THE SEA RANCH ASSOCIATION MONTHLY

Bulletin

October 2026 No. 612

The Sea Ranch Association

Adapting Our Approach to Hedgerow Management

For a century, the Sea Ranch's Monterey cypress hedgerows have been a defining feature of The Sea Ranch landscape. Now this non-native population faces senescence, environmental stress and in some cases, placement that puts humans, homes or habitats at risk. This year we're taking a close look at three Monterey cypress groupings, but this isn't the first time we've done so. Our in depth analysis stands on the shoulders of the experts, stewards, and scientists that have come before us. This year's holistic site assessments add new metrics and new dimensions to a body of knowledge and strategy built over the course of four decades.

35 Years of Adaptive Management

In 1991, Joe McBride and Deborah Gerhard walked the ranch and described what they saw. In 2001, the Planning Committee counted how many of the original trees were still standing. In 2013, McBride returned with a forest pathologist and a forest consultant and asked why the trees were failing, finding the first evidence of root disease. In 2015, the Hedgerow Subcommittee looked at young trees and explored whether our replanting's were surviving. In 2024, the Hedgerow Working Group reframed the objective, asking what each hedgerow provides for the community, and allowing the conditions of the site to shape its trajectory. This year, in addition to commissions of biological inventories, hazard reports and site responsive replanting recommendations, we employed a new metric to continue to refine our strategy – soil health.

A single handful of healthy soil holds more living organisms than there are people on Earth, and together they form what's referred to as the "soil food web." Beneath our feet, millions of microorganisms digest and transform organic matter into the food, and reciprocal relationships, that plants need to survive. A hidden community of bacteria and fungi (decomposers), mycorrhizae (root partners), protozoa and nematodes (microbe grazers), arthropods like mites and beetles

01
SEPT 25
4:00 – 5:00 PM
ONLINE

Live Online Presentation

Recorded and posted to the TSRA website, questions and comments collected through the comment portal.

02
SEPT 25 – OCT 25
ONLINE

Community Comment Period

Thirty days to share comments and questions. Questions will be answered in the Expert Panel Q+A or website FAQ. Submit online any time.

03
OCT 3
9:00 – 11:00 AM
ONLINE

Expert Panel Q+A

Online via Zoom. Co-facilitated by the Hedgerow Working Group.

04
OCT 25 – NOV 7
ONLINE

Restoration Refinement

Community comments and feedback integrated into final plans and program, final plans and dimensional renderings posted.

05
NOV
IN-PERSON

Hedgerow Restoration Walks

Site-specific walk and talks to review the implementation trajectory at each site and discuss stewardship opportunities to become a part of it. Date TBA.

Monterey Cypress and Hedgerow Member Engagement Timeline, Fall 2026.

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The Sea Ranch Association



Photo by Craig Tooley.

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Bulletin ©

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.

Published Monthly for Members by:

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All materials for the *Bulletin* should be submitted electronically via the website, where you can also find submission deadlines.

November *Bulletin* Deadline:
October 7, 2026

TSRA Board Round-up

TSRA Board Regular Open Session Meeting of August 22, 2026

The TSRA Board of Directors met on Saturday, August 22 for a Regular Session Meeting. Key outcomes of the meeting include:

- Fire Battalion Chief Marshall Turbeville provided a debrief of the Salt Point Woodside Fire.
- Chair Fulkerson provided a summary of that morning's Executive Session meeting.
- Draft Minutes for June 27 and July 25 meetings were adopted with minor corrections.
- Items approved under the consent agenda included ratification of monthly financials, a proposed lot consolidation, Resolution 622: Support for Measure D, the 2027 TSRA Board Election timeline, and policy committee appointments.
- Resolution 623: Board Goals Implementation Plan. **Motion passed 6.1.0.**
- Resolution 624: Adopting Planning Committee Recommendation & Proposed Rules for Del Mar Center Courts. **Motion failed 1.6.0. The topic was tabled until October.**
- Roundtable Discussion was tabled in the interest of time.

A recording of the August 22 meeting is available on the Association page of the TSRA website (tsra.org/association/#board-of-directors).

Upcoming Board Meetings

10/24/2026	**TSRWC Annual Meeting + TSRA Board Regular Session Meeting**
12/11/2026	**TSRA Board + Design Committee Workshop**
12/12/2026	**TSRA Board Regular Session Meeting**
2/6/2027	**TSRA Board + Finance Committee Budget Workshop**
2/27/2027	**TSRA Board Regular Session Meeting**
4/24/2027	**TSRA Board Regular Session Meeting**

EP+D Statistics • August 2026

Preliminary/Initial Site Visit for New Home	Total
	0

	Total
Parcel Conformance Reviews (PCR)*	1
New Violations (Design Manual, CC&Rs, TSR Rules) Construction Beyond the 1-Year Term	3
Construction Starts - Homes/Additions	1/0
Construction Completions - Homes/Additions	2/0
Total Homes	1,813
Homes Under Construction	36
Total Undeveloped Lots	357
Total Number of Properties	2,206

*Compliance issues identified during all PCR inspections.



Photo by Craig Tooley.

Community Manager

Hedgerow History

The Sea Ranch is blessed with an abundance of history. When tough issues surface, I find it helpful to reflect on our past and the shared stories that brought us to the present. Management of our hedgerows is one of the tougher puzzles we continue to piece together, so I am committing this note to circling back to the past in question-and-answer format. If you have your own questions and answers, TSRA would love to receive them (at info@tsra.org) for collection and sharing.

When and why were the original hedgerows on The Sea Ranch planted?

Beginning in 1916, Walter Frick planted long rows of Monterey cypress across the coastal terrace we now know as The Sea Ranch. They divided the meadows into 24 "ranchettes" and served as windbreaks against the relentless Pacific winds that helped manage his large flock of sheep. What began as a practical measure became a signature element of our coast.

What role did the hedgerows play in the planning of The Sea Ranch?

Lawrence Halprin saw in Walter Frick's hedgerows both beauty and purpose. He read the rows as architecture already standing on the land, walls of living trees, and used them as anchors for the buildings to come. Rather than scatter homes across the meadows, Halprin tucked them along the cypress rows, where the trees could shelter them from the wind and the open land between could remain as commons. Joseph Esherick and the firm MLTW, among the first architects to build at The Sea Ranch, followed his lead, giving their buildings sloping shed roofs that echo the wind-bent cypress and let the wind pass over.

How do the hedgerows fit into the context we are living in today?

More than a century after Walter Frick planted them, the original Monterey cypress trees have grown to eighty feet and more and are nearing the end of their lives. Forester Joe McBride documented their decline as early as 1991, and a 2001 count by the Association's hedgerow subcommittee found that a third of the original trees were already gone. Many that remain are losing limbs and toppling in storms, posing risks to nearby homes and trails. Yet we still cherish them for their beauty, their privacy screening, and the shelter they give from the wind. Meanwhile, defensible-space rules and insurance requirements appear to sit uneasily with Halprin's vision of homes tucked beside the trees.

