

# THE SEA RANCH ASSOCIATION MONTHLY

# Bulletin

March 2008

**ADOPTED FY 08/09 BUDGET • See Page 11**

No. 408

## FEBRUARY 23 ASSOCIATION BOARD MEETING SUMMARY

The February 23, 2008 Association Board Meeting agenda included six New Business items and reports from the Board Chair, the Treasurer, the Community Manager, the Board Liaison to the Planning Committee, and a Board Subcommittee on the Marine Life Protection Act. Members may read the reports in the agenda package posted on the Association's website at <http://www.tsra.org>.

The rest of the Board Meeting was devoted to two appeals of denials by the Design Committee. The results of these appeals, which were held under the procedure adopted in Section 4.18 of the Design Manual and Rules and reflecting legal requirements imposed on the Association by Assembly Bill AB 2376 (2004), are reported on page 30.

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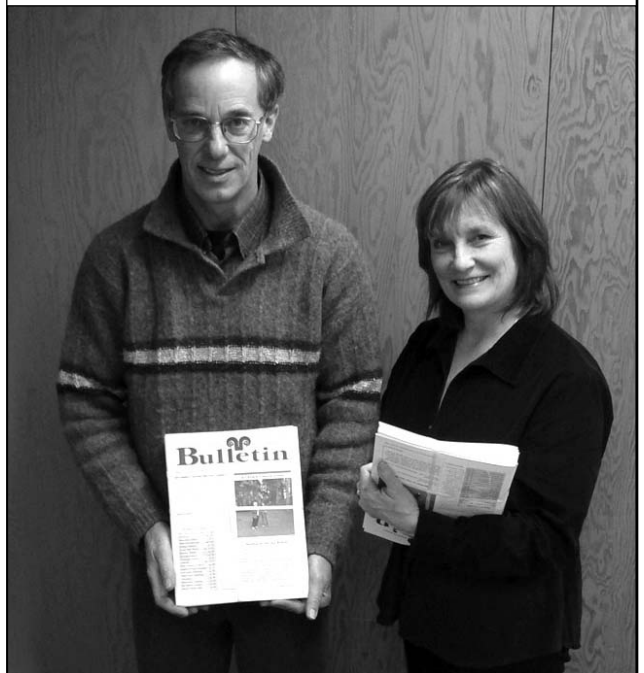
### NEW BUSINESS

Treasurer Marti Campbell presented and the Board of Directors adopted three Resolutions (Numbers 290, 291, and 292) concerned with budgeting and financial planning.

In the first of these Resolutions, the Board approved a revision of the Association's reserve study for replacement of capital assets owned in common and adopted a plan for funding the eventual replacement of all assets. The results of the reserve study are documented in the 2008 revision of The Sea

*cont'd on page 28*

## SEA RANCH CONVERSATIONS



Rich Magnuson and Jill Jahelka Photo by Tracey Anderson

### How Sea Ranchers Do and Don't Get Mail

An Interview with Jill Jahelka, USPS Postmaster in Gualala, and Rich Magnuson, Manager of The Sea Ranch post office.

By Rob Elder  
February 5, 2008

**Q.** Jill, there are several kinds of post offices. What are the different sorts?

**JILL:** The post office designation goes by population served, and the levels of post offices on

*cont'd on page 32*

## Community Manager's Report

I had a brief respite from everyday business in early February when I attended the annual law seminar presented in Oakland by the California Association of Community Managers. This organization conducts continuing education for community managers and awards certification to new managers and re-certifications to managers who already have credentials. There were approximately 650 community managers in attendance and 107 new managers were awarded credentials and made oaths of commitment to the organization's principles of ethical conduct. A similar program is conducted each year in southern California. I mention the numbers of new managers so that you can see how popular the community association form of government has become. I'll give you insight into the meeting's content later in my report, together with updates on the Sonoma County Fifth District Supervisor Election, the Marine Life Protection Act and the Association's 2008-2009 approved budget.

### **"Dream of The Sea Ranch"**

Fortunately for me, the first screening of Zara Muren's new DVD "Dream of The Sea Ranch" occurred in San Francisco during the time that I was in the Bay Area, and I was among those who were privileged to receive an invitation. It was an uplifting occasion, attended by architects from UC Berkeley and indeed from across the country. Zara Muren introduced her film in person, and Donlyn Lyndon and Lawrence and Anna Halprin were present. During an intermission, Donlyn and Larry elaborated on the community's early days and formative years. There were lively and informative exchanges with Zara, Donlyn and Larry, and it quickly became evident that our community's founding principles and design concepts are held in high esteem by nationally recognized members of the design community. I felt very privileged to hear these comments and be involved in The Sea Ranch as a latter-day community member. I was inspired by hearing a philosophical discussion about the founding principles and their uniquely valuable benefits. I wonder whether we can hold on to the heritage which has been passed to us.

Thanks to efforts by our Vision Interpretive Program Committee, ten copies of the DVD "Dream of The Sea Ranch" are now available on loan from the Association office. Please contact Paula Lim if you would like to borrow the film. The DVD version is a re-mastered version of an earlier (1994) tape version which is described in the original flier reproduced on page 36 of this edition of the *Bulletin*. It was made with support from the National Endowment for the



*John Fox, Community Manager* photo by Larry Pike

Arts. Zara Muren has enhanced the film's image and sound quality and added six additional sequences from the original interviews and landscape photography.

The Vision Interpretive Program Committee is nearing completion of a virtual tour DVD which will include a narrated slide show highlighting homes representative of fine design and the founding concepts of The Sea Ranch, combined with a ten minute abstract from "Dream of The Sea Ranch." The Committee intends to make this DVD widely available so that prospective buyers of property at The Sea Ranch are well informed before their purchase.

### **Northern California Law Seminar**

I now return to discuss the content of the law seminar; the Association's 2008-2009 approved budget; status of the Marine Life Protection Act; and to remind you about the forthcoming election for Sonoma County's 5th District Supervisor. Please reserve Saturday March 29, 2008, at 3:00 p.m. in the Del Mar Center Hall to meet and talk with the supervisor candidates in this very important election.

I thought that the most useful part of the law

## Community Manager's Report—cont'd

seminar was a clear statement by the President of the California Association of Community Managers (CACM) on the subject of Policy Governance. This provides a framework for governance and operation of both CACM and community associations like ours. It represents a basic set of concepts and principles for determining appropriate Board leadership and clearly defines the roles of Board and management and how they interact. The Policy Governance Statement provides a secure foundation for effective and efficient community function. If you'd like a copy, please contact Paula Lim at the Association office, and she'll be glad to provide one.

The seminar included discussion of Assembly Bill No. 528 regarding Board meeting agendas. Effective January 1, 2008, notice of all Board meetings, except for executive session and emergency Board meetings, must contain the agenda for the meeting. The Board of The Sea Ranch Association had previously addressed the requirements of AB 528 at the October Board meeting by Amending Resolution No. 125 and the By-Laws of The Sea Ranch Association. The changes prohibit Boards from discussing and taking action on non-emergency items not on the published meeting agenda. However, Board Members may deem a matter to be an emergency if two thirds of them vote that it is. Our Board has concluded that roundtable discussion topics will need to be submitted in time for inclusion in the noticed agenda.

Another Bill, Assembly Bill No. 691, extends the period of application of rules applicable to association managers who qualify as "certified common interest development managers" until January 1, 2012. The purpose of the statute is to raise manager competency by requiring that managers who hold certification annually make statements to this effect to the Board of Directors. Please be assured that your current Community Manager is appropriately certified.

The seminar included a summary of proposed law revisions recommended by the California Law Revision Commission. In effect the proposed revisions to the California Civil Code seek greater conformity between provisions of the Civil Code and the Corporations Code which are both applicable to community associations and amount to a rewrite of existing law. The proposed revisions will be considered during the 2008 leg-

islative session and may replace current law as soon as January 1, 2009. While this is not the place to describe the proposed law changes, it's clear that a great deal of work will need to be done by the legislators and community manager professional organizations in a very short period of time in order for the legislation to be beneficial. In general, the direction of proposed new law is to provide greater specificity over the details of the manner in which association business will be conducted.

### **Sonoma County's 5th District Supervisory Election**

Please mark your calendars to attend a Meet the Candidates event for the Sonoma County 5th District Supervisor's Primary Election in the Del Mar Center Hall at 3:00 p.m. on Saturday March 29, 2008. The meeting will be moderated by Sea Ranch Member Rich Perry. The candidates will respond both to questions which are being prepared and noticed in advance and also to impromptu questions from the audience. There will be a reception following the meeting so that Members may speak directly with candidates. The candidates have already visited The Sea Ranch for discussions with the Board Chair and Community Manager and thus should be quite familiar with our community's major concerns and issues. The candidates will take part in a guided tour of The Sea Ranch prior to the event.

There are many critical issues facing The Sea Ranch, such as finding satisfactory ways to restore the public access bluff trail, gaining a reasonable return of Sea Ranch derived tax revenues in the form of services, properly maintaining our sewer system, gaining adequate funding for The Sea Ranch Fire Department, and asserting community control over local decision making regarding service and infrastructure improvements. Our community's working relationship with the 5<sup>th</sup> District Supervisor is all important when it comes to getting these things accomplished. Our supervisor must be knowledgeable about local needs and issues and motivated to support attainment of our needs and preferences.

Thus it will be of great benefit to elect the best and most qualified candidate from as large a base of voters registered in this precinct as possible. Please attend the Meet the Candidates Event if you can.

# Community Manager's Report—cont'd

## Marine Life Protection Act

I attended the February 5, 2008, workshop in connection with the California Marine Life Protection Act (MLPA) Initiative at Gualala Arts Center accompanied by staff members Bill Wiemeyer and Craven Alcott. Board Member Sandra Bush and several community members were also present. The meeting began with a description of the MLPA process and progress to date by staffers Ken Wiseman and Melissa Miller-Henson. Maps showing the five alternative proposals containing restrictions on take from the waters offshore from Alder Creek, north of Manchester, to Pigeon Point, south of Half Moon Bay, were distributed. The workshop then divided into groups to discuss the proposals and provide feedback to the process. A series of closely spaced meetings between now and April 22-23 will keep the process moving forward to the point of selection of a preferred alternative by the MLPA Blue Ribbon Task Force. This will be forwarded to the California Fish & Game Commission for review and action. This will be followed by a state regulatory and environmental review process which will take at least seven months to complete and which will provide further opportunities for public input.

A Board subcommittee consisting of Jim Jordan, Leigh Mueller and Sandra Bush met on February 14, 2008, to consider each of the alternative proposals containing a State Marine Reserve (SMR) that would restrict all take (fish, shellfish, etc.) from some or all of The Sea Ranch coast. As the subcommittee reported at the February 23, 2008, Board Meeting, the following interests and issues were considered:

- The need to protect ocean resources for the future benefit of Association members and the general public
- The interests of Association Members who are abalone divers, sport fishermen, and/or own properties that may be rented to abalone divers
- The interests of Association Members who have been disturbed by concentrations of abalone divers, especially trespassers
- The risk of incurring costs for the monitoring and/or treatment of surface runoff that would ordinarily flow into a proposed restricted area

- The environmental values attendant to restricted areas
- That within The Sea Ranch the take restrictions on the southern part of our coastline might lead to trespass problems, and the northern part of the ranch might see heavier use of their unrestricted take area
- Good neighbor relationships with adjacent landowners

The Board subcommittee concluded that no plan will satisfy all Association Members and adjacent landowners and suggested that the Association advocate as a compromise position:

- Retention of the Del Mar Landing State Marine Park
- Establishment of a State Marine Reserve extending from south of Stengel Beach to south of the southern boundary of The Sea Ranch

This recommendation most closely resembles one of the five MLPA proposals referred to as "JD" but with the addition of the Del Mar Point State Marine Park and the shifting of the proposed State Marine Reserve southward of the Stengel Beach public access. The State Marine Reserve designation prohibits all take, while in a State Marine Park some recreational fishing is allowed.

## The Sea Ranch Association 2008-2009 Budget

The Association's 2008-2009 budget proposal, review and approval process was completed by the Board at its regular meeting on February 23, 2008. The assessment amount is \$180 per property per month, effective May 1, 2008. A summary of the approved budget may be found on page 11 of this edition of the *Bulletin*.

I have previously used these pages to describe and explain the Association's goals (November 2007) and the first two stages (December 2007 and January/February 2008) of the joint Finance Committee and Board budget reviews. In this edition, I bring the matter to a close by giving accounts of the third and fourth stages in the budget process. These consist of the Third Budget Workshop and the substance of final Board approval.

