

THE SEA RANCH ASSOCIATION MONTHLY

Bulletin

August 2014

No. 478

BOARD SUMMARY AND ACTIONS

On June 28, 2014, The Sea Ranch Association Board of Directors completed an Agenda that included two items of new business. The Agenda packet for this meeting can be viewed on the Association website at <http://www.tsra.org/news.php?viewStory=1963>, and the audio file is available at <http://www.tsra.org/news.php?viewStory=721>.

During Announcements, Director Scarola called attention to AB 2145, which could have impact on the Sonoma Clean Power initiative, and expressed hope that members would look into issues surrounding Sonoma Clean Power and AB 2145. Community Manager Bell noted that the Association will continue to monitor this bill as it proceeds through the legislative process.

Member Mike Scott, on behalf of The Sea Ranch Volunteer Fire Department, reminded the audience of the upcoming Forum on the topic of the future of TSRVFD, specifically whether it is in the community's best interest to have the fire department remain a part of Sonoma County Fire and Emergency Services or, alternatively, to form its own fire district.

Chair Gardener reported that following the April 26, 2014, Regular Session Board Meeting, the Board reconvened in Executive Session to receive updates from the Community Manager on communications with Burbank Housing Corporation management and from Association Attorney John Shordike on discussions held with attorneys for Burbank and Sonoma County regarding preparation of the side agreements and associated legal strategy.

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ALSO IN THIS ISSUE:

- **PROPOSED CHANGE TO TSR RULE 7.3** (pp. 5-7)
- **50th BDAY EVENTS IN AUGUST** (pp. 22 & 24)
- **NEW! ANNA HALPRIN 50th EVENT** (p. 23)
"A Score for Building Community"



Join the Festivities and Celebrate Volunteerism!



- Have you been a member of a Sea Ranch committee or activity group?
- Served as a volunteer in our coastal community?
 - Donated your services elsewhere?

This celebration is for all Members who have volunteered during the year in any capacity, as well as Members interested in volunteer opportunities in the community. Family is welcome. Savor good food and drink, chat with our Community Manager, and enjoy the afternoon with fellow Sea Ranchers.

7th ANNUAL VOLUNTEER CELEBRATION

Sunday, August 31, 2014
2:00 - 4:00 p.m.

One-Eyed Jack's Picnic Area

**Wine, beer, soft drinks,
and great finger food will be served.**

Sponsored by the Communication Committee

**Come to see who will receive the
2014 Rosemarie Hocker
Community Spirit Award!**

Trails Committee

CIRCUMAMBULATION 2014

Saturday, August 30th



Use the 2014 Circumambulation miles you complete toward the 50-50 Hike as described in "Trails Talk" in the [May 2014 Bulletin](#).

**Registration is at 7:45 a.m. at the Moonraker Recreation Center.
Hike starts at 8:00 a.m.**

Come join your neighbors and enjoy the trails! Do the whole thing, or just a part. Homemade cookies, juice and water provided at rest stops.

See "Trails Talk" in the [July 2014 Bulletin](#) for Circumambulation details.

Call or email with questions:

Susan Moore and Eric Agnew, Co-chairs, 2014 Circumambulation
smoorezz@sbcglobal.net or eagnew@mindspring.com

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Read the *Bulletin* online at www.tsra.org!

BULLETIN ©

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The purpose of The Sea Ranch Association BULLETIN is to provide information to Members about the official business and operations of The Sea Ranch Association.

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THE SEA RANCH ASSOCIATION OFFICE WILL BE CLOSED IN OBSERVANCE OF THE FOLLOWING HOLIDAYS

| | | |
|-------------|----------|------------------|
| September 2 | Tuesday | Labor Day |
| November 11 | Tuesday | Veteran's Day |
| November 27 | Thursday | Thanksgiving Day |

The View From My Window

DRONING ON

Until recently, I thought a drone was either a male bee or an otherwise able bodied person who mooched off of others. As a verb, I suppose the word might apply to a phenomenon that frequently occurs at Board meetings but that discussion is probably best left to another day. In any case, the definition of a drone is no longer that simple. In recent years we have come to learn about unmanned aircraft operated from some distance away that ply the skies in search of secrets and enemies and a growing number of entrepreneurial uses in the private sector.

I never equated what we, as boys, called our “RC planes” (radio controlled) with drones. They were essentially model airplanes equipped with noisy engines that we flew, albeit erratically, with a radio transmitter. In the modern context, our model planes are now “drones.” As with other things that were once considered toys, our balsa wood flying marvels have since caught on with the CIA, the armed forces, and private industry. I am told that high-tech drones are now readily available on Amazon and other internet marketing services.

Unlike some electronic fads, this new technology seems to be gaining a permanent place in our society. When not spying on people or launching rockets (also toys back then) at insurgents, drones are being used in photography, public relations, personal security, and other commercial endeavors. That explanation sort of gets us to The Sea Ranch (TSR) where any number of things may not always be as they appear.

Remembering this is a community without reliable internet service, limited cellular service, and a telephone system that would be the pride of any third world country, drone technology seems to work quite well. Sort of like a Tesla in the sky. While our airstrip can be used only in the best weather, electronic radio controlled aircraft can come and go without much worry about fog, darkness or connectivity. Radio signals and batteries work pretty well under most conditions.

My office gets questions and sometimes complaints about mysterious little aircraft flying around TSR. At first I worried that we were being probed by space aliens looking for intelligent life, but no such luck. We actually have mysterious little aircraft being operated by earthlings. They are photographing real estate ads, making publicity brochures, and providing any number of personal services beyond recreational toys. These devices are also increasingly annoying our membership who in my experience, don't like to be annoyed.

Some of our members seem to be concerned that unknown people are watching them in the hot tub. I have seen enough of some of you to know that hot tub voyeurism ought not to be on your list of worries, so I doubt that concern is warranted. Perhaps the more legitimate concern surrounds our privacy in general, who is operating these devices over our property and for what purposes. These devices don't make much noise, aren't very big, and can travel significant distances, so the potential for more questions and complaints seems likely.

At this point I don't know if this is something the Association should consider in more detail, but we are looking at our options. Assuming Sea Ranch Rule 6.2 applies equally to animals and aircraft, we can't shoot them down or capture them. I am also confident that the Association has no plans to launch our own air force to confront airborne invaders and escort them off of the property.

Beyond those two options, the “sky” is the limit. We are talking with other communities and regulatory agencies. We need to better understand the nuances of drone technology in the commercial, recreational and regulatory world and what, if anything, we might want to do in response. I suspect that as these devices become more refined, and perhaps more readily available at a reasonable cost, uses will increase as will the potential for annoyance. While I am not in search of another controversy, I'll bet we haven't heard the end of this one.



Frank Bell
Community Manager



Finance

THE SEA RANCH ASSOCIATION

FINANCIAL STATEMENTS - MAY 2014

GENERAL: The audit field work for fiscal 2013-14 was accomplished the week ended June 13. The Auditor's Report will be published in August. The large increase in cash and prepaid assessments (liability) in May was normal for that time of year.

As of the end of May and with 8% of the fiscal year completed, we were at 8% of the net budget.

No Director's expenses were submitted for reimbursement in May.

Status of Delinquent Accounts: At the end of May, lien status had not changed since the previous month. We had only three liens on file. Two were making installments, one lien was new, but the owners had recently sent partial payment and seem to be in favor of resolving the issue. Assessment delinquencies were at \$53,790 comprising 74 accounts, not including the 45 accounts of Burbank Housing whose delinquency totaled \$75,357 at the end of May. The larger number of delinquencies is normal for May as members adjust to a new payment coupon booklet and assessment amount. At the end of May our annual prepayments totaled \$803,180, which was consistent with last year's amount.

Property Transactions: In May, 14 escrows closed, 11 houses and three lots, for a total of 41 year to date. There were 47 sales by May 2013. Year to date we had had only one housing start, in January, but another one will hit the spreadsheet in June. We are still ahead of 2013, which had no housing starts at all until September.

Other matters: The Auditor visited all last week and had a very smooth examination of the records. Staff is aware of no anomalies at this point.



*Respectfully submitted,
Drew McCalley, Treasurer*

| THE SEA RANCH WATER COMPANY | | |
|------------------------------|-----------|-------------------|
| OPERATING FUND | | |
| FIVE MONTHS ENDING 5/31/2014 | | |
| | REVENUE | EXPENSE |
| ACTUAL | 975,051 | 1,155,064 |
| ADOPTED BUDGET | 1,065,893 | 1,163,529 |
| BETTER THAN PLAN | | 8,465 |
| WORSE THAN PLAN | 90,842 | |
| BALANCE SHEET | | |
| 5/31/2014 | | |
| ASSETS | | 14,618,131 |
| LIABILITIES | | <u>13,163,122</u> |
| STOCKHOLDERS EQUITY | | 1,455,009 |

THE SEA RANCH WATER COMPANY

FINANCIAL STATEMENTS - MAY 2014

The attached financial statements represent activity for five months of the year.

The tank project will be complete in June. Usage revenues were under budget due to requested water conservation. Capital projects were in progress for the water treatment plant.

Please feel free to contact us at (707) 785-2444, ext. 227 or send an email to ebuechner@tsra.org with any questions.

