

THE SEA RANCH

ASSOCIATION MONTHLY

Bulletin

June 25, 2005

No. 378

2005–2006 BOARD ELECTION RESULTS

Two members were elected to the Board of Directors of the Association (which also serves as the Board of Directors for The Sea Ranch Water Company).

Please join The Sea Ranch Association in welcoming Derek Bray as a newly elected Board member and Marti Campbell as a continuing member of the Board.

Derek Bray and Marti Campbell will serve for three years.

The Board of Directors election held on May 28, 2005 produced the following results:

Candidate	Votes
Derek Bray	860
Marti Campbell	1486
Denton Carlson	456

A total of 1,433 lots within The Sea Ranch, representing 62.6 percent of the total lots within The Sea Ranch entitled to vote at said annual meeting, were represented in person or by proxy.

The total number of lots within The Sea Ranch as of April 12, 2005 is 2289.

Each of the lots within the Sea Ranch on April 12, 2005 was entitled to one vote at said meeting, except that in the election of Directors each member is entitled to a number of votes equal to the

number of lots owned multiplied by the number of Directors to be elected.

Challenges regarding the authenticity, validity, and effect of proxies have been addressed and resolved.

At a Board reorganization meeting held on May 29, 2005, the following Board Officers were selected:

Chair	Marti Campbell
Vice Chair	Jim Jordan
Treasurer	Leigh Mueller
Secretary	Rosemarie Hocker

Other members of the Board are Kay Dryden, Jim Jordan, and Peter Mattson.

The Board will continue to meet every other month on the fourth Saturday, beginning June 25, 2005. The full schedule of Board meetings of the Association is included in the Calendar section of each *Bulletin*.

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1 Number of Official Ballots printed	2,400
2 Number of Official Ballots used for mailings	2,289
3 Number of Ballots used for duplicate/replacement mailings	13
4 Number of Ballots issued at Annual meeting	9
5 Number of unused Ballots	72
6 Number of Ballots used for testing, duplication, samples	17
7 Total number of Ballots accounted for (sum of lines 2, 3, 4, 5 & 6 should equal line 1)	2400
8 Total number of Re-mailed Ballots	3
Undeliverable (returned for better address)	3

Agenda for 6/25 BOD Meeting

The following items are to be considered at the next BOD meeting under "Old Business," carried over from the previous meeting held on April 23.

REMINDER

Presentation of agenda items will be limited to five minutes; members comments – two minutes. Those members wishing to speak regarding an agenda item are to use the microphone and state their name before speaking.

EXPEDITED BUSINESS: None.

OLD BUSINESS (Action Items)
(Members wishing to be heard on "Old Business" items may speak for two minutes)

Commons Stewardship Group
Memo – Vice-Chair Mattson

Hazardous Tree Removal Policy
Resolution 222 – Director Mattson

Cable Upgrade Proposal
Memo and Resolutions – Director Jordan

Increase to Facilities Fees
Memo – Acting Community Manager

Adopting Amended Collection Policy to Increase Delinquency Fee
Resolution 236 – Director Mueller

NEW BUSINESS

Rule 3.05: Motorized Vehicles and Trailers Prohibited on Un-paved Commons

Memo – Acting Community Manager

Earthquake Interpretive Trail
(still discussing whether this needs to be on agenda)

Memo and Resolution – Director Hocker

Demonstration Garden
(still considering whether this needs to be on agenda)

Memo and Resolution – Director Hocker

ROUNDTABLE DISCUSSION

Board Members

Community Manager's Report



Bluff Top Erosion Study

Geotechnical reports on the drilling activities completed in January 2005 are still being developed, outlining the character of the soils within the target areas being considered for repair and other alternatives. A Bluff Top Forum will be presented on Saturday, July

16, from 10:30 a.m. to 1:00 p.m. at the Del Mar Hall. Representatives from Sonoma County Regional Parks and Supervisor Mike Reilly will be in attendance to provide information regarding the results of the geotechnical survey studies and possible repair scenarios. Interested members are encouraged to attend this informative meeting.

Design Process Workshop

The meeting will be held on June 18, 2005 in the Del Mar Hall from 10:30 a.m. to 1:00 p.m. The meeting will study the avenues through which members can partake in the design process from start to finish.

Windthrow Reforestation

Efforts continue with residents, staff, and consultant input. By June

11, 2005 the final field trip will be conducted in the Fly Cloud and Pilot's Reach areas affected by the recent winter's windthrow effects. Thus far, the turnout of interest by the residents has been very high; it is anticipated that the final design for reforestation in the affected areas will be completed in the near future and presented to the Design Committee for final review and acceptance. Subject to plan acceptance, the next step will be for the Facilities and Resources Department to site the new vegetation locations within the Commons, drill the necessary planting wells, and with the aid of volunteers, plant species in the late fall that can be installed this year.

Community Manager's Report (cont'd)

American Planning Association Award of Leadership and Service

On May 20, 2005, Martha (Dibby) Tyler and Board Chair Marti Campbell accepted an award for the document titled the Comprehensive Environmental Plan (CEP) on behalf of The Sea Ranch Association from the American Planning Association, Northern Section, California Chapter. The Award was made for Leadership and Service in the discipline of education. As many are aware, Dibby volunteered a great amount of time and effort in the production of The Sea Ranch Association Comprehensive Environmental Plan, which was adopted by The Sea Ranch Association Board of Directors on October 23, 2004.

