

THE SEA RANCH ASSOCIATION MONTHLY

Bulletin

December 2022

No. 570

Seasons Greetings



2022



Getting to Know The Sea Ranch Association

Learn about The Sea Ranch Association and The Sea Ranch Water Company on our 2023-24 Association Budget Hot Topic page on the TSRA website at <https://www.tsra.org/2023-24-association-budget-process/>.

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Bulletin ©

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

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The Sea Ranch Association

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

January/February *Bulletin* Deadline:

December 28, 2022

Cover Photo by Craig Tooley

TSRA and TSR Water Company Board Round-Up

TSRA Board & Design Committee Annual Meeting of October 15, 2022

Members were invited to view and participate in this meeting via Zoom and in person.

The meeting was recorded and is available on the Association website at <https://www.tsra.org/tsra-tsrtc-board-of-directors-audio/>.

TSR Water Company Board Annual Meeting of October 22, 2022

Members were invited to view and participate in these meetings via Zoom.

Both meetings were recorded and are available on the Association website at <https://www.tsra.org/tsra-tsrtc-board-of-directors-audio/>.

TSRA Board Regular Session Meeting of October 22, 2022

Members were invited to view and participate in this meeting via Zoom.

The meeting was recorded and is available on the Association website at <https://www.tsra.org/tsra-tsrtc-board-of-directors-audio/>.

TSRA Board, Committee & Task Force Chairs and Management Team Joint Brainstorming Workshop of October 29, 2022

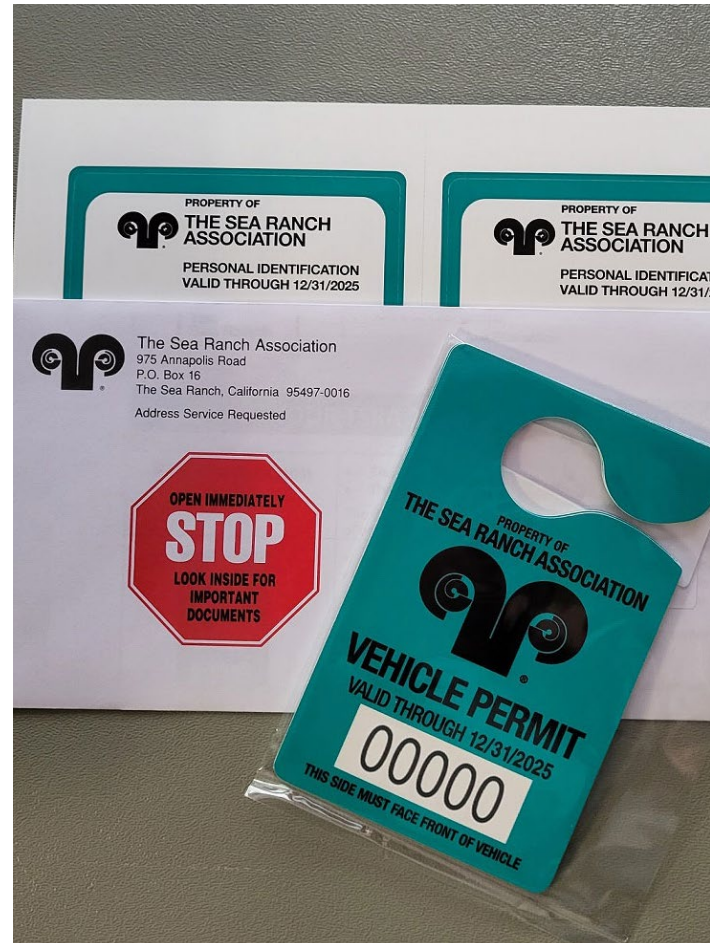
Members were invited to view and participate in this meeting via Zoom and in person.

The meeting was recorded and is available on the Association website at <https://www.tsra.org/tsra-tsrtc-board-of-directors-audio/>.

Upcoming Board Meetings

12/10/22	TSRA Board of Directors Regular Session Meeting
2/25/22	TSRA Board of Directors Regular Session Meeting
4/22/22	TSRA Board of Directors Regular Session Meeting

2023-2025 Sea Ranch Passes



Check your mail for the TSRA STOP Envelope with your set of ID passes. Photo by Leela Carpenter.


2023-2025 Vehicle Decals & Hang Tags are here!

Please check your mail for the TSRA STOP Envelope containing next year's Sea Ranch ID Passes.

Each Unit-Block-Lot (U-B-L) is entitled to the use of one set of ID passes, which includes: **two (2) decals, two (2) hangtags, and six (6) personal ID cards.**

This set of passes is valid for three years (2023-2025).

Identification enables the Security Department to recognize Sea Ranch members. Members, their guests and renters may park at all recreation areas and on Association roads, except overnight, with their decals or hangtags clearly visible. Vehicles parked on a house property do not require identification.

Services & Communication Department 

Interim Community Manager

Northwest Exposure

Sea Ranch or Scotland?

The wind whips in across the rugged shore. Damp cold settles in protected ravines. Rock-hard fairways meander about the only slightly altered landscape defined by knee high meadow grasses ready to swallow up any errant shot. The undulating greens are receptive but well-guarded by strategically placed sand traps and patches of brush thick enough to shelter the ever-present deer.

Am I at The Sea Ranch Golf Links or someplace in Scotland, the birthplace of this ever-confounding game? Whatever the case, the challenge is just as daunting and the scenery just as wildly beautiful.

I suppose most of you Sea Ranchers already know all about the Sea Ranch Golf Links, but here is what I have discovered. In the original master plan approved in 1964 there was a golf course near the Southern end of the community. Later in a new plan eliminating the “coastal village” at the North end, the golf course was sited next to the Gualala Point Regional Park. The first nine holes (front nine) were built in 1974. The second nine holes (back nine) were built in 1995. The designer for both nines was landscape architect Robert Muir Graves who designed about 75 courses worldwide, many in the greater San Francisco Bay Area.

Although always part of the Sea Ranch master plan, the golf course and the lodge were never part of TSRA and always have been owned by various private entities. Under separate ownerships at times, both the lodge and golf course are currently under the same ownership. The course and lodge are not subject to the TSRA CC&Rs or rules with an exception. By virtue of a 1991 legal settlement agreement at the course and lodge are subject to TSRA design review for certain enumerated “future” land uses/developments. These include up to 40 lodge rooms at the golf course and various other uses/developments at the lodge.

In any case, a few months back I had the opportunity to host an old golf buddy at the Sea Ranch Golf Links. Neither of us had played the course previously. After a fortifying breakfast sandwich at the clubhouse we got course insight from the staff. I zoned out after hearing all the “danger” lurking on the first several holes. It was too late to turn back so off to the first tee. Hit when it is clear. Wait, do we aim for the herd of bucks grazing languidly out at about 250 yards? Guess so. We can’t reach them anyway. After that, highlights and lowlights abound. We wandered the course, shots careening left and right and



The Sea Ranch Golf Links. Photo by Bill Oxford.

occasionally in the middle. Balls in the rough. A par here and there. A birdie on a par 3! A balky cart. Losing our way to the 8th green. Did I say it was windy? I suppose to most Ranchers it wouldn't have seemed so. Then on the long uphill 13th fairway the cart finally gave up the ghost. A phone call to the clubhouse confirmed that no one was available to bring us a replacement. Luckily a greenskeeper came along to perform AAA duties. On to the 15th. Birdie! Then came the cross-country drive to the 16th. Hit driver directly into the wind. Barely got across the ditch cutting cross the fairway at about 140 yards out. Meltdown on the par 3 17th and finally the home hole. My buddy did OK. I have nothing to report. Yes, I will go back. It's just what golfers do.

Warren Salmons
Interim Community Manager



TSRA Fiscal Year 2023-2024 Budget Planning

From the Interim Community Manager



Photo by Craig Tooley.

The TSRA budget includes 5 staffed Operating Departments: Services & Communications, Facilities & Resources, Finance & Human Resources, Design Compliance & Environmental Management, and Community Manager. There is a non-staffed General Operations Department for common shared expenses and revenues. Finally, there is a Vegetation Management portion of the Facilities & Resources Department operating budget specifically designed to track non-staff costs for this significant program.


