

THE SEA RANCH ASSOCIATION MONTHLY

Bulletin

August 18, 2001

No. 336

Community Manager's Report

Fire Management Consultant
A consultant has been hired to advise the Board and staff on how best to approach the issues of fire risk reduction and fuel load management. The end result of the consultant's work will be a plan for accomplishing the above-noted tasks. The preliminary plan will be reviewed by the Board, then presented for discussion at a members' workshop. In the meantime, Facility & Resource crews are continuing this year's fuel load reduction work, as approved by the Board of Directors.

Disaster Preparedness Coordinator
After many years of yeoman service as the Association's Disaster Preparedness Coordinator, Bob Sears is retiring. He has "passed the baton" to Jim DeWilder, who will be working in conjunction with the Security Committee to carry on the great work performed by Bob. If any of you are interested in assisting Jim, I know he would appreciate hearing from you. He may be contacted at 785-2764.

This Year's Road Program
As you are aware, Argonaut Paving Company has been paving much of Highway One this summer. Their working in the area has resulted in a windfall for the Association. Bill Chapman, Director of Facilities & Resources, was able to negotiate an excellent price for paving that the Association needs to have done. However, to get the good price, staff needed to rearrange the schedule so as to meet Argonaut's requirements. See page 9 for more details on this year's paving program.

Another Clean Audit Report
The firm of Linkenheimer LLP has completed their audits of The Sea Ranch Water Company and the Association (see pages 4, 5). From all indications, the excellent work of the Finance Department team has resulted in another "clean" audit.

The final audit reports are now available at the Association office.

Verizon or Citizens?
Some time ago, the California Public Utilities Commission approved the sale of the Verizon telephone franchise (that serves The Sea Ranch) to Citizens Communications. The sale was conditioned on Citizens meeting certain requirements. We just received notice that Citizens Communications is requesting modification of the requirements or they will not close on the sale. Action by the CPUC is expected by mid-October. In the meantime, your telephone provider will continue to be Verizon.

Member E-Mail Addresses
Recently, as a test of a new program, the Association broadcast an announcement about a Communications Forum to the 688 members whose e-mail addresses are in our database. To date, only 48 addresses have "bounced" as not being valid. To insure that we have their correct address, we are following up with those members whose e-mails bounced. In the future, we intend to use the broadcast program to provide members with information about Association activities which you will not receive if you have not provided us with your e-mail address.

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Community Manager's Report

Board Hearing – Unit-18
Lot Split (subdivision)

In accordance with Section 9.04 of The Sea Ranch Restrictions, the owners of Lot 96 in Unit-18 have requested approval for splitting their lot into three lots. The matter was before the Board in June as “New Business,” and was carried over for hearing as “Old Business” for the Board's August 25th meeting.

June 23, 2001 Minutes

These will be available sometime later in August at the Association office or on the Association's Web site.

Pilots & Friends of Pilots

On this page are photos of a plane that recently ran out of runway at The Sea Ranch Airstrip. Neither the pilot nor his passenger was injured, and the plane sustained only minor damage. The cause ... pilot error! The Sea Ranch Airstrip is benign-looking but at certain times it can test the skills of even the most experienced pilots.

All pilots landing at the Airstrip are required to get the Airstrip Briefing, which is available by calling the Association office. If the briefing is needed on weekends or after normal working hours, it can be obtained by calling 707-785-2444 Ext. 250. The traffic pattern for the Airstrip is also shown below on this page.

Jerry Gonce

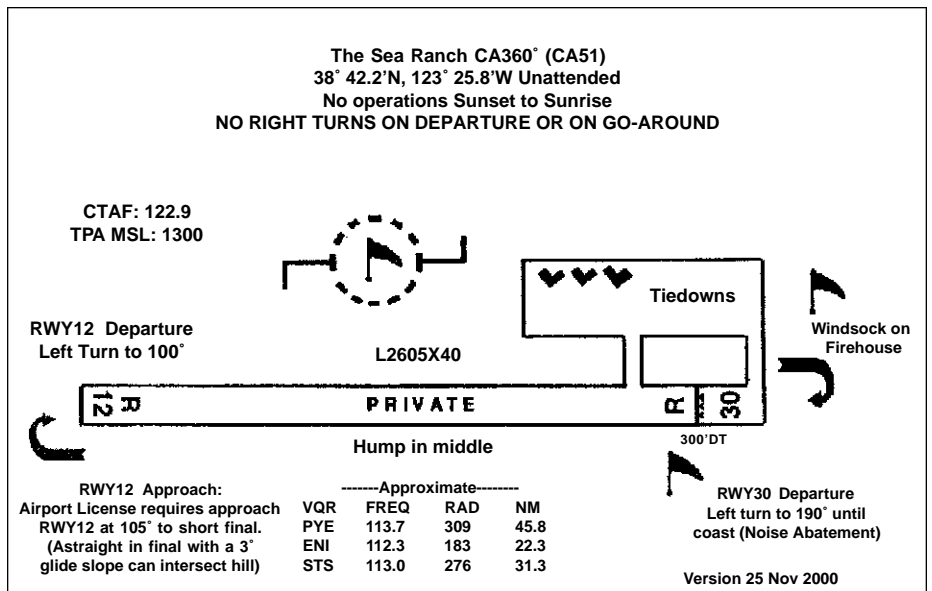
BULLETIN[©]

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

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THE SEA RANCH
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GENERAL: As is to be expected at this time of the year, actual expenses are very close to budget. In August, the Finance Committee received the Auditor's annual financial report (see page 4), and we will begin thinking about the fiscal 2002-03 budget process.

This early in the year, budget variances do not have much meaning. With 16 percent of the fiscal year completed, the funds are in aggregate at 14 percent of the budget. The difference is mostly due to the timing of capital projects.

Alex Long, Treasurer



**TSRA FINANCIAL STATEMENTS
JUNE 2001**

BALANCE SHEET

<u>Item</u>	<u>This Month</u>	<u>Last Month</u>	<u>Change</u>
Assets	\$ 4,585,840	\$ 4,586,103	\$ (263)
Liabilities	1,099,559	1,130,949	(31,390)
Equity	3,486,281	3,455,154	31,127

Director's expenses:

Toby Lovallo submitted \$178 in expense reimbursements.