Many other Sea Ranch members contributed to the document:

Jim Platt created the PowerPoint presentation that was used during the award presentation. Kathi Gordon was the official "nominator" of the CEP for a planning award. Hall Kelley and Nancy Custer created the CDs of the plan required with the submittal to the American Planning Association for award consideration.

Others receiving this award included the City of Oakland, Hillsborough, Dublin, Arcata, San Leandro, San Jose, San Francisco Redevelopment Agency, City and County of Napa, and Solano County.

Following are some examples of letters of support from members of The Sea Ranch:

Donlyn Lyndon stated, "This is a premium example of a community taking account of its heritage and taking

steps to ensure the continued vitality of its future—a model of responsible stewardship..."

Janann Strand stated, "CEP 2004 signals a new phase in the community's development with the inclusion of the Regional Relationships Element that recognizes the interconnectedness of The Sea Ranch with the world around it."

Jim Carruthers stated, "The document speaks for itself. It is well organized, thorough, and provides a guide to just about every aspect of living in this community. The CEP is detailed without being boring. It guides without being pedantic. It points without being pointed."

Jerry Skibbons stated, "The Sea Ranch community has its archives, its tapes of oral testimony from the pioneers in its history, and most important of all, its CEP to guide and inform its future. Thus is our community memory preserved."

And lastly, Ann Harriman stated, "The plan is concise, dynamic, interactive, and indeed comprehensive. It is already proving to be an invaluable resource for the Board of Directors, the staff, and the many volunteers and committees that are guided by it."

Many volunteers were involved with the production of this document and should be proud of their valuable contributions.

The Sea Ranch Association will be considered for the statewide award, to be announced in October 2005.

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 ASSOCIATION ADMINISTRATIVE OFFICES WILL BE CLOSED IN OBSERVANCE OF THE FOLLOWING HOLIDAYS

July 5	Tues.	Independence Day
Sept. 6	Tues	Labor Day
Nov. 11	Fri.	Veterans' Day
Nov. 24	Thurs.	Thanksgiving
Dec. 24	Sat.	Christmas

Community Manager's Report (cont'd)

Copies of the CEP can be obtained at the Association office. Congratulations to all who had a hand in the production of the CEP.

New Community Manager

The Sea Ranch Board of Directors is delighted to announce that John Fox will be assuming the position of Community Manager of The Sea Ranch Association, serving as CEO of both The Sea Ranch Association and The Sea Ranch Water Company. John will begin in mid-summer.

John joins us from his current roles as General Manager of the Emerald Bay Community Association (EBCA) and of the Emerald Bay Service District (EBSD). Emerald Bay is an unincorporated oceanfront community of 534 homes located between Newport Beach and Laguna Beach, California. John has been EBCA General Manager for the past six years; he has also been EBSD General Manager, responsible for the delivery of water and other services to the community.

John was a successful research geochemist and research manager for Unocal prior to entering the field of professional community management. He was a member of the EBCA Board of Directors for four years,

two as Chair of the Architectural Committee and two as President of the Board, before becoming General Manager of EBCA and EBSD.

In addition to holding a Ph.D. from the University of Durham, England, John is a Certified Community Association Manager (California Association of Community Managers) and a Master Community Manager (Community Managers International Association).

As you know, the Board conducted an extensive search with the assistance of Richard Perry and Associates, and we're delighted to have found John, who brings such broad, directly relevant professional experience. John and his wife Nancy visited The Sea Ranch over Memorial Day weekend, and were introduced at the Annual Meeting on May 28, 2005. Nancy, who is originally from Massachusetts and holds an M.A. from Tufts, is currently Vice Principal for Curriculum at Aliso Niguel High School. We hope you'll join me, the Board, and our staff in welcoming John and Nancy to our community.

*Randy H. Burke,
Acting Community Manager*



GENERAL

Finance Department staff is preparing for the annual audit and the fiscal year end. The audit field work is scheduled for June 6 through June 10.

Staff is also preparing for the new assessment year. Annual assessment prepayments as of this date number 363 (a total of 561 prepaid last year).

YEAR TO DATE

As of the end of April and with 100 percent of the fiscal year completed, we are at 95 percent of the net budget for all funds combined.

The Operating Fund expenditures are at 97 percent of budget year to date.

There is a positive variance for payroll and related expenses due to vacancies in the Facilities & Resources Department because of illness and due to the vacancy of the Community Manager position.

Leigh Mueller, Treasurer

TSRA FINANCIAL STATEMENTS APRIL 2005

BALANCE SHEET

Item	This Month	Last Month	Change
Assets	4,981,465	4,859,620	121,844
Liabilities	1,225,545	1,109,510	116,035
Equity	3,755,919	3,750,110	5,809

INCOME/EXPENSES • ALL FUNDS Year-to-Date

	Revenue	Expense
Actual	4,011,947	4,447,217
Working Budget	4,008,809	4,677,401
Better Than Plan	3,138	230,184

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

Water Company

Financial Statements

The General Rate Case currently before the California Public Utilities Commission will be presented to the Commissioners for adoption of the new rates at their meeting scheduled for May 25, 2005. We hope to have new rates in place for the July 1 billing cycle. The CPUC staff has recommended a rate schedule that increases revenues by 22.98 percent, which is within 1 percent of the increase the Water Company originally requested. The increase will bring much-needed revenues to pay for increased operations and the capital maintenance plan. TSRA has issued its loan of \$150,000 to the Water Company to pay for the tank maintenance work, which is on schedule. The first loan payment back to TSRA will be due in May.

