

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

UPDATES ON COVID-19 AND OUR COMMUNITY

Due to the Covid-19 virus outbreak, the upcoming board meeting WILL NOT be open to the community. The board members and department heads will attend and the meeting is accessible online.

During this unprecedented time, if any of our residents need help, please reach out to our security person and/or board members. We want to keep everyone safe and healthy!

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GATE CODES:
The gate codes will now be exclusively on the website. Please log into your account on the website to find the codes.
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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,

Welcome to the first edition of the digital Breeze that is accessible through our new website. Fewer than 80 members have registered for the site, which suggests this may be reaching many through an email distribution. We intend to push more and more to the website and our association's blog. It reduces costs and simplifies our efforts. It's simple to obtain login credentials. Access the Surf Pines website and go to the *members only* section where you will be prompted to request login credentials.

I've mentioned in each newsletter since I've been President how impressed I am with the number of volunteers we have, and that our large community would be in a sad state without them. In January, our Roads and Grounds Committee asked for volunteers to help trim back the abundance of tenacious scotch broom that invades virtually every corner of our common properties. Many love the look of this invasive plant, but the challenge is keeping it under control. It's easy to think Ken, our maintenance and security manager, could do this for us, but the task is too daunting. The weather prediction for the work party was not the best, but that didn't deter eight diehards. This effort saved homeowners over \$1,000 that would have been required to contract the feat. A big thank you to those who volunteered, including Susan Holloway's eight-year-old grandson!

We expect to have new gates on order by the end of March that will greatly improve reliability. Installation should be complete before July.

We've been discussing and studying the governing documents (CCR's and Bylaws) for months. In the last newsletter, I expressed my expectation for the Board to approve offering the draft documents to the membership for a vote prior to the March Board meeting. The change in attorneys, consolidation of our membership databases, and determining the exact number of members is taking longer than expected. In the last month, the review committee offered positive comment on what should be the final draft. I expect us to have these issues addressed by the March Board meeting. I will then present a motion offering the governing documents to the membership for approval. This will begin with posting the draft documents on the website before the end of March.

A proxy service will manage the voting. Per their experience, the quickest and most cost-effective means to do this is online. If we don't have your email addresses, please send them to one of the Board members or Debbie.

Holly's school, family, and work schedules no longer allow her the time to be editor of the Breeze. Anyone interested should contact me. This is a very important position we need to fill. Holly, thank you for doing this. We completely understand your busy schedule.

Best Regards,
John Yerke

What's going on?

COMMUNITY RELATIONS COMMITTEE

Birds and Bees and Flowers and Trees Workshop April 18 noon – 3pm

UPDATE: Due to recent events and to follow advise of health professionals, this event will be postponed. We look forward to providing a new date as soon as we are in a better position to do so.

The Surf Pines Community Relations Committee (CRC) is coordinating a fun and informative workshop for Surf Pine Residents. Have you ever wondered about the Birds and Bees and Flowers and Trees? Well this is your opportunity to get more information, and some of your questions answered. (We may even have a bee hive at the workshop). Our expert panel of guest speakers will be providing valuable information, so you won't want to miss this. The workshop will be held at a resident address (with a working greenhouse for you to tour) in Surf Pines (address will be provided to RSVP's guests prior to workshop date.)

Please RSVP as soon as possible as space is limited.

Guest Speakers:

Karen Beck, volunteer at Wildlife Center of the North Coast- birds

Jeff Hall, bee keeper- bees

Kate Besse, avid gardner- flowers

Trisha Gates, master gardener- trees

RSVP your attendance and any questions you would like answered by our experts to:

Katie Weber at kkweber1.kw@gmail.com

Would you like to help with planning and organizing Surf Pines community social events?

The Community Relations Committee could use your help. It's such a minor commitment and the benefits are great! Please consider getting involved in the community we live in. Contact a CRC member for more information and see how you can help!

Cecilia Mushinskie: ceciliamush@verizon.net

What's going on?

ROADS AND GROUNDS COMMITTEE

The March Roads and Grounds meeting will be a virtual meeting. Please contact Scott Roose (dsroose@gmail.com) for more information.

The Roads and Grounds Committee has been busy during the past three months. Items such as planning this year's pavement repair/repaving, gate replacement, and clearing scotch broom have kept us busy.

Pavement Repair/Repaving

This year's repaving project consists of 1,515 feet of Manion Drive from High Surf Lane to the Seabreeze Dr / Lakeside Lane intersection. We are finalizing the bid proposal and identifying contractors. Our goal is to have a contractor selected by mid-April. More information will be sent out as we get closer the project start date. Weather is always one of the determining factors when starting a paving project.