# Community Manager's Report—cont'd

## Third Association Budget Workshop, February 9, 2008

The Association's third budget workshop was held from 9:00 a.m. to 2:00 p.m. at the Del Mar Center Hall on Saturday February 9, 2008, under the joint auspices of the Board and the Finance Committee. The meeting was chaired by Finance Committee Chair Dave Ball and attended by 28 Members of the Association. The meeting's main business was to give the Board an opportunity to cast straw votes on each of the proposed additions to the basic budget which resulted from directions taken by the Board at the first and second budget workshops. *The combined results from the three workshops result in a proposed 2008-2009 assessment amount of \$180 per month, per property.*

### Proposed Additions to the Basic Budget with Straw Vote Results

- (1) **Proposed addition of an administrative clerk on May 1, 2008.** Addition of this position was recommended as a result of volunteer management consultant Rich Perry's diagnostic appraisal of the Association's administrative operation and staffing. It would cost \$45,699 in the first year and add \$1.66 to the monthly assessment. The position will be shared by the Community Manager's Department and the Communication Department. *The Board's straw vote was to include this position in the final budget proposal.*
- (2) **Proposed addition of a Deputy Community Manager on December 1, 2008.** Addition of this position was also recommended by our consultant. It would cost \$44,042 in the first year and add \$1.60 to the monthly assessment. It would add approximately \$4.00 to subsequent monthly assessments. If approved, the position would allow the Community Manager to have five direct reports in place of the current nine, and give the Community Manager a place to direct new, unanticipated projects requiring attention. *The Board's straw vote was to not include this position in the final budget proposal. However, the Board requested that this potential addition be reconsidered within the 2009-2010 budget review.*
- (3) **Proposed addition of an Information Technology Manager on January 1, 2009.** This was the third position recommended by the Association's consultant. It would cost \$26,906 in the first year and add \$0.97 to the monthly assessment. It would add \$3.25 to the monthly assessment in 2009-2010. The position would be used to modernize and create efficiencies within the Association's data processing and electronic communications capabilities. *The Board's straw vote was to include the funding necessary to support these improvements within the budget and to leave open the question of whether these services would be provided by a new staff member or by contract with an outside firm.* Results from the current consultant review of the Association's Information Technology infrastructure and capabilities will be used to help make the determination.
- (4) **Office Space Expansion.** This proposal would add offices to the Association's administrative center needed to accommodate the three new staff positions described above without changing the building's footprint. It would cost \$115,032 and add \$3.92 to the monthly assessment. Because the Board deleted the proposed Deputy Community Manager position from the 2008-2009 budget, the estimated cost of office space expansion was reduced to \$52,914. *The Board's straw vote was to remove the office space expansion from the proposed 2008-2009 budget and allocate the Board's unspent \$50,000 contingency within the 2007-2008 Development and Reserve Fund to this purpose.* This action removes office space expansion costs from the 2008-2009 assessment.
- (5) **Fire Safety Task Force proposal to enhance the Fuel Management Plan.** This proposal addresses four priorities identified by The Sea Ranch Fire Safe Council: prevention of electrical power systems ignition by expanding the fuel management plan along power line routes; evacuation clearance and roadside fuel breaks from Annapolis Road to The Sea Ranch Lodge; management of chimneys, ravines and downslope calming zones in fringe areas of northern ravines; and removal of pockets of dead and dying Bishop Pines. The work would cost \$159,495 in the first year of a three year program and add \$4.89 to the monthly assessment in 2008-2009. It involves adding 2 full time equivalent personnel, and purchasing a large chipper and two chain saws. *The Board's straw vote was to include all of these items in the final budget proposal.*

## Community Manager's Report—cont'd

(6) **Planning Committee proposal to develop a Forest Management Plan for the Central Timber Production Zone.** This proposed work, which would be carried out by a consultant, would allow adoption of best forest management practices in this extensive part of Commons and contribute to reduction of forest fuel load. There are also potential timber harvest possibilities. The work would cost \$13,500, although there is a possibility that the California Department of Forestry and Fire Protection (Cal Fire) may fund a portion of the cost. *The Board's straw vote was to include this item in the final budget proposal and to anticipate a \$3,500 contribution from Cal Fire.* This adds \$0.36 to the monthly assessment in 2008-2009.

(7) **Trails Committee requests for posts and signs.** The Trails Committee request for funds (\$1,635) to cover the costs of new trail posts and signs on two new proposed trails (Seal Rock to Sea Pine Reach, and the Bob Cat Trail Connector to Pilots Reach Trail) would add \$0.06 to the monthly assessment. *The Board's straw vote was to include this item in the final budget proposal for 2008-2009.*

### **Final Board Action on the Association's 2008-2009 Budget**

The Board took final action on the budget during the Board Meeting on Saturday February 23, 2008. The assessment for 2008-2009 will be \$180 per month. This is a 10.4% increase over this year and 4% higher than had been projected in last year's 3-year budget. The budget is tied to the Community Manager's Board directed goals which were communicated in the November 2007 Bulletin and included in all the budget meeting packets. The goals which have an impact on the budget state that there will be continued focus on communication, disaster planning and operations, and fire safety. Changes in operating expenses reflect falling insurance rates, a 41% increase in propane costs, restoration of CC&R violation legal costs to a level commensurate with current increased levels of non-compliance (from \$55,000 to \$110,000), and continuance of fire safety property inspections related to Public Resources Code 4291 for one more year (\$40,000).

The final approved budget includes funds to implement Fire Safety Task Force recommendations which extend the existing Fuel Management Plan operations (\$159,495), development of a forest management plan for the Central Timber Production Zone (\$10,000), and additional personnel expense needed to attain the Board's and Community Manager's goals. Provision has been made for a 3% salary range increase. Employee benefits show an overall increase of 16%, primarily due to rising health coverage costs, offset somewhat by lower Workers' Compensation insurance rates.

The final approved budget includes several staff additions, including increasing the Emergency Management Director to full time, adding a Director of Communication, increasing Security Patrol by 0.2 FTE to assist in better monitoring of CC&R enforcement, an additional clerk to assist the Community Manager and Communication Director, and \$27,000 for enhanced Information Technology support. The latter provision could be used to fill needs through contract with an outside party, or by hiring staff with IT skills, depending on results of an independent review which is now in progress.

The proposal made by management consultant Rich Perry to add a Deputy Community Manager in 2008-2009 was deferred to next year after time for evaluation of the additions mentioned above.

I hope that Members will understand that work on developing the 2008-2009 Association budget, which started in August 2007, has been very thorough and subject to continuing review by the Finance Committee and the Board. The result is \$7 per month higher than the 2008-2009 budget projected in the current 3-year budget plan and, as such, is regrettable. However, the increased ability to protect the community from the potential ravages of fire, acceleration of implementation of disaster response capabilities, fulfillment of the Communication Committee's five year old direction to enhance and coordinate Association communications, and additional internal administrative and information technology support will pay great dividends. Please rest assured that I am personally committed to making it so.

*John Fox,*  
—  — *Community Manager*

# Election Committee

## Two Board Members will be Elected this Year.

Four Association Members have filed as candidates for the Board of Directors 2008 Election. They are:

Chris Beach  
Derek Bray  
John Forenti  
Martha "Dibby" Tyler

### Ballots/Proxies

All Ballots/Proxies will be mailed on Friday, April 18, 2008, by Pacific Election Services, Inc., our election service company.

If you plan to be away at that time, you may have your ballot mailed to another address by completing and submitting a written Ballot/Proxy Change of Address Request form to the Association on or before noon, Tuesday, April 8, 2008. To request a change of address form, please contact The Sea Ranch Association, Attention: Darla Buechner, Administrative Assistant to the Community Manager, P.O. Box 16, The Sea Ranch, CA 95497-0016, before the April 8, 2008 deadline.

Completed Ballot/Proxy Change of Address Request Forms must be returned to the Association by noon on **Tuesday, April 8, 2008** for your request to be processed.

If for any reason you do not receive your **Ballot/Proxy** by Thursday, May 1, 2008 please contact Darla Buechner by phone 707-785-2444 extension 235.

Please do not hand-deliver your marked Ballot/Proxy to the Association Office. Staff has been directed to **not** accept Ballots/Proxies at the office.

Also, use **only** the envelope provided by Pacific Election Services, Inc. to mail your Ballot/Proxy.

If you have any questions, please feel free to contact Darla Buechner or any member of the Election Committee.

### 2008 Election Committee

Norm Wohlken, Chair  
Matt Adams, Member  
Diane Boeke, Member  
Nancy Carter, Member  
Elizabeth Langdon, Member

Article submitted by,  
Darla Buechner, Staff Liaison – 785-2444 Ext. 235



## 2008 BOARD OF DIRECTORS' ELECTION CALENDAR

**March 18 – Tuesday** Candidates' First Statement, Photo, and Statement of Economic Interest (due in The Sea Ranch Association Offices by 5:00 p.m.).

**March 24–28 (Week of)** Candidates' First Statement and photo mailed.

**April 8 – Tuesday** Candidates' Second Statement (due in The Sea Ranch Association Offices by 5:00 p.m.).

**April 18 – Friday** Ballot materials mailed.

**May 23 – Friday** Deadline for return of ballots being mailed (due in Election Tabulator's Office by 12:00 Noon).

**May 24 – Saturday** Annual Meeting/Election: Annual Meeting convenes at 10:00 a.m. Casting of Ballots from 10:00 a.m. until 12:00 Noon. No ballots will be received after 12:00 Noon. Recess for lunch from 12:00 Noon until 1:30 p.m. Annual Meeting will reconvene at 1:30 p.m. at the Del Mar Meeting Hall. Election results will be announced.



### **THE SEA RANCH ASSOCIATION POLICY FOR MEMBER USE OF MAILING LIST**

Replaces Administrative Policy Created August 6, 1991, and  
Revised: December 11, 1996, September 3, 1998  
Revised by the Board of Directors on February 25, 2006

The Sea Ranch Association's mailing list is to be kept strictly confidential. Nevertheless, to assist a member in contacting other members via the mail, for a purpose reasonably related to the member's interest as a member, access to the mailing list shall be provided from time to time in accordance with procedures established by The Sea Ranch Association staff and approved by the Community Manager, following the policy guidelines below:

- (1) Any member of The Sea Ranch Association may use one of two methods to access The Sea Ranch Association's mailing list: either Sea Ranch Association-generated mailing labels or an electronic file of mailing information provided only to a third-party entity (such as a printer or mailing house), which entity agrees to independently conduct the mailing and then immediately destroy the electronic file of names and addresses.
- (2) According to The Sea Ranch internal procedure, the member initiates a request for mailing list information by submitting a request to the Community Manager for approval. The request must specify the purpose of the mailing, and that purpose must be reasonably related to that person's interest as a member. The request and a copy of the material to be mailed must be received in sufficient time for the Community Manager to evaluate and approve the request; the timeframes will be specified in The Sea Ranch Association internal procedure.
- (3) The Community Manager will verify that the content of the mailing is reasonably related to the member's interest as a member. The mailing may in no way be connected with sales or private enterprise.
- (4) A fee will be charged for the mailing labels and/or electronic file. This fee will be set by the Community Manager, to cover the administrative costs associated with the request. The fee will be stated clearly in the internal procedure and on the application form, and must be collected from the member prior to the release of the mailing information.
- (5) Should the member elect to use paper mailing labels, they are not to be removed from The Sea Ranch Association offices under any circumstances. Labels must be affixed in The Sea Ranch Association office area designated for this purpose by the Community Manager.
- (6) Should the member elect to use an electronic mailing list, to be applied only by an outside printer or mailing house, the member must submit the name of that entity on the application form, for pre-approval by the Community Manager. The Sea Ranch Association will obtain from that entity the agreement to destroy the mailing list file immediately following the completion of the mailing; such agreement is required prior to release of the electronic information. In this agreement, The Sea Ranch will retain the right to periodically audit the third-party entity to ensure that the mailing list has been destroyed.
- (7) The Sea Ranch Association is not responsible for any costs of a member mailing. Members provide stamps, prepaid envelopes, or postcards for their mailing.



**THE SEA RANCH ASSOCIATION  
REQUEST FOR THE SEA RANCH ASSOCIATION'S MAILING LIST**

- The mailing list is for member use only
- Sea Ranch-generated labels must be affixed to material at The Association Office
- Request must be received in sufficient time for the Community Manager to evaluate and approve the request (minimum 10 business days, Tuesday through Saturday) prior to mailing
- Purpose of material to be mailed must be verified by The Community Manager as reasonably related to the member's interest as a member
- Payment for the list – amount set by Community Manager to cover administrative costs is currently \$25.00
- Cancellation/rescheduling notice requires 10 business days (Tuesday – Saturday)
- An electronic version of the mailing list may be provided only to a third party entity which agrees to independently conduct the mailing and then to immediately destroy the electronic file

DATE LIST NEEDED \_\_\_\_\_

PURPOSE OF MAILING \_\_\_\_\_

NAME OF ENTITY CONDUCTING THE ELECTRONIC MAILING, IF APPLICABLE:

\_\_\_\_\_  
\_\_\_\_\_

CONTACT INFORMATION FOR ENTITY CONDUCTING MAILING:

Mailing address: \_\_\_\_\_

\_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

**NOTE:** No refund for cancellation of labels, if labels are already printed. Postage is not the responsibility of The Sea Ranch Association. Please arrive with stamps, envelopes, etc.

I have read and understand the noted information and policy.

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name Telephone

# The Sea Ranch Association

## GENERAL

The budget for fiscal 2008-09 was adopted at the Board meeting on February 23. The adopted Budget appears in this issue of the *Bulletin*, and is available to members through the Association office on request. Water Company audit work was completed on February 8th, and the Audit Committee will receive the Auditor's report on March 22.

As of the end of January and with 75 percent of the fiscal year completed, we are at 70 percent of the net budget. The Operating Fund Income variance is due to receipt of Design Review Fees over the budgeted level.

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

*Marti Campbell,  
Treasurer*



FINANCIAL STATEMENTS JANUARY 2008

### BALANCE SHEET

Item	This Month	Last Month	Change
Assets	5,442,661	5,553,930	(111,269)
Liabilities	1,235,571	1,448,222	(212,651)
Equity	4,207,090	4,105,708	101,382

### INCOME/EXPENSES ALL FUNDS Year-to-Date

	Revenue	Expense
Actual	4,018,161	3,741,787
Budget YTD	3,784,151	3,851,112
Better Than Plan	234,010	109,325

# The Sea Ranch Water Company

FINANCIAL STATEMENTS JANUARY 2008

## THE SEA RANCH WATER COMPANY

### OPERATING FUND ONE MONTH ENDING 1/31/2008

All Funds Year-to-Date	Revenue	Expense
Actual	70,142	86,985
Adopted Budget	77,409	97,849
Better Than Plan		10,864
Worse Than Plan	7,267	

### BALANCE SHEET ONE MONTH ENDING 1/31/2008

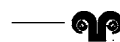
Assets	6,471,758
Liabilities	1,633,527
Stockholders' Equity	4,838,231

## FINANCIAL STATEMENTS

Auditor field work is complete. The preliminary auditor's report will be presented at the March 22, 2008 meeting of the Audit Committee. The balance sheet as presented here will change after the auditor's year-end adjustments for 2007 are made. Staff is awaiting word on the annual CPI increase offering from the Public Utilities Commission, at which time we will apply for the increase.

Please feel free to contact me at (707) 785-2444, ext. 227 or send e-mail to [ebuechner@tsra.org](mailto:ebuechner@tsra.org) with any questions you may have.