<u>Fund</u>	<u>Projected Ending Balance 4/30/02</u>	<u>Ending Balance Per Budget 4/30/02</u>
Operating Fund	\$ 301,418	\$ 114,217
P&E Reserve	274,111	282,429
Develop. & Reserve	115,157	137,172
Recreation Development	(42)	(17)
Clusters Car barn Reserve	66,935	66,336
Verdant View Reserve	57,446	57,295

Water Company News

**THE SEA RANCH WATER COMPANY
FINANCIAL STATEMENTS**

**OPERATING FUND
INCOME STATEMENT
Six Months Ending 6/30/01**

	<u>Revenue</u>	<u>Expense</u>
Actual	\$ 294,841	\$ 270,211
Adopted Budget	293,729	331,103
Better Than Plan	1,113	60,893
Worse Than Plan		

**BALANCE SHEET
Six Months Ending 6/30/01**

Assets	\$ 5,517,393
Liabilities	1,201,084
Stockholder's Equity	4,316,309

Financial Statements

With the fiscal year half over, operating revenues are .3 percent over budget, and expenditures are 21.5 percent under budget. We expect positive variances this year for business property taxes and for payroll expenditures. Payroll expenditures are under budget due to the present staffing shortage. Recruitment is under way. Please feel free to contact me at (707) 785-2444, ext. 227 or send an e-mail to elester@tsra.org with any questions you may have.

*Ellen A. Lester, Chief Financial Officer
The Sea Ranch Water Company*

Water Conservation

Water conservation is something we all should practice. Except for the air we breathe, water is the single most important element in our lives.

Some people thoughtlessly flush away tissues and other bits of trash in the toilet. Using a wastebasket, instead, will save all those gallons of water that otherwise go wastefully down the drain.

*Mary Condon
Customer & Financial Services*

TSRA FISCAL YEAR 2000-01 AUDIT INFORMATION

The Balance Sheets shown below provide a summary of the information contained in the 2000-01 audit. If you wish, you can pick up a complete copy of the audit at the Association office, or have one mailed to you for the cost of postage.

BALANCE SHEETS April 30, 2001 and 2000

	<u>Operating Fund</u>	<u>Prop. & Eqpt. Replacement Fund</u>	<u>Total All Funds 2001</u>	<u>2000</u>
ASSETS				
CURRENT ASSETS				
Cash & cash equivalents	\$ 299,554	\$ 125,323	\$ 424,877	\$ 396,533
Marketable debt securities, short-term	1,162,983	282,881	1,445,864	1,147,136
Assessments receivable, less allowance for doubtful accounts 2001 – \$4,735; 2000 – \$1,174	9,285	-	9,285	12,770
Other receivables	39,100	-	39,100	75,062
Income tax refund receivable	2,915	-	2,915	4,850
Prepaid expenses	7,591	-	7,591	7,514
Interfund balances	<u>52,913</u>	<u>-</u>	<u>52,913</u>	<u>46,477</u>
Total current assets	\$ <u>1,574,341</u>	\$ <u>408,204</u>	\$ <u>1,982,545</u>	\$ <u>1,690,342</u>
PROPERTY & EQUIPMENT, net	<u>913,862</u>	<u>-</u>	<u>913,862</u>	<u>960,683</u>
OTHER ASSETS				
Investment in Water Company	<u>1,175,828</u>	<u>-</u>	<u>1,175,828</u>	<u>1,148,238</u>
	<u>\$ 3,664,031</u>	<u>\$ 408,204</u>	<u>\$ 4,072,235</u>	<u>\$ 3,799,263</u>
LIABILITIES AND FUND BALANCE				
CURRENT LIABILITIES				
Accounts payable and accrued expenses	\$ 257,764	\$ -	\$ 257,764	\$ 186,117
Prepaid assessments	272,853	-	272,853	247,771
Refundable deposits	97,283	-	97,283	121,800
Interfund balances	-	52,913	52,913	46,477
Chapel Foundation deposit	<u>96,970</u>	<u>-</u>	<u>96,970</u>	<u>87,374</u>
Total current liabilities	<u>724,870</u>	<u>52,913</u>	<u>777,783</u>	<u>689,539</u>
FUND BALANCE	<u>2,939,161</u>	<u>355,291</u>	<u>3,294,452</u>	<u>3,109,724</u>
	<u>\$ 3,664,031</u>	<u>\$ 408,204</u>	<u>\$ 4,072,235</u>	<u>\$ 3,799,263</u>

Linkenheimer, LLP
Certified Public Accountants

THE SEA RANCH WATER COMPANY 2000 AUDIT INFORMATION

The Balance Sheets shown below provide a summary of the information contained in the 2000 audit. If you wish, you can pick up a complete copy of the audit at the Water Company office, or have one mailed to you for the cost of postage.

BALANCE SHEETS • December 31, 2000 and 1999

ASSETS

UTILITY PLANT	<u>2000</u>	<u>1999</u>
Structure and plant	\$ 3,338,250	\$ 3,324,798
Reservoir	3,696,266	3,696,266
Land	<u>275,188</u>	<u>275,188</u>
	7,309,704	7,296,252
Accumulated depreciation	<u>(2,165,834)</u>	<u>(2,033,204)</u>
	<u>5,143,870</u>	<u>5,263,048</u>
CURRENT ASSETS		
Cash - unrestricted	89,396	63,711
Cash & cash equivalents - restricted	80,970	76,181
Investments - restricted	97,150	-
Accrued interest receivable - restricted	842	-
Accounts receivable - customers	<u>60,447</u>	<u>64,374</u>
Total current assets	<u>328,805</u>	<u>204,266</u>
OTHER ASSETS		
Deferred tax benefit	-	<u>7,800</u>
	<u>\$ 5,472,675</u>	<u>\$ 5,475,114</u>
LIABILITIES AND STOCKHOLDER'S EQUITY		
CURRENT LIABILITIES		
Accounts payable	\$ 12,234	\$ 15,285
Due to parent company	<u>31,493</u>	<u>75,724</u>
Total current liabilities	<u>43,727</u>	<u>91,009</u>
DEFERRED INCOME TAXES	<u>1,000</u>	-
ADVANCES FOR CONSTRUCTION	-	<u>32,577</u>
CONTRIBUTIONS IN AID OF CONSTRUCTION		
Developer	964,467	1,026,137
Reserve replacement fund	183,380	86,105
Structure and plant	<u>13,225</u>	-
	<u>1,161,072</u>	<u>1,112,242</u>
STOCKHOLDER'S EQUITY		
Common stock, no par value, authorized, issued and outstanding 145,900 shares	145,900	145,900
Additional paid in capital	4,170,734	4,170,734
Accumulated deficit	<u>(49,758)</u>	<u>(77,348)</u>
	<u>4,266,876</u>	<u>4,239,286</u>
	<u>\$ 5,472,675</u>	<u>\$ 5,475,114</u>

Linkenheimer, LLP • Certified Public Accountants

Trails Committee



Circumambulation 2001

Yes, it's the Fourth Annual celebration of our unequalled trail system. Come and join the fun. This year, in response to feedback from our tireless participants, we have made some small changes to enhance the experience.

