) a quorum of owners vote and (b) two-thirds of those voting approve of the proposed amendment.

### Policies and Procedures (P&Ps)

Bayshore's policies and procedures were developed over the years and can be modified at any time by an affirmative majority vote of the Board of Directors. It really isn't possible to give any kind of detailed description of the P&Ps; the document itself is 44 pages long! Some of what is covered appears in other guiding documents, such as duties and financial responsibilities of the Board members, types of meetings, etc. Other topics not covered in the other guiding documents include

how Board Directors are elected; agenda and minutes; ethical standard for directors and committee volunteers; descriptions of Bayshore's different committees, including their purpose; what to do about C&R violations; membership cards and club/clubhouse privileges; use of Bayshore's parking lots and grounds; and information on Fair Housing Accommodations. The most recent version is [here](#).

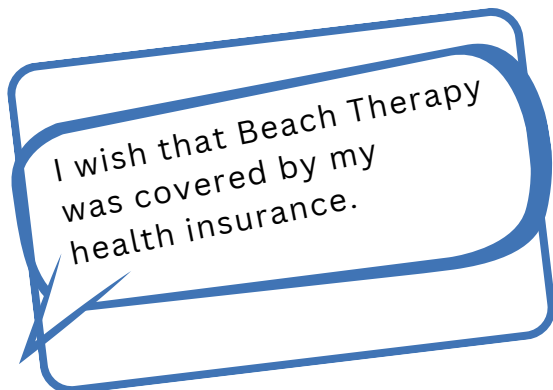


The governing documents provide a lot of information for all members of Bayshore. Although it might seem like a dull task, I encourage you to read them sometime. You can learn a great deal about Bayshore and your role as one of its members.



### Social Committee Upcoming Events

**Mark your calendars:** The Social Committee will be hosting an ice cream social right after the April Board meeting (BOD meeting starts at 1:00 in the clubhouse) so members can get to know candidates for the upcoming May election. In addition, the Committee will be hosting a Members' Meeting Dinner on May 16<sup>th</sup> starting at 5pm. Look for more information in future emails sent out by the office.



# A Bird's Eye View

by Staci Louie

*"Only if we understand, can we care. Only if we care, we will help. Only if we help, we shall be saved." - Jane Goodall*

## The Western Snowy Plover

These adorable and tiny (only around 6 inches long) shore birds are a rare find, considered a threatened species and protected under the Endangered Species Act of 1993. They are unique in the Pacific Northwest as the only shorebird to lay their eggs directly on the sand along beaches and dunes, which makes their eggs susceptible to predation from other animals like crows and coyotes. In addition, disturbances from humans and their companion canines may cause them to abandon their nests.

Snowy Plovers are able to run, walk, and forage within a few hours of hatching, with the male taking care of the chicks until they are ready to survive on their own, usually around 2 months old. As soon as one brood hatches, the female finds a new mate and starts a new brood, which can occur 2-3 times during nesting season. Like some other ground nesting birds, they use a broken wing display to bring attention to themselves and away from the nest. The Killdeer (another shore bird) is famous for this type of distraction. During nesting season (March 15-September 15), Oregon Parks will have seasonal closures on beaches to protect their nesting grounds and give these birds the best chance for survival. Always respect these boundaries and leave kelp and driftwood alone around Snowy Plover habitats, because they provide protection and foraging opportunities for these tiny birds.



Compliments of Staci Louie

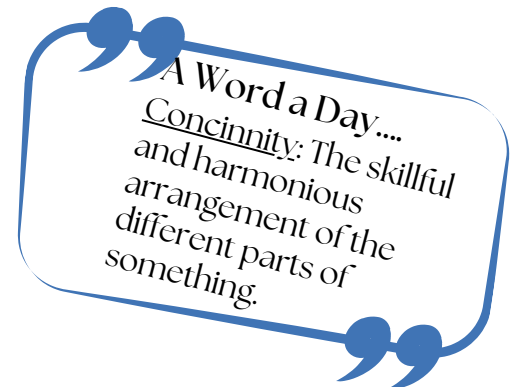


## First Friday Happy Hour: April 3rd

Drop in anytime between  
5:00pm and 6:30pm



Compliments of Bernie Williams



## Spotlight on a Bayshore Member

Norman Fernandes (it's not Norm, btw) is part of Bayshore history. When he is at Board meetings and such, it seems everyone knows Norman. It seems fitting, then, to tell the story about his time here in Bayshore. As fellow Bayshore members, we can get to know a bit more about him and his contributions to our great community. I'll get to that part in a bit, but first, let's learn a bit about his personal history before he came to Bayshore.



Norman grew up in Point Loma, a neighborhood of San Diego. When he was fifteen, he began sea fishing and fished until he turned 18. At that point, he joined the Navy. After he finished his time in the Navy, he returned to commercial fishing for about 17 years. He then moved to Walla Walla, WA ("A town so nice they named it twice!"), where he worked on a hospital maintenance team.