Renewal began in 1999, when a diseased original hedgerow at the Equestrian Center was removed entirely and replaced with seedlings that grew forty feet tall within fifteen years. With the old trees gone, the new ones had full sun, space and wind, conditions the 2015 plan credits for their success.

In 2004, the western segment of the Helm hedgerow, from the bluff to Del Mar Point, was replanted among some of the remaining original trees. By 2015, the new trees had reached 30 to 40 feet, growing bushy in the sun at the Del Mar Point end but tall and spindly where retained originals and secondary growth shaded them. The eastern segment, from Del Mar Point to Leeward, had not been replanted, and with its original triple row in moderately bad condition and declining, the

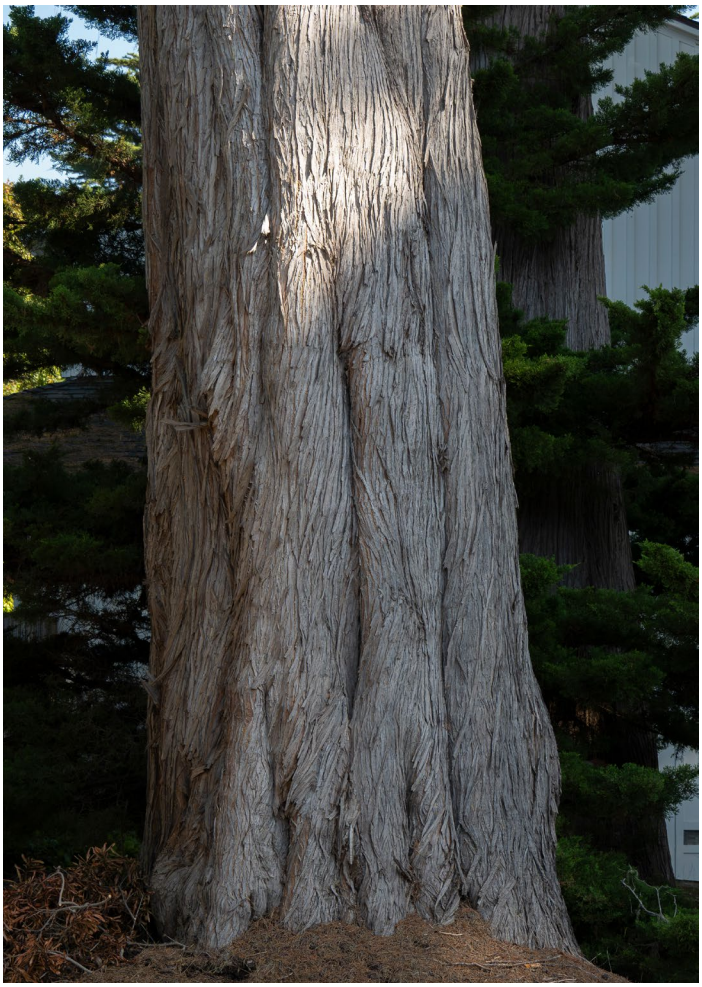


Photo by Craig Tooley.

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Community Manager

Hedgerow History

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Signature Hedgerow Management Plan 2015 urged removing it and replanting soon so the two halves wouldn't look unrelated.

Eleven more hedgerow segments were replanted between 2005 and 2014, with mixed results (as described in the 2015 plan):

- **Wild Iris (2005)**: Replants full, bushy and green, but overshadowed by aging originals and crowded by secondary growth, so the row had lost its distinct hedgerow look.
- **Ohlson Ranch House (2006)**: Green and bushy on the meadow side, browning and thinning on the shaded side, and starting to suffer from lack of sun.
- **Pelican (2007)**: Mostly green and healthy, but a half dozen trees at the bluff end were in poor condition (earlier attempts there had also failed), and some trees had oozing wounds.
- **Whaler's (2008)**: The weakest result. Growth was very irregular, some replants had died, and the new trees were shaded and crowded by cypress planted in the 1980s.
- **Leeward (2010)**: Bushy to spindly but generally thriving, with a few missing trees and some possible canker.
- **Bluff Reach, Hedgegate to Highway 1 (2011)**: Mostly healthy, with a few possible signs of disease.
- **Brigantine (2012)**: Doing well, with irrigation and staking.
- **Hedgerow Close (2013)**: Struggling with windburn and drought.
- **Bluff Reach, bluff to Cormorant (2014)**: Seedlings in good condition.

New trees generally grew well where they had sun, space and wind, and struggled where retained old trees or secondary growth shaded them, or where maintenance fell behind. The 2015 plan recommended prioritizing care of already-replanted rows over starting new ones.

Nearly a decade later, the Hedgerow Working Group's 2024 report took a different approach. Where the 2015 plan aimed to replace aging hedgerows with new rows of Monterey cypress in their original form, the 2024 report treats each of the 40 hedgerow segments individually, weighing safety, site conditions, the benefits each row provides, and cost. It also questions whether Monterey cypress, a non-native tree that struggles in wet soils and is prone to canker disease, should be the default replacement, and suggests that a mix of species, particularly native plants in wet areas like Horizon Reach, could make the hedgerows more resilient while maintaining wind and visual screening.



Photo by TSRA Staff.

It is exciting that the 2024 decision-making framework is already being put to work. The Hedgerow Working Group is conducting an updated survey to complement its report, flagging the most hazardous rows for a focused biological assessment next year. Members are also revisiting, grove by grove, the hedgerows we replanted with cypress in past decades.

As its members walk the rows, the group is asking hard questions. Would these hedgerows have been replanted in cypress at all, had the newer framework been in hand at the time? How has each rehabilitation performed? Which can safely remain cypress, and what maintenance do they need now? Where would a different mix of plants better suit the site?

Where do we go next?

Each generation has shaped our iconic hedgerows. Frick planted them for his sheep. Halprin built a community around them. Now it's our turn to meet the present. As the 2024 Hedgerow Working Group report puts it, this is a journey, not a destination, and one we'll take together. With plant pathologists, arborists, ecologists and landscape designers to guide us, and neighbors walking, planting and caring for the rows side by side, we can honor the old cypress, welcome new companions beside them, and serve as stewards of the next generation of hedgerows.

Menka Sethi
Community Manager

The Sea Ranch Association + The Sea Ranch Water Company

Financial Statements • July 2026

Revenue & Expenses

July revenue was under budget by $6k. Design Review Fees were under budget $4k. Miscellaneous Revenue was under budget $3k.

July expenses were under budget by $80k. This is primarily due to costs associated with Salaries & Wages $19k, Fuel Reduction and Special Projects $13k, Professional Fees $16k, Repairs & Maintenance $20k, Utilities $5k, Vehicle Expenses $4k, and Legal Fees $3k.