The Circumambulation starts, as always, at 8 a.m. on Saturday, September 1, at the Moonraker Recreation Center. Be there by 7:45 a.m. in order to sign in and, if you wish, sign up for a 2001 Circumambulation T-shirt. Brian Regan assures us that an attractive oatmeal-beige colored T-shirt with blue lettering and a logo that looks like a woolly ram should be in everyone's T-shirt collection. The cost will be \$10 and you are asked to pay when you sign up. Delivery will be approximately one month after the event.

You will be seeing a lot of John Cairns this day as he is the official "floater." One of our changes this year is the appointment of leaders. Frank Welsh will lead the hike from Moonraker Recreation Center, and Steve Brugler will lead from Gualala Point Regional Park back to Moonraker Recreation Center. Someone else who will be seen a lot—at least by the slower walkers—is Gary Chilton. He is the official "sweep," and he will always be last. John Cairns will keep in touch with Gary throughout the Circumambulation with the aid of walkie-talkies.

Each stopping point will provide a treat of homemade cookies and cold drinks. Jean Lackey will coordinate the cookie bakers and be responsible for the delivery of cookies to each stopping point. However, please bring your own lunch and an adequate amount of drinking water. Stopping points will also be staffed by someone who can offer you refreshments, trail guidance, and a ride back to your car if you decide to stop before completing the entire route.

First stop is the Fire Station on Highway One just south of the Chapel. The Fire Station will be staffed by Jean Whitridge. For those wanting to start here, show up by 9:30 a.m. The Fire Station will be opened long enough for circumambulators to use the rest rooms.

The next stop is for lunch in the County Park at the tables near the Visitors Center. Jean Whitridge will also be here to help you. If you are joining here, please show up by 11:30 a.m.

Now you are homeward bound along the bluff! Please note that there are two convenience stops along the way. One is at One-Eyed Jack's, inland from Trail Post #37, and the other is at the Ohlson Ranch House near the Barn. At Trail Post #37 at Dune Drift Close, look for Linda Moon to welcome you with cold drinks and cookies, and for an attractive Circumambulation poster drawn by Joyce Perkins. This stopover point will be staffed from 1:15 p.m. until the "sweep" passes through. Only five more miles!

As you complete the hike by returning to the beginning, you'll forget your sore feet as you see John Cairn's welcoming smile and hear his congratulations! And you will be very proud of yourself for achieving a personal milestone—completing the 21-mile-long Circumambulation of The Sea Ranch!

(cont'd on next page)

Trails Committee

Come on out and join this popular Labor Day Weekend event. It's a great chance to become better acquainted with our trail system, and to schmooze with friends—both old and new—along the way.

This event is sponsored by The Trails Committee chaired by Rosemarie Hocker. The Circumambulation Subcommittee this year is composed of John Cairns, Gary Chilton, Frank Welsh and Steve Brugler.

Trails Committee/Sonoma County Regional Parks Bluff Trail Work Party Save the date of Saturday, August 25, for a Trails Committee/Sonoma County Regional Parks Bluff Trail Work Party. This is a part of our continuing effort to work with Sonoma County Regional Park staff to maintain and upgrade the Public Access portion of the Bluff Trail for all users. A highlight of the work party will be christening the Regional Park's new Kabota tractor as it is put to use in moving shale out onto the trail.

We will assemble in the parking area at the end of Broad Reach in Unit 35B at 9 a.m. Bring a rake, shovel, gloves, and a sun hat. Extra wheelbarrows can also be put to use. We will be spreading shale to stabilize the trail near Gualala Point. A second group will be directed to spread shale on the trail in the State Ecological Reserve south of Del Mar Point.

All volunteers are welcome. We can use help for an hour or for the morning. Cold drinks and appreciation are provided.

*Carol Bogert
Trails Committee*



THE SEA RANCH THESPIANS

present

Sight Unseen

by Donald Margulies

A drama. Winner of the 1992 OBIE award. An artist so successful he can claim huge prices for his works sight unseen from a waiting list of patrons journeys to an English village to visit his former lover and her husband. Taut scenes dart from past to present.

Knipp-Stengel Barn

August 24, 25, 26, 31, and
September 1 at 3 p.m.; September 2 at 5 p.m.

For Sea Ranchers and invited guests.

Admission is free, but to guarantee entrance (140 seats per performance), make a reservation.

Call Carol Emory at 785-2548 or
visit our Thespian Web site at
www.mcn.org/k/thespians

Bring a picnic to enjoy after the play.

CARPOOL

Guests: please obtain a parking card at the door.

Diane Boeke, Director

Carol Emory and John Wingate, Producers

Trails Committee

SATURDAY HIKES

(All Saturday Hikes meet at ORC parking lot at 1:00 p.m. to carpool to trailhead.)

Saturday, August 18

THE HIKE: Reservoir Hike. Back by popular request, to view system important to all Sea Ranch residents (and a great hike in addition).

LEADER: John Cairns

DIFFICULTY: Moderate

TIME & DISTANCE: 1.5 to 2 hours; approximately 1.5 to 2 miles

Saturday, September 15

THE HIKE: Hot Spot Loop (plus). A chance to see our “spot” on the river, beautiful redwood trees and ferns, and earthquake fault/sag ponds.

LEADER: Larry Corsi

DIFFICULTY: moderate (some uphill, downhill)

TIME & DISTANCE: approximately 1.5 to 2 hours; 2 miles.

FUTURE SCHEDULE

October 20: Equestrian Center Area

November 17: Lower Pomo & Saloon Trails

NATURE WALKS

... learning in our Sea Ranch environs

Saturday, September 8
10 to 12 noon

(Meet at the Equestrian Center; driveway is just south of Ohlson Ranch)

THE WALK: An Equestrian Perspective. What's life like for the equestrian enthusiasts among us? And for their equines? Join us as we explore The Sea Ranch Equestrian Facilities, talk with owner(s) of these magnificent horses, visit the tack room, see and learn about the various breeds. If you want to make a friend, bring along a few carrots! We will even take a walk along a nearby popular horse loop trail.

Laura Yale boards two horses at the Equestrian Facility: “Catch,” half Mustang and half Belgian Draft; and “Justice,” Thoroughbred. She and her husband, Clay, are now residents of The Sea Ranch, but they have been visiting here since the early '70s.

LEADERS: Laura Yale

DIFFICULTY: Moderate; wear appropriate shoes!

