

Season's Greetings

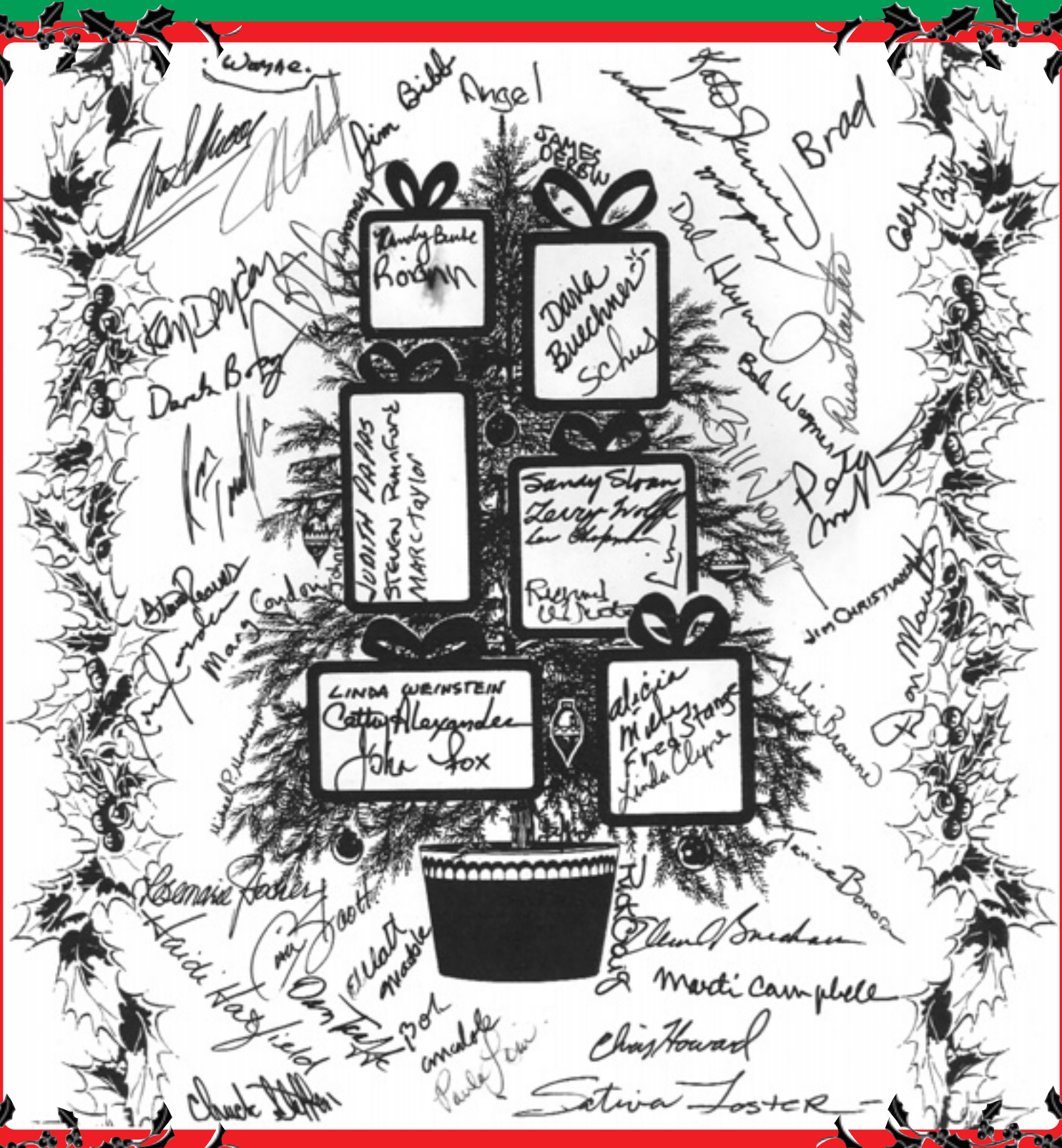
BULLETIN

THE SEA RANCH ASSOCIATION MONTHLY

From The Association Board and Staff

December 20, 2005

No. 384



Community Manager's Report



photo by Dale Hayward

JIM PLATT TREE APPOINTMENT AND MATFOT UPDATE

Volunteer Tree Appointment

I have been working for some time on developing a means by which a Sea Ranch volunteer could assist staff towards resolving tree related requests, complaints and frustrations. Tree issues are often complex due to genuine differences of opinion, the number of people and properties that are sometimes involved, and the existence of layered rules introduced at different times. Staff members in the Design, Compliance and Environmental Management (DCEM) Department have had to juggle house design and tree work in such a way that their availability to work on individual tree problems has been constrained.

Appointment of a highly regarded and experienced volunteer to work with me, the DCEM Department, and the Design Committee would allow more intensive evaluation of

problems, more communication with affected Members, more attempts to reconcile differing viewpoints, and more opportunities for thoughtful mediation. It would also allow preparation of clearer explanatory documents so that Members will have improved understanding of how to approach problems such as fire risk reduction on private property.

As described in the announcement made earlier on the Association's e-mail system and reprinted in this issue of *The Bulletin*, fellow Member Jim Platt has graciously and generously agreed to serve as a volunteer for these purposes. Jim's experience as a member and Chair of the Planning Committee from 1999-2005 will provide a useful background for this assignment. He has also had leadership roles in the successful Signature Hedgerow Rehabilitation program and the

recently initiated vegetation management program in the wind throw damaged areas of the Fly Cloud and Pilot's Reach neighborhoods.

Our assumption is that most tree and vegetation management issues are amenable to resolution based upon community spirit, good neighbor relationships and betterment of the community. Please note that Jim will not be able to respond to requests that have not first gone through the normal process in the DCEM Department. We are sure that Members will join the Board and me in wishing Jim great success with this challenging volunteer assignment.

Status of MATFOT (Manager's Advisory Task Force on Telecommunications)

As a result of strong efforts by MATFOT and complementary Board actions before my arrival at The Sea Ranch, a pathway was opened through which The Sea Ranch Association and Central Valley Cable TV (CVC TV) could negotiate an agreement for completely upgrading CVC TV's cable infrastructure at The Sea Ranch. If this could have been accomplished, all Sea Ranch residents could have enjoyed broadband Internet service and digital TV/radio via cable. As envisaged at the time, an investment of approximately \$300 per Sea Ranch lot would have been required in order to support the project.

Since my arrival at The Sea Ranch, I have met with the owner of CVC TV, Tom Gelardi, and held discussions with several MATFOT members. Also, I have received a considerable amount of community

Community Manager's Report cont'd

input regarding the appropriateness of this proposed investment. During the course of this dialogue, there have been new and significant telecommunication developments.

In September 2005, independently of these discussions between The Sea Ranch and CVC, the staff of CVC announced that CVC TV and MCN (Mendocino Community Network) would be providing two-way high speed broadband Internet service using wireless technology and the existing cable television plant. Phase One was to be activated in October 2005 at the south end of The Sea Ranch, with full reach of service extending to the Gualala River in late 2005 – early 2006. According to CVC TV, this service initially requires line of site to the Moonraker tower and was designed for non-tree dwelling households.

At the same time, CVC announced that two-way Internet service over the cable system serving the majority of tree-dwelling households east of Highway One, would begin to be available progressing from south to north in the first half of 2006, and is slated for completion by year-end 2006. We have since been advised that the actual project commencement and completion dates will be affected by the franchise extension process discussed below. Speeds of 384 Kbps were to be available from both the wireless and cable services.