Sea Ranch Connect Enterprise Fund

July shows a Net Income variance of $0. July was on budget.

Status of Delinquent Accounts

We currently have four properties in collections.

TSRA Property Transactions

In July 2026, 9 properties changed hands. 2026 YTD 99 properties changed hands. In July 2025, 12 properties changed hands. 2025 YTD 74 properties changed hands.

The Sea Ranch Water Company

July revenue was under budget by $3k. YTD revenue is over budget $53k.

July expenses were $124k under budget. YTD expenses are under budget $135k. Repairs and Maintenance is under Budget $189k. This is offset by being over budget in Professional Fees $20k & Provisional Income Tax $43k.

Finance + Human Resources

Continued on next page.

Pay Online for Short-Term Rental Contributions

Members who offer their homes as short-term rentals (STR) are asked for a voluntary 3.5% contribution to acknowledge increased wear and tear on common areas and amenities, helping to maintain property values and community standards for all residents.

STR income for FY 2026-27 through July* is $40,061, $23,228 above the targeted, budgeted amount of $16,833 for the same period. The budget for Short-Term Rental contributions is based on the timing of prior year collections.

The voluntary 3.5% contribution can be made:

- In person at TSRA Offices
- By mail: PO Box 16, The Sea Ranch CA 95497
- Payment online via credit card

Learn more at tsra.org/short-term-rental-contribution or scan the QR code.

*The STR income above was incorrectly published as "FY 2026-27 through June" in the September *Bulletin*. These numbers reflect FY 2026-27 through July.

Thank You to Our Voluntary Contributors

TSRA would like to thank the following members and members using the following Rental Agencies for their Short-Term Rental voluntary contributions in FY 2026*:

Members:

J. Michael Phelps & Irene L. Cappelloni

Adam Hahn

Deldi Reyes

Jean Yang & Brian Chae

Rental Agencies:

Beach Rentals

Fairly

Grand Welcome

Sea Ranch Escape

Sea Ranch Living

Vacasa

*Additional contributors have opted out of public recognition. 2025 contributors were previously recognized.

The Sea Ranch Association + The Sea Ranch Water Company

Financial Statements • July 2026

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TSRA Balance Sheet vs Prior Month (Unaudited)

	June 2026 Actual	July 2026 Actual	Variance
Assets	$21,199,990	$21,192,898	($7,092)
Liabilities	$6,268,720	$6,231,685	($37,035)
Equity	$14,931,270	$14,961,213	$29,943
Total Liabilities & Equity	$21,199,990	$21,192,898	($7,092)

The Sea Ranch Water Company Balance Sheet vs. Prior Month (Unaudited)

	June 2026 Actual	July 2026 Actual	Variance
Assets	$13,582,899	$13,432,193	($150,706)
Liabilities	$7,042,609	$6,779,876	($262,733)
Equity	$6,540,290	$6,652,317	$112,027
Total Liabilities & Equity	$13,582,899	$13,432,193	($150,706)

TSRA Revenue and Expenses vs Budget (Unaudited)

	July 2026 Actual	July 2026 Budget	Variance	YTD 2026 Actual	YTD 2026 Budget	Variance
Revenue	$1,043,166	$1,049,323	($6,157)	$3,175,528	$3,153,039	$22,489
Expenses	$1,013,223	$1,093,016	$79,793	$2,688,977	$2,810,233	$121,256
Revenue Less Expenses	$29,943	($43,693)	$73,636	$486,552	$342,806	$143,746

Sea Ranch Connect Enterprise Fund (Unaudited)

	July 2026 Actual	July 2026 Budget	Variance	YTD 2026 Actual	YTD 2026 Budget	Variance
Revenue	$81,930	$82,385	($455)	$245,913	$247,155	($1,242)
Expenses	$28,527	$28,623	$96	$85,659	$86,420	$761
Revenue Less Expenses	$53,403	$53,762	($359)	$160,254	$160,735	($481)

The Sea Ranch Water Company Revenue and Expenses vs Budget (Unaudited)

	July 2026 Actual	July 2026 Budget	Variance	YTD 2026 Actual	YTD 2026 Budget	Variance
Revenue	$383,982	$386,489	($2,507)	$2,208,796	$2,155,968	$52,828
Expenses	$271,955	$395,880	$123,925	$1,440,307	$1,629,108	$188,801
Revenue Less Expenses	$112,027	($9,391)	$121,418	$768,489	$526,860	$241,629

Adapting Our Approach to Hedgerow Management

Continued from page 1.

(shredders and predators), and earthworms (soil builders), break down dead plants, and each other, making the nutrients, like the NPK we're used to hearing about, available for plants to receive. Many mycorrhizal fungi partner directly with plant roots, acting like an extension of the root system that gathers water and nutrients in exchange for sugars from the plant, and creates a barrier to defend it's roots. Many of the native plants we've come to cherish at The Sea Ranch have vital belowground partnerships that protect and nurture them: our coyote brush, coffeeberry, wax myrtles, and ceanothus partner with arbuscular mycorrhizae, who help with phosphorus and water uptake, improving their drought tolerance, and can help defend them against pathogens. Our conifers and oaks partner with ectomycorrhizal fungi, which wrap their root tips in a protective sheath and extend a vast network of threads through the soil to gather water and nutrients. Our madrones and manzanitas share many of these same fungi through a special form called arbutoid mycorrhizae, keeping the fungal network alive after fire or disturbance and helping young oaks and conifers get established. Our huckleberries and salal rely on ericoid mycorrhizae, specialized fungi that unlock nitrogen and phosphorus from decaying organic matter, letting them thrive in acidic, nutrient-poor soils. These partnerships, while unseen, are essential for the well being of the landscape.

But when this underground community is suppressed, plants above ground struggle. When healthy, soil holds more water, stores more carbon, and supports stronger, more diverse plant life above ground. As climate change extremes stress our ecosystem, cultivating biodiversity in the soil is one of the best ways to give our attempts at restoration a fighting chance.

Building Successful Restoration from the Ground Up

In all our decades of hedgerow maintenance, we've learned a thing or two about what works, and what doesn't. Light access, low density plantings, and diversity are key. The 2024 report observes cypress canker at large, and that "reducing the density and continuity of susceptible host tree populations has prevented occurrence of new truly 'epidemic' outbreaks," while "high density of host tree populations is a major factor driving disease epidemics." High density single-species rows are a condition that favors the spread of disease from soil or limb vectors. Replanting into diseased soils, chemical treatment as a long term strategy, and planting where conditions defeat it, have been strategic failures. At the Del Mar Center, soil around stressed cypress was treated with a compound that "could retard the progression of the stress but could not restore the trees to a healthy condition," and at Bluff Reach's attempted restoration, where the trees "had already been replaced previously due to the same disease" the soil based challenges "can and have readily returned, to these relatively young (20-year old) trees, which already show signs of dying." We now know that at least 22 of 44 hedgerow segments intersect or contain some form of wetlands, displacing species typical of those ecosystems, and undermining the health of full grown trees. The 2015 survey's note on the bluff end of Pelican is clear: "Don't replant where they can't thrive - previous attempts to replant here failed."