COORDINATOR: Jean Whitridge 785-2438

FUTURE SCHEDULE

October 6: Photography Walk (note date change)

November 3: “Exploring Our Hedgerows: Past, Present & Future”

For further information contact Jean Lackey: 785-2898.

Facilities & Resources

ROAD PROGRAM CHANGES

The Sea Ranch road system is the most expensive asset owned by our members. It would cost 10 to 15 million dollars to replace our roads. Maintenance of this asset is also expensive and accounts for over 40 percent (\$3.5 million) of all 25-Year Plan expenditures.

The Association has a comprehensive program for maintaining our 40 miles of roads in excellent condition. The goal of the program is to avoid serious and expensive road repairs by using systematic preventative maintenance techniques. One of these techniques is the application of slurry seal to the road surface to retard the natural process of pavement aging.

We currently apply slurry seal to all Sea Ranch roads once every five years. Staff has been researching ways to extend the effective life of slurry seal. If we can apply slurry once every seven years, instead of once every five years, we will save nearly \$800,000 over 25 years.

We think we can extend the usefulness of slurry to seven years by making some changes to our current road maintenance practices. Some of these changes are technical, such as modifying specifications to take advantage of technological changes in the industry. However, the change with the greatest impact on slurry longevity is changing the time of year we apply the slurry seal.

We have been applying slurry in September to minimize the impact

of road closures for our members and their guests. Unfortunately, September days are short and at the beginning of an extended period of minimal solar radiation. Our research has led to the conclusion that fall application of slurry reduces the quality of its cure and leads to premature loss of aggregate.

We are proposing changing the slurry application time to early June. The period after Memorial Day weekend and before school lets out is reasonably quiet at the Ranch, but has long days and the entire summer of optimum curing weather ahead. This will allow good slurry curing even if it is applied in foggy weather.

To transition to the proposed schedule, we will not be applying slurry this fall in the areas originally scheduled for work (Units 1, 3,

4, 5, 7, 10, 10A, 15, 31). Instead, we will prepare this area for slurry next June. Preparation work will be completed this summer. This work includes road cleaning, crack sealing, curb sealing, drainage work, patching, and asphalt overlays. None of this work requires road closures.

William D. Chapman
Director of Facilities & Resources



Assessment Accounts
Being Processed by
Foreclosure Service as of
July 31, 2001

<u>Name</u>	<u>UBL</u>
DOELL	12-44

TSRA OFFICE WILL BE CLOSED IN OBSERVANCE OF THE FOLLOWING HOLIDAYS*

September 4	Tuesday	Labor Day
November 13	Tuesday	Veterans Day
November 22	Thursday	Thanksgiving
December 25	Tuesday	Christmas
January 1, 2002	Tuesday	New Year's Day

*The Department of Design Review & Environmental Management (formerly Dept. of Planning & Design) may be closed on different days.
Please call them first before dropping by: 707-785-2316.

Facilities & Resources

ROADSIDE DEBRIS DISPOSAL PROGRAM – APRIL TO SEPTEMBER, 2001

The Sea Ranch Association has a Fire 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, TSRA has a program to make it easier for members to dispose of debris. During the months of April through September, TSRA crews will pick up debris placed on 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 restoration projects.**

Our crews will **not** pick up piles of debris that are more than two cubic yards in size. This is a pile 3ft x 3ft x 6ft, or about the size of an office desk.

Future Monday Pickup Dates:
August 20 and Sept. 17 (last pickup for 2001)

- ✓ **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 to 5:00, 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 and are more difficult to chip if they dry out.**

- ✓ **Only vegetation suitable for chipping will be removed:**

NO construction debris

NO garbage

NO grass clippings

NO materials in plastic bags, boxes, or other containers.

- ✓ **If you would like to have chips delivered to your home, call the Association Reception Desk. Delivery of chips consists of a full truckload of approximately seven cubic yards. If you wish a lesser amount, a stockpile of chips is often available behind the Office Annex (former Activities Center) on Verdant View for hauling off by members.**

*Bill Chapman, Director
Facilities & Resources*



"OPEN COFFEE" WITH CONGRESSWOMAN WOOLSEY

Date: Saturday, September 15
Time: 10:00 a.m. to Noon
Place: Del Mar Center

Congresswoman Lynn Woolsey wants to meet with Sea Ranchers to hear their thoughts on how to best represent them on various matters of concern.

Please come and join her.

LOST AND FOUND DEPARTMENT

NOTE: We have many items left at recreation areas, meeting rooms, on the trails, etc. that are waiting to be claimed in our office. Please give us a call: 707-785-2444.

Reception Staff

Planning Committee

One Eyed Jack's Recreation Area Upgrade – Neighbors Working Together

One-Eyed Jack's Recreation Area ("the Park") is that delightful rural park and children's play area nestled in the Signature Hedgerow on Leeward Road at the boundary of Units 18 and 24. The Park is also a trailhead for the Tide Pool Beach trail, which also connects to the Bluff Trail. For many people, part of the attraction of the park is its low profile. It is an open grassy area with scattered well-aged wooden picnic tables and an enclosure with swings and wooden play structures that suggest a 1960-1970s casual approach to park design.

However, in recent years things have changed. Park use has increased dramatically. By 1999, weekends and holidays were characterized by having 10-15 cars at any time in and around the Park. Cars were being parked parallel, diagonally, and perpendicular to Leeward Road. Picnickers ignored the "Service Vehicles Only" sign at the maintenance road, drove into the park, and parked adjacent to the picnic tables. The result was that neighbors now had a view with all the amenities of living in an auto mall. Unfortunately, the Park grassy area (which is actually a sand dune held in place by a fragile ground cover) was being destroyed by vehicle traffic.

Neighbors began to ask, "What happened to the TSR requirement for screened parking? How can we protect the fragile park from vehicle erosion? How can we correct a situation inconsistent with TSR rules and regulations? What corrective measures can we initiate?

Neighbors, led by two or three households, communicated with one another, outlined the problems, and proposed some corrective options that would protect views and arrest degradation of the park lands. Letters from the neighborhood members were sent to the Planning Committee urging corrective action. The Planning Committee responded with a public hearing. Neighborhood groups outlined the problem and suggested solutions. The Planning Committee responded with a recommendation to the Board of Directors for corrective action.

The Planning Committee found there were constraints on what improvements could be made for this project—the proposed changes had to maintain the activities approved by the Board of Directors. For example, a horseshoe pitch could not be added and the volleyball net and standards could not be removed without a Board of Directors' decision. A conceptual plan and modest budget were approved by the Board of Directors for implementation in the summer of 2000.