As of this point in the fiscal year revenues are 18 per cent below budget, due to the delay in the PUC rate increase request. This loss is partially offset by savings in operating expenses of 9 percent. The savings are mostly due to personnel vacancies and savings in the workers compensation estimates. Recruitment is going forward for the vacant positions. Please feel free to contact me at (707) 785-2444, ext. 227 or send e-mail to ebuechner@tsra.org with any questions you may have.

Ellen Buechner, CFO TSR Water Company

FINANCIAL STATEMENTS

THE SEA RANCH WATER COMPANY APRIL 2005

OPERATING FUND FOUR MONTH ENDING 4/30/2005

	Revenue	Expense
Actual	185,210	278,595
Adopted Budget	224,986	305,715
Better Than Plan		27,119
Worse Than Plan	39,776	

BALANCE SHEET FOUR MONTH ENDING 4/30/2005

Assets	6,211,267
Liabilities	1,390,768
Stockholders' Equity	4,820,499

Trails Committee



HISTORY HIKE

This hike was one of the events that marked the recent 40th Anniversary celebration of The Sea Ranch. It drew more than 50 enthusiastic Sea Ranchers, who were led on an hour's trek from the Del Mar Center to the bluff and back to view the remnants of the Del Mar Community, now part of Units 34A and 35B, with some sites east of Highway 1 in 34B. This was a thriving 985-acre settlement during the active logging era from 1890 – 1910. To acquaint those who were unable to attend with its history, we have reprinted the map and tour guide distributed to participants.

Manager's Home

The present Del Mar kitchen and workrooms are adjacent to the site of the old residence of the mill manager. After the logging era, the manager's house was occupied by Russian immigrant farmers (ca. 1912 -1915), by the Frick family (ca.1916 -1937), and—until he built the present structure—by Ed Ohlson (ca. 1941 -1953)

School House

Just southwest of Highway 1 and east of Deer Trail, this modest frame structure was built in 1905 for mill

worker children. After the mill burned in 1910, the community went into decline. In 1912, the remaining students were sent to another school. Sea Ranch volunteers began restoration in the 1980s.

Chicken House and Barn

Located north of Leeward Road at the Del Mar Center Pool, the chicken house was built about 1903 as part of the mill manager's family complex. Ed Ohlson built the barn in the 1940s.

Del Mar Saloon

Across from the junction of the old coast road (now Highway 1) and Wrangle Road was a popular watering hole that opened during the lumber era and remained in operation until Prohibition in the early 1920s. Nothing remains of the site today, but as late as the 1970s, according to Sea Ranch historian, Susan Clark, one could still see "a variety of liquor bottles resting in a [nearby] seasonal stream bed."

Del Mar Store

Between 1898 and 1910, west of Highway 1 across from the Del Mar Saloon, the Bender Brothers and successors operated a company store for employees. After the logging era, it was abandoned and later demolished.

Wrangle Road

This informal dirt road connecting Del Mar Point with the coast road at Del Mar Store/Saloon was used by company employees and families from 1890 – 1910. Old-timers attributed its name to bickering wives, perhaps objecting to their men heading directly to the saloon after work.

Mill Worker Housing

Many company cabins "dotted the meadow between coast road and bluff" [Clark]. Married workers occupied a cluster of houses adjacent to Wrangle Road (Leeward Rd. at Starboard Close). Unmarried workers lived in bunkhouses built near the mill and warehouse. Russian immigrants used the cabins for a brief time after 1912. Later, abandoned and deteriorated, the remnants were removed.

Trails Committee

Klamath Wreck

On February 4, 1921, during a gale with heavy rain, a steam schooner heading for Portland with nineteen passengers and thirty-four officers and crew drifted into the offshore shoals just north of trail post 60. All were saved except the ship's cat. The ship broke in two and was pounded to pieces and scattered along the coast.

Del Mar Landing & Chute

Located at Del Mar Point between trail posts 58 and 59, this perilous, exposed landing was first used by ranchers Benitz and Meyers (circa 1849) for shipping grain. Abandoned in the 1870s, it was later rebuilt by the Bender Brothers who installed a cable chute powered by steam. After 1910 it was again abandoned. A short plank jutting over the bluff and two iron rings are all that remain to mark the spot today.

Powerhouse

Fragments of a sandstone foundation near trail post 56 at Del Mar Cove identify the site of the Bender Brothers' powerhouse. No details or photos of this structure have been found, but it was probably brick with two tall smokestacks over two horizontal return fire tube boilers, typical of the day, heating fresh water brought by flume from nearby sources. Steam piped to engines geared to line shafts and belts supplied power to saws and other mill equipment. The missing bricks were undoubtedly salvaged by local residents after the mill burned.

Sawmill

Next to the powerhouse stood a large wooden structure built by the Bender Brothers (circa 1898) but shut down by 1909 after the area was logged out. The building burned to the ground in 1910.

Log Landing

In addition to the chute constructed on Del Mar Point, the Bender Brothers built a log landing at Del Mar Cove in 1898 (between trail posts 55 & 56) to handle rough lumber and logs shipped to and from offshore schooners or freighters. Until recently, a log ramp stood as a mute reminder of the active logging era.

Lumber Warehouse

The Commons, between Del Mar Point Road and Soundings, is the site where the Bender Brothers con-

NATURE WALKS

... learning in our Sea Ranch environs
(Meet at DMC parking lot at 1:00 p.m.)