Conversation with Tom Gelardi indicated that his company is also in the process of acquiring digital compression technology from the new and used markets. This technology will convert the audio and

video platform from analog to digital and increase capacity with as many as ten times the current number of television channels. We understand that this plan, which is also dependent upon completion of the franchise extension, involves installation of new headend electronics and plant gear.

In early November, Tom Gelardi advised The Sea Ranch Association that until work is completed on his current wireless and cable commitments at The Sea Ranch, he recommends placing the MATFOT project "on hold" until it becomes clear which properties can be served and what services can be successfully provided. In the event CVC TV is fully successful with its plans, all of the improvements will have been made by the company, without financial assistance from The Sea Ranch Association. In Tom's words, time and technology may have come together to provide solutions that are 100 percent privately funded.

In our most recent discussion, Tom was advised that from a Sea Ranch Association budgetary standpoint, putting the MATFOT project "on hold" at this juncture means that the earliest any potential future project involving Association funds could commence would be in June 2007. He feels that this should give his company the time needed to determine the success of his current plan and at the same time offer an opportunity to the Association to consider any MATFOT budget proposal in November 2006.

I'm sure we all wish Tom Gelardi and his staff at CVC TV success in implementing their independent

plans, and look forward to a re-assessment of available service levels at The Sea Ranch in the latter part of 2006. As a further note of interest on this topic, CVC TV's franchise with the County of Sonoma expires in May 2006. A proposal from CVC TV to renew or extend service at The Sea Ranch is expected and will be distributed to Association property owners. After we have had time to review the proposal, the County will hold a public hearing at The Sea Ranch in order to receive and consider the Community's comments.

Personal Note to Members of The Sea Ranch Association

As we all count our blessings at this holiday season, I'd like to express my thanks to the Members of The Sea Ranch Association for your warm embrace and countless visits to my office and other communications during my first four months as Community Manager. You have given generously of your time and ideas on these occasions and also during the large number of committee and task force meetings I have attended. All Board Members and especially Board Chair Marti Campbell have been extraordinarily supportive and insightful with the advice given during my introduction to the job. Quite apart from the job, Nancy and I already feel part of The Sea Ranch Community. Thank you all for the opportunity to both serve and enjoy living in this fabulous place. We return your embrace with warmest wishes to you and your guests for health and happiness during the holiday season and far beyond.

*John Fox
Community Manager*

Election Committee

Election Committee Report

An Official 2006 Filing Form can be found on page 5. Filing Forms must be received in The Sea Ranch Association Office by 5:00 p.m. on or before Tuesday, February 28, 2005. Filing Forms will also be available at The Sea Ranch Association Office Front Desk.

If you have any questions regarding the Election process or serving as a Board member please contact any of the Elections Committee members listed below:

Ron Lefkowitz, Chair
Bill McCarthy, Member
Rich Schimbor, Member

Candidates' Forum

The Sea Ranch Forum will sponsor the 2006 Candidates' Forum. The Forum will be held on Saturday, April 8, 2006 at 3:00 p.m. in the Del Mar Center Hall. This will be your chance to meet the Candidates, ask them questions, and listen to what they have to say about themselves and The Sea Ranch.

*Staff Liaison,
Darla Buechner*

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2006

BOARD OF DIRECTORS ELECTION CALENDAR

January 3 – Tuesday Official Filing Form available at TSRA Offices.

January 20 – Friday February *Bulletin* mailed: Includes Official Filing Form, Election Calendar, and Election Committee Statement.

February 18 – Saturday Midwinter Meeting - Call for Candidates.

February 28 – Tuesday Deadline for submitting Official Filing Form (Due in TSRA Offices by 5:00 p.m.).

March 18 – Saturday Candidates' Briefing with Election Committee Members and Community Manager – 10:00 a.m. Del Mar Center Meeting Room #2.

March 21 – Tuesday Candidates' First Statement, Photo, and Statement of Econ. Interest (Due in TSRA Offices by 5:00 p.m.).

March 31 – Friday Candidates' First Statement and photo mailed.

April 8 – Saturday Candidates' Forum 3:00 p.m. Del Mar Meeting Hall.

April 11 – Tuesday Candidates' Second Statement (Due in TSRA Offices by 5:00 p.m.).

April 21 Friday Ballot materials mailed.

May 26 – Friday Deadline for return of Ballots being mailed (Due in Election Tabulator's Office by 12:00 Noon).

May 27 – Saturday Annual Meeting/Election: Annual Meeting Convenes at 10:00 a.m. Casting of Ballots from 10:05 a.m. until 12:00 Noon. No Ballots will be received after 12:00 Noon. Recess for Lunch from 12:00 p.m. until 1:30 p.m. Annual Meeting will reconvene at 1:30 p.m. at the Del Mar Meeting Hall. Election results will be announced.

**THE SEA RANCH ASSOCIATION
ELECTION OF 2006 BOARD OF DIRECTORS
OFFICIAL FILING FORM**

Filing Deadline

***This form must be submitted to The Sea Ranch Association office
by Tuesday, February 28, 2006, no later than 5:00 p.m.***

I hereby file as a candidate for the 2006 election of Directors to the Board of Directors of The Sea Ranch Association for a three-year term commencing May 27, 2006.

I acknowledge that my failure to provide the information and material as required will constitute the ***automatic withdrawal of my candidacy.***

(Please ***print/type*** the information below.)

NAME _____
(As you want it to appear in all election material)

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

HOME TELEPHONE _____ WORK _____

TSR TELEPHONE _____ FAX NO. _____

SEA RANCH STREET ADDRESS _____

UNIT _____ BLOCK _____ LOT _____

E-MAIL _____

SIGNATURE _____ DATE _____

----- TSRA OFFICE USE ONLY -----

Date Filing Form Received _____ Received by _____

Comments _____

Election Committee

TSRA Election Materials web links

If you are interested in information about the Board of Directors Elections or are planning to be a Candidate for the 2006 Board of Directors Election, the Elections Committee Chair has listed the following sites for easy review.

<http://www.tsra.org/Contacts.htm#BOD>

A link to current Board members for any member interested in asking about the particulars of serving on the Board

CC&Rs

<http://www.tsra.org/Restrictions3.htm#Article%20V>

Article V, Section 5.03 defines "Voting Rights"

Article V, Section 5.07 defines "Liability of Members of Board"

By-Laws

<http://www.tsra.org/Bylaws.htm#II>

Article II, Section 2.03 defines "Voting Rights; Proxies" under Members

Article II, Section 2.07 defines "Record Date" for establishing voting eligibility

<http://www.tsra.org/Bylaws.htm#III>

Article III, "Board of Directors" provides information about duties of the Board

<http://www.tsra.org/Bylaws.htm#IV>

Article IV, "Officers" provides more information about the Board

<http://www.tsra.org/Bylaws.htm#VII>

Article VII, "Conflict of Interest Code"

<http://www.tsra.org/Bylaws.htm#VIII>

Article VIII, "Miscellaneous" Section 8.01 defines Policy Committees appointed by the Board. Section 8.02 discusses Operations Committees appointed by the Community Manager and ratified by the Board. ■

JANUARY FORUM

Date: January 7, 2006

Time: 3 p.m. to 5 p.m.

Location: Del Mar Center Hall

Many Sea Ranch owners see Gualala as a place to buy groceries and gasoline and rent videos. Quite often the rest of their life on the coast is focused strictly on Sea Ranch and they fail to appreciate everything else that is going on with its neighbor.

Others consider the entire area (Sea Ranch, Gualala, Anchor Bay & Point Arena) as one community. They participate in events in the whole community and contribute as well as consume.

This forum is to familiarize Sea Ranchers with Gualala from several viewpoints:

1. **Governance** – Bill McCarthy will explain how Gualala is organized and how local decision

making is accomplished and what the future holds for the town and how it affects Sea Ranch.

