



Little Whale Tales

A publication of the LWC Homeowners Association

Summer 2005

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Don't Forget...

**Little Whale Cove
Lecture Series**

**"Out of the Box"
Estate Planning**

**Tuesday, June 28, 2005
7:00pm, LWC Rec. Center**

Our speaker, Eden Rose Brown, is wonderfully adept at "in the box" estate planning such as tax planning, etc. But what will amaze you are the clever and creative ways that she has devised to help keep your life and assets on target with your wishes. Don't miss this chance of a lifetime lecture. There will be lots of time for questions, too!

Fun Day at the Cove!



Carol Clark (above) rakes debris to the burn pile during the Little Whale Cove Cleanup Day

Little Whale Cove Homeowners participated in a day of clean-up at the cove, followed by a hotdog roast on Saturday, June 4. Approximately 25 residents/owners of LWC showed up to tidy up the cove, and ended up with four blazing bonfires of trash and debris brought in by the surf. The weather was perfect and a whale was spotted just off the mouth of the cove, spouting approval! The event, coordinated by Social Committee member, Joe Gardner, was enjoyed by all those who helped, and the results will be appreciated by all owners when they visit the cove this summer. – *Dee Dee Duckett*

Upcoming Social Events

July 3 (Sunday) 12 Noon - "Fourth of July" Picnic, games, raffle, silent auction, and a fabulous Blue Grass Band! Bring your steaks, hamburgers, hotdogs or veggie burgers to grill and a picnic dish to share (salad, beans, etc.)

August 10, Wednesday 6 PM - "Celebrate Your Heritage" Potluck

September 14, Wednesday 6 PM - "Autumnal Equinox" Potluck

October 12, Wednesday 6 PM - "Columbus Day" Potluck

Interested In A Regular Exercise Group?

The Exercise Room Committee would like to know if LWC residents would be interested in a regular exercise group. Enough equipment is available for a reasonable workout, and the room could be reserved for regular sessions. The Exercise Room Committee has also identified an exercise professional in Newport, who would be able to meet with interested residents to learn their interests and to suggest a program for the group. There would be a modest one-time fee, to be paid by those residents participating. This specialist would suggest exercises and routines, and then the members would continue on their own at the established time. It might be possible for the specialist to return, on a fee basis, for review or additional program suggestions. If interested, please contact a member of the Exercise Room Committee: Carol Clark, Rae Gardner, Kary Mathis, Lou Trapani or Mike Tymn. All are listed in the LWC directory. – *Kary Mathis*

**Little Whale Cove
Homeowners Association**

Street address: 15 Singing Tree

Mail address:

P. O. Box 49

Depoe Bay, OR 97341-0049

Phone: 541-765-2489

Fax: 541-765-4594

Email: lwcha@newportnet.com

Web site: www.lwcha.org

Office Hours

Tues. thru Fri. - 9am to 1pm

Saturday - 10am to 12pm

Closed Sunday/Monday

Staff

Pat Wackford, *Property Manager*

Bette Silver, *Office Manager*

Lil Crom, *Relief Office Manager*

Lou Trapani, *Relief Security*

Board of Directors

Lou Schultze, *Chair*

Bob Anderson, *Vice-Chair*

Keith Harcourt

Pat Neal, *Deputy-Treasurer*

Tia Richman

Recording Secretary

Gary Weeber

Treasurer

Mary Alice Harley

Architectural Committee

John Powell, *Chair*

Gary Duckett, and Regina Dudzinski

Alternate #1 OPEN

Alternate #2 OPEN

Alternate #3 OPEN

Newsletter Editor

Kay Wyatt

**Please send correspondence for
the Board & Committees to the
Association Office.**

Note: Homeowner Rosters and
financial statements are available
upon request. You may stop by the
office, call, write or email your
request.

Email Address Changes:

Please call or email the Association
office if you have changed your
email address.

It's News To Me!

By Lou Schultze

LWCHA Board of Directors Chairman

It is almost July, and another fiscal year is upon us. The Board and the Budget Committee have concluded the fifth and final budget meeting for 2005-2006. This is a fairly complex but important procedure, as it determines our budget and the owners' assessment for the year.