Photo by Craig Tooley.

To help us characterize and understand the dynamics of what's at play that we can't easily see, we enlisted a team of ecologists, engineers, landscape architects and restoration specialists to complete biological inventory and soil analyses at three focus cypress sites: Del Mar, Horizon Reach, and the upper sections of One-Eyed Jack's. Their plant and wildlife surveys will tell us more about the status of each site, the species that already inhabit it, and help define a baseline to inform our restoration opportunities and benchmarks of success. Their soil biology analysis will reveal more than just nitrogen (N), phosphorus (P), and potassium (K) - they'll

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Adapting Our Approach to Hedgerow Management

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rate the health of our soil food web, identify parasites and pathogens, recommend further labs and studies, and illuminate where we begin the task of supporting the land to support new plantings. All three sites have been non-native monocultures for over a century, and one kind of tree above ground often supports a narrow community below it. A simplified soil community tends to have little natural resistance, which could help explain some of the struggles we see in cypress and native species ranch wide.

What this Means for the Path Ahead

Following the 2025 fall gathering to explore potential directions for Horizon's restoration, we launched a feedback portal to hear more about what functional services historic hedgerows provide, and what matters most to the membership to preserve as we approach planting plans. What you shared with us was very informative: visual beauty and wind protection are the most important services to preserve in recreating a shelterbelt, and biodiversity, insurability, fire safety and privacy are also high priorities, and of equal importance to one another. You also told us that hedgerows that blend with commons are preferred to hedgerows as an architectural statement, in alignment with HWG's rubric allowing for site specific solutions.

Armed with decades of assessment, your feedback, updated science, standard best practices, emergent adaptive techniques, and transparent cost projections, we can decide together what comes next, and weave research and study into our replanting efforts, in the great tradition of experimentation we steward here. While Horizon and Del Mar trees have already been removed, One-Eyed Jack's reports will include reflections from an arborist, and recommendations on how to mitigate the hazards there.

As with all seeds planted, we are tasked to make choices whose consequences our future ancestors will inherit. Just as we inherited the landscape datum early ranchers set out as they dropped seeds into creek beds to keep wind off their livestock, the coming generation will inherit the trees we plant this year, and will be tasked to manage their health, their beauty and their risk. What will we task our ancestors to steward, and how can we set them up for success?

Published Reports and Expert Q+A

On Friday September 25, we'll publish all the reports, assessments and a draft of restoration site plans to the website for members to access. At the end of the day, we'll host a live online presentation, summarizing the key takeaways at each site: learnings, opportunities, challenges and areas of further study. The presentation will open a 30-day comment period that members can contribute to, submitting comments and curiosities about each site.

We'll carry those questions into a live online expert panel Q+A on October 3 – platforming the consulting arborist, ecologist, members of the Hedgerow Working Group and staff. In addition to pulling questions submitted online, members attending the event can ask questions in the chat that experts can answer as well. If we don't have time to get your questions answered during the Q+A, we'll update the website's FAQ to address them in the weeks following. Can't make the live sessions we have planned? Don't worry, after each event we'll post the full video on the website, so no one is left out if scheduling doesn't align.

The community comment will run for 30 days, from September 25 to October 25, and anyone can submit comments or questions for consideration any time within that window. When the comment window closes, we'll begin refining the restoration plan and looking toward implementation.

Refining Restoration Through Feedback

Building on 35 years of adaptive stewardship, we are now understanding our hedgerows better than ever, with new levels of data to inform our strategy. But the restoration trajectory is one we are co-creating, to meet the needs of everyone who lives near and with these neighborhood defining groves, and the generations ahead that will inherit them. This month, as you review the research and restoration recommendations, let us know what you think: what you want to see, what matters most to you, what you're still curious about, what we can experiment with, and what we need to need to be mindful of as we refine the restoration. The comment period opening September 25 is where your feedback helps us shape the plantings ahead.

After the comment period closes, we'll round out the season with restoration refinement – a visual presentation of a final concept, and a series of site walks with the design team to discuss the implementation process ahead.

The Sea Ranch Association

Trails Talk

Re-Blazing TSR Trails

You might have become accustomed to seeing Trails Committee (TC) work parties spreading wood chips on the trails on Saturday mornings. In recent years chip-spreading has been a monthly ritual after our TC meetings. Mounds of wood chips appear near trail heads (with help from F+R) late in the week; by Saturday afternoon they're gone. But TC maintenance has taken a different direction in the past two months.

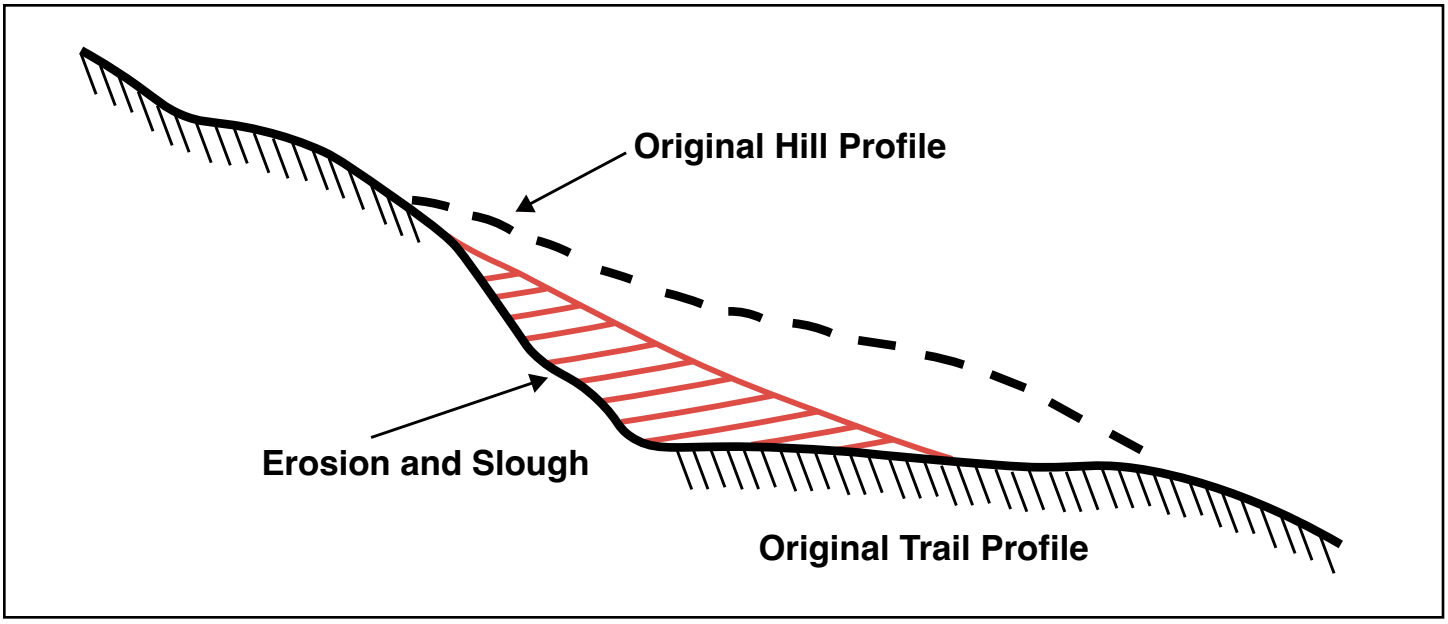
The U.S. Forest Service says this about a sustainable trail: "A sustainable trail is planned, designed, constructed, managed, and maintained in a way that doesn't negatively impact the adjacent natural and cultural resources, meets trail visitor expectations, and is affordable, now and into the future."[1] California State Parks reflects those goals in this extract about trail maintenance: "The intent of trail maintenance is to keep a trail in a sustainable and safe condition that: ensures visitor safety; protects natural and cultural resources; preserves the public investment in the trail; and provides for public use and visitor convenience. Maintenance generally includes: removal of encroaching vegetation, fallen trees, limbs, and rocks; shaping the trail tread to maintain the intended drainage design; and repair of damaged or failed structures or those structures that have reached the end of their useful life."[2]