*Ellen Buechner,  
Chief Financial Officer,*



*The Sea Ranch Water Company*

# Adopted FY 2008/09 Budget

## ADOPTED FY 2008/09 BUDGET

<b>OPERATING FUND</b>	<b>2008-09 Budget</b>	<b>2008-09 Monthly Assessment</b>
<b>Operating Fund Revenue</b>		
Operating Fund Assessments	4,382,174	<b>170.65</b>
Reduction from Prior Year Surplus	291,944	<b>-10.60</b>
Design Review Fees	240,000	
Performance Deposit Interest	6,000	
Operating Fund Interest Earnings	30,000	
Miscellaneous Income	70,200	
Soundings Advertising	17,500	
Cluster Assessments	25,328	
<b>Total Operating Fund Revenue</b>	<b>5,063,146</b>	<b>160.05</b>
<b>Operating Fund Expenditures</b>		
Security	728,805	
Facilities and Resources	2,108,327	
Design, Compliance & Env. Mgmt.	624,808	
Finance & Human Resources	167,757	
Administrative Services	217,759	
Liability & Earthquake Insurance	211,883	
Emergency Management Director	142,998	
Communication Director	186,111	
Community Manager & Board of Directors	683,218	
<b>Total Operating Expenses</b>	<b>5,071,665</b>	
<b>Other Fund Expenditures</b>		
P and E Replacement	441,050	<b>8.00</b>
Development and Reserve	401,140	<b>11.95</b>
<b>TOTAL MONTHLY ASSESSMENT</b>		<b>180.00</b>

### Specific Assessments

Clusters Car barn	6.00
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The Board of Directors does not anticipate that the levy of one or more special assessments will be required to repair, replace or restore any major component.

**The entire annual assessment may be prepaid before May 31, 2008, in which case a \$20.00 discount will be allowed. Monthly assessment payments may be made via Electronic Funds Transfer at the rate of \$179.50 per month, which allows for a \$.50 per month discount.**

**The entire budget is available at the The Sea Ranch Association office. Copies will be provided upon request at the expense of the Association.**

## THE SEA RANCH ASSOCIATION RESERVE FUNDING STATEMENT

State law requires preparation of and reporting on a plan for maintenance, repair and replacement of major components that the Association is obligated to maintain. The Association's plan is referred to as the 30-Year Plan. The table below summarizes the plan.

<u>Major Component</u>	<u>Estimated Remaining Useful Life</u>	<u>Estimated Current Replacement Cost</u>
Recreation Facilities	0-30	1,172,522
Community Centers	0-30	187,051
Office Buildings	0-30	341,081
Equipment	0-25	636,027
Roads	0-7	<u>1,299,652</u>
<b>Total</b>		<b>3,636,333</b>
Current Reserves (at January 31, 2008) (excludes Cluster CarBarn and Verdant View Reserves)		632,197
Current Reserves as a percent of the estimated current replacement cost		17.39%
Projected Beginning Reserve Balance 5/1/2008		667,180
Plus: Current Year Income (Fiscal Year 08-09)		<u>500,070</u>
Funds Available		1,167,250
Less: Repl expenditures budgeted for FY 08-09		<u>(441,050)</u>
Projected Ending Reserve Balance		<u>726,200</u>

The long term nature of reserve funding requires that certain assumptions be made about future events. Each item within a major component has to be evaluated as to its present age, projected useful life, remaining useful life, projected useful life after it is replaced and current replacement costs. Actual replacement costs will be affected by overall inflation, pricing changes in certain industries and any variance from the planned and actual useful life of the components. All of the foregoing factors were integrated into a spreadsheet that calculates the funding required over a 30 year period.

Funding for the 30-Year Plan is expected to come from three sources: 1) interest earned on the replacement fund balances, 2) the annual member assessment, and 3) receipt of a contribution from rental agents based on rental fees. The annual assessment for funding the 30-Year Plan will be established at a level that provides adequate funds for the completion of the planned projects. Current policy targets 100% of the cost of one average year's expenditures under the Plan, or 3% of the total estimated replacement cost. No projects have been deferred. No loans are outstanding for any project. No special assessments are anticipated for the completion of projects.

## The Sea Ranch Association Administrative Policy

### Member Requests for Financial Information


Pursuant to the Davis-Stirling Act (Civil Code Section 1365.2), The Sea Ranch Association has adopted the following administrative policy for responding to membership requests for financial information:

Any member or member's representative is entitled, upon request, to a copy of the detailed financial statement package that is published on a monthly basis and provided to the Board of Directors, Finance Committee and members of The Sea Ranch Association management. Preliminary, amended and adopted budgets and budget workshop agenda packets, as well as Finance Committee Meeting agenda packets, will also be made available, upon request, to any member or member's representative. Additionally, subject to the exceptions set forth in Civil Code section 1365.2(c), any member or member's representative may make an appointment to examine the general ledgers, trial balances and accounts receivable aging reports at the office of The Sea Ranch Association at a time mutually agreeable to office staff and the requesting party. Copies of the aforementioned materials may be made available for a reasonable charge per copy plus reasonable charges for staff time.

Any member or member's representative wishing financial information in a different format or in greater detail than that offered in paragraph 1 above should make a signed, written request for the information addressed to the Community Manager stating the materials or information requested and the reasons therefore. The statement of reasons for the request will assist The Sea Ranch Association in identifying the most efficient and cost-effective manner of furnishing the requested information.

The Community Manager will

evaluate the member's request and, subject to Civil Code section 1365.2(c), will make available, on a case-by-case basis, those records or documents which are deemed most reasonable, applicable and appropriate to the member's request without placing undue burden on staff members providing the information. The records will either be provided in the form of photocopies or in digital format, or the member may be invited to the office to view records or materials that are not available in digital format or may be too complex or voluminous for photocopying. Copies may be made available for a reasonable charge per copy plus reasonable charges for staff time.

In general, records and information made available pursuant to special requests will be limited to those reports, analyses and records prepared by The Sea Ranch Association staff for use by the Board of Directors and The Sea Ranch Association management. —  —

### ASSESSMENT COUPON BOOKLETS

We will soon be ordering 2008-09 assessment coupon booklets. If there are changes that need to be made to your name or address as shown on the coupons, now is the time to let us know.

The collection policy states that assessment payments will be due on the first of each month. The delinquent date is the end of the month. If your assessment payment has not arrived at the Association by the last day of the month, late charges will be added.

We will not order coupon booklets for members who usually prepay their assessments before May 1. Participants will receive a letter in April confirming their continued participation and containing updated assessment information. If

you do not currently prepay the annual assessment and would like to, please let us know before the end of March. If you usually prepay annually you will receive notification of continued participation.

If you are not already one of the 800 members who use our electronic funds transfer service, please consider becoming one. Some advantages of this method are: no more searching for your coupon booklet, no need for envelopes and stamps; no checks to write or trips to the post office—and your payment always arrives on time! If you would like an authorization form, please call me at 707-785-2444 Ext. 226, or e-mail me at [hhatfield@tsra.org](mailto:hhatfield@tsra.org).

*Haidi Hatfield*  
Finance and Customer Service Specialist

## Finance

### 2008-09 ASSESSMENT PAYMENT INFORMATION – IMPORTANT!!!

At its meeting on February 23, 2008, the Board of Directors approved the budget for fiscal year May 1, 2008 through April 30, 2009. The monthly assessment for all members will be **\$180.00**. This results in an annual assessment payment of **\$2,160**.

A pre-payment discount of **\$20.00** will be offered this year. If you intend to pre-pay the annual assessment, your check for **\$2,140.00** (\$2,160.00 - \$20.00) must reach the Association by **May 31, 2008**.

Members electing to pay the assessment using the Association's electronic funds transfer (EFT) service will receive a \$.50/month discount resulting in a monthly deduction from their checking account of \$179.50 per month.

If you pay the assessment monthly, you should receive your payment coupon booklet directly from our printer by the end of April. **If you do not receive your payment booklet by April 30, 2008, please contact the Association office immediately.**

Please feel free to call the Department of Finance at the Association office (707-785-2444 X226) Monday through Friday from 8:30 a.m. to 5:00 p.m., if you have any questions regarding your account or use my email address: [hhatfield@tsra.org](mailto:hhatfield@tsra.org).

*Haidi Hatfield,  
Finance Department*



### TAKE YOUR PICK



There are three ways you can make your assessment payments:


- (1) You may pay your assessment in full at the beginning of the fiscal year and receive a **\$20.00 pre-payment discount. Your payment of \$2,140.00 must arrive by May 31.**
- (2) You may pay your assessments by electronic funds transfer and receive a \$.50/month discount. If you currently participate, you will receive new assessment information, but you will **not** receive a coupon booklet unless you notify us that you wish to discontinue the EFT service. If you would like to initiate this service, please contact Haidi in the Finance Department

ment for an authorization form and return it to the Association. You will **not** receive a coupon booklet if you enroll soon.

- (3) You may continue to pay your assessments at \$180.00 per month using the coupons.

#### **MEMBERS USING ON-LINE BANKING:**

Many of our members make their assessment payments using on-line home banking and have no need for a coupon booklet. We would like to send these members a letter advising them of the new assessment information – but no coupons – as we did last year.

If you are one of these members and would prefer NOT to receive a coupon booklet in April, please contact us before the end of March. We will change our records to reflect your request. A coupon booklet will be ordered for you unless we hear from you to the contrary. —  —

#### **MISPLACED AN ITEM? WE MAY HAVE IT!**

The Association office collects items found at recreation facilities, on trails, roads and beaches. To claim items, stop by the Association Office or call 707-785-2444 from 8:30 a.m. - 5:00 p.m., Tuesday through Saturday. After hours, leave a message at Ext. 222, or e-mail us at: [info@tsra.org](mailto:info@tsra.org).

*Paula Lim, Reception Supervisor*

# Assessment Collection policy

## ASSESSMENT COLLECTION POLICY

Adopted by the Board of Directors on December 9, 1998

Revised: June 22, 1996; August 24, 1996; December 14, 2002; April 23, 2005; June 25, 2005

The Board of Directors has adopted this policy for the collection of delinquent assessments, both regular and special, as provided for in California Civil Code Sections 1365, 1366 and 1367. At The Sea Ranch there are over 2,290 properties, many owned by nonresident Members. Prompt payment of assessments by every Member is critical to the Association's ability to provide necessary services, and prompt collection of assessments is among the Board's most important fiduciary responsibilities. This Collection Policy is intended to insure the timely payment of assessments for the benefit of all Members of the Association.

### POLICY:

- (1) Monthly assessments are due on the 1st day of the month and are delinquent if not received by the last day of the month. Special and Special Individual Assessments are due on the date(s) specified upon imposition and each installment thereof shall be delinquent if not received by the Association within thirty (30) days after it is due. A late charge of thirty dollars (\$30.00) shall be due on any such delinquent assessment.
- (2) All payments received by the Association, regardless of the amount paid, will be applied to the oldest assessment balances first until such time as all assessment balances are paid and then to late charges, interest and costs of collection.
- (3) THIRTY (30) DAYS PAST DUE: Accounts that are thirty (30) days past due shall be sent a courtesy statement and interest shall be due on all such amounts, once due and unpaid for thirty (30) days, at the rate of seven percent (7%) per annum.
- (4) SIXTY (60) DAYS PAST DUE: If any portion of any such assessment, late charge, interest or cost of collection remains unpaid sixty (60) days after the original due date thereof, a "Letter of Intent" to file a Notice of Delinquent Assessment ("Lien") will be prepared and sent to the record owner(s). Please be advised that the Association has the right to collect all reasonable costs of collection.
- (5) NINETY (90) DAYS PAST DUE; LIEN; COLLECTION AGENT: If payment of the entire balance due is not received within the ninety (90) days, the Association may without further advance notice turn the account over to an attorney, a foreclosure service or other collection service provider ("Collection Agent"), or may handle the collection itself. A lien will be prepared and recorded as to the delinquent property and the owner(s) thereof.
- (6) As a general rule, after a lien is recorded, the Association may utilize non-judicial foreclosure (per CC§1367) as its primary collection method. However, the Association may, in its sole discretion, proceed to take any and all enforcement remedies including, without limitation, non-judicial foreclosure of such Lien, judicial foreclosure, or suit for money damages, all at the expense of the property owner(s). Moreover, Members and former Members remain personally liable for delinquent assessments and deficiency balances that accrue during their ownership of the property, and the Association may proceed against those individuals by any method legally available.
- (7) The Association shall charge a "returned check charge" of twenty dollars (\$20.00) for all checks or Electronic Fund Deposits returned as "non-negotiable", "insufficient funds" or any other reason.
- (8) If Members have a question or concern about their account, the Association will do its best to answer the question or resolve the concern. However if members dispute the account balance or offer a payment plan to pay delinquent assessments, they must do so in writing.

## Assessment Collection Policy (cont'd)

If the account has been turned over to a Collection Agent, the Member must communicate with that Collection Agent. If the account has not been turned over to a Collection Agent, any written communication may be addressed to TSRA Finance Department, P.O. Box 16, 975 Annapolis Rd, The Sea Ranch, CA 95497-0016.

(9) All above-referenced notices will be mailed to

the record owner(s) at the last mailing address provided to the Association by such owner(s).

(10) The mailing address for overnight payment of assessments is the same as that for routine assessment payments unless otherwise noted.

(11) The Board of Directors of the Association may revise this policy, either generally or on a case-by-case basis, if it finds good cause to do so.