The operating expenses: employee wages, trash collection, and utilities are somewhat fixed. Art and science meet when trying to set the maintenance, replacement, and repair portion of the budget. These decisions are aided by our annual reserve study.

The reserve study, which is required by law, is conducted annually by a reserve funding specialist. The study itemizes each of the over 200 common elements in Little Whale Cove and estimates maintenance and replacement costs over a thirty-year period. This is to make sure everything doesn't fall apart at the same time and then require a large special assessment to fix.

The largest of our commonly owned elements are the roads, paths, and the recreation center. Over the past five years, or so, we have been overlaying the existing roads and paths with new asphalt. This process will be completed this coming year and we should not incur major paving expenses for the next 15 or 20 years. By then, the reserve account should be large enough to pay for re-paving. (re-paving an existing road or path is paid for with reserve funds, building a new road or path would be a capital improvement. A capital improvement costing over \$5,000 would have to be approved by a 75% vote of all owners)

Our current major repair project is the recreation center. The reserve specialist recommended a \$600+ special assessment on each owner to pay for dry rot repair and to re-side the recreation center. While those of you who live in or visit Little Whale Cove may have noticed new Hardi-Plank siding being installed on the east and south side of the Center, I'm sure all of you have noticed that there has been no \$600 special assessment.

Last year, the Board had infra-red photographs taken of the Center. These photos showed that while there was considerable dry rot present, it

was not as bad as anticipated. We decided to take the same approach to repairing and re-siding the Center as was taken for the re-paving: do it incrementally over several years, as we could afford. (Dry rot repair is paid for from the maintenance portion of the budget and the new siding is paid for from the reserve portion of the budget.) The Center now has a new roof with stainless flashing, and within a few years will have new Hardi-Plank siding and stainless flashing, double-paned windows, and no dry rot.

The final draft of the new Architectural Guidelines has been sent to all owners and owner input has been received. As time permits, the Board and the A/C will review owners comments and finalize the new rules. These will be distributed to all owners.

The Board has also received the first draft of the restated CC&R's and the By-laws from our attorney. The restatement of these two documents will not change either of them. It merely incorporates the original documents and all of the amendments into a single, more user friendly document. This will take time to finalize and will be distributed to all owners, once it is complete.

Have a great summer!

Architectural Committee Alternates Needed

The Board of Directors is seeking applicants for three alternate positions on the Architectural Committee.

The Architectural Committee is the most important Association committee. Its actions influence the quality of life and property values in Little Whale Cove. The Board of Directors chooses members.

Interested persons should submit written applications to the Board of Directors at the Association Office by regular or electronic mail. Applications should include the applicant's qualifications and reasons for wishing to serve on the Committee.

LWCHA Treasurer's Report
Mary Alice Harley

Revenue continues to be slightly more than budgeted. This is because we budgeted conservatively for Innisfree units coming on line and for miscellaneous fees such as key deposits and tennis fees.

Operating fund expenditures are about three percent under budget overall.

We should end the fiscal year with about two and one-half months' average expenditures

Reserve fund is on target, with only the payment for the recreation center siding and a couple of small items remaining.

Operating Fund Cash Flow Report
July 1, 2004, through May 31, 2005

OPERATING FUND as of 6/1/05

Checking/Savings	
100 · Cash on hand	100
105 · Checking - WCB	40,150
110 · Savings - MM Operating	60,148
Total Checking/Savings	100,398
120 - Accounts Receivable	2,706
126 - Undeposited Funds	177
Total Current Assets	103,281
Current Liabilities	
200 · Accounts Payable	15,306
220 · Contractor Security Dep	4,500
223 · Drainage Study Dep	2,295
225 · Prepaid Assessments	2,280
230 · Payroll Liabilities	7,427
245 · Other Deposits	4,000
Total Liabilities	35,808
OPERATING FUND AVAILABLE	67,473
June plan	29,242
PROJECTED BALANCE AT 6/30/05	38,231