Guided by those principles, in July a group of volunteers from the TC took on the work of restoring the Sea Forest Trail. It runs from TP220 at the junction of Moonraker Road and Highway 1 on the east side of the highway to a multi-level waterfall at the bottom of the Sea Forest Ravine. Restoring trails is not just aesthetic. The Sea Forest Trail, for example, had deteriorated to the point that hiker safety was beginning to be compromised. Not surprising: it was a difficult trail to build in 2016 because there is only one way in (at TP220), on a mostly side-hill path that can be hard on your ankles, and two very wet drainage corridors down Crow's Nest Terrace. The TC crew that built it had to carry tools a long way in and out. The bench up above The Lodge was carried in as well and put together on-site.

Over a decade, sections of the Sea Forest Trail have eroded; it became obvious a restoration was in order. Near the crossing of the first riparian corridor (starting from TP 220), the trail passes close to the watercourse with a steep hillside on the left and a steep drop-off on the right. Here the slope had eroded and lost the 5% slope recommended for nature trails. Similarly, the uphill approach to the rest/view bench near The Lodge had been vandalized by gophers with dirt fans spreading on to the trail tread. This in addition to the natural erosion of the slope had again led to the loss of the recommended 5% slope.

A small contingent of TC members devoted to maintenance did preliminary work and determined that a larger group of volunteers from the TC could

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Trail erosion over time.

Trails Talk

Re-Blazing TSR Trails

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finish the job after July's meeting. The first work party concentrated on both sides of the bridge crossing at the riparian. Most of the work involved redefining trail margins and leveling the erosion. A second work party was required to trim away the encroaching vegetation on the uphill side that forced hikers to walk close to the trail edge on the downhill side as well as to level trail near the bench.

Here is how the trail looked after the work:



Sea Forest Trail to Rest Bench (Restored). Photo by Malay Thaker.



TC Crew, from left: Chas Higgins, Anne O'Donnell, Harold Mann, Eric Lautenbach, Loren Adrian. Photo by Malay Thaker.



Guides Box by Loren. Photo by Malay Thaker.

In August the TC took on a section of the Monarch Glen Interpretive Trail, along the sheep pens, that had become overgrown by salmonberry, wax myrtle, and at least one very adventurous blackberry cane. It was difficult for two hikers to walk side by side. We brought clippers, loppers, and pruning saws. Our work bought us about another six months before the salmonberry comes back. We'll be there when it arrives.

One member of the party took the opportunity to restore a fallen interpretive post to an upright position. Another member of the party went around to all the interpretive posts and cleaned off the accumulated debris and moss growing on them. Two other members did some work with a hand saw to clear an overgrown passage that leads to the giant redwood tree next to the stream and the highway.

The box holding paper copies of the interpretive trail guide was falling apart too. One of our members (Loren Adrian) restored it to its former glory and improved it in the process.

Continued on next page.

Trails Talk

Re-Blazing TSR Trails

Continued from previous page.



Monarch Glen Crew, from left: Bev Thaker, Joyce Perkins, Susan Higgins, Chas Higgins, Eric Lautenbach, Anne O'Donnell, Bob Mulford, Loren Adrian, Michael Kreyling (with Irene), ErikGui Skinner, Henry Band. Photo by Malay Thaker.

You may be wondering what tools we use to do our work. TSRA rules do not allow members to use mechanical devices on the Commons. This means that your TC members may not use chainsaws, string trimmers, blowers, and the like. All the tools we do use are hand tools, including the McLeod[3], the Pulaski[4], rakes, and shovels for digging and leveling; loppers, hand saws, and hand pruners for trimming encroaching vegetation; and of course, wheelbarrows for hauling everything, including chips!

Notes:

1. United States Department of Agriculture, Forest Service. Trail Maintenance and Construction Notebook. FS-1262. February 2025.
2. California State Parks. Trails handbook. https://www.parks.ca.gov/?page_id=29174
3. https://en.wikipedia.org/wiki/McLeod_(tool)
4. https://en.wikipedia.org/wiki/Pulaski_(tool)

Malay Thaker
Trails Committee

Upcoming Hikes

A Bluff, Gualala Point and Salal Trail Loop

Saturday, October 3

Location and Time: The parking area at the end of Grey Whale at 1:00 pm

Hike: Ocean, Beach, River, Creek, Waterfall...This hike has it all.

We will head north along the Bluff Trail, with ocean views, to Gualala Point Park and beach. We will take the trail overlooking the Gualala River with views of the sand bar and estuary. Then along the golf course to the Salal Trail with its permanent creek and waterfall to return to our cars.

Children and dogs welcome.

Difficulty: Easy, about 4 miles.

Leader: Hillary Kambour

Southern Parts of the Ridge and Sag Ponds Trails

Saturday, November 21

Location and Time: North end of East Ridge Road at 1:00 pm

Hike: When the winds on the Bluff trails are too much, these trails are almost always calm beneath the sheltering trees. May have a few muddy sections in late winter/spring.

Starts at TP101 and follows the fire road atop the ridge line to TP103, TP104B, TP104C, TP105 and TP107. We will then loop back past the old water tank to TP108 and follow the Sag Ponds Trail, TP106, TP104A, TP104, TP104B, TP103 and then back to TP101.

Children and dogs welcome.

Difficulty: Easy, 2 miles, elevation gain 320 ft.