*Respectfully submitted,
Drew McCalley, Treasurer*



Board Subcommittee on Vegetation Management

RULE CHANGE NEEDED FOR THE CTPZ

Since the mid 2000s, TSRA has had an interest in determining the health and vigor of the forest in our Central Timber Production Zone (CTPZ), located on the east side of the highway near the center of our community. The current uses of the CTPZ are recreational, including many hiking trails, and some bike and horse trails, which run through redwood, fir, and oak forests.

Under the guidance of the Planning Committee, a Forest Management Plan was developed in 2009 by Foresters Ed Tunheim and Matt Greene, and in 2013 Forest Ecologist Joe McBride joined with Matt Greene to develop a report for the Board titled *Condition and Management of the Vegetation at The Sea Ranch*.

Using recommendations in those two documents, the Board has pursued getting a Nonindustrial Timber Management Plan (NTMP) put into place by recently creating a task force to work on its development. The primary management goals of a Sea Ranch NTMP will be for continued recreational uses and member enjoyment of this beautiful area, for ongoing forest health maintenance, and for sustainable timber harvesting using limited, single tree selection. An NTMP is by its nature a long term plan developed and administered for both the ecology of the forest and for the community in which it is located. The ultimate goal of this NTMP is to develop a forest that is multi-storied, ecologically diverse, sustainably productive and of recreational benefit.

But Rule 7.3 says generally that no trees may be cut in the CTPZ, and no motorized vehicles are allowed other than those needed for fire, rescue, Security, or Water Company maintenance. The rule change outlined in this *Bulletin* (pages 6-7) makes a series of exceptions solely for the NTMP long term plan. The NTMP is a strict document that does not allow clear cutting or other more extreme forestry practices, and it lasts for perpetuity. The NTMP Task Force is setting limits and developing guidelines to be included in this important plan, but this rule change is imperative to enacting the plan. The NTMP will allow us to thin the forest, remove diseased and dead trees, reduce the fuel load for fire safety, improve eroded trails and roads, and generally make decisions that will move us towards a healthy, primarily redwood forest with strong old growth characteristics.

You have the opportunity to comment on this rule change via email or through the website, and to read further about the NTMP. The rule change will come back to the Board for final approval at the August 23, 2014 Board meeting.



© Photo by Robert Scarola



Jackie Gardener
Robert Scarola
Board Subcommittee on Vegetation Management

PROPOSED CHANGE TO RULE 7.3

Before adopting or amending an Operating Rule, the Association Board shall post a general notice at The Sea Ranch Association Office of a proposed rule change at least 30 days in advance before making the rule change (Civ. Code §4360). To learn more about the proposed Rule 7.3 change, see the documents on pages 6-7.

A decision on the proposed change to TSRA Rule 7.3 is scheduled to be considered as “Unfinished Business” at the August 23, 2014, Board of Directors meeting.

Member comments may be addressed to the Community Manager, PO Box 16, The Sea Ranch, CA, 95497, or by email to info@tsra.org. To contact individual Board Members by email, go to the Owners Page on Association’s website (www.tsra.org) and scroll down to the DOCUMENTS FROM THE BOARD OF DIRECTORS section to find the link. Member comments will also be heard by the Board at the August 23, 2014, Board of Directors meeting.



Proposed Changes to TSRA Rule 7.3

STAFF RECOMMENDATIONS: This is essentially the “first reading” of the proposed rule changes. While the changes are not complex, they materially amend the current rule to include or permit certain practices now prohibited or not addressed. Final adoption would not occur until your next regular meeting at the earliest.

Therefore, staff recommends that the Board of Directors direct the publication of the proposed rule changes to the membership for the required 30 comment period, and direct staff to notice the possible adoption of these amendments for the Board’s regular meeting of August 23, 2014.

Publication of proposed rule changes by “General Notice”, as required by Civil Code and as communicated to the membership in the Annual Policy Statement in March 2014, is accomplished by posting of printed documents outside the Association office. The Board may wish to publish the proposed rule changes in the *Bulletin* and/or by other means in addition to the method stated in the Annual Policy Statement.

For the reasons listed herein, the proposed amendments to Rule 7.3 are considered to be in the best interests of TSRA and its membership.

ALTERNATIVES: The Board may also consider alternatives to the recommended action including:

- 1) *Not Approve* – The Board may choose not to forward these amendments to the membership though doing so questions the wisdom of the greater NTMP project which has already been authorized.
- 2) *Modify the Terms and Conditions* - The Board may want to alter the proposed rule changes by adding additional provisions or deleting some of those proposed. Should the Board want to do that, those changes should be proposed now so that the rule changes published to the membership are those that the Board intends to adopt. Language changes made at the adoption meeting in August will need to be re-published to the membership which could further delay the process.
- 3) *Postpone* - The Board may wish to deal with the proposed rule changes at some other time.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: Should the Board decide to not pursue the proposed rule changes the existing rule would stay in place. The Board should then consider the value of the NTMP to be somewhat different than originally intended. While there would be no selective timber harvesting in the CTPZ, the NTMP would then become a “report” upon which future action could be based and /or lesser plans put in place to better manage the forest habitat within the CTPZ.



PROPOSED ADDITIONS TO RULE 7.3

(additions designated by highlighted text)

Rule 7.3 Central Timber Production Zone (TPZ)

The Central TPZ will be maintained as an open space for the benefit of TSRA Members, and all activities and development thereon shall be compatible with this objective.

7.3.01 Motorized Equipment Prohibited

Motorized vehicles are prohibited in the TPZ, except:

- (a) Firefighting and rescue vehicles and equipment.
- (b) The Sea Ranch Water Company maintenance equipment.
- (c) TSRA Security and maintenance vehicles.
- (d) Vehicles and equipment associated with implementation of an approved Nonindustrial Timber Management Plan (NTMP).

7.3.02 Prohibited Uses All uses not expressly permitted by this rule are prohibited, including without limitation, the following prohibited uses:

- (a) Camping.
- (b) Cutting or gathering of wood except in connection with an approved NTMP.
- (c) Cutting trees except that TSRA may remove or prune trees in connection with an approved view maintenance or restoration program, an approved NTMP, or an approved fire management program.
- (d) Smoking.
- (e) Building fires, except that TSRA may build fires in connection with an approved fire management program.
- (f) Bicycling, skateboarding, and roller-skating (except as provided for in section 7.3.03 hereof).

7.3.03 Permitted Uses The permitted uses are:

- (a) Hiking and horseback riding on designated trails.
- (b) Bicycling on fire access trails that are designated for bicycling.
- (c) Picnicking.
- (d) Timber harvesting in connection with an approved NTMP.
- (e) Grazing in connection with an approved fire management program.



BLASTS from the PAST

by the Communication Committee



THE VERY FIRST "BULLETIN"

In August of 1968, the first *Bulletin* was sent to the members. It consisted of a simple three page, single sided document, reviewing some basic TSR rules on fire safety, rules of the road and parking.

The final page was titled, Help Around the House. Three local businesses doing housecleaning, yard work and handyman odd jobs were listed with hourly rates from \$3.00 to \$5.50 per hour.

PICNIC TABLES AT THE HOT SPOT

The Paul Bunyan size picnic table, built by the Association staff, was even too big for Paul Bunyan. It was cut down to an appropriate size and seven more were constructed for the Hot Spot.



March 1983 *Bulletin*

DID YOU KNOW

"DISCARDED" CARS ON TSR ?

"Do you, when you arrive at your Sea Ranch destination, discard your car? Or do you park it? There's a difference. A discarded car, like a candy wrapper, ends up clobbering the public view, creating an eyesore in the neighborhood and community, and diminishing the enjoyment of the landscape by all. Since that enjoyment is part of what we are all here for - why not park your car. Drive it into the garage and close the door, or into the screened parking area provided at the home.

Today, The Sea Ranch members are still asked to park their cars in garages or fenced parking areas with the above reasons in mind.

January 1978

Hot Topic

Smokey the Bear Gets Help

"There have been reports of horseback riders lighting cigarettes and tossing away the hot match. How anyone can be so careless in the face of the rules and warnings issued, borders on the inconceivable. The Association will do all in its power to prevent fires, but it needs help. All 1198 owners are hereby deputized to speak forcefully and sharply to anyone observed on the commons using cigarettes or matches. The lot you save may be your own!"

June 1969 *Bulletin*

Noteable Quotes

"Reading all the letters (to the editor) over the years has become an embarrassment, so much so that I propose we change the name of The Sea Ranch to something more appropriate - "Bickerville". Then we can change the name of the letters to the editor to "The Bickerville Bull".

Letter to the Editor
March 1994 *Bulletin*

WALK DOWN MEMORY LN

Tidbits from the Second Edition of the 'Bulletin', September 1968

FASHION SHOW

Saturday at the barn by Levi Strauss followed by a prime rib dinner and barn dancing. Cost \$5 per person.

LIST OF TELEPHONE NUMBERS

A list of all names and numbers with a 785 prefix. The entire list totaled 32 members!

CUTTING HORSE COMPETITION

TSR Second Annual National Cutting Horse Competition will be held at the stables Saturday and Sunday. Open events include pole bending and barrel racing.

Tidbits from past 'Bulletins' in honor of The Sea Ranch 50th Birthday

Communication Committee

HEY, PART-TIMERS

Looking for a good excuse to come up to Sea Ranch?
Join a Committee!