As computers came into the workplace, he switched over to programming. His work in the hospital was indeed fortuitous because that is where he met his future wife, Christy, who worked in a different department at the hospital. They later married at the Heceta lighthouse.

When Norman was set to retire, he hoped to live near the ocean. By that time, San Diego was too expensive, so he and Christy began looking at the Oregon Coast, from Long Beach, WA all the way down to Gold Beach, OR. They almost bought a house in Newport, but when that fell through, they looked around and found Bayshore. They've now been living here for 22 years.

Shortly after they moved here, Norman began his long history of volunteering for the Bayshore community. He has been on the Planning Committee numerous times, often serving as its chair; he was on the Board of Directors even longer. Many of those times, he served as Board President. I asked Norman why he volunteered so much. His answer was short and sweet: he felt it was his civic duty. He not only felt a sense of responsibility to be part of Bayshore, he also appreciated the point that he could help make decisions for our community.

Serving as a Bayshore volunteer was beneficial in many ways. Personally, he made friends he likely would not have met if not for his volunteer work. Norman also learned an important aspect of living in an HOA: Upholding the rules and policies is essential to living in a community like ours. Indeed, he said he learned that following our foundational documents (see page X for information on those documents) needed to occur even if it did not meet his preferences. His work on the Planning Committee taught him that he (and other members) had to follow Bayshore's C&Rs whether he agreed with them or not.



Given his lengthy volunteer history with Bayshore, I asked Norman one final question: what advice could he offer for current or future volunteers. He quickly gave me his reply. It is always better to be part of the community and HOA than to just complain about issues. He said he often would tell members who were not happy with certain decisions that they could always volunteer to serve on a committee or run for the Board to bring attention to their concerns.

## Spotlight on a Bayshore Member (cont.)



By the way, Bayshore is not the only place where Norman has volunteered. He has been a Thursday afternoon volunteer at the Oregon Coast Aquarium for 20 years. This month, he was recognized for having donated 4,200 hours as a volunteer.

Norman, on behalf of Bayshore, I thank you for the tremendous amount of volunteer work you provided Bayshore. You are an excellent model of what it means to give back to one's community.



## Contronyms

Words that have the opposite or nearly opposite meaning depending on context

Cleave – split apart/cling tightly

Sanction – to allow/penalize

Dust – to add particles to/remove them

Weather – wear away/endure

Resign – to quit/to commit to

Fast – moving quickly/firmly secured

Oversight – a careless error/supervision

Screen – to show (a film)/to obscure

Can you think of others? Send them in and I will publish them in the May issue:

[bayshorebreezeditor@gmail.com](mailto:bayshorebreezeditor@gmail.com)



Compliments of Kaitlin Weber



## Breeze Survey

Right now, you receive the Breeze as an attachment on an email. It may be possible in the future for you to view it from a link contained in an email. One plus to this second option is that it would likely make it possible to read the Breeze on devices other than your computer (e.g., phone). You still would be able to download the Breeze if you wanted to save it to your computer. Please click on this [link](#) to provide your input on this option.



## Punography

- I tried to catch some fog. I mist.
- When chemists die, they barium.
- I stayed up all night to see where the sun went. Then it dawned on me.
- A girl said she recognized me from the vegetarian club, but I'd never met herbivore.

# The Nature of Bayshore

by Lynda Apel

## The Elusive Green Flash

Being coastal dwellers, many of us have heard of the green flash that can appear at sunset (and sometimes sunrise). But how many of us have actually seen it? Or perhaps thought we did—but weren't quite sure?

I count myself among the curious, which led me to wonder:

- Is it real, or just a myth?
- Am I even looking in the right place?
- What causes it?
- When is it most likely to occur?

So, I did a little digging.

First—good news—the green flash is real. It's a brief optical phenomenon that occurs just as the sun slips below the horizon, when only its upper edge remains visible. For a second or two, that rim can appear vividly green (and on rare occasions, even blue).

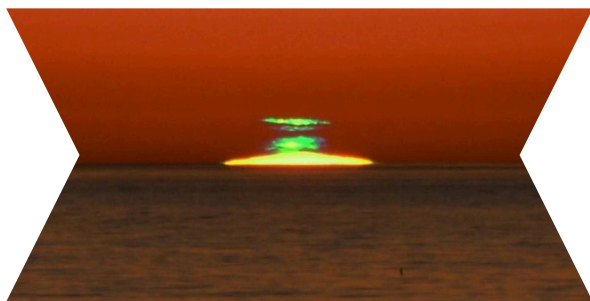


Over time, the green flash has gathered its share of lore. One legend promises that anyone who sees it will never again go wrong in matters of the heart. An old English proverb offers a more practical take:

*"Glimpse you ere the green ray,  
Count the morrow a fine day."*

The name itself may have been popularized by *Le Rayon-Vert* (The Green Ray) by Jules Verne, who described it as a green beyond anything found in nature—a "true green of hope."