Leader: Henry Band

Trails Committee Hike Coordinators: Beverley Thaker b_thaker@yahoo.com & Susan Jackson susjcks5@aol.com

CLC Fall Workshop

Navigating Defensible Space at The Sea Ranch – Getting Started

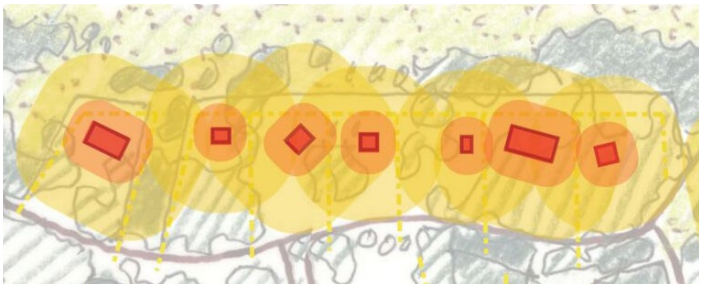
During his BOD debriefing for the Salt Point Fire, Chief Marshall Turbeville was asked about measures The Sea Ranch can employ to increase fire resilience. He listed three: Individual responsibility for defensible space and vegetation management, reducing the possibility for structure ignition due to embers or heat exposure, and landscape management. These measures serve to reduce fire intensity and spread, provide space for firefighters, and prevent embers from getting into the tops of trees.

The California Legislature passed Zone Zero legislation. There are a few steps before it becomes law, but its application will begin soon. (Link to Zone Zero California: https://www.zonezerocalifornia.com) While the conformance period is three to five years, there are good reasons to ramp-up defensible space vegetation management and home hardening measures now (think Salt Point or Palisades) and to consider the benefits of planning at a larger scale.

The Board of Directors has put vegetation management, defensible space, and climate resilience at the top of their priorities list. The Association is actively developing ways to inform Sea Ranchers about adaptive vegetation management practices, and developing tools to ease application processes. They are encouraging neighborhood scale defensible space planning. A Quick Link on the TSRA website will take you to the Fire + Fuels Management page, tsra.org/fire-fuels-management/.

We all have concerns about of effects of defensible space and climate adaptation on our landscape and ecosystems. The best way to approach the regulations is to understand the intentions behind defensible space zones. Primary intentions are to reduce fire intensity and the possibility of home ignition, and to provide access for firefighters. Then, abiding by certain constraints and recognizing that every site on TSR is different, design the landscape according to an owner's functional and aesthetic needs, to TSR principles, and to our goals for community resilience. We have been doing this for 60+ years.

For some time, the CLC has sought to inform members about the basics of defensible space, particularly how it applies to The Sea Ranch. Our next workshop, October 17, will be an invitation for members to exchange thoughts on getting started – Taking Action – to implement defensible space, Zone Zero, and home hardening regulations. Whether you anticipate defensible space work sooner or later, this workshop should give you a better idea for how to start.



Neighborhood Chain. Photo by N. Scott Smith.

How to start? Before you bore into Zone Zero, consider risks in the broader landscape. Primary concerns are dead and dying vegetation and plant debris, low-growing brush, and low tree limbs that fire can use as a ladder into treetops. Consider individual lots, then clusters of lots that form neighborhoods. Consider risks that cross lot boundaries, cross into or from Commons, or are downslope. Consider how those risks might affect chains of lots and houses. Consider forming a working group with neighbors to gather a range of observations, and to collectively assess risks.

Next, consider measures for vegetation management that can slow the spread of fire, reduce its intensity, and lower chances for home ignition. Remember, defensible space is one of several measures that The Sea Ranch uses to disrupt wildfire spread and intensity throughout TSR. Look for opportunities to form partnerships for fuel management with the Association. While looking from the outside in, look inside out by considering measures for home hardening.

Given the importance of neighborhood planning, we've invited Mario Violich, of Moore Rubell Yudell (MRY), to speak about his clients' rebuilding after the Palisades fire and how, during their conversations around community resilience, they came to embrace collective neighborhood planning. Many of you will remember Mario from his role as co-moderator of the 2023 Taking Part Workshop.

Please join us in Del Mar Hall, Saturday, October 17, from 11:00 am to 1:00 pm. We encourage you to bring photo examples of your observations for climate risk and vegetation management. And, we want to encourage architects, landscape architects, and designers to join the workshop to contribute their experiences in home hardening and defensible space design.

N. Scott Smith, Chair
Commons Landscape Committee

The Sea Ranch Awards for Design Excellence



Early winners in The Sea Ranch Design Awards program were often small, modest houses, in part because TSR was then largely a second-home community. With fewer houses in existence than for awards in the 80s and 90s, the jurors were focused on how structures related to the land. This 1972 winner designed and built by Larry Routh—for $5,000—was cited by the jury as "based in an ideal concept of the use of the land for second homes. It occupies a minimum of the site's square footage; it acts as the necessary shelter for a vacation visit, and nothing more. Its form derives from the simple needs of shelter: protection from the elements, admission of light and air." Photo by George Calys.

Date: Saturday, November 14

Time: 1:00 to 3:00 pm

Location: Del Mar Hall

The Sea Ranch Awards for Design Excellence are having a renaissance next month. The Awards recognize completed residential projects and significant restoration work at The Sea Ranch that demonstrate clarity, restraint, careful siting, and a thoughtful relationship between building, landscape, and community. The program applies to eligible work completed at The Sea Ranch since 1998, the last time the awards were presented.

The awards program is intended not only to distinguish exemplary architecture, but also to deepen public understanding of the architectural principles that continue to shape The Sea Ranch. Rather than celebrating buildings as isolated architectural objects, the program honors projects that contribute positively to the broader Sea Ranch environment—work that belongs to its setting, strengthens the larger built landscape, and supports the continuing stewardship of this unique place.

The Sea Ranch Awards for Design Excellence were established by what was then called the Design Department—now called the Department of Environmental Planning + Design—to promote the architectural value system of TSR. "You establish a value system positively by models, whether physical or behavioral," founding landscape architect Lawrence Halprin explained in a 1983 interview published as "The Sea Ranch as an Intentional Community." The awards

Continued on next page.

The Sea Ranch Awards for Design Excellence

Continued from previous page.

were bestowed irregularly—three times in the 1970s, twice in the 1980s, and then in 1998. They've been revived as a joint endeavor by the Vision Committee and TSRA's Department of Environmental Planning + Design.

During the earliest years of TSR, Oceanic Inc. built its own physical models, such as Condo One, the Hedgerow Houses and the Mini-Mods. But the last of the developer-built demonstration housing was constructed in the early 1970s, with the Clusters and Walk-In Cabins. After this, due to the building moratorium imposed by the Coastal Commission, as well as a change in administration at Castle & Cooke, Oceanic's parent corporation, the developer began to limit its investment in spec housing. The Design Department initiated the awards program in 1972 to provide individual exemplars of how architecture can be designed to fit the land and complement nearby houses.