Saturday, June 18

A round trip from Pomo Creek to Del Mar Creek east of the highway, led by Frank Welsh. Carpool to the start at the trail marker on Screech Owl. Frank will lead a complex route using the Pomo Creek, Saloon and a bit of the Chapel Trail. Distance about three and a half miles for about two hours over easy to moderate trails. Cars may be left at the halfway point if desired.

LEADER: Frank Welsh

DIFFICULTY: Easy to Moderate

Saturday, July 2

TIME: 10am to noon

TOPIC: Grasses

LEADER: Elaine Mahaffey

COORDINATOR: Jean Whitridge 785-2438

DIFFICULTY: Easy

What do Rattlesnake, Crested Dogtail, Panic, Velvet, Orchard, and Purple Needle have in common? They are a few of over 49 grasses growing at The Sea Ranch. Our local wildflower expert, Elaine Mahaffey, is also fascinated with grasses and will share her knowledge with us on this walk. It is amazing how beautiful and interesting these plants are, although we may only look at them to wonder whether it is time to mow!

FUTURE SCHEDULE

August 6: Forest Walk

September 10: Equestrian Center

October 1: Hedgerows

structed a warehouse to dry and store milled lumber that was subsequently hauled by rail to the landing for chute loading and shipment by "doghole" schooners to San Francisco. The warehouse may have burned in 1910 along with the mill.

Ron Limbaugh

TSR Water Company



photo by USDA website

Pampas Grass Eradication Program

The Sea Ranch Water Company staff would like to extend a sincere thank you to the volunteers who have been taking on the PAMPAS Grass eradication program at the reservoir site and access road.

Pampas Grass, also known as Cortaderia jubata, is an invasive plant native to South Africa that has taken over many areas of coastal California and Hawaii.

This noxious plant is a threat to the integrity of coastal dune, shrub, and estuarine ecosystems. It is an aggressive colonizer that competes with native vegetation.

The following volunteers have helped tremendously in getting the spread of this nonnative invasive plant under control:

Roz and Derek Bray
 Rich Schimbor
 Dave Osteraas
 Don Mahathey
 Walt Davenport
 Jim Jordan
 Judy and Dave Donaldson
 Barbara Gomez
 Peggy Mee

James Derbin,
 Director of Utilities

BIRTHDAY PARTY FOR ALL OF US WHO HAVE TURNED 80, AND MORE

It would be fun to hold a birthday party for all of us Sea Ranchers who are in our ninth and tenth decades. Give me a call and we'll see what we can set up. Don't be shy!!

Elaine Jacob
 785-2767

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	1st Saturday	9:00 – 11:00	TSRA Office
Finance	Check with TSRA office	9:00 – Noon	DMC Room #1
Gardens	Check with TSRA office		
Planning	2nd Saturday	9:00 – Noon	ORH
Security	Check with TSRA office	9:00 – Noon	DMC Room #4
Trails	3rd Saturday	9:00 – 11:00	ORH
Utilities	3rd Saturday	9:00 – Noon	DMC Room #1
Vision Interpretive Program	2nd Friday	3:00 – 5:00	ORH

DMC = Del Mar Center ORH = Ohlson Ranch House

SUMMARY OF CALLS • APRIL 2005

TYPE OF CALL	APRIL		YEAR TO DATE		TOTAL 2004
	2005	2004	2005	2004	
ALARMS	2	1	11	22	64
ANIMAL RELATED	37	57	126	142	446
ASSISTANCE - LAW ENFORCEMENT	26	33	94	105	346
ASSIST MEMBER/RENTER	102	111	334	384	1189
ASSOCIATION INITIATED ACTION	22	17	68	74	215
BOOTS	24	2	55	5	51
**BURGLARY	0	0	1	0	1
* CC&R VIOLATIONS	76	66	197	204	625
CHECK THE WELFARE	2	4	13	11	30
DISTURBANCE - NOISE	2	7	11	16	81
DISTURBANCE - OTHER	7	6	31	20	96
FIRE	11	8	25	22	54
HAZARDS (TREES, WIRES DOWN, ETC)	17	17	49	68	160
MEDICAL AID	6	4	12	13	39
MISCELLANEOUS	40	47	155	174	565
MISSING/LOST PERSON	2	0	5	7	14
SEC. DEPT. INITIATED ACTION	117	90	373	316	1012
SUSPICIOUS PERSON/VEHICLE	58	23	126	72	369
THEFT	0	1	1	6	16
TRESPASS PERSON/VEHICLE	10	9	21	29	121
VANDALISM/PROPERTY DAMAGE	0	2	5	6	31
VEHICLE ACCIDENT	1	1	3	4	14
WARNING NOTICES ISSUED	8	7	39	50	141

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

** Unit 5

Lin Plescia, Director of Security

July 4th **INDEPENDENCE DAY AT THE HOT SPOT**

Date: Monday July 4, 2005
 Time: 12 noon
 Place: The Hot Spot

There will be a celebration of our Independence at the Hot Spot at 12 noon! Everyone is invited, but you'll need to bring whatever you'd like to barbecue (the grills will already be lit and ready for grilling), table service, something to drink, and a dish to pass. It begins with the reading of the Declaration of Independence and a bit of patriotic singing, followed by the potluck! For more information, contact Christina Smith Owings 785-1198.

Comprehensive Environmental Plan 2004



CEP 2004 is Here!