The budget incorporates 3 primary Funds: Operating, Property & Equipment Replacement, and Development & Reserve. It also includes the Sea Ranch Connects Enterprise Fund. In addition there are 4 minor, geographically oriented, Funds: Verdant View (road maintenance), Clusters (operating), Cluster Car barns (reserve), and Walk-in (operating). Finally, there is 1 special Fund for TSRA's Office Building.

In FY 2022-2023 the basic monthly assessment payment

was \$292/month. It consisted of \$248 for the Operating Fund, \$21 for the Property & Equipment Replacement Fund, \$13 for the Development & Reserve Fund, and \$10 for the Sea Ranch Connect Fund.

A budget is a plan for revenues and expenditures. In a budget plan revenues and expenditures are forecast to the best of our ability. Inevitably revenues and expenditures will exceed or fall short of expectations. Often, we have found that at the conclusion of the fiscal year revenues have been somewhat higher and/or expenditures somewhat lower than anticipated. This leads to what we call a year end (previous year) operating surplus. For tax reasons the prior year operating surplus is brought forward into the new fiscal year budget where it is used to reduce the anticipated monthly assessment payment. For instance, in FY 2022-2023 budget the prior year FY 2021-2022 operating surplus was projected at about \$950,000. This money was used to reduce the anticipated FY 2022-2023 monthly assessment payment from \$351 to \$292. For the FY 2023-2024 budget the FY 2022-2023 projected operating surplus will be estimated. It will be proposed to use the amount to reduce the anticipated FY 2023-2024 monthly assessment payment.

The 2022-2023 Operating Fund budget totaled approximately \$8.2 million. Of that about \$5.0 million covered personnel and related costs. Of the balance, \$3.2 million, 8 general areas of expense accounted for almost \$2.4 million: vehicle operations \$150K, computers & related \$300K, utilities \$435K, insurance \$410K, legal \$200K, contract and professional services \$300K, and vegetation management (non-staff) \$630K.

Warren Salmons
Interim Community Manager 

Currently Planned Key Milestones

12/3/22	Finance Committee holds first review of budget.
1/14/23	Finance Committee completes review of budget.
1/21/23	Finance Committee and Board of Directors hold open workshop on draft
2/25/23	Board of Directors holds final review and approval of FY 2023-2024 budget.

The Sea Ranch Association

Financial Statements • April 2022

General:

April's financial statements are preliminary for the end of fiscal 2021-22. Year-end fixed asset additions, income tax activity and other standard reclassifications will require further adjustments, as well as any recommended changes initiated by our auditors. Large variances notable in the April statements are savings in payroll and increases in non-assessment revenue that were used to create the "carryover" to reduce the operating assessment for the new year. Notable over budget expenditures for the year include utilities and legal expenses. Voluntary contributions from short-term rentals are up over expectations as of April 30, and this surplus might impact the new 3-year assessment allocation per the revision of our 30-Year Plan, currently underway as part of the 2023-24 budget process. The large increases in accounts receivable and prepaid assessments are normal at the end of April.

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

Status of Delinquent Accounts:

August delinquent assessments due totaled \$26,428 representing 29 accounts. Only 1 Claim of Lien remains on file, with the other having been adjudicated with

a deceased member's estate. TSRA will write off the delinquent.

Property Transactions:

In August, 13 properties changed ownership, 8 houses and 5 lots, for a total of 38 so far in the new year, as compared to 82 properties last year as of August. There were 2 housing starts in August and 1 in July, matching the 3 starts on file at this time last year. There are 25 homes under construction.

Other Matters:

The Water Company Board subcommittee on Audits accepted a clean report for 2021 from the auditors. The Annual Report for 2021 was filed shortly thereafter. Budget preparation for TSRA and the Water Company, along with catchup work, still command most of the Association's financial staff's attention. The Financial Services and Human Resources Department has hired a Human Resources Generalist and a Senior Accountant and is looking forward to having the new hires fully on board.

Mark Godley 
Treasurer

Balance Sheet 4/30/2022 Unaudited

Item	This Month	Last Month	Change
Assets	\$18,996,673	\$18,477,880	\$518,793
Liabilities	\$7,900,172	\$7,716,830	\$183,342
Equity	\$11,096,501	\$10,761,050	\$335,451

Income/Expenses All Funds Year-To-Date Excluding Sea Ranch Connect Enterprise

Income/Expenses All Funds YTD*	Revenue	Expense
Actual	\$8,359,611	\$8,024,600
Budget YTD	\$7,662,107	\$8,780,861
Better Than Plan	\$697,504	\$756,261

Sea Ranch Connect Enterprise Fund

Fund	Budget YTD	Actual YTD	Variance YTD	Variance Last Month	% Annual Budget
Sea Ranch Connect Rev. Share	\$939,534	\$971,197	\$31,663	\$26,733	103%
Sea Ranch Connect Expenditures	\$342,555	\$385,228	(\$42,673)	(\$58,436)	65%

The Sea Ranch Water Company

Financial Statements • June 2022

The attached financial statements represent activity for half of 2022.

Staff is working on summer projects and planning to complete the capital projects for the year, and the 2022 budget process is underway. Payroll costs are under budget, offsetting the less than budgeted residential water revenues that are a result of the time of year and fewer residents on the Ranch than the comparison year used, due to COVID occupancy. Please continue to conserve water and strive for per capita use of 55 gallons or fewer per day.

Please contact us at 707-785-2444, ext. 227 or send an e-mail to ebuechner@tsra.org with any questions.



Photo by Craig Tooley.

Operating Fund Six Months Ending 6/30/2022

	Revenue	Expense
Actual	\$1,206,310	\$929,224
Adopted Budget	\$1,293,216	\$1,105,849
Better Than Plan		\$176,625
Worse Than Plan	\$86,906	

The Sea Ranch Water Company Balance Sheet 6/30/2022

Assets	\$14,415,182
Liabilities	\$9,726,448
Stockholders Equity	\$4,688,734

From Your Election Committee...

2023 Board of Directors Election

Last year's election had a very large candidate field of eight people for the two open seats. 2207 ballots were mailed, 1453 were returned and counted – 29% more than the 2021 election in which 1128 ballots were counted. Turnout percentage was 66%.

Those are positive trends in our community, but despite higher involvement and widespread recognition that the membership of the Board of Directors is important, the most popular candidate by far was “no one at all.” 754 ballots were not returned – 1508 votes for “who cares?” The two winning candidates for the open seats on the Board of Directors had just over 600 votes each. The top vote-getter won election with 609 votes, 14% of the total possible votes (4414, two for each of 2207 lot owners). “Nobody” crushed that with 34% of all potential votes.

Like our entire planet, The Sea Ranch faces a period of uncertainty and risk. Our Board of Directors is empowered to act on our behalf in response to both expected and unexpected challenges. Intelligent action will be needed to meet those challenges, so the Board should embody the intelligence of our community. Voter apathy makes a diverse, intelligent and effective Board of Directors less likely and increases the risk of a small, vocal and engaged minority directing community affairs in ways that fail to serve our common interest or protect the commons.

The 2023 election for the Board of Directors is still months away. The cycle is mercifully brief: candidates must file by the March 1, ballots will be mailed mid-April to owners of record on March 31, votes will be tallied on May 27. Please – if you know anyone who did not vote last year, encourage your fellow owner/members to vote this year. Ask them to make a plan to mail in or hand-deliver their ballot. Discuss current issues that may come before the Board of Directors in 2023-24 fiscal year. Support your chosen candidates, and support our community by voting and helping others to do the same.