2. **Non-profit & volunteer activities** - Janet Kukulinsky of Action Network will present the activities that take place to support those in need in the entire coastal area and will explain opportunities for participation.

3. **Business** – Jan Harris, Executive Director of the Redwood Coast Chamber of Commerce will explain the role of local business in our community.

4. **Arts** – David "Sus" Susalla will make a presentation on Gualala Arts and how it enriches our community.

When the forum is over, it is hoped that Sea Ranchers will have a greater appreciation for the richness of our whole community.

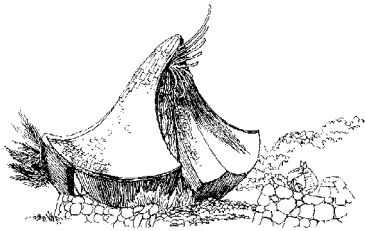
Nancy Carter
carters@mcn.org

GENERAL

As of the end of October and halfway through the fiscal year, we are at 49 percent of the net budget for all funds combined.

The Operating Fund expenditures are at 49 percent of budget year to date.

*Leigh Mueller,
Treasurer*



TSRA FINANCIAL STATEMENTS OCTOBER 2005

BALANCE SHEET

Item	This Month	Last Month	Change
Assets	4,613,706	4,721,126	(107,420)
Liabilities	1,044,714	1,146,892	(102,178)
Equity	3,568,992	3,574,234	(5,243)

INCOME/EXPENSES ALL FUNDS Year-to-Date

	Revenue	Expense
Actual	2,238,966	2,363,854
Budget YTD	2,209,717	2,354,865
Better Than Plan	29,249	
Worse Than Plan		8,989

No Director's expenses were submitted for reimbursement in October

TSR Water Company

FINANCIAL STATEMENTS

The final budget workshop for fiscal 2005 was held Saturday, November 19 from 2:00 to 5:00 P.M. in the Del Mar Hall and the new budget was adopted. Final capital projects are being wrapped up for the year.

As of this point in the fiscal year revenues are 19 percent below budget, due to the delay in the PUC rate increase. This loss is partially offset by savings in operating expenses of 12 percent. The savings are due mostly to personnel vacancies and savings in workers compensation and electrical costs estimates. Please feel free to contact me at (707) 785-2444, ext. 227 or send e-mail to ebuechner@tsra.org with any questions.

*Ellen Buechner,
CFO TSR Water Company*

FINANCIAL STATEMENTS OCTOBER 2005

THE SEA RANCH WATER COMPANY

OPERATING FUND TEN MONTHS ENDING 10/31/2005

All Funds Year-to-Date	Revenue	Expense
Actual	555,546	649,474
Adopted Budget	682,060	737,236
Better Than Plan		87,761
Worse Than Plan	126,514	

BALANCE SHEET TEN MONTHS ENDING 10/31/2005

Assets	6,096,240
Liabilities	1,550,831
Stockholders' Equity	4,545,409

Trails Committee

CORRECTION... THIS IS A CORRECTION FROM THE NOVEMBER TRAILS TALK " THE MUSHROOM ROUTE."

"The Mushroom Route" contained a misstatement about the role of symbiotic fungus-roots (mycorrhizae) and their host plants. This should read: *Fungi do not contain chlorophyll and therefore cannot perform photosynthesis as the article states. Instead, the organic nutrients the fungus needs are obtained from the host plant as it manufactures carbohydrates and other nutrients. The mycorrhizae convert minerals in the soil and decaying material into an available form and transport them into the roots of the host. Water uptake is also facilitated by the fungi. Thus, a mutually beneficial symbiotic relationship exists that is critical to both organisms.* (Brian says that a writer's editorial haste, like hasty mushrooming, can lead to waste...Anne Westwater, Trails Talk Coordinator.)

Brian Regan

TRAILS TALK

A Winter's Trail

Sea Ranch trails' maintenance is usually a dull subject, mainly noticed in its absence. In the winter season, our trails can become quite demanding; your outings present more challenges and require some advance planning. Here are some observations regarding maintenance and use of trails during winter weather from two Sea Ranch (TSR) trails veterans.

The Tale (John Cairns)

'Tis the season to get wet and mucky if you like a winter walk! Maybe it's a beautiful January morning. The sun is out and feels warm after a series of wet, windy storms. You think, "What a great day for a walk along the bluff!" and you take one of the access trails to the Bluff Trail. The grass is wet and the trail is a little uneven, making it hard to keep up a steady pace. Suddenly you are up to your ankles in mud, with implacable standing water on the trail. You manage to bypass this grimpen, but then you find yourself tangled in dense willow or huckleberry. Just ahead you see a hedgerow where you hope there may be another trail leading to a comfortable, paved road. "Push on," you think. But then you come upon a clog of limbs or other debris within the hedgerow. It's a struggle but you persevere until, heart pounding, you reach that familiar tarmac that will take you back home!

The Reality (Brian Regan)

Fortunately, John's scenario is unlikely today. There are over 40 miles of trails on The Sea Ranch and they are regularly maintained for our use by two groups: the Association's Facilities and Resources (F&R) crew who are equipped to do heavy repair work and the Trails Committee (TC) which takes on lighter tasks. The TC members monitor all trails on a regular basis throughout the year, but the monitoring becomes even more important in winter weather. Each volunteer monitors

reports to a TC coordinator about any trail problems he or she observes. If the job is small, such as trimming branches, the monitor takes care of it on the spot; otherwise, the coordinator will manage the problem in one of several ways: If it is a large job, such as a tree down across the trail or a major flooded area, the coordinator forwards the report to F&R. If the problem can be handled by a small group of committee members, a "Rapid Response Team," may be asked to respond. If the job is larger, but short of the need for F&R intervention, the monthly TC work party would be used.

All-weather Trails

In co-operation with Sonoma County, the Trails Committee has devoted substantial effort to laying shale that is provided by the County on the public access portion of the Bluff Trail. If you have ever shoveled and raked the shale, you will understand the meaning of 'the price paid for something so freely given!' Shale provides a firm walking surface with improved drainage capacity. There is no budgeted program for placing shale on all TSR trails; instead, F&R tries to install culverts or to use other water diversion techniques, often on the advice of the TC.

Winter Trail Usage

The only trail the TC and F&R crews try to keep open year-round is the Bluff Trail. Other TSR trails may or may not be usable during the wet season. Hikers, bikers and equestrians must be aware of the damage that can occur to a trail in wet conditions. Cycling and equestrian use can be particularly damaging, leaving deep ruts or hoof prints that are hazardous to all users. Forest trails should be avoided, especially during storms with strong winds that can bring down limbs or entire trees. A walk on Sag Pond Trail, with downed firs along the path, is a good lesson in this regard.

continued next page

Trails Committee

Come winter and rough weather our TC and F&R efforts are a labor of love and hopefully not lost until, maybe, the next big storm. Most Sea Ranchers know that between storms our winter season weather can be wonderful for outdoor activities. So pull on your waterproof boots, choose your trail carefully and walk, hike or bike to your heart's content (and health)! ■