Vision Committee



This "merit award" winner of 1974, by architects Phil Bradley and Winn Scott, was recognized in juror comments, for its "steep, almost fairy-tale picture roof" that "follows the general contour of the hill site on which the house is situated." The design "illustrates the breadth of expression possible when the essential qualities of honesty and simplicity, integral and determining factors, are fully respected." Photo by George Calys.

Archives Committee Annual Open House



Photo by Craig Tooley.

The Archives Committee will hold its annual Open House on October 10, 2026, from 1:00 to 3:00 pm at Del Mar House. The Open House event gives the Archives Committee a chance to showcase documents, photographs, and artifacts from our extensive collection of Sea Ranch and pre-Sea Ranch history.

This year we will honor the memory of two founding members of The Sea Ranch community, the late Alice Wingwall and Donlyn Lyndon. We will explore their legacy through photos, architectural plans and other memorabilia. Also on the program is a display of photos of 1970s Sea Ranch Design Award Winners and a view.

Refreshments will be served.

Archives Committee

Swimming Pools, Tennis & Pickleball Hours of Operation

Del Mar Center (DMC)



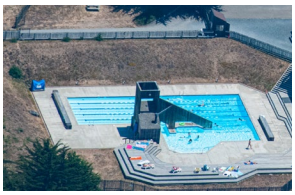
Location: 40600 Leeward Rd. – west side of Highway 1 (mile marker 56.88), turn on Deer Trail.

Facilities: Large outdoor heated pool (40 ft. x 82 ft. + shallow area), saunas, 2 tennis / pickleball courts (convertible).

Photo by Bill Oxford.

Winter Hours	November 1, 2026 – March 13, 2027
Pool	**7:00 AM – 1:00 PM** Lap Swim & Aquatic exercise, Lap lane reservations required and are for 45 minutes only (Reservation website: tsra.org/book) **1:00 PM - 6:00 PM** Open swim with lanes available without reservations
Tennis / Pickleball	**7:00 AM – 6:00 PM** Reservations required for 1 hour (Reservation website: tsra.org/book)
Summer Hours	**March 14, 2027 – November 6, 2027**
Pool	**7:00 AM – 1:00 PM** Lap Swim & Aquatic exercise, Lap lane reservations required and are for 45 minutes only (Reservation website: tsra.org/book) **1:00 PM – 7:00 PM** Open swim with lanes available without reservations
Tennis / Pickleball	**7:00 AM – 7:00 PM** Reservations required for 1 hour (Reservation website: tsra.org/book)

Ohlson Recreation Center (ORC)



Location: 37600 Highway 1 – west side (mile marker 53.76), enter south of Knipp-Stengel Barn.

Facilities: Large outdoor heated pool (28ft. x 82 ft. + shallow area), saunas, 3 tennis courts, half-court basketball, volleyball court (basketball & volleyball available upon request at ORC kiosk). *Photo by Craig Tooley.*

Winter Hours	November 1, 2026 – March 13, 2027
Pool	**9:00 AM – 12:45 PM** Lap Swim & Aquatic exercise, Lap lane reservations required and are for 45 minutes only (Reservation website: tsra.org/book) **12:45 PM – 5:00 PM** Open swim with lanes available without reservations

Continued on next page.

Swimming Pools, Tennis & Pickleball Hours of Operation

Continued from previous page.

Ohlson Recreation Center (ORC) - CONTINUED

Winter Hours	November 1, 2026 – March 13, 2027
Tennis	**9:00 AM – 5:00 PM** Reservations required for 1 hour (Reservation website: tsra.org/book)
Summer Hours	March 14, 2027 – November 6, 2027
Pool	**9:00 AM – 12:45 PM** Lap Swim & Aquatic exercise, Lap lane reservations required and are for 45 minutes only (Reservation website: tsra.org/book) **12:45 PM – 7:00 PM** Open swim with lanes available without reservations
Tennis	**9:00 AM – 7:00 PM** Reservations required for 1 hour (Reservation website: tsra.org/book)

Moonraker Recreation Center



Location: 35336 Moonraker Rd. – west side of Highway 1 (mile marker 51.06)

Facilities: Small outdoor heated pool (20 ft. x 33 ft. + shallow area), saunas & 3 pickleball courts.

Photo by Bill Oxford.

Winter Hours	November 1, 2026 – March 13, 2027
Pool	**8:30 AM – 4:00 PM** Open swimming (Sign-in required at entrance)
Pickleball	**8:00 AM – 4:00 PM** Reservations required for 1 hour (Reservation website: tsra.org/book)
Summer Hours	March 14, 2027 – November 6, 2027
Pool	**8:30 AM – 7:00 PM** Open swimming (Sign-in required at entrance)
Pickleball	**8:00 AM – 7:00 PM** Reservations required for 1 hour (Reservation website: tsra.org/book)

TSRA Identification Passes required by all at recreation centers.

Volunteer Celebration 2026

It's Fall and time to honor the Volunteers of Sea Ranch. The Volunteer Celebration for 2026 will be held on October 31 from 3:00 to 5:00 pm at Del Mar Hall. All volunteers are invited to join together for an afternoon of good food, good libations and good company.

Volunteers are the heart and soul of Sea Ranch. Volunteer hours are spent enhancing and protecting our beautiful coastline and amazing wildlife, designing and maintaining trails, preserving our history, creating visions of a future Sea Ranch (and following through!), managing our budget and sorting through and prioritizing our needs not to mention all of the many opportunities to learn something new or socialize. Have you taken a look at the list of social group opportunities lately? Here's a link for you tsra.org/community/#social-groups. For you who volunteer or support a volunteer or have thought about volunteering, the Volunteer Celebration is an opportunity to get the recognition you deserve and mingle with other volunteers.

We will be announcing the 2026 Community Spirit Award at the celebration. "This award will recognize the volunteer contributions of the many Sea Ranch members who, through their long-time community service, have helped improve the safety, comfort and enjoyment of life for members of our local community. Equal consideration is given to individuals who have been quietly working in the background as well as those in leadership roles." (From TSRA website).

Gatherings is a group of Sea Ranchers who believe that there is great benefit to community gatherings. We coordinate the Volunteer Celebration and the New Members Gathering. We are supported by TSRA.

Deb Scholey
Gatherings



Craig Tooley receiving 2025 Community Spirit Award from Liz Benishin and Diane Hichwa.

The Sea Ranch Forum Presents: "Measure D for CLSD"

Date: Saturday, October 10
Time: 3:00 to 5:00 pm
Location: Del Mar Center Hall



Photo by Coast Life Support District Staff.

Our local ambulance service, Coast Life Support District, will have a ballot measure appearing on the November general election ballot. It is Measure D for both Mendocino and Sonoma Counties.

Come learn about the reasons this ballot measure is being brought before the voters. Please spread the word about this forum so the community can make an informed vote about the future of our healthcare services on the Mendonoma coastline.