*Christian Doering, Chair
Election Committee*



NOTICE ~ Proposed Operating Rule Changes

(Posted October 25, 2022)

Notice is hereby given in accordance with Chapter 1, Article 5, §4360(a) and Chapter 1, Article 1, §4045(a)(3) of California Civil Code (The Davis-Stirling Common Interest Development Act) that at their October 22, 2022 Board Meeting the **Board of Directors of The Sea Ranch Association** approved the process of commencing operating rule changes to AMEND Rule 3.3 (Rules Governing Access to the Boat Launch Area at Shell Beach). The text of the proposed revised rule amendment is posted, together with this notice, outside the Association offices at 975 Annapolis Road, The Sea Ranch, CA, pursuant to California Civil Codes §4360(a) and §4045(a)(3), as noted in the Annual Policy Statement.

Purpose of Proposed Changes: Amendments to Rule 3.3 are intended to clarify existing standards. Amendments to Rule 3.3 are intended to strengthen and clarify the intent of the existing rule and improve enforceability.

California Civil Code §4360(b) states: “A decision on a proposed rule change shall be made at a board meeting, after consideration of any comments made by association members.”

Please direct comments to: The Sea Ranch Association, 975 Annapolis Road, PO Box 16, The Sea Ranch California 95497 - or contact by email at info@tsra.org

Warren Salmons
Interim Community Manager

MEMBER NOTIFICATION OF PROPOSED RULE CHANGE

When changes to The Sea Ranch Association (TSRA) Rules are proposed, the Association is required to provide advance notice to the membership so that member comments can be considered by the Board of Directors (CCC §4360). Written 28-day notice of proposed rule changes are posted on the Association office bulletin boards. A notification will also be posted as a courtesy in the Bulletin but is not a guarantee of the full 28-day notice time period.

Rule 3.3 – Rules Governing Access to the Boat Launch Area at Shell Beach

3.3.01 Use of Boat Launch Area

Although the boat launch area is on a public beach and under the jurisdiction of Sonoma County Regional Parks, Sea Ranch members may access the boat launch area via a private Sea Ranch Trail extending west from Pipers Reach. Only small boats, rafts, or other watercraft that can be hand-carried will be allowed at the boat launching area for ocean ingress or egress. The launch area and associated ramp may be open seasonally from approximately May 1st through October 31st from sunrise to sunset. Conditions affecting seasonal opening and closing include but may not be limited to weather, ocean conditions, protection of marine life, maintenance needs, regulatory restrictions from other entities or agencies, or other health, safety, and welfare concerns. The Sea Ranch Association and Sonoma County Regional Parks will determine the annual opening and closing dates, operating hours, conditions of safe use, and other such operational conditions as necessary.

3.3.02 Use of the Sea Ranch Boat Launch Area Access Trail

The Sea Ranch Boat Launch Access Trail runs from Pipers Reach to its intersection with the Bluff Trail. It is to be used only by Association owners, guests, tenants, and lessees under the conditions prescribed herein. Public access extends from a different trail beginning at the Shell Beach Parking Area adjacent to Highway One. Use of the public trail extending from the Shell Beach Parking Area is under the jurisdiction of Sonoma County Regional Parks.

3.3.03 Boat Launch Area Access Trail Pedestrian Use Restrictions

The Boat Launch Area Access Trail is open to Sea Ranch Association members, guests, lessees, and tenants year

around between Pipers Reach and the Bluff Trail. During seasonal availability of the Boat Launch Area, small watercraft may be hand-carried along the Boat Launch Area Access Trail from Pipers Reach to the Boat Ramp.

3.3.04 Boat Ramp Access Trail Motor Vehicle Use Restrictions

1) The Sea Ranch Boat Launch Area Access Trail is restricted by a ~~two~~ gates controlling vehicle access. The ~~eastern~~ gate at ~~nearest~~ Pipers Reach will remain closed but unlocked except during seasonal or other closures of the Boat Launch Area. At these times the gate will be locked. ~~A second gate located immediately east of the intersection with the Bluff Trail will remain closed and locked at all times.~~ No motor vehicle access will be permitted beyond the Bluff Trail Piper Reach Gate except:

- a. vehicles, trailers, and equipment owned by the Association and used for maintenance purposes;
- b. rescue vehicles, ambulances, fire vehicles, Sheriff's vehicles, Highway Patrol vehicles, and any other government vehicles (federal, state, county, local, etc.) with lawful reason to use the Access Trail and/or Boat Launch Area in carrying out official business.

2) Vehicles using the Sea Ranch Boat Launch Area Access Trail extending from Pipers Reach may take a boat on or in the vehicle, or trailered, to the turn-around area immediately east of ~~the gate nearest~~ the Bluff Trail. Vehicles and trailers may be left unattended in the turn-around area while the boat is hand-carried to the Boat Launch Area. For purposes of fire safety, the engine of any unattended vehicle must be off. Vehicles must be removed from the turn-around area within thirty (30) minutes. Vehicles, boats, rafts, or other watercraft shall not be left or stored on the beach, the bluff area, or the turn-around area.

3.3.05 Penalties

Violations of this Rule are subject to the provisions of TSRA Rule 2.3 and the TSRA Schedule of Fines.

Preparing for Our Budget Reviews: TSRA Assessment Math

Perspective on the Relationship between Assessment, Carryover and Monthly Payment Presented in Historical Perspective with an Eye to the Future



Photo by Craig Tooley.

A primary goal of the Finance Committee this year is to help members better understand the TSRA budget: how it drives the annual Assessment and what you pay. As we start into the “budget season”, we thought it would be helpful to communicate how the cost of operating The Sea Ranch Association is reflected in the annual Assessment, and how any remaining balance from the previous fiscal year’s operations affects your current fiscal year payments.

As a member of a California homeowner association, you have probably heard of the Davis–Stirling Common Interest Development Act. Davis–Stirling is the popular name for Sections 4600 – 6150 of the California Civil Code, which governs condominium, cooperative and planned unit development communities in California. According to Section 5600(a) of the act, a HOA board has a duty to “levy regular and special assessments sufficient to perform its obligations under the governing documents and this act.”

TSRA fulfills this duty during the yearly budget cycle that starts in October by thoroughly evaluating expenses - past, present and future. Once expenses for the coming fiscal year are proposed, expected revenue from sources other than members is estimated and deducted from proposed expenses. The difference between proposed expenses and estimated non-member revenue is the amount that the board must collect from members. This amount is known as a regular Assessment.

At this point, you are probably saying to yourself, “Why is she telling me this? I already know that.” Well, yes and no. I say that because of a yearly TSRA phenomenon

commonly known as the Carryover, which causes some Assessment Math confusion. TSRA generally has an excess of operating fund income over operating fund expenses each year and, according to Davis–Stirling, TSRA has two choices as to how to handle the excess, which cannot be held in reserve. Either it can be returned to the members or it can be “carried over” and used as a credit against the Monthly Assessment in the following year. Whichever choice is made has to be approved by members at the annual meeting. If you attended the last annual meeting, you would have been treated to rousing support for a credit to the Monthly Assessment, resulting in a reduction of the monthly amount owed this fiscal year.

So, for the 2022/23 fiscal year, most members are paying \$292/month and, if asked how much their Monthly Assessment is, most would say \$292. But, that’s not the right answer, because the monthly amount required to meet TSRA’s budgeted expenses (in all funds), the Monthly Assessment, is actually \$328. However, due to higher design fees in the post-Covid sales boom, lower personnel expenses during the pandemic and forgiveness of the Paycheck Protection Program loan, budgeted operating fund income exceeded operating fund expenses last fiscal year by about \$1 million, resulting in a \$36/month Carryover credit. As a result, the Monthly Assessment of \$328 is lower by \$36 and members only have to pay \$292/month. This is TSRA’s Assessment Math.

Again, why am I telling you this? First, because it’s important to know the true amount needed to “balance the books”. During the last budget cycle, some members used \$292 to compare TSRA to other HOA assessments. But, as you now know, \$292 is the Monthly Payment, not the Monthly Assessment, so this comparison may be “apples to oranges” depending on how other HOAs treat any carryover. Second, because knowing and understanding the true Monthly Assessment amount is basic to understanding TSRA’s budget presentation and how it will impact you.