John Cairns and Brian Regan

2006-07 FISCAL YEAR BUDGET SCHEDULE

Date	Action Item
10/14/05	Committee requests submitted to the Community Manager
10/22/05	Community Manager completes review of committee requests
10/29/05	Community Manager meets with Committee Chairs to discuss requests
11/19/05	First Joint BOD/Finance Committee workshop • 9:00 a.m. to 1:00 p.m., Del Mar Center Main Hall <i>[“State of the Association” report, “Budget 101” training, identification of major issues, initial discussions of operational budgets and committee requests].</i>
1/14/06	Second joint BOD/Finance Committee workshop • 9:00 a.m. to 4:30 p.m. Del Mar Center Main Hall <i>[Consensus on operating budgets, discussion of Capital projects, 25-Year Plan revision, development and use of reserve funds]</i>
2/18/06	Third joint BOD/Finance Committee Workshop • 9:00 a.m. to Noon Del Mar Center Main Hall <i>[Discuss Proposed Budget; finalize discussion on Capital projects; achieve tacit agreement on assessment amount and prepayment discount]</i>
2/25/06	TSRA Budget adopted by BOD

*Ellen Buechner,
Director of Finance*

BULLETIN®

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

Published Monthly for TSRA members by **THE SEA RANCH ASSOCIATION**

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

December 24	Saturday	Christmas
December 31	Saturday	New Year's Day

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

On-Site Wastewater Disposal Zone & Design

As winter sets in, we encourage all homeowners with septic systems to use water conservation measures when it comes to cleaning and laundry. It might sound odd to be conserving water in the winter time, but this is when some of the older septic systems on The Sea Ranch show signs of their age. The wet winter months require septic drain fields to soak up the rainfall and also dispose of your wastewater. Reducing the hydraulic load to your leach field this winter will help your septic system make it through the wet season.

We suggest when there is break in the weather, that you take a walk out to the area of your drain field and have a look. If you are unsure of your disposal field location, the Zone staff can conduct a site visit and show you where it is.

Symptoms that a drain field is having seasonal winter troubles are:

- Marshy conditions or standing water on the field several days after a rain event.
- Odors coming from the area of your drain field.
- Slow drain time in tubs, sinks or even plumbing back-ups.

If you have any trouble with your drain field, or any other part of your septic system during the winter months, please call The Zone at 785-2756, and we will arrange to have Russ Hayter, The Zone Inspector, stop by and see if he can find ways to help your system get through the winter. We look forward to your call and wish you a wonderful holiday season.

James Derbin
Director of Utilities

DESIGN REVIEW STATISTICS • OCTOBER 2005

Preliminary Site Visits * (4-3-1)	1
Conceptual Reviews	14
Preliminary Submittals **	3
Final Submittals	1
All Revised Submittals	5
Additions	1
Miscellaneous Submittals	5
Landscape Plans	2
Extension of Plan Approval	0
Misc. Staff Reviews	37
Tree Applications	13
Encroachment Permits	5
Percolation Permits	1
Violations	0
Compliance Inspections	19
Construction Starts/Residence	4
Construction Starts/Additions	5
Construction Completions/Residences	4
Construction Completions/Additions	2
Houses Completed	1661
Houses Under Construction	<u>50</u>
Total Houses on Sea Ranch	1712
Undeveloped Lots	577
Total Lots on Sea Ranch	2289

*Street addresses for preliminary site visits:
35177 Wind Song Lane

* Permit B04-24, Unit 28-110 was pulled and never started. Correction is in houses under construction this month.

** 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.

COMBINED JAN./FEB. 2006 BULLETIN

The January and February 2006 *Bulletins* will be combined into one "Jan./Feb." *Bulletin* and it will not be *received by members* until approximately **February 11, 2006** (one week before the February 18 Midwinter mtg).

HARBOR SEAL DOCENT PROGRAM

Seal pupping season runs during April and May. If interested in the class or joining the program, please contact Sandra Bush (Coordinator) with your email and snail mail and address to be on the list for notification. sandyb@mcn.org or 785-2202

Sandra Bush

TSR Water Company



photo by Brad Clayton

This is what a well looks like after it is filled with concrete.

In 1965 the developer of The Sea Ranch constructed four water wells in Unit 3 near the vicinity of Rams Gate Road. These wells supplied water to the first homes on The Sea Ranch and The Sea Ranch Lodge. However, due to low water production and poor water quality the wells were abandoned and replaced with three wells at the Hot Spot. The Hot Spot wells served the community until the mid 1990's. At this time, the California Department of Health Services mandated The Sea Ranch Water Company either drill new wells or install a water filtration facility to treat the existing well water. The Water Company opted to install two new wells located on the east side of the Gualala River, opposite the Hot Spot. These new wells have been supplying The Sea Ranch with very high quality drinking water since that time.

Sonoma County Code requires abandoned or inactive wells to be destroyed by a licensed well driller. The Sea Ranch Water Company recently completed the destruction of the above mentioned seven wells. The purpose of this Sonoma County requirement is to pre-

vent the old wells from acting as a conduit for surface pollutants to underground water sources.

The destruction of a well is a two-step process. First step is the ripping, or punching of holes, in the steel well casing. The second step is the pumping of concrete into the well to permanently seal it. Petersen Well and Pump Company, Santa Rosa, completed this contract on November 14, 2005. A Sonoma County Registered Environmental Health Specialist, Connie Stavoros, inspected and observed the destruction of the Hot Spot wells. Ms. Stavoros expressed her appreciation of our efforts to permanently eliminate this potential hazard to the Gualala River watershed.

James Derbin, Director of Utilities

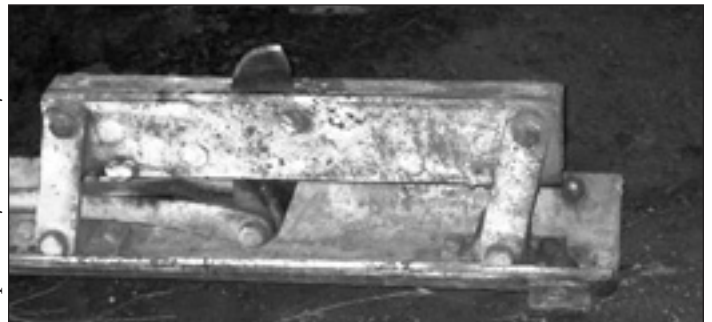


photo by Brad Clayton

This device is called a "Casing Ripper". The "Ripper" is lowered into the well, when lifted, the blade is pushed out and punctures the casing.



photo by Brad Clayton

This is the well driller "ripping" the casing.

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.

PLEASE DON'T FORGET US!

Have you recently changed your mailing address, e-mail address, telephone numbers, etc.? Please give us a call at 707-785-2444, Fax: 707-785-3555, or e-mail the Receptionists at info@tsra.org. The Front Desk is open Tuesday – Saturday (if you'd like to see us in person) 8:30 a.m. – 5 p.m.

Linda Weinstein, Receptionist Supervisor

Security

SUMMARY OF CALLS • OCTOBER 2005

TYPE OF CALL	OCTOBER		YEAR TO DATE		TOTAL
	2005	2004	2005	2004	2004
ALARMS	0	11	28	54	64
ANIMAL RELATED	30	40	368	383	446
ASSISTANCE - LAW ENFORCEMENT	15	30	228	294	346
ASSIST MEMBER/RENTER	111	71	1060	1021	1189
ASSOCIATION INITIATED ACTION	17	19	177	180	215
***BOOTS	0	3	134	45	51
**BURGLARY	0	0	1	0	1
*CC&R VIOLATIONS	93	45	766	547	625
CHECK THE WELFARE	3	0	28	26	30
DISTURBANCE - NOISE	8	5	58	70	81
DISTURBANCE - OTHER	4	3	92	84	96
FIRE	1	3	40	38	54
HAZARDS (TREES, WIRES DOWN, ETC)	21	16	163	134	160
MEDICAL AID	3	1	31	37	39
MISCELLANEOUS	50	39	456	489	565
MISSING/LOST PERSON	0	1	9	12	14
SEC. DEPT. INITIATED ACTION	145	81	1355	846	1012
SUSPICIOUS PERSON/VEHICLE	55	33	604	319	369
THEFT	1	3	6	12	16
TRESPASS PERSON/VEHICLE	23	3	159	106	121
VANDALISM/PROPERTY DAMAGE	4	2	41	19	31
VEHICLE ACCIDENT	2	2	8	12	14
WARNING NOTICES ISSUED	45	12	252	129	141

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

** Unit 5.

*** Boot policy suspended 8/05.

Lin Plescia, Director of Security

POSH SQUASH ANNUAL SIGN-UP MEETING

Date: February 4, 2006
Time: 9 a.m.
Location: Del Mar Center Hall

The Posh Squash Garden Club annual sign-up meeting will be held Saturday, February 4 at 9:00 a.m. in the Del Mar Center. All Sea Ranchers are invited to join. The fee for a new membership is \$130.00, returning members are \$100.00 for the 2006 gardening year.