I was speaking with Doug Paul, Chair of the Archives Committee. Doug is very involved with volunteerism, and I was surprised to hear that he was a part-timer. "How do you do it?" I asked. He responded that committee membership usually involves scheduled meetings. What better "excuse" for planning a trip to Sea Ranch for a few days than the "commitment" of a meeting? Made sense to me.

Being part-timers for almost seven years, we looked for any legitimate excuse to take off from our home in Saratoga and head for The Sea Ranch (TSR). Too bad I didn't think of joining a committee sooner. What a positive way to spend more time in this wonderful place and get involved with the community. Sounds like a win/win to me. Thank you, Doug, for your creative insight.

HOW ARE WE DOING?

This month marks the start of the fourth year of the Volunteer Voice page in the *Bulletin*. Most issues include a "Welcome New Volunteers" section, listing the names of those joining one of our fourteen committees or task forces in the past month. This information, along with letters acknowledging their applications, is compiled by Lynn Bailey of TSR Association. I looked back at the last three years to see what the numbers looked like, and I was pleased to see a positive trend.

2011/2012 - 21 New Volunteers

2012/2013 - 21 New Volunteers

2013/2014 - 31 New Volunteers

As of this writing, June 2014 (11 months), there has been a 48% increase in the number of volunteers over the prior two years.

Thank you to the new and not-so-new volunteers. Your service to the community is a big part of what makes TSR such a special place.

**SEE YOU AT THE ANNUAL
"VOLUNTEER CELEBRATION"
ON SUNDAY, AUGUST 31ST.**



*Jan Gerst, Volunteer Facilitator
Communication Committee*

*The Volunteer Voice is a monthly column produced by the
Communication Committee to highlight
volunteer needs and opportunities at The Sea Ranch.*



VOLUNTEER BULLETIN BOARD

2014 Opportunities

ITS SUMMER...TIME TO ENJOY THE OUTDOORS!

- Get out in the dirt! Attend the monthly work party at ORC sponsored by the Native Plant Committee. Contact Scott Graf, scott@floriferos.com
- What better way to explore the trails of TSR... join the Trails Committee. Contact Eric Agnew, eagnew@mindspring.com
- Like working long hours under dangerous, uncomfortable conditions wearing unfashionable, cumbersome clothing? Join TSR Volunteer Fire Department. Visit: www.tsrvfd.org

INTERESTING PROJECTS FOR PART-TIMERS:

- Pour through issues of the *Bulletin* from the 1960's, 70's and 80's for sensational tidbits for the "Blasts from the Past" page, sponsored by the Communication Committee. Contact Jan Gerst, jangerst@mac.com
- Help organize materials for the Website Committee. No technical skills required. Contact Anne Long: anne@ablong.com
- Like to plan? Serve on one of the several sub-committees of the Planning Committee. Contact Kay Martin, kay4bioenergy@aol.com

Please contact

volunteer@tsra.org
*for further information on
volunteer opportunities.*

WE WANT TO HEAR FROM YOU!

WELCOME NEW VOLUNTEERS

**Doug Paul - Finance Committee
Howard Klein — Utilities Committee**

FROM THE SEA RANCH ARCHIVES...

DID YOU KNOW...

- The Archives Collection includes over 2,000 slides taken at The Sea Ranch (TSR) between the late 1960s and the 1980s, all of which have been scanned.
- Our collection of TSR documents, early advertising & magazine articles fills about 40 feet of file storage. All of this has been indexed by topic into our museum software, Past Perfect. The next step is to scan more actual documents to fill in details.
- In addition, we have scrapbooks, blueprints, books, & ephemera..

COMING UP SOON...

The Archives Committee will be holding an Open House on September 6th at the Del Mar Center House to display some of our collection.

Please come!



*Knipp-Stengel Barn, early 1980s. Slide from the Archives collection.
Photographer not identified.*

Website Committee

FIRST WINNERS - 50TH BIRTHDAY SEA RANCH BINGO

Here they are—the first to turn in winning Bingo cards to celebrate the 50th Birthday. Tobi (age 11) and Max (age 7, going on 8) Mankita (pictured at right) threw the Association office into a happy uproar when they arrived to collect their prizes. The boys said the game took them to places on the Ranch they had never visited, like the Hot Spot. They have been visiting The Sea Ranch for many years with parents Isaac Mankita and Rebecca Milliken (niece of Sea Ranchers Jim Orenberg and Jane Seck). If you received Bingo cards at the Memorial Day Weekend BBQ, you have until next Memorial Day Weekend to complete five in a row and win a Sea Ranch 50th Birthday pencil. New cards for adults and kids are available at the Association office.



LIST YOURSELF IN THE DIRECTORY

You've met your neighbors at the great Sea Ranch Potluck Parties in honor of the 50th birthday celebration. Now help them remember your name by adding yourself to the Member Directory on the Association's Website. Add your email address, and we'll be on our way to having a useful tool for all Members. (You will never receive a mass mailing from the Directory, and it is on the private side of the Website.)

Reach the Member Directory by clicking "Member Directory" from either the **Activities** or the **Contact** drop-down menu. Start adding yourself by clicking the "Submit New Listing" button. You can fill in as much or as little information about yourself as you like. Currently, we have 179 members. Can we get to 500?

Anne Long
Website Committee Chair



Commons Landscape Committee

COMMONS CORNER



In the process of completing all but two of the Commons Landscape Committee's study areas, one common, dominant, and indispensable landscape feature that threads and binds all of our units and beyond is Highway One. It is as distinguishable a landscape feature as our forests, hillsides, meadows, and shorelines.

While official information can be found by logging onto the State of California, Department of Transportation (Caltrans) website at www.dot.ca.gov, I would like to informally and unofficially share some observations made during my 22 years of employment with the department.

A document dated November 1950 records the State Division of Highways acquisition of 80 to 100 feet wide (some places even wider) and almost 10 mile long grassland strip over the already existing highway through the Ohlson Ranch from its owners Elmer Ohlson et al. This former pre-1950 road, then identified as Sonoma 56, was narrow with many twists and turns. It might have been a macadam road through lonely and wild grassland interspersed with a few occasional sightings of windbreak trees and ranch related buildings.

North of the Ohlson property, Highway 56 veered inland (towards the present private campground), crossed the Gualala River and veered back towards the ocean. A short remnant of this last portion is likely the Old State Highway located below the junction of Old Stage Road and Gualala Road. Apparently a considerable acreage of state owned land associated with this horseshoe alignment was relinquished and deeded to Sonoma County.

Along with others throughout the nation, Highway 56 must have been upgraded during Eisenhower's "Golden Age of Highways" in the mid to late 1950s. Fortuitously, Sonoma 56 was upgraded by the then State Division of Highways to Sonoma 1 a few years prior to the time The Sea Ranch development was being conceived. Its significance to our development was noted by Larry Halprin and others as a distinctive landscape element to be highlighted in the overall score of The Sea Ranch.

Part II of this discussion, as the Highway is today, will be continued in the September *Bulletin*.

Mariko Roberts
Commons Landscape Committee



Native Plant Committee



The Sea Ranch Celebrates 50 Years of Native Plants!

On Saturday, June 14th, well over 100 Sea Ranchers turned out at the Native Plant Garden Party, to celebrate 50 years of native plants at The Sea Ranch. Set in the beautifully renovated Demonstration Garden, guests dressed in festive garden hats, sipped local wine and raised their glasses in a toast to the original designers of Sea Ranch for their foresight 50 years ago in mandating the preservation of native plants here.

Everyone went home with a native plant prize and renewed appreciation for the beautiful, drought resistant, habitat friendly, native plants of our special community.

If you missed the fun, please visit the garden any time to view, learn about or become inspired by your local native plants. Or join us on any 4th Saturday morning, when our volunteers are there tending the garden and happy to talk to you. Better yet, consider becoming a volunteer and help us keep the garden growing while we share what we know about native plants.

Stay tuned to the *Bulletin* for announcements about our future special 50th Birthday Year workshops, all designed to underscore the important decision 50 years ago, to mandate the preservation and use of native plants permanently around The Sea Ranch!



Scott Graf, Chair
Native Plant Committee

Trails Committee



Beau on Bluff Trail

© Photo by Elisabeth Watson

DOGS AND THE SEA RANCH TRAILS In Conversation with Elisabeth & Beau

Beau: Mom and Dad love Point Reyes. Their dream was to buy a house in Inverness, but I came along and screwed that up. That whole "NO dogs!" thing really put them off. Now they thank me because they love, love, love The Sea Ranch (TSR) and I do too. TSR is dog heaven. Plus it's proof that they should always listen to me.

Elisabeth: Yup, we're in love. Our favorite TSR activity is to get out on the trails with Beau. So Beau and I thought we'd share a little trail wisdom when it comes to dogs.

Beau: I'll tell you where all the best spots are but Mom has to get some boring stuff out of the way.

Elisabeth: Dogs are welcome on all the trails, but they must be kept on a leash. If you use a reel-a-leash, please be aware of others and reel your dog in when necessary. As crazy as it sounds, not everyone loves dogs.

Beau: Told you - boring. But without that leash, I will DEFINITELY chase the deer, which is super fun but sadly, a no-no. Even with a leash, the trails are great. There are lots of places where I can get a drink. This means I can go for miles and miles and miles before I have to go home. Here are some of the best spots.