And now for the “truly assessment curious”, the tables below illustrate Assessment Math using adopted budgets for the past seven years. As you can see from this table, the Monthly Assessment went up slowly and consistently for five years while the Carryover stayed about the same, dropping slightly in the fifth year. As a

[Continued on next page.](#)

Preparing for Our Budget Reviews: TSRA Assessment Math

Perspective on the Relationship between Assessment, Carryover and Monthly Payment Presented in Historical Perspective with an Eye to the Future

[Continued from previous page.](#)

result, the Monthly Payment went from a low of \$211 to a high of \$240, a \$29 difference.

In the past two years, however, the increases in the Monthly Assessment have been offset by significant increases in the Carryover, caused in the operating fund by lower payroll expenses, higher design fee income and PPP loan forgiveness during the pandemic, as noted above.

Budget/ Fiscal Year	Monthly Assessment	Carryover Credit Per Month	Monthly Payment
2016/17	\$236	\$22	\$214
2017/18	\$235	\$24	\$211
2018/19	\$252	\$22	\$230
2019/20	\$247	\$24	\$223
2020/21	\$254	\$14	\$240
2021/22	\$288	\$31	\$257
2022/23	\$328	\$36	\$292

To illustrate this, the table below shows fiscal year-over-year increases in the Monthly Assessment versus fiscal year-over-year increases in the Monthly Payment after impact of the Carryover. Due to the Carryover increasing greater than normal in the last two years, the impact of the higher Monthly Assessment was not reflected in the Monthly Payment. So, for example, from 2020/21 to 2021/22, the Monthly Assessment went up \$34 and the Carryover went up \$17. When we deduct the increase in the Carryover from the increase in the Monthly Assessment, the Monthly Payment only went up \$17, half of the increase in the Monthly Assessment.

That said, the large increase in the Carryover that TSRA has experienced in the last two years is not consistent with prior years and is not expected to continue in fiscal 2023/24. As a result, if you look at 2017/18 to 2018/19 and 2019/20 to 2020/21 in the table below, you will see the opposite situation; when the Monthly

Budget/ Fiscal Years	A. Increase/ (Decrease) in Monthly Assessment	B. (Increase)/ Decrease in Carryover Credit	C. Increase/ (Decrease) in Monthly Payment
2016/17 to 2017/18	(\$1)	(\$2)	(\$3)
2017/18 to 2018/19	\$17	\$2	\$19
2018/19 to 2019/20	(\$5)	(\$2)	(\$7)
2019/20 to 2020/21	\$7	\$10	\$17
2020/21 to 2021/22	\$34	(\$17)	\$17
2021/22 to 2022/23	\$40	(\$5)	\$35

Assessment went up and the Carryover went down (as it is expected to do this year), the Monthly Payment rose in an amount greater than the increase in the Monthly Assessment.

Again, why am I telling you this? Because, the Monthly Assessment generally goes up from fiscal year to fiscal year and was projected in this fiscal year's budget to increase next fiscal year by \$29/month (though that number is subject to change during the current budget cycle.) But conditions that led to the large increases in the Carryover during the pandemic no longer exist and the Carryover is expected to decline next fiscal year.

We hope this overall perspective on "Monthly Assessment", "Carryover" and "Monthly Payment" will be helpful as you become acquainted with the upcoming budget proposal and ensuing discussions for fiscal 2023/24 and how it affects you.

Margery Entwisle
Finance Committee 

Volunteer Voice

New Member Welcome Resumes In Person!



Facilitator Jennifer Ruffolo led a discussion of Sea Ranch values. Photo by George Calys.

The annual New Member Welcome finally resumed as an in-person event! But for those who couldn't physically attend, a hybrid Zoom component was available too. In all, 30 new members attended the live event at the Del Mar Hall, while 15 joined in virtually.

Led by facilitators Rich Hughes and Jennifer Ruffolo, new members were taken on a verbal and visual guided tour of the values and community that make up The Sea Ranch. Four lucky attendees won gift certificates from local businesses and every household received a copy of *Living at The Sea Ranch*, the popular publication by the Vision Committee. And, of course, no Sea Ranch gathering would be complete without wine and nibbles.

A hearty welcome to our newest Sea Ranch neighbors!

*George Calys, Chair
Communication Committee*



New members mingled. Photos by George Calys.

Continued on next page.

Volunteer Voice

New Member Welcome Resumes In Person!

[Continued from previous page.](#)



*Top: New Sea Ranch members gathered to learn and have fun.
Bottom: Board Chair Chris Jaap welcomed new Sea Ranchers.
Photos by George Calys.*

Sea Ranch is Seeking a Volunteer Coordinator

The Sea Ranch is looking for a Volunteer Coordinator. Do you enjoy connecting with people? Helping someone find a place to fit in? Contributing to the tradition of volunteerism at Sea Ranch? This could be your role!

The Volunteer Coordinator:

- Encourages Sea Ranchers to engage and connect with their community through volunteering on a Committee, Task Force or other Sea Ranch Group
- Collaborates with Committee Chairs, Task Forces & Groups on recruiting and connecting with potential volunteers
- Writes the monthly Volunteer Voice promoting volunteer needs and events in the Bulletin.
- Plans and facilitates social gatherings such as Volunteer Happy Hours and New Member Mixers.
- Participates as a member of the Communication Committee.

Sound like you? Submit an interest form at <https://www.tsra.org/volunteer-service-form/>.

The Volunteer Coordinator is itself a volunteer position.

Trails Talk

12 Trails of Christmas



On the first day of Christmas,
my true love came with me
Along the Bluff Trail so pleasantly.

On the second day of Christmas,
my true love said to me,
“Let’s walk the Salal Trail, the waterfall to see.”

On the third day of Christmas,
my true love strolled with me
Across the Del Mar Meadow to the
Gardens for a spot of tea.

On the fourth day of Christmas,
my true love walked with me
Through Monarch Glen and One-Eyed Jack’s
to spy the Seal Rookery.

On the fifth day of Christmas,
my true love endured with me
The Saloon and Pomo Trails,
but not so cheerfully.

On the sixth day of Christmas,
my true love hiked with me
The Chapel and Azalea Trails, the grand Redwood
and serene Chapel on our itinerary.

On the seventh day of Christmas,
my true love slogged with me
The dunes to Walk-On Beach
where some breakers we did flee.

On the eighth day of Christmas,
my true love climbed with me
White Fir/Hugal Ravine gasping
“Now I know how felt Sir Edmund Hillary.”

On the ninth day of Christmas,
my true love trod with me
The Ridge and Sag Pond Trails, and “sagging” was the key.



Top: Photo by Michael Kreyling. Center: Knitting and photo by Susan Moore. Bottom: Jerry Garcia "on high." Photo by Susan Moore.

[*Continued on next page.*](#)

Trails Talk

12 Trails of Christmas

Continued from previous page.



The Bobcat Decorated for the Season. Photo by Malay Thaker.

On the tenth day of Christmas,
my true love limped with me
Along the San Andreas/Hot Spot Trail,
a flowing river we hoped to see.

On the eleventh day of Christmas,
my true love scaled with me
The Bobcat Trail,
complaining endlessly.

On the twelfth day of Christmas,
my true love said to me:
"Enough already,
let's stay indoors and watch TV."

Wishing You a Happy Holiday Season!

Annual Holiday Hike

Saturday, December 17

Hike: Enjoy ocean vistas, meadows and hedgerows.

We will hike down to Shell Beach, then up through the hedgerow and north along the Bluff Trail to Sea Pine Beach. Returning along the Longmeadow Trail, we will stop over for Christmas Cheer with the Trails Committee at Susan Moore's house, then continuing along the Longmeadow Trail back to the Hedgerow to One-Eyed Jack's.

No dogs, please, on this hike.

Location and Time: Meet at One-Eyed Jack's carpark off Leeward Rd at 1:00 pm.

Difficulty: An easy hike. About two hours - or more, depending on cheer consumption.

Leader: Beverley Thaker b_thaker@yahoo.com

Coordinators: Beverley Thaker b_thaker@yahoo.com
Susan Jackson susjcks5@aol.com

Sea Forest Trail

Saturday, February 18

Hike: This is a very nice hike that begins on Moonraker and takes us to the south end of the Sea Ranch property - with lovely ocean views along the way and a waterfall to welcome us at the end. This is a short out and back walk - about two miles; on return to our cars we may wish to extend the hike with another two mile loop including Black Point and the Bluff Trail above Black Point Beach.