Gate Replacement

The committee has also been busy validating the best type of gates for replacing our existing aging and high maintenance gates. We are close to finalizing the order of replacement gates and scheduling this project. More information will be sent out as we get closer to the start of this project. Please note, in this first phase we are simply replacing the gates, we will then work on a second phase to "beautify" the gate areas.

Volunteer Work Party - Scotch Broom Cleanup January, 18th

If you have driven on Stellar Ln or Shady Pines Ln, you may have noticed a considerable amount of Scotch Broom removed. We organized seven volunteers and a grandchild 😊, on a rainy Saturday and sunny Sunday, Jan 18 – 19 to remove a massive amount of Scotch Broom. We then chipped the Scotch Broom in place rather than hauling it to the dump or burning it. More info and pictures can be found on the Blog.

SOLVe BEACH CLEANUP

Did you know that SOLVe stands for Stop Oregon Litter and Vandalism? While the SOLVe beach clean up has been postponed for right now, we can always help with cleaning up our beaches by taking a moment and picking up trash when out enjoying our beach. Please stay tuned for the next beach cleanup day. If you would like to help, please call or email **Kate Besse**.

"Even the tiniest piece of plastic, has met the end of its journey, when it lands in your bag."

Surf Pines Resident and Roads & Grounds Committee member,
Kate Besse

What's going on?

SECURITY

Spring is upon us! I would like to recruit everyone to help keep Surf Pines safe and beautiful.

Please help keep our streets safe by remembering the speed limits and slowing down at the speed humps. As the weather improves, traffic increases through Surf Pines. Let's remind everyone to follow good traffic safety.

Drivers need to offer the right-of-way to pedestrians. Pedestrians need to be courteous to motorists by moving to the shoulder or side of the road to allow cars to pass safely.

Please follow Surf Pines' policy while walking dogs, clean up after them (do not toss poop bags on the roadside or in the bushes) and be mindful that not all people or pets are pet-friendly. Please remind all visitors of the Surf Pines' Dog Policy.

The parking area located at the South gate between the security house and meeting house is for short term guest and resident parking only. It is not a weekend drop-off parking area. If overnight parking is needed, please contact security. Thank you all for your cooperation in keeping Surf Pines safe and beautiful! And thanks again for your continued support!



THE GULPING GOURMET

Surf Pines Gulpings Gourmet III Cooking Club Openings

Women of Surf Pines, would you like to get to know your neighbors better and see their lovely homes? Please consider joining Surf Pines Gulpings Gourmet III Cooking Club. We meet on the 2nd Thursday, every other month, at 6:00p.m. There are currently 3 openings in this group, with a maximum capacity of 8 members and one alternate. The alternate position is filled.

The Hostess chooses the theme for the dinner and everyone else brings the cocktails, wine or food. The schedule rotates and each person will host once every 16 months.

If you are interested, or have any questions, please contact **Kate Besse**, kate@katebesse.com or **(503) 701-8056**.

The Radditz Real Estate Report

FOR SALE NOW IN SURF PINES

90008 Ocean Dr: \$460,000
89360 Ocean Dr: \$475,000 (Pending)
33172 Malarkey Ln: \$499,000 (Pending)
90124 Manion Dr: \$585,000
90128 Manion Dr: \$618,500
89187 Manion Dr: \$980,000
89464 Manion Dr: \$995,000

RECENTLY SOLD IN SURF PINES

89765 Surf Pines Landing Dr: \$485,000
89128 Stellar Rd: \$655,000

There are 7 homes currently on the market in Surf Pines, 2 of which are currently sale pending. Twelve parcels of vacant land are also available for sale (including 2 sale pending), ranging in price from \$130,000 to \$275,000.

Since the last publication of this newsletter in December 2019, 2 homes have successfully sold within the Surf Pines community. These properties sold for an average of 98% of their original list price, and the average market time was 131 days on the market.

Looking at the real estate market on a larger scale, we are still experiencing an inventory shortage in Clatsop County. For the past few months, there have been approximately 200 homes on the market at any given time. According to Clatsop MLS, average market time is 126 days and homes are selling for approximately 94.5% of their original list price. While this is a seller's market, homes priced above \$500,000 are taking longer to sell and are typically reducing their list price one or two times before attracting a buyer. We hope to see more homes coming on the market as we move into Spring!

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

Content provided by Clatsop MLS as of 9/21/19.text