Experience is something you don't get until just after you need it

Reserve Fund Cash Flow
July 1, 2004, through June 1, 2004

	Jul 04- Jun 05	Budget
Reserve Cash as of 7/1/04	34,188	
Income		
310 Transfer FY 03/04 operating savings to reserve	15,000	
314 Interest income	429	
310.1 · Reserve dues allocation	62,832	62,832
Total INCOME	78,261	62,832
Total Cash	112,449	62,832
Expense		
RESERVE EXPENDITURES through 6/1/05		
1660.1 · Common Area reserve exp	4,059	4,167
2665.1 · Gate House reserve exp	1,615	1,000
4665.1 · Rec Center reserve exp	16,930	36,110
5665.1 · Roads & Paths reserve exp	48,679	44,196
Total RESERVE EXPENDITURES through 6/1/05	71,283	85,473
Reserve balance as of 6/1/05	41,166	
Planned expenditures June 05	Jun 05	
Rec. Center paint interior (volunteer labor)	150	
Rec. Center siding	20,000	
Bench	259	
Subtotal	20,409	
Total planned expenditures 6/1/04-7/1/05		91,692
Projected Reserve balance at 6/30/05	20,757	

(Note: Total cash, less expenses to date and planned expenses)

LWC TOWN HALL MEETING

The next Town Hall meeting has been scheduled for **Saturday, July 30, 2005**. It will be in the Rec Center from 4:00 to 6:00 p.m. Topics to be discussed will be selected from those submitted by the audience or placed in the **Suggestion Box in the Rec Center** prior to the July Town Hall Meeting. The usual rules of procedure and decorum will be applied. The Saturday afternoon schedule was selected to provide a greater opportunity for attendance by those Residents who come to LWC on weekends. Moderators will be Ron Mitchell and Lou Trapani. – *Lou Trapani*

Moving Vans

Planning a move or consolidating two homes into one? Please remember that moving vans over 50 feet are not allowed into Little Whale Cove. Residents who had difficulty getting the moving van to their home can tell a number of horror stories. All drivers need to check with the Gatehouse office before entering the property. They may need to off load into a smaller truck to reach the house. – *Pat Wackford*

SAFETY COMMITTEE

All LWC residents should have received a copy of the **REVISED EMERGENCY PREPAREDNESS GUIDE** that was distributed by Area Captains. The "Vials for Life" referred to in the Guide are available in the Rec Center or from your Area Captain. Any questions should be directed to your Area Captain. An informational meeting for all residents will be scheduled later this summer. A "Table Top" exercise was conducted by Jim Hawley, Lincoln County Director of Emergency Services, in March. This was a preview of what might be expected during a disaster and how to respond to the event. The LWC Safety Committee is planning a mock disaster exercise tentatively scheduled for August or September.

The City of Depoe Bay is developing a city-wide disaster plan and LWC is one of eight designated areas. As the plan develops and more information is available, we will pass it on to LWC residents. As a final note, please observe a few local traffic rules: pedestrians have the right-of-way; make a full stop at posted stop signs; and obey the 18 mph speed limit. THANKS! - *Lou Trapani*

BOOK GROUP

The LWC (fiction) Book Group met on June 16 with seven discussers of By the Lake by John McGahern. We shared an author interview with proxy readers of the McGahern part and the interviewer part (with appropriate hats, of course!) Patty made colorful bookmarks with an Irish saying, and Irish soda bread was sent home with each attendee.

The July 21 (full moon!) selection is The Kite Runner by Khaled Hosseini with discussion leader Rae Gardner, who will also fix the coffee and tea water.

We do not have titles chosen beyond July. Please e-mail suggestions to Carol Hall within the next week with the month(s) you would be available to lead the discussion. Carol will assemble a tentative calendar to be e-mailed for consideration-*Carol Hall*

LWC Lecture Series on the Lincoln County Children's Advocacy Center Wednesday, July 20th, 7pm

The LWC Lecture Series features a presentation on the Lincoln County Children's Advocacy Center and the award winning short film "One Child in Many". This short film has won two prestigious awards in 2005, the Judges Award at the Houston International Film Festival and a Bronze Award at the recent Telly Awards. LWC residents Bill Luce (script writer and lyricist) and Ron Mitchell (Technical Consultant) were instrumental in the production of this film and will be part of the lecture series presentation. Current information on the Children's Advocacy Center will also be presented and its many programs aimed at making Lincoln County a safer place for our community's children." - *Gary Weeber*

NON-FICTION BOOK CLUB

July 27, 2005 - 3pm: THE BIG YEAR, A TALE OF MAN, NATURE, AND FOWL OBSESSION, by Mark Obmascik. Birders please take note. This one is especially for you!