## Notice: Assessments and Foreclosure

*This notice outlines some of the rights and responsibilities of owners of property in common interest developments and the associations that manage them. Please refer to the sections of the Civil Code indicated for further information. A portion of the information in this notice applies only to liens recorded on or after January 1, 2003. You may wish to consult a lawyer if you dispute an assessment.*

### ASSESSMENTS AND FORECLOSURE

Assessments become delinquent 15 days after they are due, unless the governing documents provide for a longer time. The failure to pay association assessments may result in the loss of an owner's property through foreclosure. Foreclosure may occur either as a result of a court action, known as judicial foreclosure or without court action, often referred to as nonjudicial foreclosure. For liens recorded on and after January 1, 2006, an association may not use judicial or nonjudicial foreclosure to enforce that lien if the amount of the delinquent assessments or dues, exclusive of any accelerated assessments, late charges, fees, attorney's fees, interest, and costs of collection, is less than one thousand eight hundred dollars (\$1,800). For delinquent assessments or dues in excess of one thousand eight hundred dollars (\$1,800) or more than 12 months delinquent, an association may use judicial or nonjudicial foreclosure subject to the conditions set forth in Section 1367.4 of the Civil Code. When using judicial or

nonjudicial foreclosure, the association records a lien on the owner's property. The owner's property may be sold to satisfy the lien if the amounts secured by the lien are not paid. (Sections 1366, 1367.1, and 1367.4 of the Civil Code)

In a judicial or nonjudicial foreclosure, the association may recover assessments, reasonable costs of collection, reasonable attorney's fees, late charges, and interest. The association may not use nonjudicial foreclosure to collect fines or penalties, except for costs to repair common areas damaged by a member or a member's guests, if the governing documents provide for this. (Sections 1366 and 1367.1 of the Civil Code)

The association must comply with the requirements of Section 1367.1 of the Civil Code when collecting delinquent assessments. If the association fails to follow these requirements, it may not record a lien on the owner's property until it has satisfied those requirements. Any additional costs that result



## Notice: Assessments and Foreclosure—cont'd

*We are required by law to publish the following notice,  
the wording of which is prescribed by the law (in large print):*

from satisfying the requirements are the responsibility of the association. (Section 1367.1 of the Civil Code)

At least 30 days prior to recording a lien on an owner's separate interest, the association must provide the owner of record with certain documents by certified mail, including a description of its collection and lien enforcement procedures and the method of calculating the amount. It must also provide an itemized statement of the charges owed by the owner. An owner has a right to review the association's records to verify the debt. (Section 1367.1 of the Civil Code)

If a lien is recorded against an owner's property in error, the person who recorded the lien is required to record a lien release within 21 days, and to provide an owner certain documents in this regard. (Section 1367.1 of the Civil Code)

The collection practices of the association may be governed by state and federal laws regarding fair debt collection. Penalties can be imposed for debt collection practices that violate these laws.

### **PAYMENTS**

When an owner makes a payment, he or she may request a receipt, and the association is required to provide it. On the receipt, the association must indicate the date of payment and the person who received it. The association must inform owners of a mailing address for overnight payments. (Section 1367.1 of the Civil Code)

An owner may dispute an assessment debt by submitting a written request for dispute resolution to the association as set forth in Article 5


(commencing with Section 1363.810) of Chapter 4 of Title 6 of Division 2 of the Civil Code. In addition, an association may not initiate a foreclosure without participating in alternative dispute resolution with a neutral third party as set forth in Article 2 (commencing with Section 1369.510) of Chapter 7 of Title 6 of Division 2 of the Civil Code, if so requested by the owner. Binding arbitration shall not be available if the association intends to initiate a judicial foreclosure.

An owner is not liable for charges, interest, and costs of collection, if it is established that the assessment was paid properly on time. (Section 1367.1 of the Civil Code)

### **MEETINGS AND PAYMENT PLANS**

An owner of a separate interest that is not a timeshare may request the association to consider a payment plan to satisfy a delinquent assessment. The association must inform owners of the standards for payment plans, if any exist. (Section 1367.1 of the Civil Code)

The board of directors must meet with an owner who makes a proper written request for a meeting to discuss a payment plan when the owner has received a notice of a delinquent assessment. These payment plans must conform with the payment plan standards of the association, if they exist. (Section 1367.1 of the Civil Code)

(c) A member of an association may provide written notice by facsimile transmission or United States mail to the association of a secondary address. If a secondary address is provided, the association shall send any and all correspondence and legal notices required pursuant to this article to both the primary and the secondary address. —  —

# Trails Committee



From Left: Nancy Fairhurst, Roz Bray, Nancy Powers, Bonnie Plakos, Lynn Tuft, Barbara Gomes photo by Linda Moon

## A DAY WITH THE TRAILS COMMITTEE

Winter storms are behind us and it is time to go outside. If you enjoy the trails, you have probably noticed many sections have been improved. This is the work of the Trails Committee, one of the few Association committees combining long term planning with immediate gratification – each meeting ends with a hands-on project and recreation.

### THE MEETING

Trails Committee meetings are held on the 3<sup>rd</sup> Saturday of each month at 9:00 a.m., a very civilized hour that allows for a little weekend sleep-indulgence yet leaves most of the day open for activities. Committee members are generous and welcoming; there is always coffee made and something delicious in the Ohlson Ranch Center kitchen.

Meetings are short – under an hour – as Chair Dave Windsor and Vice Chair Jean Whitridge keep the agenda moving along at a smart pace. There is an introduction of new business for consideration, an update of sub-committee projects and status of issues pending resolution with other committees or the Board of Directors. Then Dave Osteraas, Trails Monitor Coordinator, describes the special project for that morning. By 10:00 a.m. we head for the doors and into the day.

### THE WORK PARTY

Prior to meeting day, the Trails Monitor Coordinator has selected a project from the rolling list of areas needing attention and made the necessary arrangements with Facilities & Resources, or in some cases Sonoma Regional Parks, for any materials needed for

the job. By the time the Trails Committee crew arrives at the designated site with the necessary tools, wood chips or shale are waiting. After an hour or so of more camaraderie and exercise, we leave the trail a better place and still have time for recreation if we choose. (The February Work Party on Salal Trail was complete by 10:45 a.m.)

### THE HIKE

At 1:00 p.m. all Association members and guests may join the Saturday Hike, led each month by a different Trails Committee volunteer. Saturday Hikes are a great way to explore the diverse areas and features of the Ranch and may inspire you to try a new trail or more challenging terrain in the company of others. Hikes are announced well in advance in the *Bulletin*. All in all, a day with the Trails Committee makes for a grand day out!

### JOIN US

Association members are welcome at all committee meetings. The Trails Committee is considered an Operations Committee, with opportunities for new members to join throughout the year. See page 19 for a list of our 2007 work projects. If this type of community contribution appeals to you, please consider becoming a Trails Committee volunteer – we look forward to meeting you!

You are invited to observe our monthly meetings to learn more; please contact the Committee Chair for an agenda.

*Kate DeForrest, Trails Committee Member and  
Dave Osteraas, Trails Monitor Coordinator*



From Left: Gary Baxter, Steve Mader, Don Kurtz photo by Linda Moon

## Trails Committee—(cont'd)

### SATURDAY HIKES

#### SATURDAY, MARCH 15

**Hike:** Salal Trail and County Park Loop. We'll traverse one of the prettiest watercourses at the Ranch along the Salal Trail, the Sonoma County Park and the bluff top with sweeping ocean views. A good introduction to the scenery at the north end of The Sea Ranch.

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

**Difficulty:** Mostly easy hiking for about two hours.

**Hike Leader:** Jack Walton

**Contact:** Steve Brugler (brugler@ieee.org)

### SATURDAY HIKES

#### SATURDAY, APRIL 19

**Hike:** Del Mar History Hike. Learn about vestiges of the community that was here around 1900 on a loop from the Del Mar Center to the bluff and back. Sites include the Del Mar School, chicken house and barn, railroad grade, Del Mar Point landing, shipwreck, lumber operations and powerhouse.

**Location & Time:** Meet at the Ohlson Recreation Center parking lot at 1:00 p.m. and carpool. Alternatively meet at 1:15 at the Del Mar Center parking lot.

**Difficulty:** An easy, flat walk for about an hour.

**Hike Leader:** Frank Welsh

**Contact:** Steve Brugler, brugler@ieee.org

### NATURE WALKS

...learning in our Sea Ranch environs

**Topic:** Spring Wildflowers

**Date:** SATURDAY, APRIL 5

**Time:** 10:00 a.m. to noon

**Meet:** The Sea Ranch Lodge back parking lot

**Coordinator:** Jean Whitridge 785-2438

**Difficulty:** Moderate. Please, no pets.

Our first walk of the year will be Spring Wildflowers. Mary Hunter and Elaine Mahaffey (two of our most enthusiastic experts) will lead us to Black Point and Bihler Point where the wildflowers are usually abundant. It should be a great year with all the rain we have had. This is always our most popular walk, so join us for the fun in one of the most dramatic settings on The Sea Ranch.

#### 2008 NATURE WALKS Schedule:

May 3: Demonstration Garden and Barn  
June 7: Grasses  
July 5: Tidepools  
Aug. 2: Fire Ecology  
Sept. 6: Hedgerows  
Oct. 4: Birds

### 2007 TRAILS COMMITTEE WORK PROJECTS

In the past year Trails Committee volunteers have:

- Resurfaced 5 segments of the Bluff Trail and the Pelican Access Trail
- Repaired the washed out section at the Shell Beach bridge
- Completed the new Badger Connector Trail
- Removed debris and re-defined the Pomo Hillside, Azalea Loop, Hugo Ravine, White Fir and Monarch Glen Trails
- Repaired switchbacks on Azalea Loop
- Performed major trimming along the Bluff Trail in Unit 28
- Winterized a section of the Bobcat Trail

Our February 2008 work party improved conditions along the Salal Trail.

## Native Plant Committee



Scott Graf

### ASK SCOTT

Welcome to our first "Ask Scott" column. This new interactive space presented by the Native Plant Committee and The Sea Ranch Design Department provides an opportunity for Association members to pose landscape related questions while making it fun and approachable to all.

### Don't Say Lawn, Say MEADOW!

**Dear Scott,**

I recently received a copy of a Vegetation Inspection of my property by The Sea Ranch Fire Department. The report asks that I mow around my house to a minimum of 30 feet away from all structures. My question for you is this: must I mow everything in sight around my house, like a lawn? I moved here to get away from suburbia and I really don't want that American dream of a lawn!

**Signed,  
Lost on Leeward**

**Dear Lost,**

Thanks for your question; it is timely and one I hear often. Sooner or later every homeowner on The Sea Ranch will be receiving one of these vegetation inspection reports of their property. If every property owner takes action on the items listed on these reports and furthermore keeps up on the maintenance of those items, our community will be a lot more fire safe.

To answer your question, I urge you to think of what you have around your house not as a lawn, but as the meadow that it is. It should be managed as such, allowing some things as native bunch grasses, rushes, iris, ferns, and salal to grow and thrive. If such patches or clusters of plant material are spaced from one another by mowed breaks of 6 to 10 feet, you will have created

a more natural meadow effect, while still being fire safe and meeting the requirements of your inspection.

It should be added though, that you may need to "clean up" such clusters periodically, removing dead leaves, wood or other accumulated debris.

Other suggestions to avoid the "lawn look" include not mowing as short or as frequently as you would a lawn. For the health of the grasses and soil, it is important that you mow no lower than four inches. Depending on rainfall, it is typically only necessary to mow your meadow two to four times a season.

Another suggestion is to not mow the perimeter of the meadow area in straight lines, rather undulate the edge and give it a natural, flowing look. If you hire someone to do your mowing, talk to them about doing so in a more natural manner, leaving some clumps of desirable healthy native plants.

A more sensitive approach to seasonal mowing will provide additional benefits such as providing habitat for birds, butterflies and other wildlife. You will create a less suburban but more uniquely natural Sea Ranch look that everyone will enjoy!

**Signed,  
Scott, "the native plant guy"**

Scott Graf is an active and founding member of the Native Plant Committee, Member of The Sea Ranch Fire Council, full time Sea Ranch resident and local landscape designer. He looks forward to your questions and hopes to meet you sometime soon at one of the native plant workshops or in the Demo Garden!

### FREE NATIVE PLANTS!

**Hands-On Propagation Workshop**  
Bring Some Potting Soil, Gloves & A Trowel

*You Can Take Home:*  
*Ribes, Huckleberry, Monkey Flower & Yerba Buena*  
(We will show you how to start these plants.)

**WHERE:** Demonstration Garden,  
Ohlson Ranch House

**WHEN:** April 26, 2008 10:00 a.m.- Noon

**WHO:** Native Plant Committee

## THREE YEAR SUMMARY

ACTIVITY	2005	2006	2007
ALARMS	39	46	59
ANIMAL RELATED	431	494	562
ASSISTANCE-LAW ENFORCEMENT	286	352	438
ASSIST MEMBER/RENTER/GUEST	1287	1403	1452
ASSOCIATION INITIATED ACTION	224	209	324
BURGLARY	2*	0	3**
CC&R VIOLATIONS	893	1134	1365
CHECK THE WELFARE	31	20	19
DISTURBANCE-NOISE	64	71	66
DISTURBANCE-OTHER	108	112	96
FIRE	45	48	30
HAZARDS	191	236	254
MEDICAL AID	32	30	38
MISCELLANEOUS	567	642	620
MISSING/LOST PERSON	14	23	17
SECURITY DEPT. INITIATED ACTION	1599	1849	2461
SUSPICIOUS PERSON/VEHICLE	727	774	860
THEFT	6	6	14
TRESPASS PERSON/VEHICLE	225	419	523
VANDALISM/PROPERTY DAMAGE	49	48	31
VEHICLE ACCIDENT	12	29	19
WARNING NOTICES ISSUED	315	459	599
TOTAL ALL ACTIVITIES	7147	8404	9850

\* Unit 5 & unknown unit  
 \*\*Unit 35D, Unit 18 & Unit 28

*Lin Plescia, Director of Security*

### BULLETIN®

Website posting date: 3/10/08  
 Printed issue date: 3/20/08

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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 Post Office Box 16

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

May 27	Tuesday	Memorial Day
July 4	Friday	Independence Day

\*The Department of Design, Compliance and Environmental Management may be closed on different days. Please call them first before dropping by: 707-785-2316.