#1 Best Spot: The Salal Trail waterfall. Love it, love it. I can: lie in the water, cool my belly off, have a big drink, and then shake all over Mom, even in the summer. The waterfall makes the water bubbly, and Mom likes the sound.

#2 Best Spot: The stream that flows into Walk-On Beach. Go at sunset and do some wind sprints (on leash) up and down the beach. Afterwards, go lie down in the surf to cool off and then head over to the stream for a much-needed rinse off and a drink. The rinse off avoids baths, which is very important.

#3 Best Spot: The two streams on the east loop of the Azalea Loop Trail. The trail goes right through the northern stream. It's awesome. You don't even have to slow down in your endless pursuit of good sniffs.

#4 Best Spot: The Bluff Trail streams at Trail Post (TP) 4 and TP 15. Run down under the bridge for a drink and a loll. For extra fun, come out on the other side of the bridge and watch your person untangle the leash.

WORST SPOT: Those sag ponds are tempting but they are off limits. Mom says I'll mess up the ecosystem. It's my job to mess things up, but some things are too precious, even for me.

Okay, time for more boring stuff.

Elisabeth: When you're out and about, you're bound to see many happy Sea Ranch dogs. Please be aware that not all dogs like other dogs. Beau won't admit it, but he's afraid of other dogs. When you approach other dogs, step off the trail and let them pass. Don't assume the dogs will get along.

Beau: I'm not afraid. Okay, maybe a little bit. I like some dogs, just not all of them. You don't like every person you meet, do you?

Elisabeth: And while we're stepping off the trail for folks, remember that runners love it if you do it for them too.

Beau: So here's something else fun that you can do. While you're out for your walk, nonchalantly wander past the garbage cans at the Dog Park, One-Eyed Jack's, or the recreation centers. Keep going for a half mile or so and then poop. Mom will pick it up and think about walking back to the garbage can but will probably just put it in her pouch and carry it home. Gotcha!

Elisabeth: Have you noticed that not all of us are picking up after our dogs? No one likes doing it, but people don't like seeing it and like stepping in it even less. All that 'good will' that our cute canine companions generate goes right out the window. Please, please, please pick up after your dogs. Some of us are doing it for you, and we would really rather not, thank you. Wear a dog treat pouch and stick it in there. Or walk that half mile back to the garbage can. Thanks. (And no, it's not just the renters.)

Beau: Even though it has a garbage can, the Dog Park is great. There are balls all over the place and lots of space to run around. You can have a good run...OFF leash. WhooHoooo!

Elisabeth: It's also a great place to meet your neighbors and catch up on the latest news.

Beau: Okay, time for a walk. I have to walk Mom every day. It's good for her. Plus, I really want to go see The Sea Ranch sheep. See you on the trails!



Elisabeth Watson
Trails Committee

SUCCESSFUL 50-50 HIKERS!

Congratulations to the following people who have hiked the entire 50-mile trail system in The Sea Ranch 50th Birthday Year.



Marcia Haworth
John Petersen
Bob Mulford
Peg Schoenfelder



(more information on [page 23](#))

NATURE WALK

...learning in our Sea Ranch environs

Topic: EXPLORING OUR FOREST

Date: Saturday, August 9

Time: 1:00 - 4:00 p.m.

Meet: Ohlson Recreation Center large parking lot

Difficulty: Moderate - includes some fairly steep trails. Please, no pets, or children under 6.



© Photo by Robert Scarola

Matt Greene, Registered Professional Forester and Biological Consultant, will lead this nature walk. Matt has been retained by TSRA to develop a Nonindustrial Timber Management Plan (NTMP) for our 285 acre forest, otherwise known as the Central Timber Production Zone. In the course of the walk Matt will discuss the many steps necessary to prepare an NTMP, he will point out the types of vegetation to be removed, as well as the protections that will be taken to minimize impacts and to ensure the long-term health of the forest.

Do wear appropriate shoes for hiking trails that may get steep in places. A walking stick will provide extra support.

Coordinators: Jim and Marcia Nybakken,
jnybakken@sbcglobal.net or 785-3075

SATURDAY HIKES

SATURDAY, AUGUST 16

Hike: Big Tree Country - a lovely, shady, forest stroll among the big trees on the ridge. The route will include viewing a little known sag pond, locating one of the oldest redwoods on the ranch, picking huckleberries (so bring a little bucket), and ending with "The Big Tree" of Big Tree Close.

Location and Time: Meet at Ohlson Recreation Center parking lot at 1:00 p.m. or on Timber Ridge at the top of Deerfield Road (Trail Post 122) at 1:15p.m.

Difficulty: A leisurely, mostly, flat hike for about an hour.

Hike Leader: Judi Yeager,
jayeager@pacbell.net

Coordinator: Lisa Sander,
sassylisa59@att.net

SATURDAY, SEPTEMBER 20

Hike: HISTORIC RAVINES LOOP - This hike will include: Hugal Ravine, an old orchard, old growth redwood stumps, old lumberman's camp sites, plant and flower identification and much more. We will cross Highway One from the Ohlson Recreation Center and proceed through the Equestrian Center and uphill to the ravines and beyond.

Location and Time: Meet at the Ohlson Recreation Center parking lot at 1:00 p.m.

Difficulty: Moderate - with some uphill and downhill. Recommend good hiking/walking shoes. Allow about 1-1/2 hours.

Hike Leader: Perk Perkins,
rjperks@pacbell.net or 785-2830

Coordinator: Lisa Sander,
sassylisa59@att.net

Safety & Security Services

SUMMARY OF CALLS • JUNE 2014

| TYPE OF CALL | JUNE | | YEAR TO DATE | | TOTAL |
|----------------------------------|------|------|--------------|------|-------|
| | 2014 | 2013 | 2014 | 2013 | 2013 |
| ALARMS | 3 | 5 | 22 | 18 | 45 |
| ANIMAL RELATED | 43 | 34 | 189 | 176 | 375 |
| ASSISTANCE - LAW ENFORCEMENT | 21 | 20 | 125 | 131 | 305 |
| ASSIST MEMBER/RENTER | 95 | 90 | 433 | 452 | 998 |
| ASSOCIATION INITIATED ACTION | 20 | 22 | 94 | 77 | 202 |
| ** BURGLARY | 1 | 1 | 1 | 8 | 10 |
| * CC&R VIOLATIONS | 77 | 81 | 387 | 415 | 927 |
| CHECK THE WELFARE | 2 | 2 | 10 | 11 | 23 |
| DISTURBANCE - NOISE | 2 | 6 | 14 | 19 | 48 |
| DISTURBANCE - OTHER | 2 | 7 | 10 | 27 | 45 |
| FIRE | 1 | 0 | 2 | 2 | 2 |
| HAZARDS (TREES, WIRES DOWN, ETC) | 8 | 11 | 48 | 62 | 123 |
| MEDICAL AID | 9 | 2 | 38 | 31 | 85 |
| MISCELLANEOUS | 42 | 29 | 168 | 191 | 405 |
| MISSING/LOST PERSON | 0 | 1 | 4 | 4 | 6 |
| SEC. DEPT. INITIATED ACTION | 244 | 183 | 1274 | 1119 | 2434 |
| SUSPICIOUS PERSON/VEHICLE | 60 | 71 | 333 | 362 | 748 |
| THEFT | 1 | 2 | 6 | 4 | 9 |
| TRESPASS PERSON/VEHICLE | 31 | 32 | 163 | 178 | 384 |
| VANDALISM/PROPERTY DAMAGE | 3 | 4 | 14 | 19 | 40 |
| VEHICLE ACCIDENT | 2 | 2 | 7 | 7 | 17 |
| WARNING NOTICES ISSUED | 38 | 35 | 219 | 201 | 466 |

* Most CC&R violations are resolved daily in the field.
 ** March 2013 - Unit 29A (4), Unit 35C (2)
 ** April 2013 - Unit 28
 ** June 2013 - Unit 35A
 ** November 2013 - Unit 35D

** December 2013 - Unit 3
 ** June 2014 - Unit 4
 ** Burglary - Sonoma Co. Sheriff's Dept. jurisdiction



Chris Howard
 Interim Director of Safety & Security



Automatic External Defibrillators (AEDs)

The Sea Ranch Association has 14 Philips HeartStart OnSite Automatic External Defibrillators (AED) for our Sea Ranch recreation and assembly areas. These AEDs are located in the following areas:



Del Mar Pool
Del Mar Center Hall
Knipp-Stengel Barn
Ohlson Ranch House (Kitchen)
Ohlson Pool/Tennis Courts (Breezeway)
Moonraker Pool (Entryway)
Sea Ranch Lodge (Purchased by the Sea Ranch Lodge)
The Sea Ranch Water Company Office
The Sea Ranch Association Office
Security Vehicles (3)
Spare (Emergency Manager)
Posh Squash (note: this is a Zoll AED)

