



**Surf Pines Association**  
33317 Surf Pines Lane  
Warrenton, OR 97146



May 29, 2020

Subject: Ratification of Surf Pines Governing Documents

Dear Fellow Surf Pines Homeowners,

Nearly 50% of Surf Pines' 408 members have voted on the referendum revising our governing documents. The June 15, 2020 voting deadline appears insufficient to reach a conclusive outcome. Per ORS 94.647(5)(c), Surf Pines' Board of Directors has unanimously approved extending the voting deadline to August 14, 2020.

The proposed comprehensive CC&R's do not change any use restrictions currently in place. The only goal is to have a single set of CC&R's that reflect the current status quo and tie all lots within Surf Pines to the CC&R's and Bylaws. The new documents virtually mirror the ones we have today but conform to the Oregon Planned Community Act and comply with applicable federal laws.

At the beginning of the vote, a secrecy petition was circulated by some members to ensure the application of Oregon secrecy standards. Voting secrecy is a key requirement of this process. Your legal counsel and proxy service have kept the voting process in strict compliance from the beginning. Regardless, members' concern justifies wanting it verified. I was gratified to be able to personally respond to most of the petitions assuaging concern.

Up until now, SPA's Articles of Incorporation and Bylaws served the function of both a Declaration of CC&R's and Bylaws. It is important that we have CC&R's covering the rights and obligations of SPA to its members and vice versa. While there have been revisions to the Articles of 1969 and the Bylaws, a separate set of CC&R's governing the entire Surf Pines planned community consistent with current HOA standards and Oregon law do not exist. The Oregon Planned Community Act is the main statute in Oregon governing homeowner associations. While SPA is not fully subject to the Act, it does provide the traditional framework for the documents used in an HOA. That framework includes a document structure consisting of a Declaration of CC&R's, Bylaws and Articles of Incorporation.

During this process, I responded to numerous homeowner questions. A few have voiced concern about the distrust that some openly express toward the elected Board and asked that I try to dispel the distrust. Your Board has acted transparently, progressively, and responsibly to support a healthy SPA. The record includes recommending and gaining approval for one vote per lot, offering members online access to Board meetings, consolidating member databases from nine to the two necessary, replacing antiquated gates, installing cameras at each gate to enhance security, updating the financial acumen in preparation for electronic dues payment, maintaining financial restraint to avoid a dues increase, aggressively funding the asset reserve account and presenting updated governing documents for consideration.

The Board's only agenda is what is in the best interest of its members. Thank you if you have already cast your ballot in this election. If you have yet to do so, please take a moment to place your vote for these important amendments. If you need your balloting information, please contact the Inspectors of Election at [info@tieiovte.com](mailto:info@tieiovte.com) or (888) 211-5332.

Sincerely,

John Yerke  
President