The meeting is open to all members of our community and will be hybrid at Del Mar Center Hall and remote via Zoom. The Zoom link will be posted on the TSRA web calendar a few days in advance and sent by email a day before the meeting to the subscribers on the Forum's mailing list.

The Sea Ranch Forum is not an official function of The Sea Ranch Association. It is organized by Sea Ranch members and is independent of the Board of Directors and staff.

Meetings + Events

A Bluff, Gualala Point, and Salal Trail Loop: October 3 (1:00 pm at end of Grey Whale)	Pg. 12
Archives Open House: October 10 (1:00 pm at Del Mar House)	Pg. 15
TSR Forum: Measure D for CLSD: October 10 (3:00 pm at Del Mar Hall)	Pg. 18
CLC Workshop: October 17 (11:00 am at Del Mar Hall)	Pg. 13
Volunteer Celebration: October 31 (3:00 pm at Del Mar Hall)	Pg. 18
The Sea Ranch Awards for Design Excellence: November 14 (1:00 pm at Del Mar Hall)	Pg. 14
Southern Parts of the Ridge + Sag Ponds Trails: November 21 (1:00 pm at north end of East Ridge Rd)	Pg. 12

Events at The Sea Ranch

Cypress Strummers Ukulele Group
Mondays, 2:00 pm - 3:30 pm, DMC Hall
Jamie White, 415-786-5673

Del Mar Gardeners
Fridays, 9:00 am - Noon, DMC
Rick Craig (staff), info@tsra.org

Discus Club
2nd Tuesdays, 4:30 pm, DMC Hall
Pat Mutch, 707-785-2313, mutch@andrews.edu

Flexibility for Life - Mat Stretch Class
Thursdays, 12:15 pm - 1:15 pm, DMC Hall
Kathye Hitt, 707-884-3744, kathitt@yahoo.com

Ladies' Golf
Tuesdays, 9:00 am, Thursday mornings—contact Sea Ranch Golf Links for tee time(s)
Capt.: Lois Sangster, 650-279-4876
Treasurer: Alice Pego, 707-292-5018, arfpego@aol.com

Madrigal Singers
Marjie Van Gunten, 707-785-3408

Mah-Jongg Group
Wednesdays, 1:00 - 5 :00 pm, DMC Living Room, Foyer, & Kitchen, Jeanne Berry, 83jeanne@gmail.com

Mindfulness Meditation Group
1st, 2nd, 3rd Thursdays, 5:00 - 6:15 pm, DMC Hall
Marla Skibbins, 707-322-6083,
marla.skibbins@gmail.com

Native Plant Volunteers
4th Saturdays, 10:00 am, Demonstration Garden, ORC
Contact email: nativeplant@tsra.org

Neighborhood Network
Sea Ranch Neighborhood Group Network - searanchneighborhoodnetwork.com
Contact: searanchneighhorhoodnetwork@gmail.com

Petanque
Wednesdays & Saturdays, 10:00 am - Noon
One-Eyed "Jacque's"
Contact: Elmer Harris, 707-294-6423

Pickleball
Drop-In at Moonraker Monday 2:00 - 4:00 pm and Wednesday/Saturday 10:00 am - Noon for beginners/ mellow play. Tuesday/Friday/Sunday 10:00 am - Noon for more competitive play.
Court reservations at: tsra.org/book
Sara Lautenbach, 925-378-5234, searanchsara@gmail.com

Pilates
Del Mar Hall, Tuesdays, 9:00 – 10:00 am
Surina Khan, khan.surina@gmail.com, 646-589-1230

Senior Strength Training Class
Mondays & Thursdays, 11:00 am - Noon, DMC Hall
Nancy Hewitt, 707-320-3104, nehoceanside@yahoo.com

Team Sea Ranch
Bicycling for fun & fitness
Michele Chaboudy, 707-785-9209

The Sea Ranch Birding Group
Organized bird walks, impromptu outings, programs
Cheryl Harris, 707-294-6423, cheryleharris@sbcglobal.net

The Sea Ranch Bridge Group
Several bridge groups meet regularly each month.
Contact Carole McQuarrie 707-785-2198

The Sea Ranch Forum
Community forums on topics of interest.
thesearanchforum.weebly.com
Linda C. McCabe, thesearanchforum@gmail.com

The Sea Ranch Flying Society
Pilots & Non-Pilots Welcome
Jim DeWilder, 707-785-2764, jdewilder@earthlink.net

The Sea Ranch Knitting Group
Mondays, Noon – 3:00 pm, DMC Room #2
All Levels Welcome. Susan Moore, 707-785-1981

The Sea Ranch Tennis Club
Del Mar Courts: Doubles Drop-In, Sundays, 9:00 am -11:00 am
Ohlson Courts: Doubles Drop-In, Mondays/Fridays, 10:00 am
Court Reservations at tsra.org/book
Tempra Board, 530-828-3406,tempra@tempraboard.com

The Sea Ranch Thespians
searanchthespians.org
Contact: Carol Emory, 707-785-2548

Water Aerobics
Mondays, Wednesdays & Fridays from 11:00 am - Noon, Del Mar Pool Susan Schultz, 650-380-5356, ses@aquarius.family

Watercolor Group
First Thursdays, 10:00 am - 1:00 pm, Ohlson House
Kathryn Weiss, kathryn@ramshead.com

Yoga
Mondays, Wednesdays & Fridays, 9:30 am - 11:00 am, Chair Yoga on Thursdays, 9:30 to 10:30 am DMC Hall and Tuesdays, 9:30 to 11:00 am Ohlson Ranch House
Dave Emery, 530-304-6949, daemery_2000@yahoo.com
Esther Shain, 707-360-7908

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Member Services can assist with your inquiries and requests. Contact us at 707-785-2444 or info@tsra.org.

Here are a few of the services provided by the Association:

- Free facility reservations for public gatherings
- Monthly branch and duff collection, and wood chip delivery
- Vacation checks
- Map and trail guides
- Local service providers
- Emergency preparedness training

Call Security at 707-785-2701 to report CC&R violations, noise or other disturbances; parking issues; and animal issues (predators and loose pets).

Team	Hours
Member Services	Tue-Sat: 8:30 am to 12:00 pm, 12:45 pm to 5:00 pm
Safety + Security	Officers on duty daily: 7:00 am to 11:00 pm
Environmental Planning + Design	Tue-Fri: 9:00 am to 4:00 pm Sat: 9:00 am to 1:00 pm
Onsite Wastewater Disposal Zone	Mon-Fri: 7:00 am to 3:30 pm

Bulletin Deadline

Remember, think ahead!

The submission deadline for the November 2026 *Bulletin* is Wednesday, October 7, 2026.

View the complete *Bulletin* Production Calendar at tsra.org/bulletin/ for all deadlines and publishing dates. Submit content at tsra.org/submit-content/

For any other questions contact: info@tsra.org

ADDRESS SERVICE REQUESTED