September 28, 2005 - 3pm: SARAH WINNEMUCCA by Sally Zanjani, the story of a remarkable Native American woman of the Paiute tribe, with strong Oregon roots. She was the first Indian woman to write an autobiography, back in 1883. - *Judy Meredith*

CHILDREN'S GAMES NEEDED

Board games, puzzles, books, videos, etc. would be welcome additions to the Rec Center Library. These would help our resident young people and summer visitors enjoy their summer sojourn. - *Lou Trapani*



ATTN: Backgammon Players: LET'S ROLL !!

If there are any backgammon players out there that would like to get loosely organized for some fun games, please let Bob Bellus know at ebob@attglobal.net. He will be organizing as many kinds of backgammon activities as there are LWC players interested. One-on-one games, group activities, maybe even tournaments if there is interest. We can have specific evenings, or get things organized so we can meet in small groups (as small as two!) to play and learn. - *Bob Bellus*

RECYCLE, RECYCLE, RECYCLE

According to a newsletter from Thompson Sanitary in Newport, the aluminum can is the most recycled drink container on the planet--50% of those produced! It is a durable and sustainable metal - two-thirds of all aluminum produced is still in use today. Last year the 54 billion cans recycled saved energy equivalent to **15 million barrels of crude oil** which is America's daily consumption. A recycled can is on average back on the shelf as a new can in as little as 60 days.

For those of us in LWC there is another plus--the cans put in the special barrel provide money for LWC social functions. Bottles which had a deposit on them are also returned.

Recycling saves us money on garbage. It also saves land at the land fills in eastern Oregon where trash must be shipped to. When I opened the dumpster last week I found on top a large plastic bag which contained materials which could be recycled in our new mixed recycle containers--for example a shoe box, box for trash bags, and a plastic water bottle. So I took the items out of the bag and put them in recycle. Other owners and our staff are doing the same. - *Pat Neal*

PLEASE JOIN US IN RECYCLING!



WOW! So many new faces! Be sure to give them a great big Little Whale Cove Welcome!

New:

37/470 SW Edgewater
Frank & Mara Ficalora
308 Quiet Harbor
Henderson, NV 89052

86/1435 SW Walking Wood
Robert & Linda Gall
770 N Cedar Brook Rd.
Boulder, CO 80304
303-440-4704

TP17/158 SW The Pines
Charles & Kathleen Harrell
340 Bellhaven Place
Santa Rosa, CA 95409
541-765-3340
707-537-9818
charrell@msn.com

IF02/230 SW Shining Mist
Todd – Huff Family Trust
Blake & Brenda Todd
27 Sherwood Rd.
Rancho Mirage, CA 92270

IF18/216 SW Nesting Glade
Jerry & Sophrenia Zellner
P O Box 652
Camp Verde, AZ 86322
928-567-3481
Sophronia40@aol.com

Correct e-mail address:

Greg & Janet Bacon
gregpo98@yahoo.com

Change e-mail:

Gerald & Nancy Fox
n7fox@centurytel.net

Denise Molyneaux
mpprev@hotmail.com

Add phone & e-mail:

Samuel & Shelly Emmons
541-765-7675
shelley@pacificoutdoor.com

Add phone & e-mail:

Samuel & Shelly Emmons
541-765-7675
shelley@pacificoutdoor.com

Correct phone & add email:

Patricia Kuh
541-765-3166
Pkuh1044@yahoo.com

New address:

114/350 SW Forest Park
Thomas & Kathleen Davis
350 SW Forest Park
Depoe Bay, OR 97341

Traynor & Mary Alice Harley
1155 SW Walking Wood
Depoe Bay, OR 97341

Elizabeth Hayford
8187 SW Basalt Dr.
Crooked River Ranch, OR

Michael & Gail King
1470 SW Walking Wood
Depoe Bay, OR 97341

New address & email:

Eddie & Nancy Edwards
P O Box 631
Depoe Bay, OR 97341-06731
541-765-2750
eddie_nancy@cablespeed.com
eddie_nancy@comcast.com