Dogs on leash are welcome.

Location and Time: We will meet at the small parking area on Moonraker Rd just west of Hwy 1 at 1:00 pm.

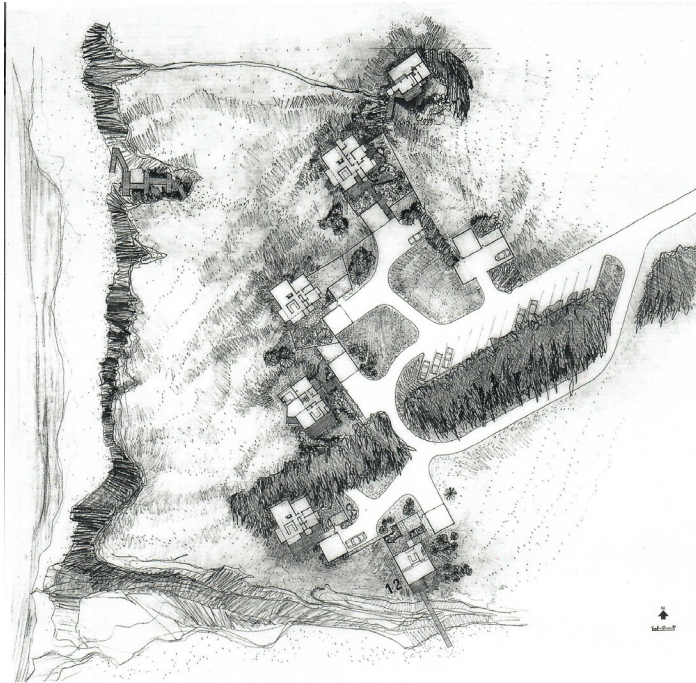
Difficulty: Easy.

Leader: Susan Jackson susjcks5@aol.com

Coordinators: Beverley Thaker b_thaker@yahoo.com
Susan Jackson susjcks5@aol.com

From The Sea Ranch Archives . . .

Expanded write up on our Architectural and Landscape Markers--#28, Hedgerow Houses



Site & floor plans for Hedgerow Houses. Source: EHDD, from Appropriate: The Houses of Joseph Esherick, by Marc Treib, p. 217.

To demonstrate workable designs for The Sea Ranch, in 1964 developer Oceanic Inc. commissioned Joseph Esherick & Associates to design a series of single family homes nestled within an existing cypress hedgerow. At the same time, the Moore, Lyndon, Turnbull, and Whittaker (MLTW) architectural group was designing Condominium One. Landscape architect Lawrence Halprin had proposed that housing at The Sea Ranch adopt a cluster model in order to preserve open space, with units either closely bound in a single entity or connected more loosely in the manner of a farmyard. Condominium One demonstrates the former approach, the Hedgerow Houses the latter.

According to George Homsey, a member of Esherick's firm and principal designer of many of the firm's Sea Ranch homes, Esherick selected the most challenging of sites on the bluff overlooking Black Point Beach, out in the wind on the lower edge of the protective hedgerow. He thought if a design for these sites could accommodate the wind and harsh ocean weather, then the design

would work anywhere at The Sea Ranch. Thus, along with MLTW, Esherick defined the Sea Ranch style.

Homsey also explained that different designs were proposed and tested utilizing a wind tunnel to determine which would work best in the strong wind at the site. The simple shed roof that provided for the wind to flow over roof and adjoining hedgerow proved the most effective. Esherick later pointed out: "Just look at the cypress trees that bend in the direction the wind blows – a model for a workable roof line".

A protected patio on the leeward side of hedgerow and/or house was built for each dwelling, with the wind carried over the patio. Clerestory windows face south to capture the morning sun. Fences between houses as well as their free-standing double garages, create private spaces for each unit while simultaneously giving identity to the cluster as a whole.

Other unifying exterior details include a lack of roof and window eaves and cladding of redwood shingles left to weather.

Cypress trees bending to the wind, creating the iconic Sea Ranch roof line. Source: Deloras Jones.



[*Continued on next page.*](#)

From The Sea Ranch Archives . . .

Expanded write up on our Architectural and Landscape Markers--#28, Hedgerow Houses

[*Continued from previous page.*](#)



Fences join structures as if in a farmyard, providing privacy, yet a sense of connectedness. Source: Deloras Jones.

Whereas Condo One follows the slope of its site, Esherick's Hedgerow Houses were tucked into the land. This is particularly evident in the single-story homes, such as Hedgerow #4 and #5, which are built into berms of earth. With foundations below grade, residents



Homes protected from the harsh ocean wind by the hedgerows. Source: Deloras Jones

look into rather than over the surrounding meadow when sitting on the sofa, protected and cozy in stormy weather. These two homes were also built with sod roofs, further visually connecting them with the meadow. The southern-most homes were built into the existing hedgerow.

Others project into the meadow, as with Hedgerow #5 and Esherick's own home, Hedgerow #6. All houses stand on modest-sized pieces of property, with the expansive commons/meadows beyond shared by all.

The Hedgerow Houses were built as small and compact weekend retreats, reasonably comfortable, but very straightforward. The floor plans for the single story homes are similar, but with some variation. In the basic design, private spaces (bedrooms and baths) are separated from public spaces by a hallway. Soaring ceilings reach upward, rising from the lower level that forms the beginning of the shed roof and meet the outdoors at the other end of the house. Three-sided glazed "pop outs" in some of the dining rooms enable meadow and ocean views. Some houses have small lofts that provided a special retreat to those agile enough to climb the ladders.

Detailing within all the houses is essentially the same. Most walls are paneled with rough sawn cedar, doors and windows lack molding, floors are concrete over radiant

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From The Sea Ranch Archives . . .

Expanded write up on our Architectural and Landscape Markers--#28, Hedgerow Houses

[Continued from previous page.](#)



Hedgerow home protected by being built into a berm of earth, with dining pop out. Source: Deloras Jones

heat coils, and kitchen cabinets were ply board panels.

The Hedgerow Houses were built by Matt Sylvia, who moved from Southern California where he had previously worked with the renowned architect Richard Neutra and came to know Oceanic's Al Boeke. Esherick himself, with the help of Homsey and others from the Esherick firm, did the build out of the interior of his own house, Hedgerow #6, resulting in differences in the quality of materials and precision of detailing when compared with the spec houses.

Over the years many of the Hedgerow Houses have been added onto or remodeled to enhance views and living space, while at the same time owners have striven to maintain the Esherick aesthetic in these historic homes.

By Deloras Jones
Edited by Christine Kreyling 

References:

George Homsey, "Dinner with George," a series of oral history interviews (2010-13); as well as conversation between George Homsey and Deloras Jones

Donyln Lyndon and Jim Alinder, *The Sea Ranch*. New York: Princeton Architectural Press, 2004, 2014.

Marc Treib, *Appropriate: the Houses of Joseph Esherick*. San Francisco: William Stout Publishers, 2008.

Taking Part Workshop 2023

The original premise of the Sea Ranch was a community that believed in the utopian ideal of melding life with the land. In that utopian ideal, design was a remarkable tool for integrating architecture with the land, and not dominating it. This ideal also included community as an essential part of a vital democratic lifestyle. The Sea Ranch adventure began in the early 1960's, and though much has changed, it has always attracted community members who want to be creatively involved in charting its course.

—Lawrence Halprin, Sea Ranch Taking Part Workshop: Re-visiting the Sea Ranch Value System, April 12, 2003. (The Sea Ranch Association, 2010).

Why

Sixty years after the inception of The Sea Ranch, it is time for us to review again our original concepts in light of current and future realities. We've done so before. In 1983, 1993 and 2003, founding landscape architect Lawrence Halprin led Taking Part Workshops, which he envisioned as "a search for common objectives in our lives here, in our sense of community—and perhaps most importantly in our search for ways to communicate with each other in constructive, positive ways," as he stated in the 1983 post-workshop booklet. Over his professional career Halprin developed his Taking Part process to enable people to articulate needs, and creatively work together to achieve collective as well as personal objectives to develop a common language from which all could operate and communicate together. No lecturing or telling others how to feel or think about any issue, but rather sharing, drawing, and discussing to arrive at creative consensus.