- The AEDs at the pools are in red outdoor, alarmed AED cabinets. The AEDs at the Ohlson Ranch House and the Del Mar Center Hall are in white indoor AED cabinets. A link to the Philips website and summary information from the Philips website is listed below.
 - Philips Website
 - <http://www.healthcare.philips.com/main/products/resuscitation/products/aeds/>
 - Philips AED Demo
 - http://www.heartstarthome.com/animated_demo/demo.asp
 - Easy to Use: Using the HeartStart OnSite Defibrillator is simple. Pulling the green handle activates the defibrillator and voice instructions. These instructions are paced to your actions, to help guide you through the entire process, from placing pads on the patient to delivering a defibrillation shock.
 - HeartStart OnSite determines if a heart rhythm is shockable:
 - If a shock is indicated, the defibrillator directs you to press the flashing orange **Shock** button. Then, HeartStart OnSite delivers a dose of low-energy biphasic therapy, a highly effective defibrillation waveform that is also gentle to the heart.
 - If a shock is not indicated, the OnSite Defibrillator instructs you to assess the patient and to perform CPR when necessary. While performing CPR, the defibrillator's voice instructions can be activated to coach you on the frequency and depth of compressions.
- ☐ **Note: Always call 9-1-1 in the event of a medical emergency.**



*Chris Howard,
Interim Director of Safety and Security*

SUMMARY • DESIGN REVIEWS • JUNE 2014

| | |
|---|-------------|
| Preliminary Site Visits (PSV) | 0 |
| Submittals for Design Committee | |
| New Home | |
| Conceptual | 1 |
| Preliminary ** | 1 |
| Final | 0 |
| Revision | 0 |
| Home Addition | |
| Conceptual | 0 |
| Preliminary ** | 2 |
| Final | 2 |
| Revision | 0 |
| Miscellaneous | 0 |
| Submittals for DCEM Staff | |
| Additions/Modifications | 8 |
| Exterior Finish | 0 |
| Landscaping | 0 |
| Repair/Replace | 4 |
| Roofing | 0 |
| Tree Proposals | 7 |
| Misc. | 5 |
| Staff Reviews/Inspections | |
| Total Staff Decisions | 64 |
| Compliance Inspections | 51 |
| CC&R Violations | |
| New Violations | 0 |
| Total Violations | 4 |
| Permits Issued | |
| Encroachment | 4 |
| Percolation/Septic Construction | 1 |
| New Home | |
| Addition | 0 |
| Demolition | 0 |
| Construction Completions | |
| New Homes | 0 |
| Additions | 0 |
| Total Homes | 1794 |
| Homes Under Construction | 4 |
| Total Undeveloped Lots | 486 |
| Total Number of Properties | 2284 |
| <p>** Neighboring owners within 300' are routinely notified when preliminary plans have been submitted for a new residence and are invited to examine the plans at our office and to submit their written comments prior to the scheduled date of review.</p> | |

ROADSIDE BRANCH COLLECTION SERVICE
(Third Monday of each month)

Upcoming Collection Dates:

August 18 & September 15

Remember, you must sign up for this service by 3:00 p.m. on the Saturday preceding the collection date.

Please keep vegetation debris piles off the road areas.

See the Association website for more information and to submit your service request online, or call the Association office at 707-785-2444.
www.tsra.org

HAZMOBILE
Household Hazardous Waste Collection

Hazardous materials can be dropped off between 9:00 a.m. and 1:00 p.m. at The Sea Ranch North Fire Station, Highway 1, on the following dates:

2014 Schedule

Friday-Saturday, August 15-16, 2014
Friday-Saturday, November 14-15, 2014

CLAIMS OF LIEN
as of July 2, 2014

| U/B/L | U/B/L | U/B/L |
|-----------|-----------|----------|
| 35E-7 (P) | 19-10 (P) | 30-2 (P) |
| 29A-10 | | 24-78 |

(P) = Previous property owner

The Sea Ranch Association has filed a Claim of Lien according to its Assessment Collection Policy on the above properties. Liens are listed as of the date above, and may have been cured before the time of publication.

The Sea Ranch Water Company

UTILITIES COMMITTEE AND GUESTS TAKE TOUR



On Saturday, June 21, 2014, members of the Utilities Committee and guests toured the newly installed improvements at The Sea Ranch Water Treatment Plant and the Tank 8 installation. Brad Clayton, Operations Supervisor for The Sea Ranch Water Company, explained the water filtration principles at the plant, and the effect the new decant tank has upon the system.



*Randy H. Burke, Director of Works
The Sea Ranch Water Company*

The Utility Committee members and guests tour the new decant tank installation at the water treatment plant.



The Utility Committee members and guests get a filtration update from Operations Supervisor, Brad Clayton.

Photos by Randy Burke



Association Resolution No. 396

RESOLUTION NO. 396

AUTHORIZATION FOR CLAIMS OF LIEN

Adopted June 28, 2014

WHEREAS, Section 5673 of the Civil Code requires the Board of Directors to authorize, in an open meeting, the recording of liens against the separate interests of owners with delinquent assessments, and;

WHEREAS, more than thirty (30) days prior to the deadline, the Association sent certified letters to the Owners of:

156-450-027

122-420-007

155-500-009

122-420-006

156-580-018

155-500-008

Pursuant to Section 5660 of the Civil Code, the letters contained a notice of delinquent assessment, which included but was not limited to, describing the Association's collection and lien enforcement procedures, an itemized statement of charges, the owner's inspection rights, the owner's "meet and confer" rights, and the owner's Alternative Dispute Resolution rights, and;

WHEREAS, these owners remain delinquent in the payment of their assessment accounts, exclusive of late fees, interest charges, and other collection-related amounts;

NOW, THEREFORE, BE IT RESOLVED THAT, the Association authorizes Allied Trustee Services to place a lien on these properties for the delinquent amount including any late fees, interest charges, and other collection-related amounts if the identified responsible parties have not yet paid these accounts before the date of authorization.



Board Summary & Actions cont'd

cont'd from page 1

She noted further that on June 9, 2014, the Association Attorney shared with the Burbank Housing Subcommittee, and subsequently with the full Board, the Draft Rehabilitation Plan he received from Burbank. He thereupon forwarded to Burbank the Draft Separation Master Agreement, Access & Services Agreement, Management Agreement and Waiver, and the Release and Indemnification Agreement. On the morning of the current meeting date, June 28, 2014, the Board began preliminary review of the Rehabilitation Plan and discussed legal strategies. After drafts have been discussed and vetted by all parties, they will be reviewed at an open meeting so that Members will have opportunity to comment. ☞

Also during the morning Executive Session, the Board received compliance updates, authorized the recording of a notice of default, approved two Meet and Confer actions — one at the request of a member on a land use problem and the other as a disciplinary action, and approved new member appointments to the Finance and Utilities Committees.

Chair Gardener reviewed the previously announced election of Board officers and Policy Committee Liaisons that occurred at the May 25, 2014, Board Organization Meeting.

Finally, Chair Gardener announced Board Subcommittee assignments, as determined at the Board Leadership retreat on June 8, 2014, as follows (see table):

| | |
|---------------------------------------|---|
| Audit | Directors McCalley (Chair), Campbell and Nybakken |
| Bluff Erosion | Directors McCalley (Chair), Chaboudy and Gardener |
| Burbank Housing | Directors Campbell (Chair), Gardener and Scarola |
| Design Committee | Directors Campbell (Chair) and Chaboudy |
| 50 th Anniversary | Directors Chaboudy (Chair) and Moelter |
| GRI | Directors Scarola (Chair), McCalley and Moelter |
| Public/Private Issues | Directors Scarola (Chair), Campbell and Moelter |
| Vegetation Management | Directors Gardener (Chair), Scarola and McCalley |
| Non-Industrial Timber Management Plan | Directors Gardener (Chair), Nybakken and Scarola, along with selected non-Board Members |

Community Manager Bell reported on three matters:

He reported on the annual Board Leadership Retreat held on June 8, 2014, noting that the retreat is designed to introduce new Board members to issues and protocols that pertain to operation of the Board, to provide an opportunity to look back and celebrate the achievements of the previous term, and to set the Board's action plan going forward. He noted that a complete report of the retreat will be published on the Association website in the near future and will be provided to the Membership in the August Agenda packet. He reviewed the four top Board priorities resulting from the retreat, which are -- final resolution of the Burbank Housing default, moving ahead on the Fiber To The Home broadband project, considering adoption of the Non-Industrial Timber Management Plan currently being prepared, and developing a renovation plan and budget for the Ohlson Recreation Center.

The Community Manager also reported on the final budget reconciliation of the Tank 8 Capital Improvement Project, noting that the project is now officially complete, coming in on budget and on schedule. Some variances occurred when it was decided to shift the tank south to avoid issues with wetlands,

but the overall \$6 million dollar project was completed with less than 1% deviation from the proposed budget.

Finally, the Community Manager noted that the design team for the fiber project is on site and will be working for several more weeks to gather data on best routes for fiber installation throughout The Sea Ranch, after which they will return to their headquarters to prepare the detailed maps and construction estimates needed to bring to the Board a complete plan with cost estimates and construction timelines for consideration at an open meeting, perhaps as early as November 2014.

Treasurer McCalley reported that as of the end of May, with one month of the current fiscal year complete, financial results are in line with budget. As usual, a number of Members have prepaid their assessments, resulting in a cash bulge which is consistent with prior years' experience. The Association still has only three liens on file, two of which are making installment payments to resolve the liens; the third owner has recently sent partial payment. At the end of May, assessment delinquencies stood at \$53,590, comprising 74 accounts, not including the 45 accounts of Burbank Housing, whose delinquency currently stands at

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Board Summary & Actions cont'd

cont'd from page 18

\$75,357 by the end of May 2014. He reported that eleven escrows closed in April, nine houses and two lots, and an additional fourteen escrows closed in May, comprising eleven houses and three lots, bringing the total to 41 year to date, compared with 47 at this time last year. So far this year there has been one housing start in January, with another joining the list in June, but the Association is still ahead of the previous year when the first housing start did not occur until September. He noted that the auditor has commenced work on the Association's annual audit and that all indications are for a smooth audit process with no anomalies reported thus far.