# Security

## SUMMARY OF CALLS • JANUARY 2008

TYPE OF CALL	JANUARY		YEAR TO DATE		TOTAL
	2008	2007	2008	2007	2007
ALARMS	9	3	9	3	56
ANIMAL RELATED	34	37	34	37	562
ASSISTANCE - LAW ENFORCEMENT	32	19	32	19	438
ASSIST MEMBER/RENTER	128	87	128	87	1452
ASSOCIATION INITIATED ACTION	25	42	25	42	324
** BURGLARY	0	0	0	0	3
* CC&R VIOLATIONS	46	60	46	60	1365
CHECK THE WELFARE	2	0	2	0	19
DISTURBANCE - NOISE	1	4	1	4	66
DISTURBANCE - OTHER	2	1	2	1	96
FIRE	5	4	5	4	30
HAZARDS (TREES, WIRES DOWN, ETC)	34	22	34	22	254
MEDICAL AID	4	3	4	3	38
MISCELLANEOUS	64	64	64	64	620
MISSING/LOST PERSON	0	0	0	0	17
SEC. DEPT. INITIATED ACTION	105	157	105	157	2461
SUSPICIOUS PERSON/VEHICLE	29	58	29	58	860
THEFT	1	0	1	0	14
TRESPASS PERSON/VEHICLE	15	25	15	25	523
VANDALISM/PROPERTY DAMAGE	13	1	13	1	31
VEHICLE ACCIDENT	1	0	1	0	19
WARNING NOTICES ISSUED	16	48	16	48	599

\* Most CC&R violations are resolved daily in the field.

\*\* April 2007 – Unit 35D

February 2007 – Unit 18

August 2007 – Unit 28

Burglary is under the jurisdiction of the Sonoma County Sheriff's Department.

*Lin Plescia,  
Director of Security*

**The Sea Ranch Association E-mail Alert System** will notify you that the latest issue of the *Bulletin* has been posted on the website, as well as provide information on current events, rescheduling, facility operations, planned burns, and other items of interest. If you would like to take advantage of this communication service, please e-mail your household e-mail address(es) to Paula Lim at [plim@tsra.org](mailto:plim@tsra.org).

## RADAR

The Sea Ranch Association Security Department is charged with the task of enforcing rules to protect the safety of members and visitors. In a community such as ours where vehicles share the roads with hikers, bikers, animals and baby strollers, we need to be particularly vigilant in enforcing traffic rules to protect our pedestrians.

The basis of our effort is The Sea Ranch Rule 6.1.01 which states:

### 6.1.01 Speed

No person shall drive a vehicle upon the private roads of The Sea Ranch at a speed greater than **25 miles per hour.**

Notwithstanding the maximum speed limit, no person shall drive a vehicle upon the private roads of The Sea Ranch at a speed greater than is reasonable or prudent, having due regard for weather, visibility, the traffic on, and the surface and width of, the private road, and in no event at a speed which endangers the safety of persons or property.

In August 1996, the Security Committee recommended to the Community Manager that the Association purchase a radar speed detection unit. It was approved by the Board of Directors and put into operation later that year.

In addition, a "radar speed display sign" has recently been purchased and is being used to educate members, guests, and visitors about their driving. Even the best of us can lose track of our speed as we go about our day-to-day business; this device is designed to make us

all more aware of driving habits that may pose a hazard to our friends and neighbors.

While the use of radar can assist our Patrol Officer's efforts to make our roads safer, we also rely on our members to help us. We encourage you to call Security to report hazardous driving and help us identify areas with patterns of violations.

With summer approaching, please remember our roads will once again be filled with adults and children enjoying this beautiful area. The Sea Ranch Association Rules were designed to protect us all. **Please observe the 25-mph speed limit, stop at all stop signs and drive with care.**

*Lin Plescia*  
Director of Security



### WE HAVEN'T FORGOTTEN YOU!

However, the Association staff cannot find you if your telephone numbers are not up to date. We currently have many outdated telephone numbers. Please give us a call at 707-785-2444, 8:30 a.m. to 5:00 p.m., Tuesday through Saturday. After hours leave us a message at Extension 222, or e-mail us anytime at info@tsra.org.

### YOU CAN'T FORGET US!

All Association departments, physical addresses, telephone extensions and fax numbers are listed on the back page of your monthly *Bulletin*.

*The Receptionists*

# Design

## DIRECTOR OF DESIGN REVIEW RESPONSIBILITIES

As of January 1, 2008, Richard (Dick) Whitaker, Director of Design Review for the Department of Design, Compliance & Environmental Management will be continuing his term as a full-time member of The Sea Ranch Design Committee (term ends 12/31/2010), but will no longer be serving as a department staff member in the position of Director of Design Review. Dick will continue to consult with DCEM staff regarding design review issues on a consultant basis. This change was made to provide greater flexibility and better use of Dick's time for both The Sea Ranch and his own personal work schedule. Functions of the former Director of Design Review position have been merged into the Executive Director position, currently held by Lisa Scott.

We are very appreciative that Dick will continue to provide consultant services to the department beyond his Design Committee duties. Dick has provided guidance and support to the Design Committee and staff in their continued stewardship of The Sea Ranch "Concept". His philosophical direction and passion for this dynamic landscape are invaluable to sustaining the character of our environment. His academic background brings experience in educating members about design principles which are consistent with appropriate Sea Ranch development. These skills also prove essential in the progression of local development into alternative and more sustainable practices.

*Lisa Scott,  
Executive Director of Design,  
Compliance and Environmental Management*

## DESIGN REVIEW STATISTICS • JANUARY 2008

Preliminary Site Visits *	1
Conceptual Reviews	5
Preliminary Submittals **	2
Final Submittals	2
All Revised Submittals	2
Additions	5
Miscellaneous Submittals	1
Landscape Plans	7
Extension of Plan Approval	0
Misc. Staff Reviews	31
Tree Applications	28
Encroachment Permits	2
Percolation Permits	0
Violations ***	30
Compliance Inspections	37
Construction Starts/Residences	1
Construction Starts/Additions	2
Construction Completions/Residences	2
Construction Completions/Additions	3
Houses Completed 1733	
Houses Under Construction	<u>25</u>
<b>Total Houses on The Sea Ranch</b>	<b>1758</b>
<b>Undeveloped Lots</b>	<b>530</b>
<b>Total Lots on The Sea Ranch</b>	<b>2288</b>

\* Street addresses for preliminary site visits:  
35D-22 – 237 Badger.

\*\* 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.

\*\*\* As of January 1, 2008 we are reporting the total number of properties in violation each month as compared to previous year when only new violations were reported in the statistics.





**NOTICE OF REQUEST FOR  
HEIGHT VARIANCE  
SUBMITTAL OF PRELIMINARY PLANS**

**NOTICE OF REQUEST FOR  
HEIGHT VARIANCE  
SUBMITTAL OF PRELIMINARY PLANS**

Dear Sea Ranch Owner:

Please be advised that a preliminary plan submittal with request for a height variance has been received for an addition at Unit 35B, Lot 70; 341 Main Sail. This submittal will be reviewed at the Design Committee meeting scheduled for April 4, 2008.

The designated height limit for this lot is 16'. A variance of up to 25% of height and bulk limits may be granted. The height variance request is to permit construction of a portion of the proposed structure to a height of 19' 2". Resolution 15 adopted as Resolution 40, May 16, 1987, amended December 9, 1989, and March 8, 1992, sets procedures for granting variances. On February 26, 2000 the Board of Directors required that this procedure be applied to variances for height, bulk and/or setbacks.

You are encouraged to inspect the field stakeout and visit the Department of Design, Compliance and Environmental Management prior to the Design Committee review date to review plans, as we are unable to provide detailed information over the telephone or send copies of plans. Our office hours are Tuesday through Saturday from 9 a.m. until 4 p.m. Should you have any further questions our phone number is (707) 785-2316.

Your written comments may be submitted prior to the meeting date, at which time the Design Committee shall consider them.

Thank you.

FOR THE SEA RANCH DESIGN COMMITTEE  
*Lisa Scott, Executive Director*  
Department of Design,  
Compliance & Environmental Management

Dear Sea Ranch Owner:

Please be advised that a preliminary plan submittal with request for a height variance has been received for an addition at Unit 11B, Lot 1; 101 Sea Walk Drive. This submittal will be reviewed at the Design Committee meeting scheduled for April 4, 2008.

The designated height limit for this lot is 16'. A variance of up to 25% of height and bulk limits may be granted. The height variance request is to permit construction of a portion of the proposed structure to a height of 18'. Resolution 15 adopted as Resolution 40, May 16, 1987, amended December 9, 1989, and March 8, 1992, sets procedures for granting variances. On February 26, 2000 the Board of Directors required that this procedure be applied to variances for height, bulk and/or setbacks.

You are encouraged to inspect the field stakeout and visit the Department of Design, Compliance and Environmental Management prior to the Design Committee review date to review plans, as we are unable to provide detailed information over the telephone or send copies of plans. Our office hours are Tuesday through Saturday from 9 a.m. until 4 p.m. Should you have any further questions our phone number is (707) 785-2316.

Your written comments may be submitted prior to the meeting date, at which time the Design Committee shall consider them.

Thank you.

FOR THE SEA RANCH DESIGN COMMITTEE  
*Lisa Scott, Executive Director*  
Department of Design,  
Compliance & Environmental Management

**CC&R COMPLIANCE DISPUTES REPORT**

*Unit 3, Block 1, Lot 10, Hills: Vegetation removal or destruction -  
CC&R section 3.07(a) and 7.4.1, 7.4.4, of the Design Manual & Rules.*

# The Sea Ranch Water Company

## **FACTS AND FILTERS: THE MOVIE**

### **Making Smart Choices about Home Water Treatment Devices**

The American Water Works Association (AWWA) has recently released a DVD entitled "Facts and Filters: Making Smart Choices about Home Water Treatment Devices" which provides informative facts about residential water filters. A copy of this DVD is now available on loan from The Water Company office. If you are interested in borrowing it, please contact Mary Condon at 785-2411, ext. 1 (Monday - Friday) to reserve it for a two-day period. Our address is 35600 Verdant View Drive (across from the TwoFish Bakery). The Water Company will be unable to provide the DVD by mail. If you are interested in contacting the AWWA to obtain a personal copy, their website address is [www.awwa.org](http://www.awwa.org).

*Randy H. Burke,  
Director of Works*

### **California State Department of Public Health Inspection Results**

The California State Department of Public Health has released the 2007 Inspection Findings of The Sea Ranch Water Company. The Department has given the Water Company a clean bill of health concluding "The overall condition of The Sea Ranch Water Company water system is good and its operation and maintenance are under competent supervision. The water distributed to its customers meets all primary and secondary drinking water standards and the system is in compliance with all permit provisions and SWTR (Surface Water Treatment Rule) requirements."

### **The Sea Ranch Water Company Has a New Employee**

The Sea Ranch Water Company recently hired a new employee, Eric Schanz, who joins our ranks as an Operator in Training. Eric holds a Distribution Certificate with the State of California and is in training for Wastewater certification and Water Treatment certification. He also holds

a Bachelor of Fine Arts degree and has acted as the Fire Chief of the Cazadero Volunteer Fire Department. Eric lives in Cazadero and carools to and from work with associates from the Facilities and Resources Department. We are pleased to have him.

### **The Sea Ranch Water Company Hydraulic Model**

Following Mike Lane's geological investigation of the site for tank 8, Brown and Caldwell are preparing the final report of the Water Master Plan with regards to the hydraulic model. The next step will be to enlist the services of a geotechnical company to conduct borings at the site to define the parameters of design for the new tank. The geotechnical study is part of this year's budget within the Water Company. The tank site is just to the north of the communications tower on Timber Ridge and Sea Forest.

*Randy H. Burke  
Director of Works*



## **IT IS BURN SEASON**

Association crews will be burning brush as part of the Fuels Management Program. The general areas of burning will focus along Highway One, the burn pile at the north end of The Sea Ranch near Deer Trail, and in selected cypress hedgerows. This work falls under a permit issued by the Northern Sonoma County Air Pollution District in Healdsburg. Agencies notified on the day of a planned burn include the Air Pollution Control District, California Depart-

ment of Forestry and Fire Protection, The Sea Ranch Security Department, and the Association office.

If you have a respiratory concern and would like to be contacted when burning will be conducted in your unit, please call the Association office at 785-2444 to have your name placed on a call list. Once on the call list, staff responsible for conducting the burns will call two to three days before burning in your area.

*John Prescott, Operations Manager,  
Facilities and Resources*

### DEBRIS PICK-UP EXTENDED YEAR-ROUND

*Due to the historical need for seasonal winter pickups and the extra vegetation debris generated by members who are meeting the requirements of Public Resources Code 4291, the Roadside Branch and Limb Debris Disposal Program will be extended to a year-round program. The future pickup schedule will remain the same, occurring every third Monday of the month. Please refer to the article below for specific pickup dates and contact information.*

### ROADSIDE BRANCH AND LIMB DEBRIS DISPOSAL PROGRAM NEXT PICKUP DATES: MARCH 17 AND APRIL 21

The Sea Ranch Association has a Fuels Management Program designed to protect structures from wildland fires. One important element of this program is the reduction of fuels from around homes which is done by individual members.

To encourage members to make their properties more fire-safe, The Sea Ranch Association has a program to make it easier for members to dispose of debris. Association crews will pick up debris placed along the roadside on the third Monday of each month.

Please remember that the program is designed to make minor cleanup of fuels around your home easier. We do not have adequate crew time to remove large quantities of debris

generated by major lot clearing or view enhancement projects.

Our crews will not pick up piles of debris that are more than four cubic yards in size. This is a pile 3ft x 3ft x 12ft, or about the size of four refrigerators.

- Deadline to get on the Pickup List is the Saturday preceding the Monday pickup. Please call the Association Reception Desk Tuesday through Saturday, 8:30 a.m. to 5:00 p.m., at 707-785-2444. Our crews will only go to the locations on the Pickup List and will miss your pile if we are not notified by the Saturday deadline.

- Place the materials at the edge of

the road as close to the pickup date as possible. Materials placed too early become an eyesore.

- Only vegetation suitable for chipping will be removed:
  - NO construction debris
  - NO garbage
  - NO grass clippings/pine needles
  - NO materials in plastic bags/boxes, or other containers
- If you would like to have chips delivered to your home, call the Reception Desk. Delivery of chips consists of a truckload of approximately three or seven cubic yards.

*John Prescott, Operations Manager,  
Facilities and Resources*



### WOOD AND WOOD CHIP PILES

The wood and wood chip piles located on Verdant View have been temporarily moved. The wood will now be located behind the shrubs at the Water Annex Office until the Association implements improvements to the back corporation yard sometime this spring. Vehicle access to the wood remains off Verdant View. In the interim while the improve-

ments are ongoing, small amounts of wood chips can be delivered as part of the Member Debris Disposal Program. Please contact the Association office at 785-2444 for chip deliveries.