As Halprin noted in his summary of the 2003 workshop: The Sea Ranch "is not a finished work of art, and change will continue here... I have overheard Sea Ranchers say that in an emergency they would rather be here than anywhere else they can imagine. It is because the Sea Ranch has attracted a community of talented, positive thinking problem solvers. Our awareness, our ability to self analyze issues and patterns, and our tradition of gathering to work through our conflicts together will serve us well."

During the past few years Sea Ranchers have endured a protracted kind of "emergency": the COVID pandemic. The impacts on our community are still being felt. We've not had opportunities to meet and chat and share our

[Continued on next page.](#)

Taking Part Workshop 2023

Continued from previous page.



Taking Part Workshop 2023. Logo design by Hall Kelley.

common interests and concerns. The rise in working remotely and in property values have accelerated changes in ownership, with a number of long-time residents leaving and many newcomers arriving who have had little opportunity to become involved. We need to come together again to reconnect and to strengthen our sense of community.

Who

The success of the three Halprin Workshops was achieved by careful and thoughtful preparation, over a number of months prior to the actual events, by Halprin, his staff, the staff of The Sea Ranch Association, and a core group of volunteer Sea Ranchers.

Larry Halprin is, unfortunately, no longer with us. In our search for someone who could lead us in 2023, we've determined that architect and planner Buzz Yudell is uniquely qualified. His firm, Moore Ruble Yudell (MRY), is one of several begun by Charles Moore—yes, that Moore, who worked closely with Halprin during the early years of The Sea Ranch. Yudell himself designed several houses at TSR, including his own and the second Halprin house, after the first burned down. Although he no longer lives here, Yudell knows this place and its

history intimately. In addition, Yudell and his office use Halprin's Taking Part process in developing the programs for their various projects worldwide. They know how to get people to talk together, share their concerns and insights, and arrive at consensus.

When

Taking Part 2023 is planned to be two days long, the last weekend in July 2023. The first day we will tour various locations at TSR to inform our understanding of the totality of The Sea Ranch; the second day we'll share our impressions, articulate our observations and concerns, and together develop ideas for how to build a stronger community.

We need today's Sea Ranchers to take part in this exploration. We hope this workshop will bring us together again to share ideas for today and the future. The early workshops were attended by 150-200 people; digital technologies can expand attendance significantly. We hope you will be one of the participants in 2023 who will come to share your ideas!

Please follow our updates on our website www.takingpart2023.org and in subsequent issues of the *Bulletin*.

The Archives Taking Part Subcommittee:

Harry Lindstrom, Chair

George Calys, Marti Campbell, Kristina Jetton, Deloras Jones, Christine Kreyling, Donlyn Lyndon, Lu Lyndon, Doug Paul, Scott Smith, Wayne Smith, Marilyn Thompson

Photo by Craig Tooley.



Going Native

California Wild Grape

Vitis californica

An easy care deciduous vine that can reach to more than 30' in length if climbing on other plants or trees or along the ground - the vines covered in bright green leaves; silver green in the spring; yellow, orange, red and purple for lovely fall color. Prefers full sun and will stretch up through trees to find it. Grapes are a fast and aggressive grower and may require regular pruning (or hard annual pruning to promote larger fruit clusters) for control. Easy to train along a fence, trellis or arbor to most any shape desired.

While not as sweet as table grapes they are edible raw or as a jam or jelly and the leaves can be a wrap for other foods, e.g., dolmas. Grapes are an important summer and fall food for many 4-legged and feathered local residents but are toxic to dogs.

Found along creeks and in riparian areas, they are deep rooted and will tolerate dry periods while additional water will result in larger, lush leaves. Bees, and butterflies are attracted to the light greenish-white flowers in late spring and early summer.

Vitis californica is very important to the wine industry due to its resistance to the phylloxera aphid which, ironically, was exported to European vineyards in the late 19th century killing the vines. Researchers found that their varietals would tolerate phylloxera when grafted to *Vitis californica* rootstock, the source of the aphid.

For color images please see Going Native in the *Bulletin* on The Sea Ranch website.

Native Plant Committee
nativeplant@tsra.org



Vitis californica. Photos by James Rygh.

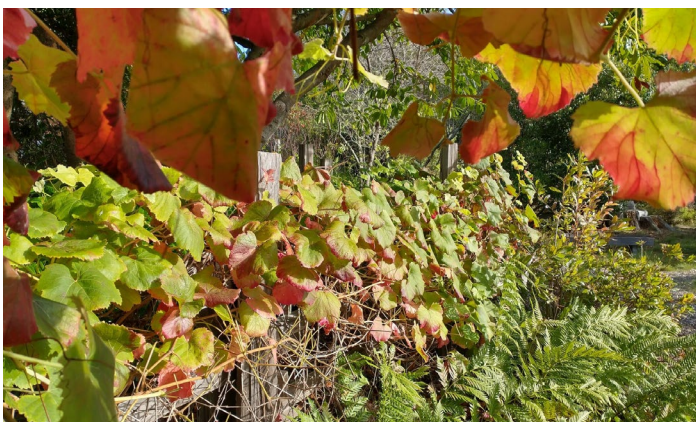


What to do in your Native Garden in November

Water as needed.

Time to get pruning. Remove broken and crossing branches opening up the plant to air and sun. Group containers if necessary to protect from frost.

Weed to remove invaders - give the natives a helping hand. Look for snails and slugs since they like the cool damp weather and are always hungry.



Meet the Staff!



Alexis Rose

Please Call Me	Alexis
Preferred Pronouns	she/her/ella
Department	Design, Compliance & Environmental Management
Title	Resources Conservation Coordinator

"I grew up at Sea Ranch. My family had the opportunity to visit four times a year, and it was magic. I used to hike Salal trail to the grotto, where I was sure little magic creatures lived. I would check tide charts with my dad and wake up before the sun to tide pool and spot sea stars and hermit crabs. Sea Ranch helped me to imagine was possible, how a community could form a place that looked like a nature preserve; that integrated with nature, that was quiet and still and verdant and wild. It informed my design sensibility and my ecology activism. When a position opened up in 2017, I saw it as an opportunity to give back to the land that raised me. I'm here to support the plants and animals that I grew up with, to ensure the sustainability of this enduring vision.

DCEM is here to preserve the vision, and honor the land's character and environment. They do this by supporting homeowners to develop designs that relate to the land. During the pandemic, my office worked so hard to handle the construction boom. I sometimes wish there was more visibility into all this hard work, that everyone could see how much love and care and above and beyond work that happens upstairs.

My favorite part of my job is collaborating with volunteers. This community has more political engagement, active stewardship and citizen scientists than anywhere I have ever been! When we sit together to collect data that helps us understand and protect the species and non-human communities, I am filled with inspiration and hope for an uncertain climate future.

Because we are kind of isolated out here on the coast, it's easy to forgot ourselves in relation, and just how lucky we are to be stewards of this ancestral land. I want us to remember to share our privilege, to invite others to see this model we have created, to connect outwardly and collaborate widely. We have so much here, but we are in a world that struggles, a climate that changes, and we have neighboring communities who don't have access to what we have. There are kids in California that have lived their whole lives without ever seeing the ocean. I think about how much this place shaped me, and what I thought was possible for this world, and I want more young eyes to see it too. I think it is our joy, and our responsibility, to share this vision and this place, through education, collaboration and invitation."