Reporting for the Water Company, Director McCalley noted that revenues continue to run under budget due to water conservation efforts, expenses are on target, and the Water Company balance sheet remains healthy.

Subcommittee Reports:

On behalf of the Bluff Erosion subcommittee, Director McCalley reported that the subcommittee has not met since the last Board meeting but that restoration of the public access portion of the Bluff Trail at Walk On Beach has now been completed, which restores the public access to Walk On Beach required until the Bane Bill for the first time in ten years to the benefit of Sea Ranch Members as well as the public. The subcommittee plans to meet in the coming year to consider what plans and strategies might be developed to deal proactively with potential for future bluff erosion.

On behalf of the Burbank Housing subcommittee, Director Campbell summarized activity since the April Board meeting, noting that during the past two months the Community Manager completed work on the draft services and access agreements and the management agreements, which Association Attorney John Shordike redrafted into a set of legal documents that would ultimately constitute the joint agreements which the parties would sign and submit to a court. The Association Attorney has continued to have periodic discussions with the attorneys for Burbank and Sonoma County. In addition to Burbank related meetings previously noted in the Board Chair report, the Burbank subcommittee met with the Community Manager on June 12, 2014, to review Burbank's draft Rehabilitation Plan, which was transmitted together with identified concerns to the full board for discussion during the morning Executive Session of the current meeting date, June 28, 2014.

Reporting for the Public/Private Board subcommittee, Director Scarola noted subcommittee intentions for the coming Board year, including a review of topics

from last year, development of a more comprehensive and clear facilities use policy, reviewing and possibly reconsidering how the private aspects of The Sea Ranch as a membership based Common Interest Development interface with the public, and exploring other aspects of The Sea Ranch's relationship with the Mendonoma region, Sonoma County, and the State of California.

Reporting for the Vegetation Management subcommittee, Director Gardener reported on a recent subcommittee meeting which reviewed the past year's activities in getting the NTMP plan and process underway, and also focused on setting priorities for tackling the remaining recommendations from the 2013 McBride report. The subcommittee continues to monitor forest health, with specific attention being paid to recent die-off of pines and other trees in ever increasing numbers. The subcommittee will be working to develop a cohesive meadow restoration plan to be presented to the Board at a subsequent meeting.

Director Gardener further reported recent meetings of the newly formed NTMP Task Force, authorized by the Board in April 2014 by virtue of Resolution 393, noting that the Task Force members have taken part in two walking tours of the CTPZ, with a third tour planned, in order to learn about the vegetation and soil zones found in that acreage. Other subcommittee efforts have focused on research to develop guidelines that may be included in the NMTP. Owl surveys and collection of biotic information are both in process. Flagging of sensitive areas and water courses may begin soon. She noted that professional Forester Matt Greene will guide a walk of the CTPZ on Saturday, August 9, 2014 from 1:00 to 4:00 p.m. and encouraged Members to participate in order to learn more about the purposes and processes of a Non-industrial Timber Management Plan.

Reporting for the 50th Birthday Celebration subcommittee, Director Chaboudy noted that the celebration has gotten off to a very smooth start beginning with the recent Memorial Day weekend. A total of twelve birthday celebration events have commenced since Memorial Day. She also reviewed upcoming events for the month of July and beyond, noted that a booklet detailing events is available at the Association office, and that a great deal of information is also available on the Association website.

Reporting for the GRI subcommittee, Director Scarola noted the possibility that GRI may be filing a Timber Harvest Plan for an area east of the town of Gualala. He noted that details are not yet available, but that the subcommittee will continue to monitor any developments that occur.

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Board Summary & Actions cont'd

cont'd from page 19

Policy Committee liaisons also provided reports:

Director McCalley, Board liaison to the Finance Committee, noted that the committee held their regularly scheduled meeting in June, elected officers, and appointed liaisons to the other policy committees for the coming year. However, plans to fill one of the two liaison positions did not come to fruition and that position is currently vacant. The committee recommended to the Board a new member, Doug Paul, whose appointment was confirmed by the Board in Executive session of the morning of the current meeting date, June 28, 2014. The FC further decided to move its regular bi-monthly meetings from the second to the first Saturday of the month in order to remedy a meeting date conflict with the Planning Committee. The FC reviewed new drafts of the Association Investment Policy and intends to finalize one of the two drafts at its August FC meeting with presentation to the Board for consideration at a subsequent Board meeting. The FC also agreed to initiate a re-start on the Five Year Business Plan process, with presentation to the Board for consideration at a later date.

Director Nybakken, Board liaison to the Planning Committee, reported that the PC has held preliminary discussions of their work plan for the 2014-2015 fiscal year, with items considered including completion of the update of the Signature Hedgerow Rehabilitation Plan, continuation of the development of the biotic resources inventory, further investigation of technologies for renewable energy options, and continuing analysis of the possibility of an historical district on The Sea Ranch. The PC also confirmed a commitment to assist with response to Sonoma County's Local Coastal Plan update, once it is released, to assist the Board with development of the Non-industrial Timber Management Plan, and to review progress toward meeting the guidelines contained in the 2013 Comprehensive Environmental Plan update. Changes to the PC pages on the Association website are in process and will soon be submitted to the Website Committee. The PC recently participated in a field trip to view an example of a biomass generation renewable energy project operating near Winter, CA.

Director Chaboudy Board liaison to the Utilities Committee, noted that at their regular monthly meeting in June the UC reviewed projects underway or recently completed, including the planning work currently occurring on The Sea Ranch to develop the FTTH broadband project, completion of the Tank 8 CIP project, and status of Water Treatment Plant upgrades. The UC considered and recommended a new member to the UC, Howard Klein, whose appointment was confirmed by the Board in Executive session of the morning of the current meeting date, June 28, 2014.

MEMBERS AGENDA – No members spoke during Members Agenda.

UNFINISHED BUSINESS – None

NEW BUSINESS

Proposed Resolution 396, Authorization for Claims of Lien for Delinquent Assessments

Treasurer McCalley introduced Resolution 396 regarding delinquent assessments. Davis-Stirling requires that this item be brought forward in open session. He noted that one APN should be removed from the proposed resolution due to recent Member action to resolve the assessment delinquency. Upon board motion to adopt Resolution 396 ([see page 17](#)), and following opportunity for board discussion and member input, the motion passed.

ACTION: *The motion passed unanimously.*

Proposed Operating Rule Change — Rule 7.3

Community Manager Bell introduced the proposed operating rule changes to TSR Rule 7.3, which would facilitate the current Non-Industrial Timber Management Plan (NTMP) study and would eventually allow the implementation of the NTMP, should the current board or a future board authorize such action. He recommended that the Board approved publication of the draft language to the membership for their comments, as required by Davis-Stirling, to be followed by a public hearing and final adoption of the changes at a subsequent Board meeting.

Upon Board motion to approve the process of commencing operating rule changes to TSR Rule 7.3 as presented in the agenda package, to become effective subject to the required Member notice and comment period specified in California Civil Code §4360(a) and §4045(a)(3), followed by final hearing before the Board on August 23, 2014 with final notice of the approval to be delivered to the Members in accordance with California Civil Code §4360(c) and §4045(a)(3), and following opportunity for board discussion and member input, the motion passed.

Community Manager Bell noted that with recent changes to Davis-Stirling, the expensive procedure of Member notification via US Mail is no longer required. In accordance with the Annual Policy Statement to members, the notice will be posted outside the Association office. In addition, the information will be included in the *Bulletin* and posted to the Association website.

ACTION: *The motion passed unanimously.*



Frank Bell
Community Manager

YOU ARE INVITED!

The Sea Ranch works because so many Members donate their time, goodwill, good sense, and expertise to the exploration of the many issues and choices facing our community.

The meetings listed below are all open to the Membership, and we are giving you this notice because all Members are cordially invited to attend and share their experiences, ideas, questions, and concerns, or to simply listen. These meetings provide a forum for fact-finding, creative conversation, and the development of ideas or options that may (and may not) ultimately be presented to the Board of Directors for its possible consideration and action. Even if you cannot attend a meeting, minutes may be available later on the Association website for your review.

PLEASE NOTE: None of the meetings listed below is a Board Meeting of The Sea Ranch Association (TSRA). None of these committees or task forces is authorized to act on behalf of TSRA, but only to advise the Community Manager or the Board. Even if a quorum of Directors happens to be present at one of these meetings, no Board deliberations, decisions, or actions will take place; nor will any individual Board Member announce his or her position or potential future vote on any issue or outcome under discussion.

Should the Board choose to consider any recommendation or option arising from these committee and task force meetings, the matter shall be agendized and fully analyzed, discussed, and decided at a subsequent noticed Board Meeting, with full opportunity for Member review and input at that time.