So what causes it?



In simple terms, the green flash is a kind of atmospheric mirage. As sunlight enters Earth's atmosphere at a low angle, it bends (refracts), separating into its component colors. Blue light bends the most, red the least, with green in between. Under the right conditions—especially when layers of air differ in temperature and density—this bending can intensify, allowing the green portion to stand out briefly just as the sun disappears from view.

If you'd like to try spotting one, you'll need two key ingredients:

- A clear, unobstructed horizon (no haze or clouds)
- A distant, sharply defined edge—like the ocean horizon

A quick tip: Avoid looking directly at the sun until it is almost entirely below the horizon. Looking too early can dazzle (or even damage) your eyes—and you may miss the moment altogether (cont.).

## The Nature of Bayshore (cont.)

While it's possible to see a green flash at sunrise, it's trickier—you have to know exactly where to look as the sun emerges. Sunset is usually the better bet. And although we often associate the phenomenon with the ocean, it can occur over land as well, provided the horizon is far enough away.



For the especially adventurous, there are places where sightings are more dramatic. A famous observation occurred during Admiral Byrd Antarctic Expedition, where the effect lingered for an astonishing 35 minutes. One of the best modern viewing locations is Cerro Paranal in Chile, home to European Southern Observatory's Very Large Telescope—where conditions are so ideal that even a rare green flash of the moon has been photographed.

Fortunately, we don't need to travel nearly that far.

Another advantage to living here in Bayshore is that we already have one of the most important ingredients for seeing this elusive green flash: a wide, unobstructed ocean horizon. The rest comes down to timing, patience, and a bit of luck. And one evening, perhaps when we least expect it, we may find ourselves witnessing that fleeting, brilliant flash of green—right here in our own backyard.

### Resources:

[earthsky.org](http://earthsky.org)

[aaas.org](http://aaas.org)

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## Cleaning Up Hilton Park

A group of Bayshore members, including Dave Smith (who spearheaded the project), Ike Howard, Marty Ramirez, Rob Wert, and Robin Grenier-Portman came together to remove piles of debris and cuttings from the park using their own yard debris trash cans. On their first day of work, they cleared about two-thirds of the piles that had been made from an earlier work session at the park. Using Ike's trailer, they collected seven trash cans of debris. Two weeks later, Dave and Ike took their two personal yard debris cans and removed most of the remaining piles. Kirk McClain, Bayshore's facility manager, then took the remaining items that were too large for the personal yard debris cans, to the dump.



Not only was this a lot of work and effort, but the group also actually saved Bayshore \$750 from the \$2,000 allotted for the project. At the March Board of Directors meeting, that \$750, along with other funds, was allocated to offering the annual Spring Cleanup for all members. Truly, it was a win-win for all. Many thanks to the members who cleared up Hilton for their generous time and help in making Hilton Park look so nice.

## Connecting with Your Board Representative



- Division 1: Karen Moorhead (2027) - Corporate Secretary
- Division 1: Kenn Apel (2026)
- Division 2: Vacant
- Division 3: Roger Smith (2026) - President
- Division 4: Joshua Hanselman (2026) - Vice President
- Division 4: Megan Hanselman (2026)
- Division 5: Carolyn Gardner (2027) - Treasurer
- Division 5: Gary Brown (2028)
- Division 6: Vacant
- Division 7: Vacant

For further information on the BOD and ways to contact them, go to this [page](#) or contact them by email ([office@bayshorebeach.com](mailto:office@bayshorebeach.com)) or via the office (541-563-3040)

### Bayshore Staff:

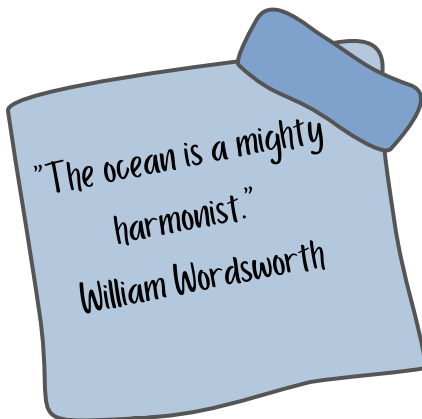
Office Coordinator: Kathy Drossel  
Book Keeper: Kathi O'Leary  
Facility Manager: Kirk McClain  
Bayshore office: 541-563-3040



Compliments of Lynda Apel

## A Few Points To Remember

- *The Breeze* is a publication of the Communications Committee, which is appointed by 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 knowingly include false information. Letters may be edited for length and are limited to 250 words. Anonymous letters are not accepted. Letters can be emailed to: [bayshorebreezeditor@gmail.com](mailto:bayshorebreezeditor@gmail.com)



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

**Thanks to Mary Leighton, Breeze Copy Editor, and Megan Hanselman, Board Liaison to the Breeze.**