DCEM Statistics • October 2022

Preliminary/Initial Site Visit for New Home	Total
222 Badger (35D-0-020) 35128 North Star Close (05-3-007)	2
Design Committee Reviews	
New Homes	12
Additions	1
Miscellaneous	0
Total Submittals Reviewed	13
Total Submittals Received	22
DCEM Staff Submittals Received	
Change/Mod. Prior To/During Construction	3
Compliance (Parcel Conformance Review Required)	1
Encroachment Permit	5
Exterior Finish	12
Generator	1
Gutters	1
Landscaping	4
Lot Consolidation	1
Minor Alteration	4
Repair/Replacement	9
Roofing	2
Septic (Plan Review, Temporary Reservation in Commons)	4
Solar	3
Tree Proposal	15
Total Submittals Received	65
Total Submittals Reviewed	65

	Total
Parcel Conformance Review (PCR)*	5
Properties with CC&R Violations - New	1
Properties with CC&R Violations - Ongoing	8
Construction Starts - Homes	3
Construction Starts - Additions	0
Construction Completions - Homes	1
Construction Completions - Additions	0

Total Homes	1,782
Homes Under Construction	27
Total Undeveloped Lots	410
Total Number of Properties	2,219

*Compliance issues identified during all PCR inspections.

Claims of Lien as of 10/31/2022

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

U/B/L: 35A-0-083
APN: 156-360-021

DCEM Notice

Notice is Hereby Given of the Request for a Bulk and Height Variance and Submittal of Preliminary Plans

In accordance with Resolution 15 adopted by the Board of Directors

Location: Unit 07, Block 2, Lot 007 (35435 Sea Gate Road)

This home submittal will be reviewed at the Design Committee meeting scheduled for December 2, 2022.

A variance of up to 25% of height and bulk limit may be granted in accordance with The Sea Ranch Rule 4.4.

The designated height limit for this lot is 16 feet. The height variance request is to permit construction of portions of the proposed house to a height of 20 feet.

The designated bulk limit for this lot is 1,760 square feet. The bulk variance request is to permit construction to a total of 2,200 square feet on this site.

You may inspect the field stakeout and visit the Department of Design, Compliance & Environmental Management to review the plans prior to the Design Committee review date.

Your written comments may be submitted prior to the meeting date, at which time they shall be considered by the Design Committee.

Design, Compliance & Environmental Management 

Photo by Bill Oxford.



The Sea Ranch Water Company Notice

Going Green

In January 2023, The Sea Ranch Water Company is making changes to its billing processes as part of a broader “going green” initiative. These changes include transitioning to paperless billing for our customers.

What does this mean for you?

- You will need to create a new account online on our billing portal at <https://these ranch.viewmybill.net>
- When a new bill is available you will receive an email notification
- You can view billing history, account balance, and print bills if necessary

The benefits of switching to paperless billing

- Provides 24/7 online access
- Reduces staff time and manual processing
- Reduces printing and mailing costs
- Aligns with The Sea Ranch philosophy of environmental stewardship

Please create a new account and switch to paperless billing today. It is quick and easy.

If you choose to continue receiving a paper copy of your water bill in addition to the electronic bill, you must notify the water company in writing.

Sign up for Autopay

For the same reasons we have been encouraging customers to switch to Autopay.

Today 47% of our customers pay their bills using the paperless Autopay system.

Our goal is to grow this percentage to 80% in 2023 and we wanted to reach out to those of you who still use checks and encourage you to make the switch.

Payment by Check Lockbox Initiative

As part of our efficiency and environmental initiative all customers who pay their bill by check will soon be notified of a new address to send their payment to. This new address will be a Lockbox at our bank where their payments will be batch processed and our accounts electronically updated.

Harbor Seal Docent Program Enters 27th Year



Thinking of volunteering here at Sea Ranch? Spring is around the corner, and there is no better way to "get your feet wet", than as a Harbor Seal Docent at Tidepool Beach Rookery. The commitment is relatively small - eight hours over the months of April and May in two hour shifts. No need to be a full timer, the schedule is perfect for part timers to participate. Many of the 80+ docents are here part time, and they are an integral part of the program. Your time would be spent on the point of Tidepool Beach between the two pocket beaches. The only requirements are, the desire to learn more about our marine neighbors, like to talk to fellow Sea Ranchers and the public, and the ability to dress warmly!

So why is this location so popular, with moms coming from as far as S.F. Bay to give birth here? The Tidepool location has two small beaches that are protected by many outlying rocks that create a perfect, relatively calm beach, and an ideal channel for teaching young pups to fish, climb rocks, and surf the small waves. Pups are often seen clinging to mom's backs as they come onto the beach to rest. The Harbor Seal Docent Program helps limit the number of people who are at the bluff top at any one time, so that moms and pups remain together and are not disturbed by human presence. Additionally, the docents are a wealth of information on the seals and what is happening before our eyes. If you are lucky, you may even witness a birth on the beach or rocks! Also, the docents can tell you the difference between a Harbor Seal and a California Sea Lion. For example, they are able to tell you that Harbor Seals have spots and internal ears, whereas the California Sea Lion has external ears, is brown or tan, and has long flippers that allow it to move quickly on land. The California Sea Lions are the ones we hear barking offshore and putting their flippers in the air in a group to cool their body temperatures. No, they are not taking a vote on anything! An added attraction, is during April and May, the Grey Whales begin their migration north with their young. Tidepool is an ideal viewing spot as they often come closer to shore there.

If this volunteer opportunity sounds like something you are interested in and can fit into your schedule in the the months of April and May, then please contact Laura Cortright, Coordinator, email lpkort@mcn.org, or call me at 707-367-2611 and I'd be happy to answer any questions or send you more information about volunteering.



Top: Docents on the Bluff at Tidepool Beach. Bottom: Tidepool Beach Pupping Season. Photos by Laura Cortright.

26th Annual Sea Ranch Christmas Bird Count—Calendar of Events

Everyone is invited to take part. Beginners welcome!

Join us in nature, enjoying the company of others out in the fresh air as we count our local birds. For the 26th year we welcome you in the field with us on **January 7 and 8, 2023**.

But first, in December we will take a bird walk or two to get to know some of our local birds.

Saturday, December 3 meet at Del Mar Center at 9:00 am for a walk in the gardens and nearby area.

Wednesday, December 14 meet at Ohlson Center at 9:00 am for a walk near there.

Wednesday, December 28 we will host an Organizing meeting from 10:30 - 11:30 am at Del Mar House, meet some of the leaders, ask all your questions, and join a territory to count. We will talk a bit and describe each of the 10 territory choices and introduce their leaders.

Saturday, January 7, 2023

Experienced birders will lead participants to 10 areas of The Sea Ranch to count and record all birds seen that day. Bluff top, meadows and forest areas are surveyed. Bring binoculars and a field guide, and dress for all kinds of weather. (Severe weather moves the count to Sunday.) Also don't forget to stock your feeders. New and experienced birders welcome.

Sunday, January 8, 2023

We will meet at the Del Mar House from 1:00 to 3:00 pm to tabulate the birds seen and share sightings. Bring a snack to share if you wish.

Contact us with questions and for more information. We look forward to having you join in.

Diane Hichwa 707-483-3130 dhichwa@earthlink.net and Cheryl Harris 707-294-6423 cheryleharris@sbcglobal.net

Below: Northern Flicker. Top Right: Red-shouldered Hawk. Bottom Right: Counters in action. Photos by Craig Tooley.



Special Interest Groups & Activities

Events at The Sea Ranch



Knipp-Stengel Barn. Photo by Bill Oxford.

Save this December Date!

Christmas Carols at the Barn

Date: Saturday, December 17

Time: 4:00 to 5:00 pm

Location: Knipp-Stengel Barn

Hot Cider and Holiday Good Cheer!

For Sea Ranchers, their families and guests.

Masks optional.

Posh Squash Community Garden

Do you long to get your hands into good rich soil and nurture Mother Nature's bounty in the process? Would you enjoy communing with the earth and your fellow Sea Ranchers in a beautiful, organic garden setting? If so, then membership in the Posh Squash Community Garden may be just right for you!

There are a limited number of new memberships available for 2023. Applications will be sent out after the first of the year to those who have indicated interest. If you would like to learn more about the garden and get on the list to receive a membership application in January, please fill out the Posh Squash Garden Member Interest Form at poshsquash.org.