*John Prescott  
Operations Manager,  
Facilities and Resources*

## February 23 Board Meeting Summary—cont'd

### *cont'd from page 1*

Ranch Association 30-year plan. The estimated life cycles and costs of replacing the assets have been updated, and five years have been added at the end of the previous plan, which encompassed only 25 years. The funding scenario, which targets an ending balance of 100% of an average year's expenditures in the Property and Equipment Replacement Fund results in an assessment of \$8.00 per month in 2008-2009, \$9.00 per month in 2009-2010, and \$11.00 per month in 2010-2011. In the second of these Resolutions, the Board applied a projected 2007-2008 surplus of member-derived income over expenses (\$291,944) to 2008-2009 Operating Fund income. This has the effect of reducing the 2008-2009 assessment by \$10.60 per month.

The Board then adopted the Association's 2008-2009 budget, and estimated budgets for 2009-2010 and 2010-2011, by approving Resolution Number 292. The assessment for 2008-2009 will be \$180 per month. Details and provisions of the approved budget are described in the Community Manager's Report on page 4, and in the budget summary on page 11. Discounts in the assessment for prepayment and use of electronic funds transfer were set at \$20 for the year and 50 cents per month, respectively. Before the budget was adopted, thirteen Members discussed their views on the proposed budget.

In its next action, the Board approved a proposal from The Sea Ranch Utilities Committee to establish a Subcommittee to improve telecommunication services at The Sea Ranch. The first phase of this effort will be an assessment of high speed Internet access services at The Sea Ranch. The second phase will seek development of a community vision and consensus on the type and need for improved telecommunication services. Utilities Committee members Frank Field and Scott Nevin are the initial members of the Subcommittee which will be expanded as necessary.

The Board then adopted substitute Resolution Number 293 (Alternative Energy Sources for The Sea Ranch) presented by Board Member Jim Jordan. Board Liaison to the Utilities Committee, Derek Bray, had recommended changes in the original Resolution which narrow the focus of the proposed Task Force to solar energy sources. The Resolution authorizes the Community Manager to establish a small Alternative Energy Task Force to examine ways in which large scale solar energy sources, such as solar-electric farms, might be


implemented at The Sea Ranch. The Task Force, which will be formed and begin work in June 2008, is authorized to examine the entire range of questions, including technical, legal, siting, and financial ones, needed to establish the feasibility of a project. The Task Force will operate under the Community Manager who is directed to bring recommendations to the Board based on the Task Force's findings. This Board action was initiated by a Member who has proposed promising business plans for shared facilities located on Association-controlled land.

The Board went on to accept recommendations from the Board Subcommittee on Local Agency Formation to pursue further investigation of the formation of a Special District with governmental powers for sewer and septic services, fresh water services and perhaps fire services. In doing so, the Board authorized the Community Manager to seek legislation that would permit a Sea Ranch District to have an electorate which includes resident registered voters and non-resident property owners. The Board's action follows two previous Board workshops where the issues were presented by the Board Subcommittee, reviewed by the Board, and discussed with the membership.

The Board's final action in the Association's meeting was to authorize the Community Manager to engage a consultant to develop the information required to protect Association members' interests in respect to the findings of County Service Area #40's review of fire protection services in the unincorporated portions of the County. The Board Subcommittee on Local Agency Formation has considered the possibility of including fire service powers in a District.

### **FEBRUARY 23 BOARD MEETING OF THE SEA RANCH WATER COMPANY**

The Board of The Sea Ranch Water Company noted that in the absence of fully identified strong protections of Association members' interests if a local public agency were to assume control over the water system, the Water Company should now begin what is likely to be a multi-year California Public Utilities Commission approval process. In this connection, the Board authorized the CEO to initiate the process for obtaining private funding of the Water Company's Capital Improvement Program by conducting research on possible options and reporting the results to the Board.

—  — John Fox, Community Manager

# February 23, 2008 BOD Meeting Actions

## SUMMARY OF ACTIONS

### NEW BUSINESS:

#### **Adoption of the 30-Year Plan 2008 Revision and Funding Plan:**

The Board of Directors unanimously approved the attached Resolution 290.

#### **Carrying Forward Excess Member Income from Fiscal Year 2007-08 as a Reduction of Fiscal Year 2008-2009 Operating Assessments:**

The Board of Directors unanimously approved the attached Resolution 291.

#### **Adopting Budget for Fiscal Year 2008-2009 Monthly Assessments:**

The Board of Directors approved the attached Resolution 292.

#### **Utilities Committee's Proposal to Establish a Utilities Subcommittee to Improve Telecommunication Services:**

The Board of Directors unanimously approved a proposal from The Sea Ranch Utilities Committee to establish a Subcommittee to improve telecommunication services at The Sea Ranch. The memorandum of request dated January 31, 2008, was approved by the Board of Directors and is presented on page 31.

#### **Proposal to Form a Task Force on Alternative Energy Sources for The Sea Ranch:**

The Board of Directors unanimously approved the attached Resolution 293.

#### **Proposed Local Agency Action Plan:**

The Board of Directors accepted recommendations from the Board Subcommittee on Local Agency Formation to pursue further investigation of the formation of a Special District with governmental powers for sewer and septic services, fresh water services and perhaps fire services. The Board authorized the

Community Manager to seek legislation that would permit a Sea Ranch District to have an electorate which includes resident registered voters and non-resident property owners.

The Board of Directors authorized the Community Manager to engage a consultant to develop the information required to protect Association Members' interests relative to the findings of CSA #40's review of fire protection services in the unincorporated portions of the County.

#### **Design Committee Decision Appeal – Spalding Tree Proposals 182 and 183:**

Tree Proposal 182: The Board of Directors remanded tree proposal 182 back to the Design Committee.

Tree Proposal 183: The Board of Directors affirmed the denial of this application by the Design Committee.

#### **Design Committee Decision Appeal – Unit 30a Neighborhood Tree Proposal:**

The Board of Directors affirmed the denial of this application by the Design Committee.

accordance with the revision requirements; and

WHEREAS, the members of the Board of Directors have examined the Plan documents and have found the recommended funding scenario to be adequate to meet the needs of the Plan, as follows: Fund Balances for the Property & Equipment Replacement Fund will target 100% of one average year's expenditures as an ending balance (or 3% of the total estimated expenditures). This target shall be maintained whenever possible while smoothing the assessment as much as possible.

NOW, THEREFORE, BE IT RESOLVED, the 2008 Revision of The Sea Ranch Association's 30-Year Plan is adopted as submitted by staff with an assessment of \$8.00 per month for fiscal year 2008-09, \$9.00 per month for fiscal year 2009-10, and \$11.00 per month for fiscal year 2010-11 in conjunction with adoption of the fiscal 2008-09 budget and the estimated budgets for 2009-10 and 2010-11.

### RESOLUTION NO. 291

#### **CARRYING FORWARD EXCESS MEMBER INCOME FROM FISCAL YEAR 2007-08 AS A REDUCTION OF FISCAL YEAR 2008-09 OPERATING ASSESSMENTS**

Adopted on February 23, 2008

WHEREAS, a surplus of member income over expenses in the amount of \$291,944 is anticipated for fiscal year 2007-08;

NOW, THEREFORE BE IT RESOLVED, that the excess member income over expenses for fiscal year 2007-08 be applied to the fiscal year 2008-09 assessment as a reduction of that assessment, resulting in a reduction of the fiscal year 2008-09 Operating Fund assessment of \$10.60.

### RESOLUTION NO. 290

#### **ADOPTION OF 30-YEAR PLAN 2008 REVISION**

Adopted on February 23, 2008

WHEREAS, according to Section 1365 of the California Civil Code, all common interest developments must maintain a reserve study for the replacement of capital assets owned in common and must adopt a plan for funding the eventual replacement of all assets; and

WHEREAS, at its joint budget workshop with the Finance Committee on January 12, 2008 The Sea Ranch Association Board of Directors received the draft 30-Year Plan, 2008 revision from staff with all estimated life cycles and costs updated in

# February 23, 2008 BOD Meeting Actions—cont'd

## **RESOLUTION NO. 292 ADOPTING BUDGET FOR FISCAL 2008-09 SETTING THE MONTHLY ASSESSMENT**

Adopted on February 23, 2008

WHEREAS, the Board of Directors held three budget workshops with the Finance Committee on November 17, 2007, January 12, 2008 and February 9, 2008; and

WHEREAS, the Board of Directors diligently reviewed the proposed expenditures for the next three fiscal years; and

WHEREAS, the Board of Directors finds that the proposed budget for Fiscal Year 2008-09 adequately addresses the needs of the members of The Sea Ranch Association.

NOW, THEREFORE BE IT RESOLVED, that the 2008-09 budget be adopted and that the total monthly assessment of \$180.00 is approved.

BE IT FURTHER RESOLVED, those members prepaying the annual assessment by May 31, 2008 will be entitled to a one-time discount of \$20.00; and those members paying the annual assessment via monthly installment through voluntary Electronic Funds Transfer will be entitled to a discount of \$.50 per month.

## **RESOLUTION NO. 293**

### **ALTERNATIVE ENERGY SOURCES FOR THE SEA RANCH**

Adopted on February 23, 2008

WHEREAS, solar energy sources offer potential financial advantages for Association members; and

WHEREAS, there may be potential financial benefits from economies of scale in building facilities that could serve the needs of many users; and


WHEREAS, some members believe that solar energy sources mounted on individual structures or proper-

ties can negatively affect Sea Ranch aesthetics; and

WHEREAS, some members have found that mounting solar energy sources on existing structures can require costly retrofitting; and

WHEREAS, conceptual business models incorporating investments by Association members may be shown to be practical;

NOW, THEREFORE, BE IT RESOLVED, THAT: The Sea Ranch Association Board of Directors authorizes the Community Manager to establish a small Alternative Energy Task Force to examine ways in which large scale solar energy sources, such as solar-electric farms, might be implemented at The Sea Ranch;

BE IT FURTHER RESOLVED, THAT: The Community Manager shall report the results of the Task Force's examination and recommendations to the Board. —  —

## **APPEALS OF DESIGN COMMITTEE DENIALS**

At its February 23, 2008 meeting, The Board of Directors considered the following appeals of Design Committee denial decisions. The appeals concern the removal or significant trimming of vegetation on commons and private areas.

Unit 31, Lot 15 tree proposal #07-182: Denial to top six pine trees for view restoration. Board decision to remand back to Design Committee for reconsideration and to further clarify rationale of decision.

Tree Proposal #07-183: Denial to remove one of three pine trees (two approved) on commons. Board determined appeal request invalid given that work had already been executed, indicating acceptance of permit and altering site conditions.

Unit 30A, Neighborhood Group tree proposal #07-254: Denial to approve removal and significant trimming of various vegetation at north end of airstrip and adjacent private lot due to need for specialized consultant assessment. Board upheld Design Committee decisions and advised applicant to work with Design, Compliance & Environmental Management staff to determine scope of assessments required.

*Lisa Scott, Executive Director  
Department of Design, Compliance & Environmental Management*

## **THE SEA RANCH WATER COMPANY 2007-2008 BOARD OF DIRECTORS**

### **SUMMARY OF ACTIONS**

#### **Funding of Capital Improvement Plan**

The Board of Directors of Directors of The Sea Ranch Water Company authorized the CEO to initiate the process for obtaining private funding of the Water Company's Capital Improvement Plan by conducting research on possible options and reporting the results to the Board.

# The Sea Ranch Utilities Committee

## Proposed Utilities Committee Project: Assessment of High Speed Internet Access Services at The Sea Ranch Association, January 31, 2008

To: Board of Directors, TSRA

Over the past three years, various options for obtaining high speed access to the Internet have begun to appear at The Sea Ranch. These include two-way wireless services from Esplanade and CVC and two-way satellite services (HughesNet and Wild Blue).<sup>1</sup> Others, such as Black Mountain Communications, have made public statements about their desires to offer service on the coast. While these have been welcomed additions they are not available to all lots owing to terrain and vegetation (hedgerow and redwoods) obstructions. Further, because of signal and technology limitations and other factors, service levels remain a fraction of what is routinely available in suburban areas while pricing of the services on the coast is substantially higher than in suburban areas. Finally, the once envisioned upgrade to the CVC system, which promised two-way high speed access, has failed to appear.

With access to information, services and commerce over the internet of significant and growing importance to all members and with the clear evolution to higher speeds to support more content-rich internet sites and applications, we believe it is important for the Board, through the Utilities Committee, to undertake the following project.

Project Title: Assessment of High Speed Internet Access Services at TSR

Project Objectives:

- (1) Survey high speed internet access services available to members' homes on TSR. Describe service levels and limitations (performance, availability to some or all lots, etc.). Describe typical pricing. We exclude from consideration dial access services or services that rely on dial access for one-way communication.
- (2) Through a sampled survey of TSRA members who subscribe to the various services, estimate members' satisfaction with current services.
- (3) Through communication and discussion with current and prospective competent service providers, understand the suppliers' vision of and plans for

improvements to service availability and service levels.

- (4) Through discussion with current and prospective competent service providers, understand the suppliers' views of steps the Association might take at no or low cost to the Association to encourage wider availability of services and/or improved service levels. In the case of wireless service providers, this might, for instance, include providing a second or third antenna site (beyond the site on Moonraker).

At this time, we believe the list of current and prospective service providers includes the following: CVC, Esplanade, HughesNet (or value added reseller providing installation and service at TSR), Wild Blue (or VAR of Wild Blue), Verizon, Verizon Wireless, Black Mountain Communications, Mendocino Community Network (MCN).

Project Deliverables: Document the findings related to objectives in a report for the Board of Directors of TSRA.

Project Methodology: Survey of available public information from each service provider and discussions with service providers as necessary to verify accuracy of information collected and understanding of the providers views of the future and potential needs from the Association. Conduct a sampled survey of TSRA members who subscribe to the various services to estimate the satisfaction of members.

Project Limitations: The project is limited to information that is currently public or which the providers are willing to make public. Project participants are NOT authorized to sign non-disclosure agreements on behalf of TSRA. This is an information gathering project and while it may lead to recommendations for future courses of action, this project will not bind the Association or its members in any way.