The updated Sea Ranch Comprehensive Environmental Plan is available for distribution. Adopted by the Board of Directors on October 23, 2004, CEP 2004 contains seven elements: Land Use, Building Design, Landscape, Community Facilities, Infrastructure, Public Safety, and Regional Relationships. Each element presents background information, briefly describes issues facing the Association, and sets forth guidelines for dealing with those issues. It is intended as a major resource document for staff, the Board of Directors, committees, and volunteers working to preserve and enhance the community.

CEP 2004 contains a set of nine maps printed from a Geographical Information System (GIS) created specifically for the Association by member Mike Lane. For the first time, Sea Ranchers have at their fingertips information showing developed lots, Bane Bill lots, lots on septic systems, and lots subject to windthrow hazard. Maps also show starred sites set aside on TSR subdivision maps for recreation, community facilities, areas with bluff erosion hazards, and the San Andreas fault zone. These maps will be kept up-to-date with the current versions on the TSRA website.

CEP 2004 is available at the office in a binder with dividers for each element for \$30. This is the actual cost

of producing a printed copy of the plan. The plan is also available at the office on CD for \$20. Most important, the entire document including maps is on the TSRA website as a PDF file. The file is very large because of the maps and will take about 45 minutes to download unless you have some form of high-speed internet access. The Planning Committee is working with Craig Schwan, chairman of the Website Committee, to get the entire document on the website in HTML format with links to the reference materials and to the maps. This will be accomplished early this summer.

The Planning Committee worked on the plan for over three years and made every effort to be sure it is accurate and up-to-date. However, human beings make errors and time moves on. In fact, the plan was sent to printing before the Board adopted the *Design Manual* and Rules in April 2005, so that references to the *Draft Design Manual* are no longer accurate. That will be corrected in the next update. This is a living document designed to be changed.

If you find errors, please help the Planning Committee by informing TSRA staff member Dottie Doctor at 785-2444 or by email at ddoctor@tsra.org. She is keeping records to assist with the next update.

Dibby Tyler

THE SEA RANCH
THE SPIANS

AUDITION NOTICE

for

Arsenic and Old Lace

by Joseph Kesselring

Friday, July 22, and Sunday, July 24

3 p.m. Knipp-Stengel Barn

Roles for 3 women and 11 men
 (flexible casting/double casting)

Past experience not necessary

Performances are September 16,17,18 and 23,24,25

Rehearsals begin August 9

For more information, contact
 Diane Boeke at 785-1115 or diboki@mcn.org

Diane Boeke, Director
 Carol Emory & John Wingate, Producers

Thespians web site: www.mcn.org/k/thespians

DESIGN REVIEW STATISTICS • APRIL 2005

Preliminary Site Visits *	4
34B-24; 4-1-1; 34A-41; 5-4-15	
Conceptual Reviews	5
Preliminary Submittals **	6
Final Submittals	4
All Revised Submittals	4
Additions	6
Miscellaneous Submittals	8
Landscape Plans	0
Extension of Plan Approval	1
Misc. Staff Reviews	18
Tree Applications	7
Encroachment Permits	2
Percolation Permits	0
Violations	1
Compliance Inspections	67
Construction Starts/Residences	1
Construction Starts/Additions	0
Construction Completions/Residences	3
Construction Completions/Additions	2
Houses Completed	1643
Houses Under Construction	<u>46</u>
Total Houses on Sea Ranch	1689
Undeveloped Lots	600
Total Lots on Sea Ranch	2289

* Street addresses for preliminary site visits:

- (34B-24) 41110 Deer Trail
- (4-1-1) 35261 Wind Song
- (34A-41) 198 Sea Drift
- (5-4-15) 35325 Crow's Nest Drive

** 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.



Facilities & Resources



Sheep Grazing

The sheep are making their northerly trek on the east side of Highway 1. Upon arrival at the north boundary of the Sea Ranch on the east side, the sheep will turn back in a southerly direction on the east side of Highway 1 to graze areas not completed on the initial northerly trek. This strategy is under way due to the enhanced fuel management requirements of the east side of Highway 1. Toward the end of summer, the sheep will return to the west side of Highway 1, near Moonraker. For some additional information and a feature story on the sheep, you can visit www.sfgate.com and type "Sea Ranch Ruminants" in the search category. The story is quite informative. If you have any questions, you can contact Randy Burke at 707-785-2444, ext. 233 or by e-mail rburke@tsra.org.

Slurry Seal Program

The Sea Ranch Association Department of Facilities and Resources will have completed this year's roadway slurry seal program by the time this *Bulletin* arrives at your address. To further the quality of The Sea Ranch Association Roads program, sections of roadways will be paved in preparation for next year's slurry seal program. The work will be scheduled between August and October, and notification will be forthcoming once bids have been received, contracts have been approved,

and schedules have been made. Generally, this work involves less disruption to the residents than the work involved with the slurry seal. Please stay posted for future announcements as they become available.

Grass Mowing

The Department of Facilities and Resources has begun to mow the tall grasses from this past winter's rains. The late rain in May has hampered some of the total operation, but as soon as dryness is felt in the fields and trails, the mowing will resume. If you have any questions, please contact John Prescott at 707-785-2444, ext. 232, or by e-mail jprescott@tsra.org.

*Randy Burke,
Director of Facilities and Resources*

GOING AWAY?

The Security Department will perform a drive-by check of your house while you're away.