Today, the One-Eyed Jack's improvement project is considered complete. The improvements solved the immediate critical problems, and did it within the discretionary funds available within the TSR budget. The improvements were the following:

1. Created a 15-car fenced parking lot that screens parked cars

from the line of sight of neighboring houses.

2. Installed movable logs along Leeward Road that discourage street parking but can be relocated to provide parking for major Park events.
3. Installed a gate to eliminate the use of the service road by unauthorized vehicles.
4. Installed plantings equipped with a drip irrigation system to shield and soften the visual impact of fencing.
5. Installed a fence to emphasize separation of park lands and a private lot on the eastern edge of the Park—this fence mirrors the parking lot fence on the western edge of the park.
6. Relocated the portable toilets from the Tide Pool Beach trailhead to the screened parking area.
7. Relocated the volleyball net and standards, which results in a play area but minimizes impact on the blue water view of neighbors.
8. Replaced portions of the play structures weakened by dry rot.
9. Installed vertical pickets on the play structure to minimize the possibility of small children falling from the play structures.

Visitors to the park have responded
(cont'd on next page)

Planning Committee

ed to the changes by properly using the parking lot for access to the park and trailhead. This project stands as a successful example of a neighborhood action group initiating a project to address a local need in manner that is consistent with the regulations that benefit all Sea Ranchers.

The Planning Committee and staff responded to concerns presented by a neighborhood. The park lands are protected, and views are protected. A next step will be to develop a Master Plan for a major upgrade of One-Eyed Jack's. At this moment this is not a high priority, given the success of the current upgrades.

Galleon's Reach Pilot Project – Status Report
The Planning Committee informed the neighborhood action group at Galleon's Reach that Monterey pine removal anticipated for June-July 2001, has been delayed. Other priorities associated with fuel load management have postponed action on awarding the contracts for tree removal. We hope for action soon.

Public Hearing on the Fish Rock Trail Relocation (see map on this page)

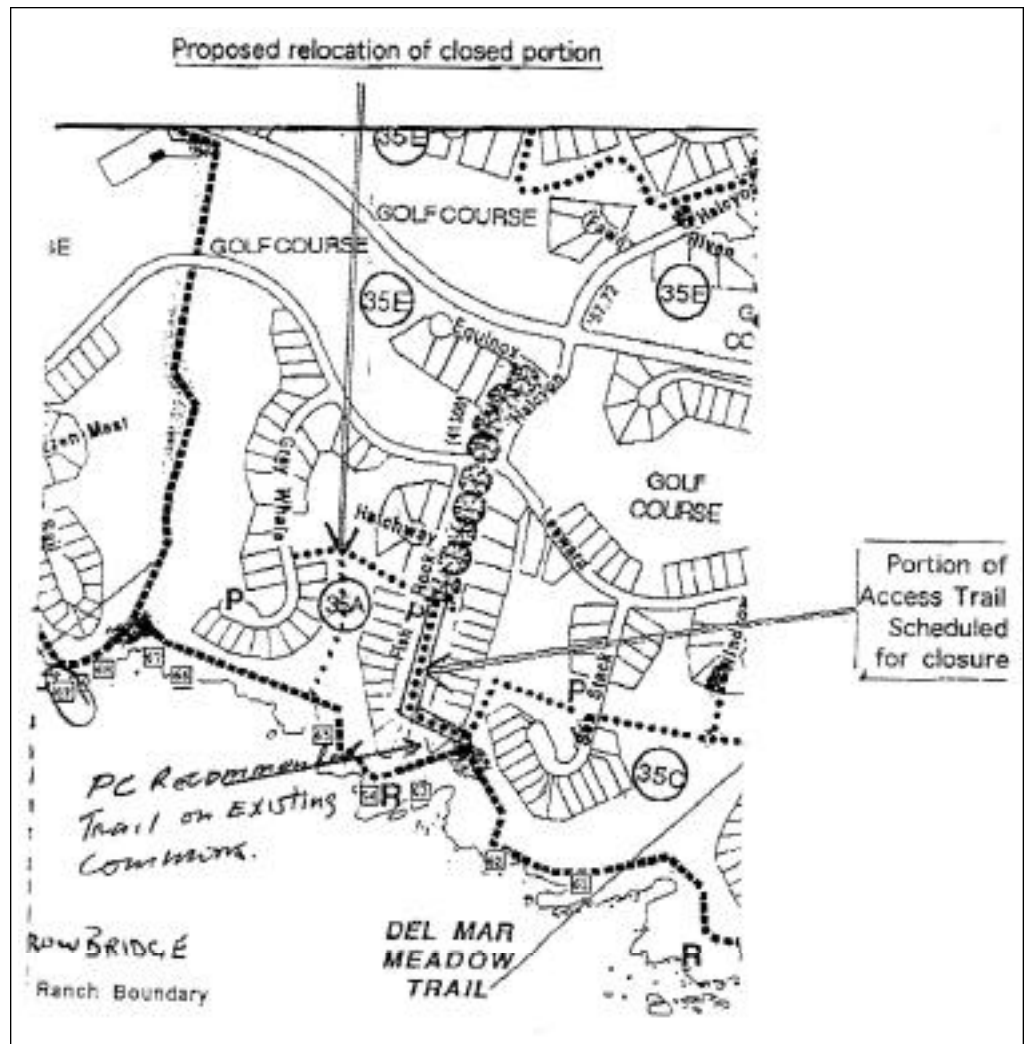
On July 14, 2001, a public hearing was held to receive comment on whether the Fish Rock Trail (which provides access from the Fish Rock cul de sac to the Bluff) should:

- a) Continue as the official TSR trail to access the Bluff Trail,
- b) The trail should be closed. A new trail (as recommended by the Bluff Access Report) be created which follows the route of the current Signature Hedgerow, or
- c) A new trail be created through the meadow that separates Fish Rock and Grey Whale.

After evaluating the comments of the attendees, the Planning Committee submitted letters and a petition. The Committee sent a recommendation to the Board of Directors that the current trail be closed and a new trail be created that follows the Signature Hedgerow Commons between Lots 50 and 51 at the terminus of Fish Rock cul de sac. The Planning Committee is encouraging the Board of Directors to issue a final decision at its August meeting.

The Planning Committee welcomes any questions or comments on the above. Please send them to Bill Wiemeyer bwiemeyer@TSRA.org or Jim Platt jlplattTSR@cs.com.

*Jim Platt, Chair
TSR Planning Committee*



Design Review & Environmental Management

NOTICE OF REQUEST FOR BULK VARIANCE AND SUBMITTAL OF PRELIMINARY PLANS

Please be advised that a preliminary plan submittal with request for a bulk variance has been received for a house at Unit 21, Lot 43. This submittal will be reviewed at the Design Committee meeting scheduled for September 7, 2001.