COMMITTEE MONTHLY MEETING SCHEDULE

All meetings of the Association's committees are open to the Membership, and you are encouraged to attend and learn how the committee process at The Sea Ranch works. Committee meeting minutes are posted on the Association website: www.tsra.org. *Since circumstances sometimes require that meeting dates and times be changed, please contact the Association office at 707-785-2444 for confirmation.*



| Committee | Date | Time | Location |
|------------------------|----------------------------------|--------------|-----------------|
| Archives | Aug 1, Sep 5 | 3:00 - 4:30 | DMC Room #1 |
| CCNM Task Force | Sep 10, Nov 12 | 3:00 - 5:00 | DMC Room #1 |
| Commons Landscape | Aug 16, Sep 20, Oct 25 | 2:00 - 5:00 | ORH |
| Communication | Jul 25, Aug 22 | 3:00 - 5:00 | TSRA Office |
| Finance | Aug 2, Oct 4 | 9:00 - Noon | DMC Room #1 |
| Gardens | Contact Association Office | 3:00 - 5:00 | DMC Room #2 |
| Native Plant | Aug 23 | 9:00 - 10:00 | ORH |
| Planning | 2nd Saturday | 9:00 - Noon | ORH |
| Security | Contact Association Office | TBD | TBD |
| Solar Array Task Force | Jul 26, Sep 27 (DMC#2, 9am-12pm) | 1:00 - 4:00 | ORH |
| Trails | 3rd Saturday | 9:00 - 10:30 | ORH |
| Utilities | 3rd Saturday | 9:00 - Noon | DMC Room #1 |
| Vision | Sep 12, Nov 14 | 3:00 - 5:00 | DMC Room #2 |
| Website | Aug 29, Oct 3 | 3:30 - 5:00 | TSRA Office |

DMC = Del Mar Center ORH = Ohlson Ranch House

50th Birthday Events

ENJOY 50TH BIRTHDAY EVENTS IN AUGUST

- 8/2: Posh Squash Open House - Come tour the garden and meet Posh Squash leaders. See [2014 Summer Soundings](#)
- 8/2: TSR Forum "The Unique Geology of TSR"
The Forum Committee is presenting several presentations during the 50th birthday year which highlight different aspects of TSR. (p. 26)
- 8/3: "Before The Sea Ranch" Panel Discussion
Sonoma County Historian and Sea Rancher, Susan Clark, will lead a panel of early residents familiar with the land before it was The Sea Ranch. (See [2014 July Bulletin](#))
- 8/4-8: Opportunity to Work Posh Squash
- 8/20: Classic 1964-1965 Film Program: "A Shot In The Dark" (p. 25)
- 8/23: TSR Thespians Backstage Tour of the set of their upcoming production, followed by an Open House - Knipp-Stengel Barn (p. 22)
- 8/31: 5th Annual Equestrian Center Open House
See demonstrations of riding skill; meet the riders and their horses. (p. 24)

For more information on these and other birthday events, visit www.tsra.org and click on the 50th Birthday Guide to Events.



🌀 First Winners of 50th Birthday Bingo ! See [page 10](#) 🌀



BACKSTAGE TOUR AND OPEN HOUSE KNIPP-STENGEL BARN (WHITE BARN) AUGUST 23, 2014, 10:00 - 12:00 NOON Public Event

The Sea Ranch Thespians invite you to be their guest for a behind the scenes tour of the set for their upcoming production and an open house of their facilities at the Knipp-Stengel Barn.



Photos courtesy of The Sea Ranch Thespians website

NEW EVENT! Not yet included in your 50th Guide to Events

ANNA HALPRIN EVENT FOR THE SEA RANCH 50TH BIRTHDAY

A Score for Building Community

Anna Halprin

September 1, 2014

Start time 9:00 a.m., concluding 11:00 a.m.

Gathering spot: West side of Ohlson Recreation Center

People of all ages invited, including children

Anna Halprin will design and lead a Movement Score for a walk on the beach. It will be based on one Larry Halprin and Charles Moore had devised to bring concentrated attention to the environment during the early years of developing The Sea Ranch.

Founder of the groundbreaking San Francisco Dancer's Workshop and a visionary in challenging the conventions of modern dance, Anna has received worldwide recognition and honors for her outstanding contributions in choreography, teaching and performance art.

Participants will gather at the picnic table outside the pool fence (west side) and join in a processional down the pathway and stairs to Ohlson Beach. There they will explore the qualities of the site and work with sand, driftwood and rock to build images that connect with the environment and celebrate their mutual presence in the place.

This will be a rare experience to be treasured - come share in celebrating the spirit of The Sea Ranch.



50-50 HIKE

The Trails Committee is pleased to introduce a new program that recognizes those Sea Ranchers (members and Association staff) who walk all 50 miles of The Sea Ranch trails system. Begin hiking as of May 25, 2014, and those who complete all 50 miles and highlight it on a Trails Map will receive recognition! For important details see "Trails Talk" in the [May 2014 Bulletin](#).

HAVE YOU WALKED ALL 50 MILES?

Email the Trails Committee
Paul Plakos at plplakos@mcn.org

Provide your name, phone number and email address. They will make arrangements to review your map and provide the recognition items that are well deserved!

See [page 13](#) for First Successful 50-50 Hikers !



50th Birthday Events



5TH ANNUAL OPEN HOUSE THE SEA RANCH EQUESTRIAN CENTER

Sunday, August 31, 2013
10:00 a.m. - 12:00 noon

Please join us! Fun guaranteed!

10:15 to 10:45 - Happy Trails (new event in the arena; skills needed for horse and rider)

10:45 to Noon - Games and Refreshments

- * Horseshoes
- * Bobbing For Apples
- * "I Spy" - identify the horses from picture clues
- * "Name Those Features" - such as fetlock, pastern and many more
- * Rope a "steer"
- * Groom Simba
- * "Ride" in a saddle
- * Feed carrots (horses like this the best)
- * Enjoy snacks in the lounge

All photos taken by
Diane Hichwa



All photos are from the 2013 TSR
Equestrian Center Open House



Barbara Scott, Chair
Stables Advisory Committee



*You Are Invited To Join
A Celebration of the Life of*

JANANN FLEMING STRAND

Saturday, August 9, 2014, 3:00-5:00 p.m.
Del Mar Schoolhouse and Secret Place
(Sonoma County Highway One mile marker 56.88)

Guests are requested to bring
an appetizer or dish (to serve 10)
or a bottle of wine.

Please RSVP to Susan Clark 785-2725
or sclark5@gmail.com



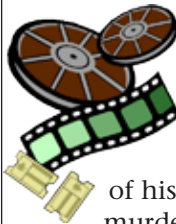
Coming in August!

THE SEA RANCH 2014 TRAILS MAP

This updated version will feature the Historic Markers, highlighted routes of the Interpretive Trails including The Sea Ranch Audio Walking Tour, select spot elevations, and the boundaries of the Central Timber Production Zone (CTPZ). An Info Alert will advise you of the beginning sales date.



**THE SEA RANCH CLASSIC FILM
2014-15 SCHEDULE**



Aug 20 A Shot in the Dark (1964)

This is the best of the bumbling Inspector Clouseau (Peter Sellers) series. The inspector is convinced that the object of his affection (Elke Sommers) is innocent of murder, despite all evidence.

-
- Oct 8 *Dr. Strangelove* (1964) with Peter Sellers
 - Jan 28, 2015 *Mirage* (1965)
 - Mar 25 *Yesterday, Today and Tomorrow* (1965)
 - May 20 *Mary Poppins* (1964)
-

All films are on Wednesdays at 7:30 p.m. in the Knipp-Stengel Barn (dress warmly). Free admission, coffee, and popcorn to Sea Ranchers and their guests. Sea Ranch Members who would like to be notified by email of upcoming Sea Ranch Classic Film showings can send their email address to gwr@mcn.org.



Community Information

THE SEA RANCH
THE SPIANS

present

2 Across

A Comedy of Crosswords & Romance

by Jerry Mayer

Kathye Hitt, Director
Carol Emory and The Wingate Foundation, Sponsors

Knipp-Stengel Barn (Mile marker 53.76)

September 18,19,20,21 and 25,26,27,28
4:00 p.m.

FREE ADMISSION

PARKING CARDS PROVIDED AT ENTRANCE

Reservations are necessary (140 seats)
FOR RESERVATIONS:

www.searanchthespians.com

or call Carol Emory at 785-2548

Bring a picnic to enjoy in the barn after
the performance except on the 28th.

Having a Holiday Party? Hosting a Group Gathering?

Providing TSRA Vehicle Permits for your non-Sea Ranch guests' vehicles is a Member responsibility. Let us help ensure that your company will have an enjoyable visit. We can provide you with additional Parking Passes and have our Security Department assess the parking availability at your location, and provide cones if needed.

Call Member Services at 707-785-2444 with the date, time, location, and number of Vehicle Permits needed. Early notification (1 week) is helpful!

Member Services



THE SEA RANCH FORUM
Presents

Geo Tales – Stories About Sea Ranch Geology

Saturday, August 2, 2014

3:00 p.m. to 5:00 p.m.

Del Mar Center Hall

During The Sea Ranch 50th Birthday celebration, many of us are looking back at our community's history. The August Forum, presented by Sea Ranch resident and geologist Mike Lane, provides an opportunity to extend the time horizon. The Forum is a collection of Mike's favorite stories about local geology and some people who have been involved in deciphering the complex events which have shaped our natural environment.



Questions that you may never have thought about asking but after the Forum will be able to answer include:

- What is the Mojave Connection?
- Where is the rest of Shell Beach?
- Why are some rocks along the bluff striped?
- When is a sag pond not a sag pond?