However, you must make contact with the Reception Desk **at least** 10 days before you leave. Please call 785-2444, Tuesday through Saturday, 8:30 to 5:00 p.m.

ROADSIDE DEBRIS DISPOSAL PROGRAM – APRIL TO SEPTEMBER, 2005

Next Pickup: Monday, July 18

The Sea Ranch Association has a Fuel 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 four cubic yards in size. This is a pile 3ft x 3ft x 12ft, or about the size of four refrigerators.

Next Pickup: Monday, July 18

- ✓ 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.
- ✓ Only vegetation suitable for chipping will be removed:
 - NO construction debris
 - NO garbage
 - NO grass clippings
 - NO materials in plastic 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.

*Randy H. Burke
Acting Community Manager*



photo by James Derbin

The Sea Ranch Water Company has a new hire! Please welcome Mr. Chuck Steffen. Mr. Steffen has come all the way from Milan, Michigan. He is just thrilled that he may not have to ever shovel snow or work on a main break in below freezing temperatures again.

Chuck has been working in the water and wastewater industry since 1980. He is an avid mechanic and enjoys spending time with his wife and four daughters. He is planning on joining the South Coast Volunteer Fire Department once he gets settled in. We believe Chuck has the expertise to help us take The Sea Ranch Water Company to the next level. Welcome aboard Chuck!

James Derbin

Community Information

COMMONS MANAGEMENT TASK FORCE

The Commons Management Task Force meets the second Saturday of each month at the Ohlson Ranch House from 1 p.m. to 3 p.m. The meetings are open to Sea Ranch Members. Topics of discussion include the management of the Commons and forecasts concerning their perpetuation for the benefit of all Sea Ranch Members.

*Randy H. Burke,
Acting Community Manager*

WHAT IS THE QUICKEST WAY FOR US TO FIND YOU?

There are times when the Association staff needs to contact members right away. If you would like US to have your telephone numbers, e-mail address, etc. or, if you need to update the same, please give us a call at 707-785-2444. The Front Desk is open Tuesday thru Saturday 8:30 a.m. - 5 p.m., or e-mail anytime info@tsra.org.

WHAT IS THE QUICKEST WAY FOR YOU TO FIND US?

REMINDER: All Association Departments, physical addresses, telephone extensions, fax numbers and e-mail addresses are listed on the back page of the monthly *Bulletin*.

*Linda Weinstein,
Receptionist Supervisor*

CC&R COMPLIANCE DISPUTES REPORT

Unit 4, Block 4, Lot 10, Zarecky: Construction of improvements without approval. A TSRA enforcement action and a member cross-complaint are pending in Sonoma County Superior Court.

Unit 1, Block 8, Lot 5, Brown: Disputes regarding:

- 1) Design Committee composition.
- 2) Design Committee allowance of wire fence.
- 3) member demand to interview staff about 1999 windthrow report.

Unit 18, Lot 97 Alman: Unapproved tree trimming.

Unit 18, Lot 98 Elias/Williams: Unapproved tree trimming.

Unit 4, Block 1, Lot 12, Bergman: Dispute over compliance with Design Committee conditions.

Unit 29A, Lot 23, Hahner: Dispute over TSRA use of vehicle boot.

THE SEA RANCH CLASSIC FILM PROGRAM

Date: Wednesday, July 13
Time: 7:30 p.m. to 9:30 p.m.
place: Knipp-Stengel Barn
Film: *My Little Chickadee* W C Fields, Mae West 1940

Come and enjoy W.C. Fields again, this time with Mae West as they trade one-liners in this timeless comedy!!

John Horn

The 70th! IS 1935 YOUR BIRTHDAY YEAR?

Date: Sunday, October 16
Time: Evening
Place: Del Mar Center

If so, you are invited! Be sure to get your invitation by contacting John Horn, 785-2747 or Ben Klakenberg, 785-3530, benwilma@mcn.org. It will be a gala Sunday evening, October 16, 2005 at the Del Mar Center!!!

John Horn

RULES

SEA RANCH RULE 3.00 TRAFFIC REGULATION AND CONTROL

3.01 SPEED

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

3.02 ARTERIAL ROADS

Certain roads have been designated arterial roads, traffic on which has the right of way over intersecting traffic from tributary roads. Yield and stop markers and signs on tributary roads will be observed.

3.03 SIGNS

Signs will conform in format and placement to standards established by the Design Committee. Only the Association office may place signs on Commons. These will employ symbols whenever possible and text will be positive rather than negative.

3.04 PARKING

3.04.1 OVERNIGHT PARKING

Overnight parking is permitted only on the host's private driveway and is not permitted on the roads of The Sea Ranch. In cases where a temporary overload of automobiles cannot be handled on a particular lot, the Association office will be informed and guidance requested.

3.04.2 ALTERNATIVE USE OF SCREENED PARKING PROHIBITED

No screened or enclosed parking space that is a part of the original house plans approved by the Design Committee, shall be used for any purpose that might preclude or inhibit its use for vehicular parking, unless a substitute screened or enclosed parking space approved by the Design Committee is provided.

3.04.3 Except necessary temporary parking for utility service, no parking along private roads of The Sea Ranch shall be permitted in connection with operation of an office or work area in the home.

3.05 MOTORIZED VEHICLES AND TRAILERS PROHIBITED ON UN- PAVED COMMONS

No motorized vehicle or towed vehicles (including passenger cars, trucks, campers, trailers, dune buggies, motor scooter, or motorized

aircraft), will be permitted on unpaved Commons areas or beaches except as required by the Association or its contractors in the maintenance or improvements of Commons.