If you are interested but cannot attend the meeting, please call one of those listed below for more information.

Ralph Rasmussen 785-0059
 Linda Warnock 785-3668
 Ken Holmes 785-3889

Ralph Rasmussen

Facilities & Resources

Generally speaking, many projects are under way with the staff from Facilities and Resources. Here are some highlights:

Pressure Washing and Sealing

Pressure washing and sealing of many of the facility buildings is nearly complete. The buildings include the Moonraker Facility, the Ohlson Pool Building, the Water Annex, the Cluster car barns, and the vehicle storage barns in The Sea Ranch Association office complex. Weather is the only deterrent, and the work will occur between the rains.

Fuels Reduction Management

Fuels Reduction Management continues with staff completing reduction work on the West side of highway one, and begins the roadside fuel breaks north of Annapolis Road.

The Sheep

The sheep continue their southward migration toward Annapolis Road. Look for them in the Longmeadow, Spring Meadow area over the next few weeks.

Fuels Management

The fuels management mowing contractor is complete with contract work for this year. Staff has prepared a budget for consideration by the Board of Directors to replace this contract work with the purchase of the specialized mowing tractor. This equipment replacement would allow staff to conduct the mowing necessary to keep scrub vegetation in check thus augmenting the Fuels Management Program while saving on contract work.

Demonstration Garden

Staff will have completed work on the Demonstration Garden in the first week of December. The Community Manager was directed by the Board of Directors in the October 22, 2005, Board of Directors meeting to commence work on the garden and complete as much of the work as possible this fiscal year, and finish up next year as necessary. With the window of favorable weather, availability of F&R staff, and the wonderful planning capabilities of Nancy Powers and Bob Hartstock, the backbone of the garden has taken shape, and is ready for planting. The planting will, of course, be weather dependent, and windows of good weather will be carefully monitored.

Cypress Hedgerow

The cypress hedgerow removal North of Wild Iris has been completed by Rogers and Sons. New cypress plant-

ings will be installed as soon as the area is lined out, and the weather cooperates. Some of the trees that have been raised from seeds by volunteers under Gary Blomgren's guidance will be planted as test cases in the hedgerow.

Gualala Holiday Truck Parade

A great time was had by all on Saturday night, November 26, at the Gualala holiday truck parade. The Sea Ranch Association entered a float which consisted of a trailer fitted with a Sea Ranch style sheep picket fence. Contained within the wooden framework were three sheep and one goat. The float was festooned with deer horns, and Holiday lights, and shepherd Leland Falk tended the animal mix during the parade. This was a wonderful opportunity to share with the community a part of the Sea Ranch that has special meaning. Thank you Bedrock and the Town of Gualala.

Budget Process

The budget process continues over the upcoming months. While the field staff is completing tasks that were outlined in last year's budget process, administrative staff is fine tuning the budgetary concerns for the upcoming fiscal year. As is always the case, many items are funded by The Sea Ranch Association 25-year plan, while other items are presented by staff as items of need for new or continuing programs.

Commons Stewardship Group

The Commons Stewardship Group met at Yardarm to begin the first of many projects for the group. The removal of sprouting Bishop Pines in the Commons in Unit 15 proved to be an arduous task, with a successful outcome. It is well known that if unwanted species of trees are controlled at the sprouting stage, the cost involved in their ultimate removal is minimal. The Commons Stewardship Group led by Roz Bray has contributed much to the future maintenance of this area of Commons by removal of the pesky bull pine. The Stewardship Group will continue with other projects following the rainy season. We look forward to working with this group of volunteers in the upcoming months. Should additional members wish to volunteer, please contact Randy Burke @ 707-785-2444, ext. 233, and I will put you in touch with Roz.

*Randy Burke,
Director of Facilities and Resources*

Sea Ranch Volunteerism



JIM PLATT • VOLUNTEER TREE SPECIALIST & MEDIATOR AT THE SEA RANCH

I am delighted to advise you that fellow Member Jim Platt has agreed to serve as a volunteer tree specialist and mediator at The Sea Ranch. Jim is a full time resident. Staff believes his experience as a member and Chair of the Planning Committee from 1999-2005 will provide a useful background for this assignment. Jim also had leadership roles in the successful Signature Hedgerow Rehabilitation program and the recently initiated vegetation management program in the windthrow damaged areas of the Fly Cloud and Pilot's Reach neighborhoods. These programs rely heavily on neighborhood groups working together.

This appointment action is being taken with the concurrence of the Board and is supported by staff members involved with tree management at The Sea Ranch. Jim will report to the Community Manager and enjoy close liaison with the Design, Compliance and Environmental Management Department, and the Design Committee. I am very grateful to Jim for his willingness to serve the Association and its Members in this way.

The thinking behind this appointment involves several considerations. Firstly, current workloads in the Environmental Management and Community Manager Departments do not allow enough time for the kind of research and follow through that is necessary to make continuing progress on tree issues. Secondly, it will be helpful to have a highly regarded and experienced Sea Ranch Member and volunteer making recommendations that are perceived to originate from a community member's perspective. Thirdly, the appointment bolsters the Design, Compliance and Environmental Management Department's ability to respond to Member concerns in a timely manner and

further the Design Committee's role in securing the aesthetic well-being of The Sea Ranch.

In order to avoid a situation where Jim's availability is overrun by requests, the CM and staff, including Director of Environmental Management Bill Wiemeyer, will advise Jim on his projects and priorities. Jim's first assignments include examination of neighborhood landscaping issues in Unit 17 and development of a Member-friendly guidebook to procedures and mechanisms for accomplishing fuel management on private property. Please do not approach Jim directly with issues that have not first gone through the normal process in the Design, Compliance and Environmental Management Department as he will not be able to respond to such requests.

The fundamental assumption behind this appointment is that most tree and vegetation management issues are amenable to resolution based upon community spirit, good neighbor relationships and betterment of the community. By having a Member in a position to use his considerable knowledge and calm personal style acting to help resolve tree issues, I hope that progress can be made and frustrations that accompany unresolved issues abated.

It will take a little time and experience for Jim to develop boundaries for his work. We request your patience and understanding as we feel our way into this undertaking and look forward to your feedback as the work unfolds. It will be very helpful if you will always remember that Jim has volunteered his time and energy to help Members and the Association resolve issues on an impartial, fair minded and good faith basis. Please treat him accordingly.

John Fox, Community Manager

Sea Ranch Volunteerism

CONSTRUCTION OF NEW DEMONSTRATION GARDEN

Planting of native plants is scheduled for the first week in December, weather permitting. Now that the proposed Demonstration Garden has been approved and funded, work is underway at the site just south of the Ohlson Ranch House. Plants should be in the ground before the heavy winter rains. The Garden will be complete by spring. Sea Ranchers will have a place to view the large selection of native and naturalized plants that have been approved for planting at TSR.