Dues are \$160 per year. Our members agree to work at least three hours per week in the garden doing a variety of tasks as a part of a day crew, water at the garden one Saturday per year, and participate in special workdays. Crews work Monday through Friday mornings and Monday afternoons. Benefits include not only fresh air and working alongside other dedicated gardeners, but wonderful organic vegetables and fruit.

We will have a new members orientation meeting at 2:00 pm on Saturday, January 28 where new members learn more about the garden.

NORTH SONOMA COAST VOLUNTEER FIREFIGHTER ASSOCIATION CHRISTMAS TREE SALE



Noble Firs

**PRE-ORDER AND PRE-PAY ON OUR
WEBSITE: <http://nscvfa-shop.weebly.com>**

**Tree selection/pick-up and walk-in
sales at: North Fire Station
Highway One, Mile Marker 55.66**

**Saturday, Nov 26
Sunday, Nov 27
Sat. & Sun., Dec 3,4
Sat. & Sun., Dec 10,11**

Hours: Noon - 4 p.m.

**Also: Sea Ranch Supply,
south end of Verdant
View, will offer some
of our trees for sale
starting Monday
November 28th.**



Events at The Sea Ranch

Del Mar Gardeners

Wednesdays – 9:00 a.m. - Noon - DMC
Dave Osteraas, 707-785-9633

Discus Club

DMC Hall: 2nd Tuesday 4:30 p.m.
Pat Mutch, 707-785-2313, mutch@andrews.edu

Final Fridays Creative Writing

Last Friday of each month 1:00 p.m. - 3:00 p.m. DM House
Dana Teen Lomax 916-502-1007, danateenlomax@gmail.com

Flexibility for Life - Mat Stretch Class

Thursdays 12:15 p.m. - 1:15 p.m. DMC Hall
Kathye Hitt 707-884-3744, kathitt@yahoo.com

Ladies' Golf

Play Days: Tuesday 9:00 a.m., Thursday mornings – contact Sea Ranch Golf Links for tee time(s)
Capt.: Cortright, 707- 367-2611, lp cort@mcn.org
Treasurer: Alice Pego, 707-292-5018, arfpego@aol.com

Madrigal Singers

Marjie Van Gunten 70a7-785-3408

Mah-Jongg Group

DMC Living Room, Foyer, & Kitchen: Wednesdays 1:00 -5:00 p.m. Lynn Coombs, 707-785-1058

Native Plant Volunteers

4th Saturday 10:00 a.m. Demonstration Garden, ORC
Contact email: nativeplant@tsra.org

Neighborhood Network

Sea Ranch Neighborhood Group Network - [Express Interest](#)
Contact email: searanchneighborhoodnetwork@gmail.com

Petanque

One-Eyed "Jacque's": Wednesdays & Saturdays – 10:00 a.m. - 12:00 p.m.

Quilting Group

DMC Living Room: Mondays 1:00 - 3:00 p.m.
Linda Warnock, 707-734-3010, leawarnock@gmail.com;

Senior Aerobics

DMC Hall: Tuesdays, 8:300 a.m.to 9:30 a.m.
Denny Gold, 707-785-2208 fitden53@gmail.com

Senior Strength Training Class

DMC Hall: Thursdays, 11:00 a.m. to 12:00 p.m.
Nancy Hewitt, 707-785-1918, nehoceanside@yahoo.com

Team Sea Ranch

Bicycling for fun & fitness
Call Michele Chaboudy, 707-785-9209

The Sea Ranch Birding Group

Organized bird walks, impromptu outings, programs
Cheryl Harris, 707-294-6423, cheryleharris@sbcglobal.net

The Sea Ranch Bridge Group

Ohlson House: Last Friday of month 12:45 to 4:45 p.m.
For reservations call Doris Constenius, 707-785-3260

The Sea Ranch Card Making Group

DMC Room #2: 3rd Tuesday, 1:00 to 3:00 p.m.
Susan Schultz 650-380-5356, ses@aquarius.family

The Sea Ranch Flying Society

Pilots & Non-Pilots Welcome
Jim DeWilder 707-785-2764, jedewilder@earthlink.net

The Sea Ranch Knitting Group

DMC Room #2: Mondays 1:00 – 3:00 p.m. All Levels Welcomed.
Susan Moore, 707-785-1981

The Sea Ranch Racquet Club

Court Reservations at <https://tsra.simplybook.me/v2/>
Tennis contact: Tempra Board 530-828-3406;
tempra@tempraboard.com
Pickleball contact: Joan Bell, 707-785-2228
Pickleball: Open Play @ Moonraker Tuesdays, Fridays & Sundays - 10:00 a.m. - 1:00 p.m.

The Sea Ranch Thespians

www.searanchthespians.com, Carol Emory, 707-785-2548

Yoga

DMC Hall, Mon., Wed. & Fri., 9:30 - 10:45 a.m.
Massomeh Roberts, 707- 889-8853, mass@mcn.org
Esther Shain, 707-360-7908

Meetings & Events

NSCVFA Christmas Tree Sale: November 26-27, December 3-4, 10-11 (12:00 pm North Fire Station)	Pg. 26
TSRA Board of Directors Meeting Regular Session: December 10 (1:00 to 5:00 pm Del Mar Hall/Zoom)	Pg. 3
Annual Holiday Hike: December 17 (1:00 pm at One-Eyed Jack's carpark)	Pg. 15
Christmas Bird Count Local Walks: December 3, 14	Pg. 25
Christmas Carols at the Barn: December 17 (4:00 pm at the Knipp-Stengel Barn)	Pg. 26
Christmas Bird Count Organizing Meeting: December 28 (10:30 am at Del Mar House)	Pg. 25
26th Annual Sea Ranch Christmas Bird Count: January 7-8	Pg. 25
TSR Water Company Paperless Billing Initiative: January 2023	Pg. 23
Posh Squash Garden New Member Orientation: January 28, 2023 (2:00 pm)	Pg. 26
Sea Forest Trail Hike: February 18, 2023 (1:00 pm)	Pg. 15

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

THE SEA RANCH ASSOCIATION

Administrative Offices • 975 Annapolis Road • The Sea Ranch
Mailing Address: P. O. BOX 16 • The Sea Ranch, CA 95497-0016

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

Extension	Department	Contact
221	Facilities Reservations	Mmbr. Svcs.
226	Finance	Rachel Turner
227	Finance Dir.	Ellen Buechner
232	Facilities & Resources Dir.	John Prescott
246	Safety & Security Mgr.	Susie Gilley
233	Services & Communication Dir.	J Kohari
239	Design, Compliance & Environ. Mgmt. Dir.	Lisa Dundee

Design, Compliance & Environmental Management

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

Security

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

The Sea Ranch Emergency Message System

To hear Emergency Update Information from our Emergency Message System
Phone: 800-986-4132 (provide our organization ID: 892807736723502)

THE SEA RANCH WATER COMPANY

Office Annex • 35600 Verdant View • The Sea Ranch

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

Financial Services: Eleanor Delaney • Director of Works: Brian Murphy

Operations: Monday – Friday 7:00 a.m. to 3:30 p.m., 707-785-2411

Weekends and Holidays: 7:00 a.m. to 3:30 p.m., (day cell) 707-321-1588

Every Evening/Night: 3:30 p.m. to 7:00 a.m. (after hours, emergency) 707-328-0400

OnSite Wastewater Disposal Zone

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

The Sea Ranch Post Office

Phone: 707-785-4245 • 60 Sea Walk Drive - The Sea Ranch Lodge

Postmaster – Carrie Anderson

Monday-Friday 9:00 a.m. - 3:00 p.m. • Saturday 9:00 a.m. - Noon

Closed for lunch Noon - 12:30 p.m.

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Bulletin Deadline

Remember, think ahead!

**The submission deadline for the
January/February 2022 *Bulletin* is
Wednesday, December 28, 2022.**

View the complete *Bulletin* Production Calendar at
<https://www.tsra.org/bulletin/> for all deadlines and
publishing dates.

For any other questions contact: website@tsra.org

ADDRESS SERVICE REQUESTED

HOW MAY WE HELP? PLEASE LET US KNOW