3.06 MOTORCYCLES AND MO- TOR SCOOTERS

Operators of motorcycles, motor scooters, motorized trail bikes, or similar vehicles may not use the private roads of The Sea Ranch as recreational courses. No motorcycle, motor scooter, motorized trail bike or similar vehicle may be operated on any private road within The Sea Ranch unless:

- a) Such a vehicle is operated by an Owner, guest of an Owner, or member of an Owner's family who holds a valid license to operate such vehicle on the public highway.
- b) Such vehicle is being used solely for the purpose of ingress and egress between such Owner's lot and the public highway, or such other use as may be approved by the Community Manager.
- c) The noise emitted by such vehicle has been muffled to the maximum extent possible.

3.07 SKATEBOARDING

No Owner, guest, or any other individual may use a skateboard on the private roads of The Sea Ranch.

Community Information — 40th Birthday Celebration

KUDOS, THANKS AND APPRECIATION

Reiterating our public acknowledgment, for the record, and as an example of the spirit of community that is exemplified by our neighbors in the Sea Ranch, the 40th Birthday Celebration Committee applauds the volunteers that made the event memorable.

We couldn't have done it without all of your help.

The Committee

Rosemarie Hocker; Al Boeke; Pam Carlson; Martha Wohlken; John Power

Master of Ceremonies

Rob Elder

The Sea Ranch Lodge

John Power; Page Likins; and banquet staff

The Sea Ranch Association

Randy Burke; Dale Hayward and crew; Linda Weinstein; Ellen Buechner; Lin Plescia, Janice Bonora

Savory Coast Caterers

Leslie Bates; Jeff Bretz; and serving staff

Decorations

Claire McCarthy; Martha Wohlken

Program

Pam Carlson; Al Boeke; George Homsey; Dick Whitaker and CA State

Preservation Officer

Wayne Donaldson

CDs

Diane Boeke

Registration

Ted and CoraLee Seale; Akiko Docker; Nancy Power

Mailing

Millie and Jeff Davis

Computer Graphics and Duplication

Copy Plus

Wine Service

Norman Wohlken and Jim Docker

Commemorative Poster

Duane Gordon

Photographs

Jeanne Gadol and Henrik Liisberg

Audio Recording

Kathi Gordon

Historic Trails Walk

Jack Walton; Ron Limbaugh; Frank Welsh; Nancy Power, Janann Strand

The Sea Ranch Foundation

George Rathmell; Dick Soule; Clay Yale

The Archives Committee

Co-Chairs,

Richard and Nancy Carter

Unit 21 17TH ANNUAL PARTY

Date: Saturday, June 25, 2005

Time: 4:00 until 7:00

Place: One-Eyed Jack's

It's always a great party. If you own a home or lot in Unit 21, be sure to be there.

The host committee will provide the drinks. Please bring an hor d'oeuvre to share.

Committee Chair:

Don German

415-461-3558

Dfgerman2@yahoo.com

TSR Contact:

Janet Snook

785-3240

Unit 28 8TH ANNUAL PARTY

Date: Saturday, October 1, 2005

Time: 1:00 until 3:00

Place: One-Eyed Jack's

Come join us and meet your neighbors. It's always fun!

Plan to bring a lunch dish to share with 6 - 8 people and a beverage of your choice.

Any Questions Call:

Lynn Tuft

707-785-3392

Lynn@tuft.org

Mark your calendar as there will be no mailed invitation. See you there.

Community Information

THE SEA RANCH FORUM

(Del Mar Center Hall)

SATURDAY, JULY 9, 3-5 P.M.

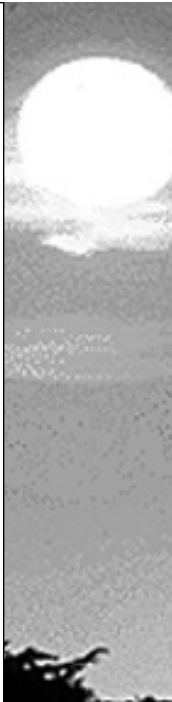
Living Lightly in the Impending Energy Crisis

There is increasing awareness of the serious nature of the impending energy crisis. There are no easy solutions to this global problem. However, there are technologies available, and actions that can be taken by individuals, which will mitigate some of the immediate impacts on our lives.

Join us for a discussion of what you can do right now on a personal basis.

SATURDAY, AUGUST 6, 3-5 P.M.

Meet John Fox, the New Community Manager



ANNUAL MEETING AWARDS

The Dale Wood Memorial Award

was unveiled by Jim Grenwelge and is hanging on the wall at the DMC hall.

Community Service Awards

Reva Basch

Iris Borg

George Bush

Craig Schwan

For their work on the original Web-site Committee

Bill McCarthy

Jerry Shifman

For their work on the list-serve.

Lifetime Service Award

Bob Sears

For his work on Emergency Preparedness



“Southenders” 5TH ANNUAL BLOCK PARTY

(all units south of Annapolis Road)

Date: Saturday, August 27, 2005

Time: 4:00 until 7:00 p.m.

Place: 35250 Hwy One (just North of Moonraker)

Come and meet your neighbors. Bring your own drinks and \$5.00 per person (to be collected at the door) for a *South of the Border Fiesta!* Food, ice, cups, plates etc. will be provided.