Change Address:

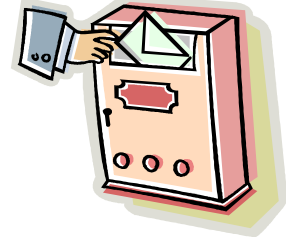
182/55 SW Gull Station
Andy & Mary Feola
55 SW Gull Station
Depoe Bay, OR 97341
541-765-2228
a.feola1@cablespeed.com

English Ivy Removal

Thank you to all the volunteer residents that joined Norman and I in removing English Ivy from the trees. We made a lot of progress but there is much more to do. If you see Ivy growing on a tree near your home, even if on the Common Area, please feel free to remove it. You must cut it at shoulder height and at knee height and pull the center section from the tree. Be sure to check around the trunk to be sure you got all the vines. Pull the Ivy back away from the tree as far as possible. Put the Ivy near a street edge where it can be seen and it will be picked up on daily rounds. – *Pat Wackford*

LWC SUGGESTION BOX

The Communications Committee has installed a Suggestion Box in the Rec. Center. Please use it to offer constructive suggestions to improve any and all aspects of our community. Blank cards are available at the box. Suggestions will be forwarded to the appropriate person or group for response. – *Lou Trapani*



Dumping, Recycling, and Yard Debris

Lately I have been finding a number of interesting items in the dump area and in the dumpsters. The dumpsters are for household garbage. PLEASE no construction debris, BBQ's, and furniture. These items must be taken to the dumpsites in Lincoln City or Agate Beach. The Manager and Staff must haul items that Lincoln Sanitary will not pick up. This costs time and dump charges to the Association. Have your contractor haul off all the debris from your remodel, carpet replacement, or old water heaters. Please read the list of unacceptable items posted at each dumpster area.

Everyone is doing a great job recycling. We can no longer take plastic grocery bags. If they are left at the recycling area they will be put in the dumpsters. You may recycle them at the front of most grocery stores. Also, do not put any plastic bags into the blue recycling bins.

A great service we provide is the picking up of yard debris by the roadside at your driveway. If debris is not picked up it means the bags are too heavy (they must be lifted into a truck without falling apart). Limbs that are longer than 4 to 5 feet in length will not be picked up. If debris is not picked up please re-bag into lighter weight bags and cut limbs to proper length. Thank you for your help. – *Pat Wackford*

Depoe Bay Food Pantry

Residents of LWC have an opportunity to participate in the **Depoe Bay Food Pantry**. **A collection bin is located in the Rec. Center foyer.** Food is distributed each Wednesday from 3:30 to 6:30 p.m. at the Bayside Chapel on Collins Street. A list of suggested items is posted by the bin. Peanut butter, canned fruit, cereal, sugar, flour and personal items such as toothpaste, shampoo, toilet paper are just a few of the items needed. Opened food containers and outdated food are not acceptable. Bill and Pat Huston along with Pastor Mark Scott are spearheading this effort and would welcome any volunteers to help (Phone: 764-2447). Any monetary contributions can be sent to: Depoe Bay Food Pantry, % Bayside Chapel, P.O. Box 116, Depoe Bay, OR, 97341. – *Lou Trapani*

Fire

An increased number of cigarette butts have been seen along the paths and along Singing Tree. Association rules prohibit smoking on all pathways. Please do not throw cigarettes from vehicles. Fire is a real threat during the dry summer weather. No fireworks of any kind are allowed in Little Whale Cove. Also, no open fires are allowed in any container except a charcoal or gas BBQ. – *Pat Wackford*

We Live In a Forest

We often think of our community as a neighborhood in the trees. That is true to an extent, but we really live in a forest. A walk through the Boardwalk or the Common Areas behind the maintenance shop or the Rec. Center is consistent with a natural forest. Grounds keeping is not done in these areas. Maintenance staff keeps the walkways clean and cleared of fallen trees. Some weed eating is done along the path edges. The forest floor is not cleared nor is any debris hauled from them. These are our natural areas and though not “Tidy” it is the in keeping with the legacy of Little Whale Cove. – *Pat Wackford*



Little Whale Cove Homeowners Association

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