Project Participants: Project to be conducted by a subcommittee of the Utilities Committee. Initial subcommittee members are: Frank Field and Scott Nevin.

Project Timeline: Project should be completed within six months of Board approval of the project description.



<sup>1</sup> We do not consider one way broadband access over cable TV (CVC) or satellite TV (Dish or DirecTV) to be high speed services. They use a dial connection for upload at the familiar 26.4 kb/s while they do include a broadband connection over cable or satellite for down load.

# How Sea Ranchers Do and Don't Get Mail—cont'd

## ***cont'd from page 1***

the coast are from very small – Level 11 post offices like Annapolis and Stewarts Point – all the way up to Ft. Bragg, a Level 20 post office. Gualala is a Level 18, serving about 2,000 customers. The Sea Ranch Post Office is what the United States Postal Service (USPS) calls a CPU, a Contract Postal Unit, which is allowed to sell stamps and do some of the services of a post office, but it's very different from a regular post office.

### **Q. And the USPS is your employer?**

JILL: That is my employer.

### **Q. Rich, is that your employer?**

RICH: No. My employers are the owners of the Sea Ranch Lodge.

### **Q. Could you both explain how we get the mail at The Sea Ranch?**

RICH: We get the mail the same way all the other post offices on the delivery route get their mail. A truck comes, unloads mail and picks it up.

JILL: We have a contract driver who heads out of the North Bay plant in Petaluma and serves our areas of the coast. This driver is contracted through the Postal Service, not an employee of the post office like I am. The route is very long; he starts about 3:00 or 4:00 in the morning in Petaluma and hits quite a few little post offices on the way up including Jenner and Stewarts Point. Then Sea Ranch mail is dropped off. The same truck drops off our mail in Gualala and continues up to Point Arena and Manchester.

### **Q. What are some of the consequences of operating a rural post office, Rich? Do you get to know people who come in for the mail?**

RICH: Yes. Even if you weren't trying, you couldn't help but get to know everybody.

### **Q. And how long have you been doing this job? Do you have any help?**

RICH: Well, I started part-time in about 1999, and I've been manager since 2002. I'm basically forty hours a week, and I have assistance from a clerk position for another twenty-four hours. We're trying to hire for that clerk position right now. I think sometimes my ti-

tle of Post Office Manager is somewhat honorary. Mostly I do the same work as a clerk.

### **Q. Jill, how many people do you have?**

JILL: I have four clerks, and in the last year or two, one or the other of us has been out on detail to a different office. So we've been running shorthanded for quite some time. They won't let us replace a person until someone's actually taken another job. It's very busy. I've been at the Gualala Post Office since 2004, and I've been a Postmaster for ten or twelve years in one office or another. I've worked for the Postal Service for twenty-four years since 1984. I started with the Postal Service in Elk. I've also worked in Little River, Albion, Mendocino, Ft. Bragg, and Gualala. I've been Postmaster or Officer-In-Charge of all the post offices on the entire coast from Westport on down except for Point Arena.

**Q. I want to read you something from The Sea Ranch Comprehensive Environmental Plan because I think it's a good way to get into my next question. Under "Infrastructure – Communication Issues," it says, "Lack of Home Mail Delivery. In the past, Sea Ranch members have petitioned the United States Postal Service (USPS) to provide home delivery on The Sea Ranch, but resident population did not meet USPS standards for home delivery. As the full-time population increases, this issue is likely to return. A major issue is design - mailboxes, whether individual or clustered, can change the appearance of a street or a neighborhood. Also, the post offices now serve an important social function as people meet while picking up mail. This could be lost if home delivery were instituted."**

Well, that sounds like The Sea Ranch has always wanted home delivery, and the U.S. Postal Service couldn't or wouldn't do it. But my talks with old-timers suggest that a lot of the problem was on The Sea Ranch end. The rules would not allow postal boxes on commons. There was a question even as to whether postal trucks could use Sea Ranch streets, which are legally commons.

JILL: My understanding is that The Sea Ranch didn't want the mail boxes on Highway 1. This placement would have been the only location on a direct line for the highway contractor to stop and service these



## How Sea Ranchers Do and Don't Get Mail—cont'd

boxes. So it seems that it was by The Sea Ranch's own request not to have mail delivery there. But now the parcels are getting built out, and more and more people are retiring or living full-time here, and they want the mail - you can't blame them. We all want to receive our mail.

**Q. Getting mail at the Lodge has always been part of the social life for Sea Ranchers, and old-timers say it was the only time they saw anybody because there weren't as many people here back then. When there was an effort to put up mailboxes on the Ranch in the 1980s, so many members opposed it that the idea was dropped. Do either of you know of any likelihood that we would get home delivery on The Sea Ranch?**

JILL: In a word, no.

**Q. What about you, Rich?**

RICH: I would concur with that assessment.

**Q. I understand that there may be a possibility for a second post office north of the one at the Lodge, on the privately owned Verdant View area that includes TwoFish Bakery and the California Department of Forestry fire station. But I get the impression this would probably have to be a private post office. Do you think, Jill, if there is another post office on The Sea Ranch that it will be a private one?**

JILL: There are Commercial Mail Receiving Agencies, like Mail Boxes Etc., and they operate independently similar to the Contract Postal Units. There's very little likelihood of another CPU being instated, and if this one at the Lodge were to close down, it probably wouldn't be replaced. The mail would probably have to be absorbed either in Stewarts Point or in Gualala. [Editor's note: *The General Manager of the Sea Ranch Lodge, Greg Hagin, indicated that the Lodge plans to continue its postal operations.*]

**Q. Let's say that somebody goes into Jill's post office in Gualala and mails a letter to a Sea Ranch postal box address. Does it go directly from Gualala to the Sea Ranch?**

JILL: It's sent to the North Bay plant in Petaluma, and then it comes back up the coast the next day on the truck. We don't have direct mail to any of the areas

that are close by. But mail that does go to Petaluma comes back the next day. All the 954 zip codes should turn around in one day and 98% do. It's just not feasible to have two or three pieces of mail sent place to place. However, a bulk mailing, such as the *Bulletin*, will come to our office in a tub, and we know the entire tub is for Sea Ranch. We will give it to the contract driver, and he will drop that tub off at Rich's post office when he's heading south and picking up the outgoing mail. So it saves a trip to North Bay and back for that big container.

**Q. And does that work the same way, Rich, if I mail a letter at The Sea Ranch post office to somebody in Gualala? It's not going to go directly to them?**

RICH: No. It goes down to North Bay first.

**Q. Are postal plants like Petaluma getting bigger and handling more stuff?**

JILL: Yes. And ironically, as some of the plants have gotten bigger and more automated, the mail volume has declined. The first-class mail volume has declined intensely because of email and other options. Standard mail actually is subsidizing your first-class mail.

**Q. What's standard mail?**

JILL: Anything that isn't first-class. All of your ad mail, bulk business mail - it used to be called third class.

RICH: Commonly referred to as junk mail.

JILL: Because he doesn't work for the Postal Service, he can use that term, and you will notice that I won't be using that term [chuckle].

**Q. When somebody moves to The Sea Ranch and wants a post office box, how long are they going to wait? How long's your list?**

RICH: I think it's about eighty people. But if I call the person that's next on the list, I'd say maybe 50% of them are going to drop out because they have figured out something else in the time they've been waiting on the list. And some of them are just in the planning stages. They may be building a house; they're not going to be here for another year or two, so they're just thinking ahead.

## How Sea Ranchers Do and Don't Get Mail—cont'd

**Q. How many boxes do you have? And what's the box rent per year?**

RICH: I have 384 boxes. I have three different rents, and they're based upon size of the box: small, medium, and large. The annual fee is \$95, \$130, and \$225 respectively. As I understand it, the Lodge can set the rates for the boxes at whatever they choose. The Postal Service pays part of the budget for a Contract Postal Unit like ours but not all. The part they don't pay is made up by the box rents. I don't think the goal is for the post office to be a money-making proposition, but the Lodge owners do expect it to pay for itself.

**Q. Jill, how many boxes do you have and what's your rent?**

JILL: We have a little over sixteen hundred post office boxes, and there's no waiting list right now; you can come in and get a box. The prices are small, \$26 a year; medium, \$40 a year; and large, \$70 a year, and all three sizes are available.

**Q. Now why this disparity in what it costs for a box?**

JILL: The postal service sets the rates for its post offices. The private or contract station owns its own boxes and can charge whatever it wants. The postal service doesn't get that revenue. The only revenue the postal service gets from the Contract Postal Unit is from the sale of stamps.

**Q. Suppose mail to me is addressed to my Sea Ranch street address rather than my post office box. What do you do, Rich? Can you put it in a box if I have one?**

RICH: The first-class mail can carry what are called mailer endorsements on it. These are used to instruct the postal service about a mail piece's appropriate disposition if the item is Undeliverable-As-Addressed. One example of this is the address service endorsement. What it says to us is that the mailer of that piece of mail is requesting, "If this is not the correct address, then return it with the reason for non-delivery or with a correct address," and that's what we do on that kind of mail.

**Q. Even though Rich might know that I have a box right there in his post office?**

JILL: That's correct. The mailer is saying, "If this is not the right address, I want the item back." And the mailer has paid postage for that service. But a lot of mail comes with no endorsement.

**Q. Yes, so what happens in that case?**

RICH: Well, basically any Sea Ranch street address is a non-deliverable address. If there is no endorsement, I will pick through the mail, and I go, "Oh, that's my customer, that's my customer." I'll put a big red slash through your street address and write the box number on it and deliver it to your box. But technically this is not delivering the mail correctly. There is some latitude when there is no endorsement. I've discussed this issue with Jill, and I think she does the same thing in Gualala.

**Q. Rich, if a letter comes to your post office for a Sea Rancher who has a post office box in Gualala, are you likely to know he or she has a post office box in Gualala?**

RICH: Well, maybe. There's certainly a lot of mail of that type. Some of the box holders in Gualala I know because I've had interactions with them. At one point in time we actually tried to deliver missent parcels to Gualala – now I'm not talking about letter mail because we've never tried to deliver the letter mail. For the parcels, we'd make a phone call to the addressee. A couple of years ago we gave up on that because there was so much of it, and there was no way to get corrections made. Someone would get a missent package, and the next week there'd be another one. There was no incentive for the recipient to correct the address.

**Q. Many of us shop online or through catalogues, and we often get things delivered by FedEx or United Parcel Service, but you sometimes don't know whether it's coming that way or whether it's coming United States Postal Service. To give the sender an address that will cover me whether it comes FedEx, UPS, or by mail, can I just put Rob Elder, 120 Pelican, The Sea Ranch, and for my zip code put 95497-0005?**

RICH: I honor that as a good address. The suffix

## How Sea Ranchers Do and Don't Get Mail—cont'd

"-0005" says to me "Box 5". Even if you were 120 Pelican, No. 5. All I want is a hint.

JILL: But again – that is not going to make it past the database of deliverable addresses because it's inconsistent. A Sea Ranch street address is not a deliverable address; it is not in the database. In addition the zip+4 is inconsistent with the street, and the system is going to kick it out and say, "This is wrong."

The very first thing a customer can do to make sure they receive all their mail is to always use their correct mailing address. Every week at the Gualala Post Office, twenty to twenty-five thousand pieces of letter mail and approximately ten to eighteen thousand pieces of flat mail come in. Flats are like magazines. That's on average forty to fifty thousand pieces of mail every week that come through my post office. At Christmas time, double it, maybe triple it sometimes, and that doesn't include parcels. My average for parcels is around eleven to twelve hundred parcels a week. At Christmas sometimes there are three thousand parcels a week for that three or four-week period. That's how many pieces of mail we handle with just five people in my little office.

Out of that amount of mail, I would say about 95% has a correct address. But that does leave quite a number of incorrect pieces. We handle them according to the regulations that we have for all the letter mail. If it looks like a birthday card or a sympathy card, and there's no address on it, just a name, we try hard to deliver that. But with business first-class mail, there's no way we could look up or guess at three hundred pieces a day, so those are "return to sender." Please make sure if there are people who are going to send you a bill, if they're going to send you a title, if they're going to send you a check, if they're going to send you anything that's coming as letter mail, they should have your correct mailing address; *they should not have your street address.*

And as the Postal Service moves more and more toward automation, the addresses that might not be in the database of correct, deliverable addresses may not even get here for Rich and me to look at. These changes already are happening. Mail is going to be bar-coded. Every Postmaster, every month has to send in what we call a red book, the Address Management

System book of deliverable addresses in a given zip code, in order to keep them current. If an address isn't in that book, as we move closer and closer to automation, that address won't work.

**Q. So the moral of the story is that you'd better make sure people have your correct address because Jill's and Rich's ability to be Mr. Nice Guy or Ms. Nice Guy and help you out is going to get less as things get more automated.**

JILL: Exactly. One other thing to remember on properly addressing your mail is that the line closest to the city is the deliverable address and is the one read by a machine. If you have your name, 120 Pelican, P.O. Box 5, The Sea Ranch, the line right above the city is the line that's going to be read by a machine as the deliverable address.

RICH: Most of my customers get their mail right. One other thing I want to say is that as manager, I've worked long enough at the Sea Ranch post office that I could deliver 98% of the mail without a box number on it with no problem at all. But if I do that, and I'm not returning the incorrectly addressed mail, then I'm not correcting the problem. Then when the day comes and I'm replaced, that new person is going to have to figure out where all the mail goes. They won't know, "Oh, this box, that's the guy that had the box before that guy." They're going to have to use a customer list, and it's going to take seven, eight times the amount of time. It would be a big mess for the guy who replaces me.

JILL: We don't have time to do it all. It's always a difficult transition when a new person comes in because there are all those special circumstances that only that one experienced person knows.

**Q. Well, Jill Jahelka and Rich Magnuson, I wish you both a great deal of longevity in your jobs.**

[*Editor's note: The Sea Ranch Association is examining possible ways to facilitate the delivery of first class mail addressed to a Sea Ranch street location. While our local post offices offer many personalized services, the postal regulations regarding Undeliverable-As-Addressed mail remain the same whether in a small town or large urban area.*]



## Community Information

### **DREAM OF THE SEA RANCH**

A 56 minute documentary film by Zara Muren ASLA 1994

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The land-responsive community design of The Sea Ranch challenged conventions for the development of new towns. Widely acclaimed internationally, The Sea Ranch was copied, studied and followed through the long years of its becoming.

