

This is Surf Pines.

A quarterly newsletter celebrating 70 years of life and living in the community of Surf Pines.



Join our Facebook community online: www.facebook/groups/surfpines



Photo by Dick Wiegand



This will be the last paper issue of The Breeze. But, have no fear! We have made it easy for you to still receive The Breeze in one of several digital ways.

1. We will be sending an email blast out every quarter to provide you with a link to The Breeze so make sure your email is up to date!
2. You can always find the latest newsletter by going to <https://www.surfpines.org/newsletter/>
3. A copy of The Breeze will be provided on our Facebook page. Join our Facebook group now. The link to our Facebook page is: www.facebook/groups/surfpines

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GATE CODES:

DECEMBER: 3392

JANUARY: 3238

FEBRUARY: 3352

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Check out our updated website! Our communications committee is in the process of updating our website to make it more user friendly and to provide information needed in one centralized location.

REMEMBER to update your email address with Debbie Eddy so that you won't miss out on the good stuff! You can email Debbie with updated information at: debeddy0425@msn.com

The President's Message:

Fellow Surf Pines Homeowners,

Until lately, I didn't realize the large number of SPA members who volunteer to make our community such a great place. We have a large neighborhood and without the help of those volunteers, we'd be in a sad state. They maintain our member directory, greet new homeowners, plan annual events, deal with pesky scotch broom and sand burrs, assemble and edit The Breeze, prepare and maintain the reserve study, make recommendations to improve the financial solvency of SPA, manage our road maintenance, manage annual meeting covenants, participate in ad hoc and formal committees, etc. I have surely forgotten a few, but I speak for everyone when I say how much their work is appreciated. Without them, our dues would be significantly higher, and SPA would not look as stellar as it does today. More volunteers are always welcome and needed.

Last quarter, conference call access to our Board meetings commenced. There were two participants. If this proves beneficial to our members, we will continue it. Members who join in will need to identify themselves when prompted.

Attorney, Rich Vial's work load no longer allows him to manage the CCR work he was doing for us. The Board is now using Kyle Grant of the same law firm, the lawyer who administered our last annual meeting. His primary focus is homeowner associations, condominiums and relevant documents.

I expect the Board to review a proposal to move the CCR draft forward before the next Board meeting. The message from members is quite clear – no changes are wanted. That is exactly how they were drafted. I asked four members to review them for compliance to our directive of no change. Four agreed that they were virtually the same.

I will be sending out a letter to members explaining how we got into this predicament and how we expect the approval process to proceed. The work remaining is to authenticate our member list and update the legal description of Surf Pines. We believe a 75% affirmative vote is necessary for passage. A proxy service will be retained to manage and solicit the vote, and report back to us when the decision is conclusive.

This is likely the last Breeze you will receive in the mail, as we begin transitioning to a digital distribution. In the process of this and other activities, we realized that we have numerous databases of members for various applications. We intend to move to a single member database to populate all needs from the Breeze to member billing. Fewer than half of the members have provided email addresses with their contact information. **Please make sure your contact information is inclusive.** Confidentiality of that information to the general membership remains an option if desired. If organizations like Astoria Country Club can go digital, surely SPA can. As reported in the last meeting minutes, the amendment to our Articles of Incorporation allowing one vote per lot was approved and has been recorded with the State of Oregon.

Best Regards,
John Yerke

The Radditz Real Estate Report

FOR SALE NOW IN SURF PINES

89360 Ocean Dr: \$475,000 (Pending)
 89765 Surf Pines Landing Dr: \$499,900
 90124 Manion Dr: \$599,900
 90128 Manion Dr: \$628,500
 89128 Stellar Rd: \$659,000
 89916 Manion Dr: \$769,000
 89464 Manion Dr: \$995,000
 89187 Manion Dr: \$1,100,000

RECENTLY SOLD IN SURF PINES

89764 Sea Breeze Dr: \$565,000
 89234 Manion Dr: \$695,000
 89883 Ocean Dr: \$650,000
 90016 Manion Dr: \$819,000

There are 8 homes currently on the market in Surf Pines, 1 of which is currently sale pending. 12 parcels of vacant land are also available for sale, ranging in price from \$130,000 to \$275,000.