Join Mike in discussing these questions and others as we look way back in Sea Ranch time.

SAVE THE DATE!

**Forum: September 6, 2014
To Be Determined**

*For further information about
these and other Sea Ranch Forums,
please contact Forum Chair Leigh Mueller at
leighmueller@earthlink.net*



CALENDAR — ONGOING GROUPS/ACTIVITIES — CALENDAR

DEL MAR GARDENERS

Wednesdays – 9:00 a.m. to Noon - DMC
Call Dave Osteraas 785-9633

DEMONSTRATION GARDEN VOLUNTEERS

4th Saturday 10:00 a.m. Demonstration Garden, ORC
Contact Scott Graf 884-9900, scott@floriferous.com

MADRIGAL SINGERS

For more information call:
Marjie Van Gunten 785-3408

MAH-JONGG GROUP

Wednesdays – DMC Living Room
Call Lynn Coombs 785-1058

PETANQUE

Wednesdays & Saturdays – 10:00 a.m.
One-Eyed “Jacque’s”
Call George Rathmell 785-2989

PIANO GROUP

2nd Monday of month – 1:00 p.m.
Jane Schuler-Repp 785-1071

SENIOR AEROBICS

Tuesdays - 9:00 a.m. DMC Hall
Call Denny Gold 785-2208

SENIOR STRENGTH TRAINING

Monday and Thursday – DMC Hall
Call Sue Denevan 785-2597

STRETCH YOUR LIMITS

Thursdays 12:15 - 1:15 p.m., DMC Hall
Denny Gold 785-2208

TEAM SEA RANCH

Bicycling for fun & fitness.
Call Michele Chaboudy 785-9209

THE SEA RANCH BRIDGE GROUP

Last Friday of month 12:45 to 4:45 p.m. – ORH
For reservations call Doris Constenius 785-3260

THE SEA RANCH FLYING SOCIETY

Pilots & Non-Pilots Welcome
Contact Jim DeWilder 785-2764, jdewilder@earthlink.net

THE SEA RANCH KNITTING GROUP

Mondays 1:00 – 3:00 p.m. DMC
Lynn Tuft 785-3392

THE SEA RANCH RACQUET CLUB

Tennis or Pickle Ball contacts.
Tennis: Gary Peterson 785-3049 / Marvis Forst 785-3823
Pickle Ball: Dave Bess 785-1154

THE SEA RANCH THESPIANS

www.searanchthespians.com
Call Carol Emory 785-2548

WATER EXERCISE GROUP – Del Mar Pool

Monday through Friday – 7:30 a.m.
Call Dorothy Stevenson 785-3374
or Marianne Baxter 785-9513
Mon.-Wed.-Fri. – 10:00 to 11:00 a.m.
Call Nancy Carter 785-3504

WOMEN'S GOLF

Play Days: Tuesday and Thursday – 9:00 a.m.
Co-Captains: Sharon Hiles 785-3055,
Doreen Arthur 785-1129, WPGA Rep: Sue Lease 884-1400

YOGA

Mondays, Wednesdays & Fridays, 9:30 to 10:45 a.m., DMC Hall
Call Steven Winningham 785-2939

ZUMBA DANCE EXERCISE

Wednesdays – DMC Hall
4:00 to 5:30 p.m, Call Jan Fogel 785-1789

MEETINGS AND EVENTS

ASSOCIATION BOARD OF DIRECTORS MEETINGS

Regular Session(s): 8/23/2014, 10/25/2014
4th Saturday of every other month, 1:00 p.m. at Del Mar Center Hall

COMMITTEE MONTHLY MTG. SCHEDULE – (see p. 21)

ROADSIDE BRANCH COLLECTION – 3rd Monday (see p. 16)

ONGOING 50TH EVENTS THAT LAUNCHED ON 5/25/2014:

TSR Audio Walking Tour: Spons. by 50th Bday Committee*

Sea Ranch Bingo: Sponsored by the Website Committee*

Historic Markers: Sponsored by the Archives Committee*

50 - 50 Hike: Sponsored by the Trails Committee*

* For more information on these events: see the Website Calendar and
The Guide To The Sea Ranch 50th Birthday Events at www.tsra.org

SEA RANCH NEIGHBORHOOD POTLUCK PARTIES: 7/26 *

All Across The Sea Ranch - All On The Same Day

ULTIMATE SEA RANCH SELFIE POSTER: 7/26 launch *

Ongoing event through 11/1/2014

BOARD & COMMITTEE/TF CHAIRS JOINT MEETING - 7/26

9:00 a.m. to 12:00 noon at the Ohlson Ranch House

FIRE SAFETY WALK - 7/28 (see the July 2014 Bulletin)

Fire Safety and 'Defensible Space' Walk

Monday, 10:00 a.m. at The Sea Ranch Fire Station (corrected time)
Annapolis Road and Verdant View

POSH SQUASH OPEN HOUSE: 8/2 (see p. 22) *

10:00 a.m. to 12:00 noon at the Posh Squash Garden

FORUM: Geo Tales – Stories About Sea Ranch Geology - 8/2 *

3:00 p.m. to 5:00 p.m. at the Del Mar Center Hall (see p. 26)

PANEL DISCUSSION: Before The Sea Ranch - 8/3 *

10:00 a.m. to 12:00 noon at the Del Mar Center Hall (see p. 22)

OPPORTUNITY TO WORK POSH SQUASH: 8/4-8 *

NATURE WALK: Exploring Our Forest - 8/9 (see p. 13)

1:00 p.m. at the Ohlson Recreation Center parking lot

A CELEBRATION OF THE LIFE OF JANANN STRAND - 8/9

3:00 p.m. to 5:00 p.m., Del Mar Schoolhouse & Secret Place (see p. 25)

HAZMOBILE: Household Hazardous Waste Collection - 8/15-16

9:00 a.m. to 1:00 p.m. at the North Fire Station, Hwy 1 (see p. 16)

AUGUST SATURDAY HIKE: Big Tree Country - 8/16

1:00 p.m. at the Ohlson Recreation Center parking lot (see p. 13)

CLASSIC FILM: A Shot in the Dark - 8/20 (see p. 25) *

7:30 p.m. at the Knipp-Stengel (White) Barn

THESPIANS: Backstage Tour and Open House - 8/23 (see p. 22) *

10:00 a.m. at the Knipp-Stengel (White) Barn

17TH ANNUAL CIRCUMAMBULATION: 8/30 (see p. 2)

7:45 a.m. registration at the Moonraker Recreation Center

5TH EQUESTRIAN CTR OPEN HOUSE: 8/31 (see p. 24) *

10:00 a.m. to 12:00 noon at The Sea Ranch Equestrian Center

7TH ANNUAL VOLUNTEER CELEBRATION: 8/31 (see p. 1)

2:00 p.m. to 4:00 p.m. at One-Eyed Jack's picnic area

(Note: Since date, time, and location of meetings and events are subject to change, please verify them first with TSRA office.)

THE SEA RANCH ASSOCIATION
P. O. BOX 16
THE SEA RANCH, CA 95497-0016
Address Service Requested

Prsrt Std
U.S. Postage
PAID
Permit 125
Medford, OR

THE SEA RANCH ASSOCIATION

Administrative Offices • 975 Annapolis Road • The Sea Ranch

General Information and Member Services Phone: 707-785-2444
Tuesday – Saturday 8:30 a.m. to 5:00 p.m. General Fax: 707-785-3555
Website: www.tsra.org Email: info@tsra.org

Ext. Department

222 • Facilities Reservations
226 • Member Assessments
227 • Finance & Human Resources Director
232 • Facilities & Resources, Operations Manager
233 • Safety & Security Services Interim Director
234 • Information Technology Manager
236 • Administration & Management Services Director
248 • Maintenance of Buildings & Recreational Facilities

Contact

Member Services
Haidi Calkins
Ellen Buechner
John Prescott
Chris Howard
Sara Windsor
Janice Bonora
Schus

Design, Compliance & Environmental Management

Phone: 707-785-2316 • Tuesday – Friday 9:00 a.m. to 4:00 p.m.
Saturday 9:00 a.m. to 1:00 p.m.

Security

Business Phone: 707-785-2444 • Urgent Calls Only: 707-785-2701

The Sea Ranch Emergency Message System

To hear Emergency Update Information from our Emergency Message System
Phone: 866-716-4911 (provide our organization ID: 8390625#)

THE SEA RANCH WATER COMPANY

Office Annex • 35600 Verdant View • The Sea Ranch

Phone: 707-785-2411 • General Fax: 707-785-9756

Operations: Monday – Friday 7:00 a.m. to 3:30 p.m.

Financial Services: Mary Condon • Director of Works: Randy Burke
Urgent On-Call (after hours, weekends and holidays): Cell 707-328-0400

OnSite Wastewater Disposal Zone

Phone: 707-785-2756 • Monday – Friday 7:00 a.m. to 3:30 p.m.

BULLETIN DEADLINE

Remember, think ahead!

The submission deadline for the

September 2014 Bulletin

is noon on Wednesday, August 6, 2014.

The September issue will be posted on
the website by August 22nd, and paper copies
will be received by Sea Ranchers on
approximately August 29, 2014.

Contact: bulletin@tsra.org

HOW MAY WE HELP? PLEASE LET US KNOW