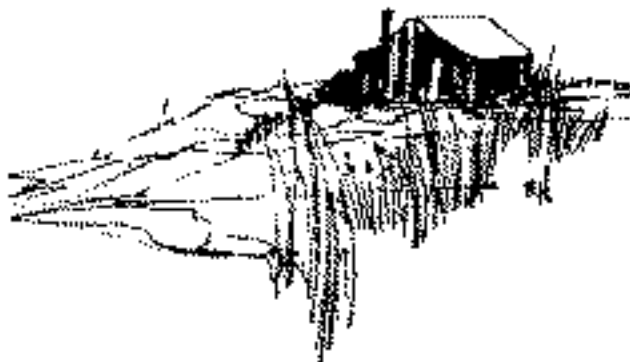
The designated bulk for this lot is 1,760 square feet. The bulk variance request is to permit construction of the proposed structure to a total of 2,197 square feet. Resolution 15, adopted May 12, 1992 by the Board, sets procedures for granting variances. On February 26, 2000, the Board of Directors required that this procedure be applied to variances for height, bulk, and/or setbacks.

You may inspect the field stakeout and visit the Department of Design Review and Environmental Management prior to September 6, 2001, 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 Friday between the hours of 9 a.m. and 1 p.m., and on Saturday from 10 a.m. to 4 p.m. Our office will be closed Tuesday, September 4. 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 they shall be considered by the Design Committee.

Thank you.

*Bill Wiemeyer, Acting Director
Department of Design Review and Environmental Management*



PLANNING & DESIGN STATISTICS • JUNE 2001

Preliminary Site Visits (35B-87, 17-69, 3-5-1, 21-63, 35A-62)	5
Conceptual Reviews	6
Preliminary Submittals*	2
Final Submittals	5
All Revised Submittals	4
Additions	2
Miscellaneous Submittals	6
Landscape Plans	1
Extension of Plan Approval	2
Misc. Staff Reviews	26
Tree Applications	23
Encroachment Permits	6
Percolation Permits	0
Violations	3
Compliance Inspections	26
Construction Starts/Residences	4
Construction Starts/Additions	2
Construction Completion Residences	1
Construction Completions/ Additions	1
Houses Completed	1528
Houses under Construction	<u>46</u>
<i>Total Houses on Sea Ranch</i>	1574
<i>Undeveloped Lots</i>	723
<i>Total Lots on Sea Ranch</i>	2297

* Neighboring owners within 300 feet are routinely notified when preliminary plans have been submitted for a new residence. They are invited to examine the plans at our office and to submit their written comments prior to the scheduled date of review.

Security

SUMMARY OF CALLS – JUNE 2001

TYPE OF CALL	CTM <u>June 01</u>	CTMLY <u>June 00</u>	TCYTD <u>2001</u>	TCLY <u>2000</u>
ALARMS	4	3	32	49
ANIMAL RELATED	22	36	181	260
ASSISTANCE - LAW ENFORCEMENT	19	26	85	138
ASSIST MEMBER/RENTER	153	49	687	537
ASSOCIATION INITIATED ACTION	17	11	85	143
BOOTS	9	18	53	157
BURGLARY	0	0	1	1
CC&R VIOLATIONS	32	18	119	196
CHECK THE WELFARE	2	2	13	32
DISTURBANCE - NOISE	6	7	41	84
DISTURBANCE - OTHER	11	3	50	43
FIRE	5	0	35	23
HAZARDS (TREES, WIRES DOWN, ETC)	14	9	70	69
MEDICALAID	2	1	9	27
MISCELLANEOUS	55	20	172	202
MISSING/LOST PERSON	0	1	8	9
SEC. DEPT. INITIATED ACTION	61	44	399	450
SUSPICIOUS PERSON/VEHICLE	27	25	131	174
THEFT	0	0	4	16
TRESPASS PERSON/VEHICLE	15	22	66	161
VANDALISM/PROPERTY DAMAGE	4	2	15	13
VEHICLE ACCIDENT	1	2	7	11
WARNING NOTICES ISSUED	12	21	41	84

*Burglaries Year-to-Date: Unit 19

CTM = Calls this month

CTMLY = Calls this month last year

TCYTD = Total calls year-to-date

TCLY = Total calls last year

Lin Plescia, Director of Security



1931! It was a very good year!

Are you having your 70th birthday this year? Would you like to join in a group celebration of 1931-er' birthdays? Calendar the evening of Wednesday, October 24, here on the Ranch. Details will follow.

But first, please contact Molly Engelbrecht at 785-3380 or Katy Horn at 785-2747 by September 21. We need to stay in touch with you, as special plans are being made for this memorable event.



Rosemarie Hocker, 785-3058

Community Notices

FIRST ANNUAL UNIT ONE PARTY AND HORSESHOE TOURNAMENT

Saturday, August 18

Food: RSVP by August 4, 2001, the number in your party for reserved seating and what grub you would like to bring.

RSVP: Susan at 707-785-9317 or Susie at 707-785-3733 for time and place.

FIRE ECOLOGY & FUEL LOAD MANAGEMENT

Date: Sunday, September 30

Time: 10:00 a.m. to Noon

Place: Del Mar Center Hall

Guest Presenters:
Neil Sugihara, Ph.D.,
regional fire ecologist,
USDA Forest Service;
Rixanne Wehren,
GIS consultant

Questions: Call Mary-Dee
Bowers at 785-3789.

TSR FORUM SCHEDULE

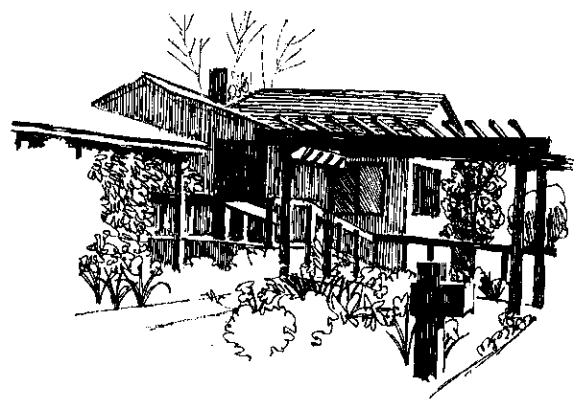
The Forum meets the first Saturday of each month at 3:00 p.m. in the DMC Hall.

September -
No program.