Since the last publication of this newsletter in mid-September, 4 homes have successfully sold within the Surf Pines community. These properties sold for an average of 90% of their original list price, and average market time was 250 days on the market.

Looking at the real estate market on a larger scale, new property listings in Clatsop County have been declining in number since September 2019. According to Clatsop MLS, average market time is 120 days and homes are selling for approximately 93% of their original list price. While mortgage rates are expected to remain reasonable into early 2020, limited housing inventory will likely continue to push prices higher, which may ultimately result in longer average market times for sellers, especially those who are selling higher-end properties.

Courtesy of Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC

Content provided by Clatsop MLS as of 12/14/19.



CHEWY MOLASSES COOKIES



1 cup packed brown sugar	2 1/4 cups flour	1/2 t ground cloves
3/4 cup butter, (1 1/2 cubes) room temperature	2 t baking soda	1/8 t allspice
1/4 cup molasses	1 t cinnamon	1/8 t cardamon
1 egg, room temperature	1 t ground ginger	1/4 t salt
	1/2 t ground cloves	3 T sugar

Using an electric mixer, bowl, and paddle, add brown sugar, butter, molasses and egg. Beat on medium speed for 2 minutes. Sift dry ingredients together, except for sugar. On low speed, add dry ingredients to molasses mixture, 1/4 cup at a time. Scrape down sides of bowl and paddle and beat for an additional 2 minutes.

Transfer dough to a smaller container with a tight fitting lid. Refrigerate for at least 1 hour, or over night. Preheat oven to 325° F. Shape dough into 1 1/2" balls by rolling in your hands. Put sugar into a shallow bowl. Carefully, dip tops of dough into sugar. Place balls, sugar side up, on parchment lined cookie sheets, about 3 inches apart. Bake for 17-20 minutes or just until set and cookies appear dry. Slide parchment paper with cookies onto cooling rack. Let cookies cool for 15 minutes. They will be soft, but will firm up as they cool.

What's going on?

COMMUNITY RELATIONS COMMITTEE

DID YOU KNOW..... Surf pines has a Community Relations Committee. Ever wonder who coordinates the various social events such as the Community Yard Sale, July Picnic, October fest? Who are those neighbors that make it a point to welcome all new residents into Surf Pines with a welcome package and valuable information? Well, it's the CRC. The mission of the CRC is to coordinate the annual social events, and conduct Meet and Greets for new residence to Surf Pines. We are always looking for new and interesting community activities that bring us all together where we can get better acquainted.

The Meet and Greets, conducted by Bonnie Rogie and Katie Weber, serve as a greeting and welcome to our community. They provide valuable information and answer any questions that our new residents may have. The CRC is always looking for volunteers to participate in our planning process and ensuring the activities are a success. It takes a village to put on these events and while the committee is small, many residents step up to help make these events a success. If you would like to know more about the CRC, or serve on the committee, please attend our next meeting. The date and time is on the meeting boards at the north and south gate, OR call the Chairperson, Cecilia Mushinskie 503-739-7454.

ROADS AND GROUNDS COMMITTEE

Trails:

We have added some large boulders near the Ocean Drive end of Trail 6 to prevent vehicles from entering Surf Pines Roadways if they come up the trail from the beach.

Roadways:

Trees and brush have been trimmed back; three feet back and 14 feet high. Signs have been replaced as needed. Reflectors have been replaced and curbs have been painted. We are working on the project bid documents for the next phase of Manion Drive widening north from High Surf Lane to the Lakeside Sea Breeze intersection.

Gates:

The gates are functioning without major problems, but continue to require daily maintenance. We are continuing work on an estimate to replace the gates with much lower maintenance requirements and trying to keep the project within the approved budget.

SECURITY

Happy Holidays Surf Pines! Winter winds and rains are here, please remove all objects such as chairs, barbeques, plants, etc. that can cause damage. SPA residents should not list SPA security in the notification hierarchy for their security systems. Your family or local law enforcement should be that contact. In closing, let's remember to drive slow. Happy New Year! Ken and Shawna