***Dream of The Sea Ranch*** shows the guiding 'dream' of the new town - that residential development could take place in a way that would fit with the land, and be planned to incorporate landscape restoration and enhance the natural beauty of the site. This fine and compelling vision is seen in the work of the initial team at the 10 mile long coastal site in North California. On-camera interviews with developer/architect Al Boeke, landscape architect Lawrence Halprin and architects Joseph Esherick and Charles Moore, (both since deceased) are interspersed with shots of their models and drawings and scenes showing their realized schemes. The documentary goes on to explore how the reality has diverged from the dream in succeeding years, in the face of political and economic pressures.

Producer/Director Zara Muren is a landscape architect and former university professor. Drawing on this background, she has made a stimulating and educationally appropriate film. Collaborating with her, celebrated cinematographer Hiro Narita shot poetic landscape scenes and sound recordist Jose Araujo made remarkable recordings of the unique local sounds.

*"'Dream of The Sea Ranch' is a film made with professional skill combined with knowledge and understanding of the subject matter. There are many personal pieces of dialogue that illustrate how great architects like Halprin, Moore and Esherick think and work..."*

Michael Laurie, Professor of  
Landscape Architecture, U. C. Berkeley

*"A beautiful, instructive and melancholy film. A gentle, eloquent reverie on the relationship between manmade structures and the natural world, and on the difficulty of sustaining the idea of community at the present time."*

Vincent Scully, Sterling Professor Emeritus of  
History of Art, Yale University

*"A thorough and fascinating study... the interviews are terrific, the panning and close-ups – the interior exposed beams of Moore's condo and the courtyard!! – and the story of a dream gone awry is very well told."*

Eve Kahn, Architecture Critic, Wall Street Journal

*"Perhaps the most unique accomplishment of this beautiful film is its ability to engage the viewer in the poetry of the place as well as the functional and economic issues that faced the planners and developers... Hopefully this film can serve as a guidepost for future communities."*

Lawrence Halprin F.A.S.L.A., Landscape Architect

**This DVD is available on loan from The Sea Ranch Association office.**



### **THE MONITORING TEAM OF THE SEA RANCH CCNM STEWARDSHIP TASK FORCE REQUESTS YOUR VALUABLE ASSISTANCE!**

Please help all Sea Ranchers learn more about our marine environment by aiding in the monitoring of our offshore islands and rocks.

Volunteers will receive training in the ID of birds, plants and pinnipeds, as well as GPS usage.

Commitment may be a few hours quarterly; weekly during seabird nesting; daily during mid-summer or as your schedule allows. Join an enthusiastic group of wildlife experts now.

Classes will be starting shortly for activities in

April, June and July. Expand your mind and get some exercise.

Gain a new understanding of the wonders in our "backyard".

If you would like to volunteer or desire more information, contact either Diane Hichwa (785-1922) at dhichwa@earthlink.net or Connie Schimbor (785-9626) at schimbor@mcn.org.

*The Sea Ranch California Coastal National Monument  
Stewardship Task Force*

### THE SEA RANCH FORUM

#### The Annual Sea Ranch Candidates' Forum

Saturday, April 5, 2008  
3 p.m. to 5 p.m.

The Del Mar Center

The Sea Ranch Forum Committee invites all members to attend this annual Sea Ranch Forum. Candidates for The Sea Ranch Board of Directors will each give a brief presentation about their positions on local issues. Following the presentations, the candidates will address questions from the audience.

The Forum will be followed by a potluck reception to give members a further opportunity to meet and talk with candidates. Members are invited to bring finger food and beverages to share.

*The Sea Ranch Forum Committee, a member organization, operates independently from The Sea Ranch Association. Please contact Nancy Custer, Chair of The Sea Ranch Forum Committee at [ncuster@mcn.org](mailto:ncuster@mcn.org) with any questions regarding this Forum or ideas for future Forums.*

## THE SEA RANCH THESPIANS

present

### "Love Letters"

by A. R. Gurney

Jeri Taylor, Director

Carol Emory and John Wingate, Producers

Knipp-Stengel Barn  
Mile marker 53.76

April 11, 12, 13 and 18, 19, 20  
at 4 p.m.

Free admission, but reservations are necessary (140 seats). Reservations unclaimed 15 minutes before the performance will be made available to others.

For reservations:  
[www.searanchthespians.com](http://www.searanchthespians.com) or  
Carol Emory at 785-2548

PLEASE CARPOOL

Bring a picnic to enjoy after the performance.  
Guests, please obtain a parking card at the barn.

### *Unit 24 Party* • 14TH ANNUAL GATHERING OF UNIT 24ERS

#### Mark Your Calendar Now!

**DATE:** Sat., May 17, 2008

**TIME:** 4 to 6 p.m.

**PLACE:** One-Eyed Jack's Playground

All Unit 24 home and lot owners are invited to the 14th Annual Unit 24 celebration.

As in the past, the Unit 24 committee will supply refreshments and picnic supplies, and asks other partygoers to bring finger food to share.

A \$3.00 donation per person will be gratefully accepted at the party to help defray expenses.

If you need any more information, please call Joe & Jeanette Cayting at 707-785-1911.

This annual gathering is a great time to reconnect with old neighbors and meet new ones before the summer season gets into full swing. Houseguests are welcome.

*Joe & Jeanette Cayting*

# Community Information

## MEET THE CANDIDATES – Sonoma County 5th District Supervisor

Saturday, March 29, 2008 • 3:00 p.m. • Del Mar Center Hall

Please mark your calendars to attend a Meet the Candidates event for the Sonoma County 5th District Supervisor's Primary Election. A reception will follow so that Members may speak directly with the candidates.

### 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. *Since sometimes circumstances require that meeting dates and times be changed, please contact the Association office at 707-785-2444 for confirmation.*



<u>Committee</u>	<u>Date</u>	<u>Time</u>	<u>Location</u>
Communication	3rd Thursday	10:00 – Noon	TSRA Office
Gardens	Contact Association Office	3:00 – 5:00	DMC Room #2
Finance	Saturday, Apr.12	9:00 – Noon	DMC Room #2
Fire Safety Task Force	Mar. 15, Apr. 19, May 17	1:00 – 4:00	ORH
Native Plant	Mar. 5, May 7, July 9	1:00 – 3:00	ORH
Planning	1st Saturday	9:00 – Noon	ORH
Security	Mar. 8, May 10	9:00 – 11:00	DMC Room #2
Trails	3rd Saturday	9:00 – 11:00	ORH
Utilities	3rd Saturday (March Mtg. Cancelled)	9:00 – Noon	DMC Room #1
Vision Interpretive Program	2nd Friday	3:00 – 5:00	DMC Room #2
Website	Apr. 4, May 2	3:00 – 5:00	DMC Room #1

DMC = Del Mar Center    ORH = Ohlson Ranch House

### THE SEA RANCH CLASSIC FILM SCHEDULE FOR 2008

**Mar. 19** *The Reivers*, 1969 with Steve McQueen & Burgess Meredith

**May 14** *Ball of Fire*, 1941 with Barbara Stanwyck & Gary Cooper

**Aug. 13** *Elling*, 2001 with Per Christian & Sven Norden

**Oct. 15** *Jean de Florette*, 1986 with Yves Montand & Gerard Depardieu

**Dec. 3** *Manon la Source*, 1986 with Yves Montand & Emmanuelle Beart

### 2008 SEA RANCH CLASSIC FILM PROGRAM



**March 19, 2008.** *The Reivers* (1969). Based on William Faulkner's farcical novel, this film stars Steve McQueen as a turn-of-the-century irresistible ne'er-do-well. Sea Rancher Jerry Immel, who worked on the film, will introduce it.

All films are 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 should send their email address to [gwr@mcn.org](mailto:gwr@mcn.org).

## ONGOING GROUPS/ACTIVITIES

### THE SEA RANCH BRIDGE GROUP

Last Friday of Month  
12:45 to 4:45 p.m. – ORH  
For Reservations call Lillian Thomas 785-2122

### DEMONSTRATION GARDEN VOLUNTEERS

Fourth Saturday 10:00 a.m. Demonstration Garden, ORC  
Call Nancy Powers, 785-2653

### DEL MAR GARDENERS

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

### MAH-JONGG GROUP

Wednesdays – Call Bobbie Penney 785-9302

### PETANQUE

Wednesdays & Saturdays – 10 a.m.  
One-Eyed “Jacque’s”. Contact George Rathmell 785-2989  
or Rich Clune 785-9131

### PIANO GROUP

2nd Monday of Month – 1:30 p.m.  
Call Adelle Platt 785-9506, Keith Jacobsen 785-1199

### SENIOR STRENGTH TRAINING

Monday and Thursday – Call Pat Romeiro 785-2866

### THE SEA RANCH FLYING SOCIETY

Pilots & Non-Pilots Welcome  
Contact Steve Kaplan 785-3601; sk@netget.com

### TEAM SEA RANCH

Bicycling for fun & fitness.  
Call M.A. & Bryan Brauer 785-1108

### THE SEA RANCH TENNIS CLUB

Mixed Doubles & Men or Women’s Tennis  
New Members Welcome. Call Iris Finz 785-3004,  
Tom Warnock 785-3668, or Roiann Hatcher 785-3534

### 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.-Friday – 10 to 11 a.m.  
Call Lita Gitt 785-3370

### WOMEN’S GOLF

Play Days: Tuesday and Thursday – 9:00 a.m.  
Pat Romeiro, Captain, 785-2866  
Diane Wickstrom, PWGA Rep., 884-4556

### YOGA

Mondays, Wednesdays & Fridays  
9:30 to 10:45 a.m. – DMC Hall  
Call Jeanne Osterland 785-2190

### THE SEA RANCH KNITTING GROUP

Mondays 1 – 3 p.m. DMC  
Contact Paddy Batchelder 785-2889  
paddybatch@aol.com

### TAI CHI

Thursdays 1:00 p.m. – 2:30 p.m., DMC Hall  
Call Nancy Carter 785-3504  
or Martha Wohlken 785-3311

## MEETINGS AND EVENTS

### ASSOCIATION BOARD MEETINGS

Regular meetings held on the 4th Saturday  
of every other month, 1:00 p.m. at Del Mar Center Hall.  
**Future Meetings: 4/26/08, 6/28/08, and 8/23/08.**

**2008 ELECTION CALENDAR** (see p. 7)

**COMMITTEE MONTHLY MTGS SCHEDULE** (see p. 38)

**ROADSIDE DEBRIS PICKUP** - (see p. 27)

**MARCH SATURDAY HIKE** - 3/15 (see p. 19)

**FIRE SAFETY TASK FORCE** - 3/15  
*1:00 p.m. at the Ohlson Ranch House*

**CLASSIC FILM** - 3/19 (see p. 38)  
*The Reivers, 7:30 p.m. at Knipp-Stengel Barn*

**CANDIDATES’ DAY** - 3/29 5th District Supervisor  
*3:00 p.m. at the Del Mar Center Hall* - (see p. 38)

**APRIL NATURE WALK** - 4/5 (see p. 19)  
*10:00 a.m. at the Sea Ranch Lodge back parking lot*

**BOD CANDIDATES’ FORUM** - 4/5 (see p. 37)  
*3:00 p.m. at the Del Mar Center Hall*

**TSR THESPIANS** at Knipp-Stengel Barn (see p. 37)  
*“Love Letters” Apr. 11, 12, 13 and 18, 19, 20*

**APRIL SATURDAY HIKE** - 4/19 (see p. 19)  
*1:00 p.m. at the Ohlson Recreation Parking Lot*

**FIRE SAFETY TASK FORCE** - 4/19  
*1:00 p.m. at the Ohlson Ranch House*

**NATIVE PLANT WORKSHOP** - 4/26 (see p. 20)  
*10:00 a.m. at the Ohlson Ranch House  
Demonstration Garden*

**BLOCK PARTIES** - (see p. 37)  
*Unit 24*

(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  
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## Administrative Offices

975 Annapolis Road

All offices: Tel. Area Code: 707 • General Fax: 785-3555  
• **TSRA Web Site:** <http://www.tsra.org>

- **Reception Desk** – General Information • Tues.– Sat. 8:30 to 5 p.m. • 785-2444 • TSRA E-mail: [info@tsra.org](mailto:info@tsra.org)
  - Meeting & Function Reservations – TSRA Facilities:
    - Reception Desk • Tues. – Sat. 9 to 11 a.m. • 785-2444
    - Dir. of Finance & Human Resources – Ellen Buechner X 227
    - Member Assessments – Haidi Hatfield X 226
    - Maintenance of Bldgs. & Rec. Facilities X 248
    - Maintenance of Roads, Trails & Commons X 232
    - Operations Mgr., Facilities & Resources – John Prescott X 232
    - Admin. Asst. to Community Mgr. – Darla Buechner X 235
    - Director, Emergency Management – Louise DeWilder X 233
  - **Security 785-2701 (Urgent only)** • Sec. Business – 785-2444  
Tues.– Sat. 8:30 to 5 p.m. • 24 hours on-call Fri., Sat., and holidays only.
  - **Dept. of Design, Compliance & Environmental Mgmt.**  
707-785-2316 • Tues.– Sat. 9 to 4 p.m.
- ### Office Annex
- 35600 Verdant View • General Fax: 785-9756
- **TSR Water Company Operations** • 785-2411 • Randy Burke, Director of Works
    - Mon. – Fri. 8 to 4 p.m. • on-call: after hours, weekends & holidays • Cell# 328-0400
  - **TSR Water Co. Financial Services** • Mary Condon • 785-2411 • Mon. – Fri. 8:00 to 4 p.m.
  - **On-Site Wastewater Zone** • 785-2756 • Mon. – Fri. 8 to 4 p.m.

## BULLETIN DEADLINE

Remember, **think ahead!**

The deadline for the *March 2008 Bulletin* is noon on Wednesday, *February 27, 2008*, which will be received by Sea Ranchers approximately Saturday, *March 22, 2008*

HOW MAY WE HELP? PLEASE LET US KNOW