Joint Effort

TSRA staff is preparing the soil, building fences, and installing water lines, signage, and walkways. Before the staff could start work, volunteer Sea Ranchers did most of the planning. Jim Platt and Rose Hocker of The Commons

continued next page



Sea Ranch Volunteerism cont'd

Management Task Force spearheaded the process through the Board and the Design Committee. Designer, Bob Hartstock, prepared plans for the garden. Nancy Powers, also from the CMTF, created the plant list and will supervise the installation with the help of a group of volunteers. These volunteers, or docents, will also maintain the garden.

Contents of the Garden

The Garden, when complete, will contain approximately 155 different indigenous plants in 61 groups, displayed within four of the six ecological niches called "zones" running from the bluff to the ridge. Each plant group will be labeled and visitors to the Garden can pick up a plant list at the entrance from the Ohlson House Garden. The list will give property owners more information on each plant such as the:

- Expected height and width
- Sun/shade preference
- Water or soil requirements
- Bloom color and season
- Whether it is evergreen or deciduous
- The expected deer resistance

As well as the existing trees on the site, the Garden will display large and small shrubs, perennials, native grasses, groundcovers, ferns, and bulbs.

Follow Up Education Program

Docents will be available to answer visitor's questions during maintenance work. Classes and demonstrations can be scheduled to educate owners in the maintenance of native plants such as how to prune, feed, and water. The VIP Committee is concurrently working on the creation of a Landscape Manual and on-line information, which will provide Sea Ranchers with additional information.

THE SEA RANCH CLASSIC FILM 2006 PROGRAM

begins the new year with *42nd Street* (1933) a Busby Berkeley special with Dick Powell, Ruby Keeler, and Ginger Rogers.

Date: February 8, 2006

Time: 7:30 p.m.

Location: Knipp-Stengel Barn

George Rathmell
gwr@mcn.org

Landscape Approval Process

Even though owners will be able to select approved plants that they like for their landscape projects, the detailed planting plan still must be approved by the Design Committee or Design Committee staff prior to planting.

As the garden grows and establishes over time, docents will lead walks through the garden to highlight various seasonal features of our native plants. From the showy fragrant bloom of the native azaleas to the edible fruit of the huckleberry, the garden will give The Sea Ranch community an ongoing opportunity to interact with and appreciate the wonderful variety of plants that grow in our back yards!

Nancy Powers, Coordinator
Scott Graf, Volunteer

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 through Saturday 8:30 a.m. - 5:00 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*.

GOING AWAY?

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

Linda Weinstein,
Receptionist Supervisor

Proposed Revisions: Section 7.3; 4.9; 6..3.1 of Design Manual And Rules

PROPOSED REVISION: SECTION 7.3 OF DESIGN MANUAL AND RULES

7.3 VEGETATION MANAGEMENT

Vegetation management is critical to maintaining the environmental and aesthetic values and the health and safety of The Sea Ranch and its members. The responsibility for prudent and effective management of vegetation is shared by the Design Committee (Restrictions sections 3.01(b), 3.03(a), 3.04(b), 3.05(c), and 3.07(b) by TSRA (Restrictions sections 3.05(a), 5.04(b), 5.04(d), 5.04(e), 5.05, 5.05(a), 5.05(b), and 5.06(a), and by the members (Restrictions sections 3.02(d), 3.03(a), 3.03(b), and 3.03(c)).

Vegetation removal, destruction and landscaping are subject to DC review as set forth in section 4.9 above and this section 7.3 the purpose of which is to set out the standards, criteria, and application process for Design Committee review of proposals to remove or destroy vegetation from any Private Area, Restricted Private Area, Common Area, or Restricted Common Area.

7.3.1 Vegetation Removal or Destruction (Improved Private Areas) An owner must complete and submit a Tree Proposal Application form ("Tree Proposal") together with an application fee, if any, to the DCEM and obtain review from the DC pursuant to section 4.1 or from the DCEM pursuant to section 4.2 to remove or destroy any of the following vegetation from the owner's private area:

1. Any tree, living or dead, having a height of six feet or more and a trunk diameter at ground level of six inches or more in any direction, or shrub measuring over six feet in height or spread in any direction. As used herein, an owner destroys a tree or shrub by significantly damaging the root system or other parts by any means, or by removing more than one third of the live wood or substantially altering the natural form of the tree or shrub.
2. Any standing stump of three feet or more in diameter and two feet or more in height, and any log of two feet or more in diameter and eight feet or more in length.
3. Any tree or shrub planted pursuant to a DC approved landscape plan.

7.3.2 Professional Report Requirement To complete a Tree Proposal, the DCEM or the DC may require the owner to obtain at the owner's expense and to submit a Registered Professional Forester's (Forester) or certified Arborist's (Arborist) report that evaluates the consequences of the removal or destruction of the vegetation, including, among other things, whether the removal will have an adverse impact on the health or stability of any other trees or vegetation and whether it is consistent with maintaining the general health of the landscape. When a report is required, the Tree Proposal will be deemed complete and accepted for filing after the owner submits the report, the completed Tree Proposal form, and the required application fee.

7.3.3 Vegetation Removal or Destruction (Unimproved Private Areas) Except as provided in sections 7.3.7, 7.3.12, and 7.3.13 hereof, an owner is prohibited from removing or destroying vegetation on an unimproved private area unless the owner first has obtained DC approval for such alterations pursuant to sections 4.9 and 4.10 and has obtained a Construction Permit pursuant to section 4.11.

7.3.4 Vegetation Removal or Destruction (Common Area, Restricted Common Area and Restricted Private Area) No person other than TSRA or its duly authorized agent may remove or destroy vegetation on any Common Area, Restricted Common Area, and Restricted Private Area ("TSRA Responsibility Area"). Except as otherwise provided in sections 7.3.12, to remove or destroy vegetation in any such area, TSRA by the DCEM must complete and submit a Tree Proposal to the DC and obtain its approval pursuant to section 4.1 hereof.

Proposed Revisions: Section 7.3; 4.9; 6..3.1 of Design Manual And Rules

The DCEM may apply to the DC for the removal or destruction of vegetation from a TSRA Responsibility Area on its own initiative or at the request of an owner ("Requesting Owner") who completes and submits to the DCEM a Tree Proposal in accordance with sections 7.3.1 and 7.3.2 above.

7.3.5 With respect to Tree Proposals made pursuant to section 7.3.4, the DCEM shall send written notice to property owners within 300 feet that the Tree Proposal is available at the DCEM office and that they have thirty days to review and comment on it. Upon expiration of this review period, the Tree Proposal shall be deemed complete and the DCEM shall file it with the DC for its consideration.

7.3.6 The DCEM and or the DC will consider applications under 7.3.1 and 7.3.4 in light of applicable environmental and aesthetic values expressed in The Restrictions and this Design Manual (including without limitation view protection or restoration, privacy, design, habitat, wind protection, and landscape values) and the health and safety concerns of The Sea Ranch and its members (including fire danger, forest management and windthrow protection). If the Tree Proposal is for fire danger or windthrow protection, any report that the DCEM or the DC requires pursuant to 7.3.2 must evaluate, in addition to the requirements of 7.3.2, the fire or windthrow danger presented and the effect of the Tree Proposal on that danger.

7.3.7 Vegetation Removal or Destruction (Hazardous Trees) A tree on The Sea Ranch (including private areas, restricted private areas, common areas, and restricted common areas) is hazardous if it poses a danger of falling on any improvements or if it poses such a danger to persons, or other personal property.