Bob Hocker

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>
Communications	2nd Saturday	9:30 - Noon	DMC Room #2
Finance	Sat., August 18	9:00 - Noon	DMC Room #1
Gardens	Check with TSRA office		
Planning	2nd Saturday	9:00 - 1:00	ORH
Security	Sat., October 27	9:00 - Noon	DMC Room #4
Trails	3rd Saturday	9:00 - 11:00	ORH
Utilities	3rd Friday	1:00 - 3:00	DMC Room #1

DMC = Del Mar Center
ORH = Ohlson Ranch House

Community Notices

TSR ARCHIVE COMMITTEE REPORT

The Millennium Capsule is now
in its final resting place

An interesting side effect of this Capsule effort, has been the realization that archival materials about The Sea Ranch are fast disappearing. Collections are leaving with many "old-timers," or are dispersed among friends because there is no safe repository at the present time to receive this type of material.

There now exists an informal committee that is in the early stages of being organized. Its purpose is to find a really safe repository, and to establish a system allowing donors a secure feeling that any material they would donate would be held under archival conditions and secure from "borrowing."

Currently the committee is petitioning the Board of Directors for the use of a small room in the Del Mar Center. Additionally, one of the first items the committee is going to obtain is a fireproof file or files, which run in the neighborhood of \$1,500 to \$2,000 (depending on size).

We have initiated an initial fundraising program that is currently being implemented through donations of \$20.00 for Sea Ranch delivery (or \$21.50 if mailed) for a CD that has 36 digitized slide images of TSR from the late '60s to early '70s. To date, we have been quite successful in obtaining a number of donations for the CD

as well as outright donations. The bank account currently has over \$1,300 in donations and deposits.

Those interested can contact me at 785-2758, e-mail gweston@mcn.org, or P.O. Box 387, TSR. If ordering by check, please make out checks to "Gene Weston" and note on the check "TSR Archive Fund."

The committee consists of Al Boeke, Kathi Gordon, Jan Strand, Martha Wohlken and Gene Weston.

Gene Weston
Coordinator



PICNIC ☺ GAMES ☺ SMOKEY!



SUNDAY, SEPTEMBER 2
NOON TO 3PM

HAMBURGERS ♦ HOT DOGS ♦ BAKED BEANS ♦ SALADS
(VEGGIEBURGERS TOO!) BEER ♦ WINE ♦ SODAS ♦ DESSERTS
ADULTS \$8 ♦ KIDS 6-12 \$6 ♦ 5 & UNDER FREE
ONE-EYED JACK'S PLAYGROUND ♦ LEEWARD ROAD

Recreation Information for Members, Guests & Renters

Provided by The Sea Ranch Association (TSRA)

(Members, please leave in your homes for your guests and long-term renters.)

Renters – Please call your **Rental Agency** for further information.

SWIMMING POOLS & TENNIS COURTS

Del Mar Center (DMC)

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

Facilities: Large outdoor heated pool (40 ft wide x 82 ft long + shallow area), saunas, 2 tennis courts

Summer Hours: Memorial Day Weekend – End of October

Pool: 7:00 a.m. to 11:00 a.m. – Lap swim & aquatic exercise **only**
11:00 a.m. to 8:00 p.m. – Open swim

Tennis: 7:00 a.m. to 8:00 p.m.

Tennis reservation sheets are available every Monday at 7:00 a.m.

Use of courts is first-come, first-served on weekends & holidays.

Winter Hours: November – Memorial Day Weekend

Pool: 7:00 a.m. to 11:00 a.m. – Lap swim & aquatic exercise **only**
11:00 a.m. to 6:00 p.m. – Open swim

Tennis: 7:00 a.m. to 6:00 p.m.

Ohlson Recreation Center (ORC) (formerly North Recreation Center)

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

Facilities: Large outdoor heated pool (28 ft wide x 82 feet long + shallow area), saunas, 3 tennis courts, half-court basketball, volleyball court. (Bring your own sports equipment – TSRA does not furnish any.)

Summer Hours: Memorial Day Weekend – End of October

Pool: 7:00 a.m. to 11:00 a.m. – Lap swim & aquatic exercise **only**
11:00 a.m. to 8:00 p.m. – Open swim

Tennis: 7:00 a.m. to 8:00 p.m.

Tennis reservation sheets are available every Saturday at 7:00 a.m.

Winter Hours: POOL CLOSED November – Memorial Day Weekend

Except for following holidays: Thanksgiving week, weekend before Christmas through New Year's Day, week before and week after Easter

Pool: 7:00 a.m. to 11:00 a.m. – Lap swim & aquatic exercise **only**
11:00 a.m. to 7:00 p.m. – Open Swim

Tennis: 7:00 a.m. to 7:00 p.m.

Moonraker Recreation Center

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

Facilities: Small outdoor heated pool (20 ft wide x 33 ft long + shallow area), saunas, tennis court

Summer Hours: Memorial Day Weekend – End of October

Pool: 8:30 a.m. to 7:00 p.m. – Open swim

Tennis: 8:00 a.m. to 7:00 p.m.

Tennis reservation sheet is available every Saturday at 8:00 a.m.

Winter Hours: November – Memorial Day Weekend

Pool: 8:30 a.m. to 6:00 p.m. – Open swim

Tennis: 8:00 a.m. to 6:00 p.m.

Each member or guest must present a personal I.D. Card at all recreation centers.

Renters must present a Renter Identification Pass at all recreation centers.

4/1/01

see other side

Recreation Information for Members, Guests & Renters

THE SEA RANCH EXCHANGE LIBRARY

Motto: "Donate, borrow, and return"

Location: Ohlson Ranch House – Highway 1, mile marker 53.76 at Ohlson Rec Center.

Hours: Daily 8 a.m. – 6 p.m.

Please donate books you don't need in your own library for others to borrow, and return borrowed books in two weeks to keep them in circulation.

Reminder for Members: Kindly check your shelves at home to see if you have a "Sea Ranch Library"-stamped book that you may have neglected to return, and bring it to the Ohlson Ranch Center ASAP. Members who rent their homes are especially urged to see that Sea Ranch Library books don't languish on their shelves.

OTHER RECREATION AREAS

(Note: These areas cannot be reserved exclusively. However if your group is planning a picnic, call TSRA 785-2444 for calendar information.)

One-Eyed Jack's Playground

Leeward Road between Units 24 & 28 – Picnic tables and barbecue.

The Hot Spot

On the Gualala River at end of River Beach Road, Unit 14 – Picnic tables and barbecue.

MAPS & GUIDES

Sea Ranch Maps: \$2.00 each include: Units, streets, beach & bluff access, parking areas, trails, history, etc.

Guides/Booklets: \$5.00 – \$9.00 each: Wildlife, marine life, trails/walks, geology, wildflowers, history and development of Sea Ranch

Available: At The Sea Ranch Association Office – 975 Annapolis Road
Tuesday through Saturday 8:30 a.m. to 5:00 p.m.