Please RSVP to Susan Pollard @785-3972 or Susan Grenwelge @ 785-9317 not later than August 14.
sgrenwelge@msn.com

Susan Grenwelge

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 through end of September

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 October – Memorial Day Weekend

Except for following holidays: Thanksgiving week, weekend before Christmas through New Year's Day, week before and week after Easter
(Consult May/Oct. *Bulletins* for exact days and hours of operation.)

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.

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 10:30 a.m. – Water Aerobics (Mon. – Fri.)
10:30 a.m. to 7:00 p.m. – Open swim

Tennis: 8:00 a.m. to 7:00 p.m. (Res. Sheet available every Sat. at 8 a.m.)

Winter Hours: November – Memorial Day Weekend

Pool: 8:30 a.m. to 10:30 a.m. – Water Aerobics (Mon. – Fri.)
10:30 a.m. to 6:00 p.m. – Open swim

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

**A member personal I.D. Card must be presented for each individual at all recreation centers.
Renters must present a Renter Identification Pass at all recreation centers.**

MEETINGS AND EVENTS

BOARD MEETINGS

Regular mtgs. held on the 4th Sat. of every other month, 1:00 p.m. at DMC Hall.

Future meetings – 2005: June 25, Aug. 27, Oct. 22, Dec. 10; 2006: Feb. 25, April 22.

BOARD MEETINGS

Regular mtgs. held on the 4th Sat. of every other month, 1:00 p.m. at DMC Hall.

WATER BOARD MEETINGS

All meetings will be held quarterly and will be announced and posted.

OTHER MEETINGS & EVENTS

Comm. Monthly Meeting Schedule (see p. 8)

Roadside Debris Pickup

 (see p. 13)

Next pickup: Monday, July 18

The Sea Ranch Forum

 (see p. 17)

Saturday, July 9 – 3 to 5 p.m. – DMC Hall

Living Lightly in the Impending Energy Crisis

TSR Classic Film Program

 (see p. 14)

Held on Wednesday – 7:30 p.m. – K/S Barn

July 13: *My Little Chickadee* W C Fields, Mae West 1940

TSR Thespians—Audition Notice

 (see p. 11)

Friday, July 22, and Sunday, July 24

Unit 21 Party

 (see p. 16)

Sat., June 25 – 4 to 7 p.m. – *One-Eyed Jack's*

Unit 28 Party

 (see p. 16)

Sat., Oct. 1 – 1 to 3 p.m. – *One-Eyed Jack's*

"Southenders" Party

 (see p. 17)

(all units south of Annapolis Road)

Sat., Aug. 27 – 4:00 to 7:00 p.m.

35250 Hwy One (just North of Moonraker)

Birthday Party, If 70

 (see p. 14)

Birthday Party For All Turned 80, and More

(see p. 8)

TRAILS COMM. WALKS/HIKES

Saturday, June 18 – 1:00 p.m. (see p. 7)

Pomo to Del Mar Creek

July 4th Celebration

 (see p. 9)

Hot Spot

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 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

Wednesdays – Call Bobbie Penney 785-9302

PETANQUE

Saturdays – 10 a.m. & 1:30 p.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 Ann Harriman 785-2721

Keith Jacobsen 785-1199

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 Larry Pike 785-1012

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: **Tues.-Thurs.** – 9:00 a.m.

Mary Hunter, Captain 785-1150

Polly Dakin, PWGA Rep. 884-3474

YOGA

Mondays, Wednesdays & Fridays

9:30 to 10:45 a.m. – DMC Hall

Call Jeanne Osterland 785-2190

THE SEA RANCH DANCE CLUB

Call Pam Zimmerman 785-1062

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

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



PRSR STD
U.S. POSTAGE PAID
MEDFORD, OR
PERMIT NO. 125

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
 - **Meeting & Function Reservations** – TSRA Facilities:
Linda Weinstein • Tues. – Sat. 9 to Noon • 785-2444 X222
 - **Dir. of Finance & Human Resources** – Ellen Buechner X227
 - **Member Assessments** – Dottie Doctor X226
 - **Maintenance of Bldgs. & Rec. Facilities** X248
 - **Maintenance of Roads, Trails & Commons** X232
 - **Dir. of Facilities & Resources** – Randy Burke X233
 - **Admin. Asst. to Community Mgr.** – Darla Buechner X235
 - **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. E-mail: lplescia@tsra.org
 - **Dept. of Design, Compliance & Environmental Mgmt.**
707-785-2316 • Tues. – Sat. 9 to 4 p.m. E-mail: jdixon@tsra.org
- ### Office Annex
- 35600 Verdant View • General Fax: 785-9756
- **TSR Water Company Operations** • 785-2411 • James Derbin
• Mon. – Fri. 8 to 4 p.m. jderbin@tsra.org • on-call: after hours,
weekends & holidays
 - **TSR Water Co. Financial Services** • Mary Condon
785-2411 • Mon. – Fri. 8:00 to 4 p.m. • mcondon@tsra.org
 - **On-Site Wastewater Zone** • 785-2756 • Mon. – Fri. 8 to 4 p.m.

BULLETIN DEADLINE

Remember, **think ahead!**

The deadline for the *July 2005 Bulletin* is noon
on Wednesday, *June 29, 2005*,
which will be received by Sea Ranchers
approximately Saturday, July 23, 2005

HOW MAY WE HELP?
PLEASE LET US KNOW