An owner whose private area improvements are endangered by such a tree or trees (wherever such trees are situated) may initiate a request for removal by submitting a Tree Proposal to the DCEM together with the required application fee and a professional report per section 7.3.2 or other evidence that the tree or trees constitute a danger. The DCEM will expedite the review of a Tree Proposal for the removal of trees that pose a danger as a priority ahead of any other Tree Proposals.

If an owner is submitting a Tree Proposal for the removal of a hazardous tree or trees from another owner's private area, s/he shall provide evidence in the Tree Proposal that s/he has exhausted all reasonable efforts to have the other owner address the danger. Upon receipt of such an application, the DCEM promptly shall notify the tree owner and, consistent with health and safety concerns, shall provide such owner a reasonable time to review and comment on it. Upon expiration of the specified review period, the Tree Proposal shall be deemed complete and accepted for filing.

If the Tree Proposal is for the removal of a hazardous tree or trees from any TSRA Responsibility Area, the owner shall provide evidence in the Tree Proposal that s/he has exhausted all reasonable efforts to have TSRA address the danger.

An owner's Tree Proposal for the removal of a hazardous tree or trees from any TSRA Responsibility Area shall be subject to section 7.3.4, 7.3.5 and 7.3.6 above; provided, however, that consistent with health and safety concerns, the DCEM may modify the procedure and time for review by neighboring owners. Upon expiration of this review period as modified, the Tree Proposal shall be deemed complete and the DCEM shall file it with the DC for its consideration.

The DCEM (or the DC as applicable) will approve an application under this section 7.3.7 if it finds:

1. Based on the professional arborist report or other evidence that the tree or trees pose a danger to improvements, personal property, or persons and that the tree removal will decrease the overall danger that is posed, and

Proposed Revisions: Section 7.3; 4.9; 6..3.1 of Design Manual And Rules

2. That if the tree or trees are on another owner's Private Area or on any TSRA Responsibility Area, the owner submitting the Tree Proposal has exhausted all reasonable efforts to have the other owner or TSRA to address the danger.

7.3.8 Approval Conditions The DCEM (or the DC as applicable) may impose reasonable conditions on approval of a Tree Proposal under this section 7.3, including but not limited to conditions for environmental protection or restoration, mitigation and clean up.

7.3.9 Notification The DCEM (or the DC as applicable) shall notify in writing the applicant and the owner of the Tree(s) of its action on an application under 7.3.1, 7.3.4 and 7.3.7 within 45 days of the date that the application is accepted for filing. If the DCEM is the decision maker, the notice shall specify that the applicant or the tree owner may appeal the decision to the DC by filing a written notice of appeal with the DCEM within 30 days of the date of the decision notice. The DC shall act on the appeal within 45 days of receipt of the notice of appeal.

If the application is approved, the notice shall specify the time within which the approved work must be carried out. For applications made pursuant to 7.3.7, the notice shall require the tree removal within a specified time not to exceed ninety days and shall specify that if the owner of the trees fails to remove the trees as required, TSRA will exercise its rights under the Restrictions to enter the property to remove the trees and to carry out the conditions of approval, all at the tree owner's expense.

7.3.10 Removal Cost With respect to applications made pursuant to section 7.3.7 for the removal of hazardous trees, the owner of the trees to be removed is responsible for the removal costs. With respect to applications made pursuant to 7.3.1 the applicant is responsible for the removal costs. With respect to applications made pursuant to 7.3.4, the Requesting Owner is responsible for the removal costs. The Sea Ranch Association shall assess the responsible person (tree owner, applicant or Requesting Owner) any and all costs that it incurs associated with the tree removal and the carrying out of the conditions, including the use of The Sea Ranch Association staff and equipment and the use of contract agents. Such costs shall include administrative time, labor, equipment, tools and overhead associated with the tree removal.

7.3.11 Encroachment Permit An owner must obtain an encroachment permit from the DCEM before removing any trees from a TSRA Responsibility Area.

7.3.12 Fuel Management Fuel management is a critical problem for fire safety at The Sea Ranch. Vegetation removal and trimming to maintain a private area in a fire safe condition per the requirements of Public Resources Code section 4291 and The Sea Ranch Rule 1.03 is not subject to sections 7.3.1 or 7.3.7 above. Owners are encouraged to contact DCEM and the California Division of Forestry for recommendations on fuel management in private areas as mandated by Public Resources Code section 4291. Except as set forth in this paragraph, tree removal for fuel management is subject to all other provisions of this section 7.3.

7.3.13 Land Management Thinning Subject to DC approval, TSRA or an owner may thin the Pine Plantations planted by the developer to improve the health of the forest.

7.3.14 Pruning An owner is responsible for maintaining the vegetation on the owner's private area in compliance with section 6.3.1 of this Design Manual and may prune vegetation without a permit; provided that removal of more than one-third of the live wood or substantial alteration of the natural form of a tree without prior approval of the DC or DCEM is prohibited.

7.3.15 Protecting Existing Vegetation During Construction As part of an application for new construc-

Proposed Revisions: Section 7.3; 4.9; 6.3.1 of Design Manual And Rules

tion or for a major addition, the DC may require a plan to protect vegetation on the site during construction or to restore the site vegetation after construction. To protect the site during construction, the DC may restrict construction to a reasonable portion of the lot so that the maximum amount of natural vegetation can be retained and may require the installation of temporary fencing for the protection of designated trees, shrubs, and/or areas of the site that should remain undisturbed. See also section 7.1.7. ■

PROPOSED REVISION: SECTION 4.9 OF DESIGN MANUAL AND RULES

4.9 PRELIMINARY DESIGN REVIEW (All Projects)

After obtaining conceptual design review approval, an owner may make a preliminary design review submittal. At this stage, the owner or the owner's authorized representative must complete and sign the application form and the Checklist, submitting these documents to the DCEM, together with the application fee as set forth in the DC's fee schedule, with two sets of comprehensive preliminary plans describing the proposed improvement. The preliminary plans are drawings and supporting materials that provide a comprehensive description of all aspects of the design and that comply with the requirements of Article III of the Restrictions.

The preliminary plans must include:

1. A site plan that depicts the existing topography and vegetation, proposed grading, drainage, vegetation, and location of all existing and/or proposed improvements, buildings and adjacent improvements or buildings.
2. Floor plan(s), sections and elevations that completely and fully describe the form of the building, the individual building elements and the relation of the building to the site.
3. A depiction of exterior building details, materials, and finishes.
4. A simple model or three-dimensional drawings that explain the relationship of the building to the site and to adjacent neighboring buildings.
5. A neighborhood map depicting developed and undeveloped lots.
6. A landscape plan to demonstrate the integration of the building elements with the site development and landscape planting, for the protection of the landscape during site preparation and construction, and restoring the landscape after construction
7. A bulk study, if required by the DC. If the building appears to be out of scale in relation to the site and/or the houses in the neighborhood, a bulk study will be required. A bulk study will evaluate the proposed improvement in relation to adjacent and nearby buildings that the DC determines to constitute the visual neighborhood grouping.
8. A certified arborist's or professional forester's report for any site within a designated high windthrow area. The report must identify the location of all proposed site improvements and the location of each tree on the site whose diameter at five feet off the ground is over 4 inches, and assess the danger, if any, of those trees to the proposed improvements or to adjacent improvements or common area. ■