I.D. INFORMATION

The Sea Ranch Association requires owners, guests, and renters to use appropriate I.D. while using any recreational facilities and Sea Ranch Common areas.

*Rental Agency Renters: Place renter I.D. tag on vehicle and carry renter I.D. pass to register at pool or to reserve tennis courts. ***Please call your Rental Agency for further information.***

*Visitors Renting Directly from Member: Place member's hangtag on vehicle and carry member's I.D. pass to register at pool or to reserve tennis courts.

Guests of Member: Same as visitor renting from member.

4/1/01

see other side

MEETINGS AND EVENTS

BOARD MEETINGS

Regular mtgs. held Sat., 1:00 p.m. – DMC Hall
 Future Meetings in 2001: August 25, October 27,
 December 15

WATER BOARD MEETINGS

All meetings will be held “on-call” and will be
 announced and posted.

OTHER MEETINGS & EVENTS

Comm. Monthly Meeting Sched. (*see p. 15*)

The Sea Ranch Forum

All Forums held Sat. at 3:00 p.m. – DMC Hall
 No September Forum

Unit 1 Party & Horseshoe Tournament (*see p. 15*)
 Saturday, August 18

Roadside Debris Pickup (*see p. 10*)

Mondays: Aug. 20 & Sept. 17 (last 2001 pickup)

Bluff Access Trail Work Party (*see p. 7*)

Sat., Aug. 25 – 9 a.m. – End of Broad Reach, Unit 35B

Water Quality Public Hearing

Thurs., August 23 – 9 a.m. – RWQCB, Santa Rosa

TSR Thespians Play: *Sight Unseen* (*see p. 7*)

Aug. 24, 25, 26, 31, Sept. 1 – 3:00 p.m. K/S Barn
 Sept. 2 – 5:00 p.m. – Knipp-Stengel Barn

TSRVFD BBQ (*see p. 16*)

Sun., Sept. 2 – Noon to 3:00 p.m. – One-Eyed Jack’s

Congresswoman Woolsey (*see p. 10*)

Sat., September 15 – 10:00 a.m. to Noon – DMC

Fire Ecology & Fuel Load Management (*see p. 15*)

Sun., Sept. 30 – 10:00 a.m. to Noon – DMC Hall

1931 Birthday Party (*see p. 14*)

Wednesday, October 24 – Time & Place TBA

TRAILS COMMITTEE WALKS/HIKES (*see pp. 6-8*)

Sat., Aug. 18 – 10:00 a.m. – ORC Pkg. Lot

Reservoir Hike

Sat., Aug. 25 – 9:00 a.m. – End of Broad Reach, 35B

Bluff Trail Work Party

Sat., Sept. 1 – 7:45 a.m. – Moonraker Rec Center

4th Annual Circumambulation

Sat., Sept. 8 – 10:00 a.m. – Equestrian Center

An Equestrian Perspective

Sat., Sept. 15 – 1:00 p.m. – ORC Pkg. Lot

Hot Spot Loop

Sat., Oct. 6 – 10:00 a.m. – ORC Pkg. Lot

Photography Walk (note date change)

ONGOING GROUPS/ACTIVITIES

THE SEA RANCH BRIDGE GROUP

Last Friday of Month

11:30 to 4:45 p.m. – ORH

For Reservations call Lillian Thomas

785-2122 or Naomi Weber 785-2194

DEL MAR CENTER GARDEN LEAGUE

DMC: Wednesdays – 9:00 a.m. to Noon

Call Cynthia Snowden 785-3521

MAH-JONGG GROUP

2nd & 4th Wednesday – 1:00 to 4:00 p.m.

Call Judy Cline 785-9131

PIANO GROUP

2nd Monday of Month – 1:30 p.m.

Call Joanne Hafner 785-2206

THE SEA RANCH TENNIS CLUB

Mixed Doubles & Men or Women’s Tennis

New Members Welcome

Call Jeanne Osterland 785-2190 or

Iris Finz 785-3004

Tom Warnock 785-3668

WATER EXERCISE GROUP

Monday through Friday – 7:30 a.m.

Del Mar Pool

Call Dorothy Stevenson 785-3374

or Ann Fitzgerald 785-9211

Mon.-Wed.-Friday – 10 to 11 a.m.

Del Mar Pool

Call Barbara Goepel 785-3291

WOMEN’S GOLF

Play Days: Tues.-Thurs. – 9:00 a.m.

Polly Dakin, Captain 884-3474

Doris Wight, PWGA Rep. 785-2075

YOGA

Mondays, Wednesdays & Fridays

9:30 to 10:45 a.m. – DMC Hall

Call Jeanne Osterland 785-2190

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 a.m. to 5 p.m. 785-2444 • TSRA E-mail: info@tsra.org
 - **Meeting & Function Reservations** – TSRA Facilities:
Linda Weinstein • Tues. – Fri.: 9 to Noon • 785-2444 X222
 - **Dir. of Finance & Human Resources** – Ellen Lester X227
 - **Member Assessments** – Dottie Doctor X226
 - **Maintenance of Bldgs., Roads & Rec. Facilities** X232
 - **Dir. of Facilities & Resources** – Bill Chapman X233
 - **Admin. Asst. to Community Mgr.** – Darla Buechner X235
 - **TSRA Announcements** (after hours 785-2444)
 - **Security** 785-2701 (**Urgent only**) • Sec. Business – 785-2444
Tuesday through Saturday: 8:30 –5 p.m. • 24 hours on-call
E-mail: lplescia@tsra.org
 - **Dept. of Design Review & Environmental Management**
707-785-2316 • Tues. – Fri.: 9–1 p.m., Sat.: 10 –4 p.m.
E-mail: jdixon@tsra.org
 - **Water Co. Financial Services** • 785-2411 • Mary Condon
• Tues. – Fri. 8:30–4 p.m. • E-Mail: mcondon@tsra.org
- Office Annex**
35600 Verdant View • General Fax: 785-9756
- **TSR Water Company Operations** • Brad Clayton & Russ Van Voorhis • 785-2411 • Mon. – Fri: 7:30 –4:30 p.m.
 - **On-Site Wastewater Zone** • 785-2756 • Sandra Moersch-Hughes • Mon. – Fri.: 8 to Noon, 1–5 p.m.
shughes@tsra.org

BULLETIN DEADLINE

Remember, **think ahead!**

The deadline for the *September Bulletin* is noon on Wednesday, *August 29*, which will be received by Sea Ranchers approximately Saturday, *September 15*.

HOW MAY WE HELP?
PLEASE LET US KNOW