PROPOSED REVISION: SECTION 6.3.1 OF DESIGN MANUAL AND RULES

6.3.1 Vegetation Trees and shrubs are subject to the same height limitations as other improvements on the lot and can be held to the height limit in those cases where they would otherwise block views and/or shade a neighboring property. Each case will be considered on its individual merits. When vegetation does not obstruct views or light, or its mature height is appropriate to the neighboring environment, it can merge and blend with other vegetation to enhance the character of the site and neighborhood. The maintenance of planted vegetation is the responsibility of the owner of the lot. ■

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>
Commons Management Task Force	(No meeting in Dec.)	1:00 – 3:00	ORH
Communication	1st Saturday	9:00 – 11:00	TSRA Office
Finance	Check with TSRA office	9:00 – Noon	DMC Room #1
Gardens	(No meeting in Dec.)		
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	(No meeting in Dec.)	9:00 – Noon	DMC Room #1
Vision Interpretive Program	2nd Friday	3:00 – 5:00	ORH

DMC = Del Mar Center ORH = Ohlson Ranch House

PLEASE SAVE THE DATE – MIDWINTER MEETING

THE SEA RANCH DISASTER OPERATIONS ORGANIZATION Community Emergency Response Team (CERT)

February 18, 1:00 p.m.
Del Mar Center Hall

At time of writing (December 4, 2005), preliminary planning is under way for a Sea Ranch Disaster Operations organization. Volunteers with a wide variety of skills will be needed in all facets of this community-wide organization.

A portion of the Midwinter Members' Meeting of The Sea Ranch Association, organized by the Communication Committee, will be devoted to a description of the organization's Incident Command System framework and the many varied opportunities for volunteer participation.

We hope that everyone interested in participating in the future Sea Ranch CERT will save the date and attend. It will be possible to indicate your interests in volunteering for these assignments during the meeting.

We thank The Sea Ranch Communication Committee for providing this opportunity to meet, talk about CERT, and enjoy social time together after the meeting. The meeting also provides an important opportunity to recognize and say a well deserved thank you to all community volunteers for their contributions to all aspects of the community's life and well being. Please come if you possibly can.

John Fox,
Community Manager

Community Notices

PRINTING DELAY

Printing of the December *Bulletin* was delayed because there are two proposed rule changes on the Board of Directors' December 10, 2005 agenda. In accordance with Section 1357.130 of the California Civil Code (Davis-Stirling Act), these changes need to be noticed to the membership 30 days prior to adoption.

Therefore, the *Bulletin* deadline was moved forward to save the Association costs of a separate mailing for these rules changes. You will find information about the proposed changes starting on page 19.

We have done our best to see that you will receive your printed copy before the Holiday. We apologize in advance in the event that this does not occur.

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

Unit 18, Lot 97 Alman: Unapproved tree trimming.

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

30 DAY NOTICE IN BULLETIN FOR RULE CHANGES

When changes occur in The Sea Ranch Rules, we are required to provide notice to the membership in accordance with Section 1357.130 of the California Civil Code (Davis-Stirling Act). The proposed rules changes as set forth in the accompanying documents will be considered as "Old Business" at The Sea Ranch Association Board of Directors Meeting on February 25, 2006, at which time the Board will make a decision on the proposed rules changes.

The proposed changes to The Sea Ranch Design Manual and Rules Sections 4.9, 6.3.1, and 7.3 consolidate TSRA's various tree-related policies; the purpose is to update, clarify and simplify the rules and procedures for tree management and removal. The Sea Ranch Design Manual and Rules as amended would supersede and replace the following existing Sea Ranch policies, procedures, and rules:

1. 1989 Procedures for View Restoration, Tree Removal or Trimming (approved by the Board of Directors on December 9, 1989)
2. Policy and Procedure for the Landscape and Fire Management Plan for The Sea Ranch (October 13, 1990)

3. Resolution 82, Measures for Fire Management and View Preservation on The Sea Ranch (March 25, 1995)
4. Instructions on tree removal published in the October 23, 2004, *Bulletin*
5. Resolution 222, Hazardous Tree Removal Policy (June 25, 2005)

The proposed changes to the Policy and Procedure for Member Use of Mailing List are intended to bring us into compliance with the new State Law regarding Common Interest Development Elections (SB61), which goes into effect July 1, 2006, and to bring our policy into agreement with current practice regarding the mailing list, which now accommodates defined and limited use of the list in electronic form for mailings related to Sea Ranch issues, sent by members to the membership.

Specific comments on the document may be addressed in writing to the Community Manager, P.O. Box 16, The Sea Ranch, CA 95497-0016. Oral comments will be received at the February 25, 2006 Board of Directors Meeting.

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 – 2006: February 25, April 22.

BOD 2006-07 FY BUDGET SCHEDULE (see p. 9)

WATER BOARD MEETINGS

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

OTHER MEETINGS & EVENTS

Comm. Monthly Meeting Schedule (see p. 21)

MIDWINTER MEETING (see p. 21)

Sat., Feb. 18 – 1:00 p.m. – DMC Hall

JANUARY FORUM (see p. 6)

Sat. Jan. 7 – 3:00 p.m. to 5 p.m., – DMC Hall

2006 ELECTION CALENDAR (see p. 4)

POSH SQUASH ANNUAL SIGN-UP MEETING (see p. 12)

Sat. Feb. 4 – 9:00 a.m., – DMC Hall

Harbor Seal Docent Program (see p. 10)

TSR CLASSIC FILM PROGRAM (see p. 16)

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

February 8: 42nd Street

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 Dave Osteraas 785-9633

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

SENIOR STRENGTH TRAINING

Monday and Thursday – Call Pat Romeiro 785-2866

THE SEA RANCH FLYING SOCIETY

Pilots & Non-Pilots Welcome

Contact Steve Kaplan 785-3601; sk@netget.com

TEAM SEA RANCH

Bicycling for fun & fitness. Call 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

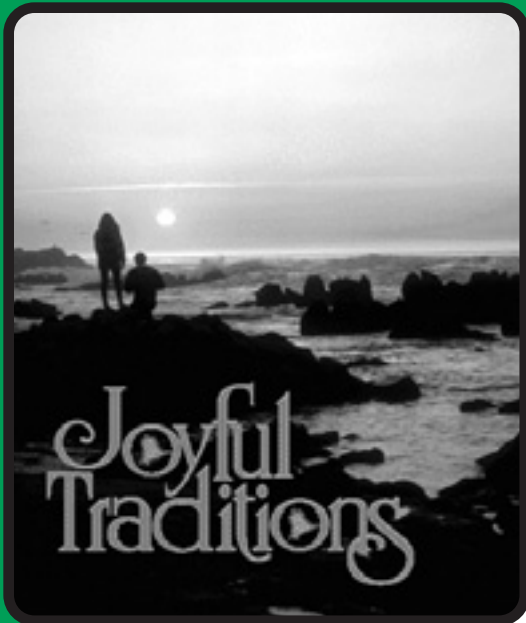
THE SEA RANCH KNITTING GROUP

Mondays 1 – 3 p.m. DMC

Contact Paddy Batchelder 785-2889

paddybatch@aol.com

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



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 – Haidi Hatfield 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.
- **Dept. of Design, Compliance & Environmental Mgmt.** 707-785-2316 • Tues.– Sat. 9 to 4 p.m.

Office Annex

35600 Verdant View • General Fax: 785-9756

- **TSR Water Company Operations** • 785-2411 • James Derbin • Mon. – Fri. 8 to 4 p.m. • on-call: after hours, weekends & holidays • Cell# 328-0400
- **TSR Water Co. Financial Services** • Mary Condon 785-2411 • Mon. – Fri. 8:00 to 4 p.m.
- **On-Site Wastewater Zone** • 785-2756 • Mon. – Fri. 8 to 4 p.m.

THE SEA RANCH ASSOCIATION
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