

JULY 2020

THE BREEZE

A quarterly newsletter celebrating 71 years of life & living in Surf Pines

*Annual Meeting
August 22*

THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

This newsletter marks the first for our new editor, **Clare Hasler-Lewis**, who moved to SP's in November from Davis, CA with her husband Cameron. You can find out more about Clare from her LinkedIn profile: <https://www.linkedin.com/in/clarehaslerlewis/>

We recently **replaced our gates** because of maintenance cost and reliability issues. There have always been incidents of inadvertent and deliberate gate damage with the Association absorbing approximately **\$7,000 in annual costs**. For example, at the beginning of June an SUV drove directly into the north gate tearing off the arm without reporting it to us. The new cameras allowed the sheriff to identify the SUV and driver, who was not a SP's resident.

Full restitution was made.

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VOLUNTEERS NEEDED!

As of June 8, we had just over 50% participation in the vote to replace our **governing documents**. On May 20, the Board approved extending the voting deadline from July 15 to **August 14, 2020**. The current participation rate does not show the true intent of its members. We need to be closer to **90% participation**. At the beginning of this process, we were advised voting could take a year to achieve a satisfactory participation rate to produce a definitive outcome. On the positive side, this is better participation than any association vote has ever received. The proxy company (The Inspectors of Election) retained by SPA to manage and monitor the vote continues to reach out to members who have yet to vote. A few members are opining that SPA has no authority under Oregon State statutes to extend the vote, and that it has not adhered to the secrecy provision set forth therein. **From the beginning of this process, the Association's attorney and proxy company have advised us on the proper protocol for the election.** We have a lot of money invested in this, and it makes no sense not to have a definitive conclusion. **PLEASE VOTE!** Contact me if with any questions at: jyerke@surfpines.org

At the **August 22 Annual Meeting**, SPA members will elect two Board members to replace **Gheri Fouts** and **myself**. Per our bylaws, I am forming a nominating committee for the purpose of recommending and reviewing members to run for election. Interested members should contact me. Our cut off for applicants is July 24. My intention is to run for the Board again.



Best Regards, *John*

NEW SURF PINES ENTRANCE GATES

Monitoring cameras have been installed and gate code administration revised to better identify use.

What we now have in place is expected to allow SPA to avoid most associated gate expenses for several years.



KEN'S SECURITY CORNER

by Ken Weist

Happy Summer Surf Pines!

I would like to remind all residents about a few things:

- 1) Please let's **watch our speed!**
- 2) Remind all guests that when walking on roads, **cars have the right of way**
- 3) All **dogs** must be on a **leash or on voice control**. Clean up **dog droppings**. Do NOT dispose of bags on the sides of the road.



We have made many security improvements, including Gates and **surveillance cameras**. The new Gates are much faster and more efficient than the old ones. The following are some very important tips:

- 1) Do not use gate remotes until you are within **50 ft. of the Kiosk**
- 2) Please do **NOT allow cars to tailgate** through Gates; share this information with all outside guests
- 3) Do not at any time try to go through the Gates with family members or friends following. The gates are programmed for **1 vehicle at a time**.

Thanks Surf Pines for your patience. And remember to smile for the camera!

THE FAWNS ARE OUT! DRIVE SAFELY!

**David & Shirley Krause
kindly provided this photo
and remind us that the
fawns
are here and to be extra
careful driving!**



COMMUNITY RELATIONS COMMITTEE (CRC)

by Cecilia Mushinskie

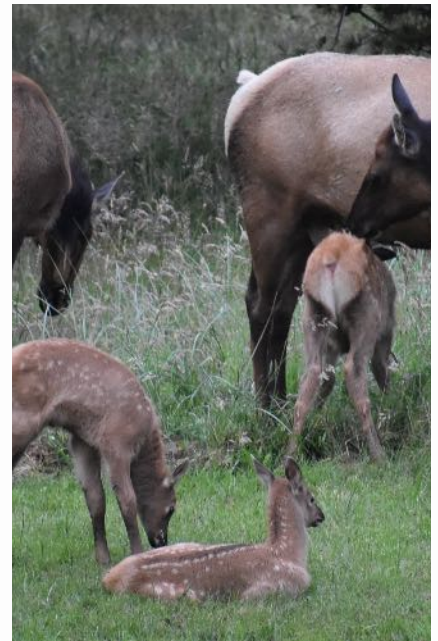
Due to the Covid-19 pandemic, all community activities previously scheduled and for the next several months, unfortunately had to be cancelled, including:

- o Birds-Bees-Flowers-and-Trees Garden Workshop
- o Wine Social
- o Community Yard Sale
- o Community Picnic

The Oktoberfest, currently scheduled for **October 9**, will be reevaluated over the next few months as the state provides guidelines/direction for larger public events. The Meet & Greets began again in June with new social distancing guideline measures to ensure a safe and comfortable interaction. We look forward to the future, when we can once again, come together as a community and enjoy this beautiful place we live, and all the fun activities that we previously shared.

The CRC is always looking for volunteers to participate in our planning process and ensure 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. **If you would like to know more about the CRC, please attend our next meeting.** The date and time is located on the meeting boards at the north and south gates or contact me directly at 503-739-7454.

Editor's note: Cecilia kindly shared the above photo of the baby elk in her backyard last week.



We just heard from our own **Bonnie Rogie**, beloved member of our Meet & Greet team and long time member of our CRC, that she has decided to step back. Bonnie has been very active in numerous SP affairs and has maintained our directory with dogged diligence over the last 15 yrs. With recent moves to digitize/distribute content electronically and her husband Mel permanently retiring, Bonnie feels now is time to let others support the community that she has done so much for. Bonnie, although we know you will be around, you're leaving CRC will be greatly missed!!



We could use some new blood to help the SF community with new and positive ideas. With Bonnie Rogie no longer part of the "Katie and Bonnie Meet & Greet Team", we encourage new members to join in. Meet and Greets do not take a lot of time and are a great way to get to know your new and current neighbors. If you are interested, please e-mail Cecilia Mushinskie at ceciliamush@verizon.net

ROADS & GROUNDS

by Scott Roose

A reminder that the Roads & Grounds Committee meets on the **3rd Friday of every month at 9:00 AM**, normally at the meeting house. With the COVID-19 pandemic, we moved our meeting online using **Free Conference Call**. Check out the reminder on the Surf Pines Blog.

This year, we all are experiencing new and different challenges. Roads & Grounds has been busy replacing the gates and coordinating the paving of Manion Drive.

We are all getting used to the speed of the new gates (myself included). I reiterate what Ken has already stated: **Do NOT Tailgate!** If you do, you might not make it and could hit the arm. While the arm is designed to break away, there could be damage to your vehicle, the gate, or both. SPA cannot be responsible for vehicle damage caused when tailgating through the gates. Once the gate starts flashing red, stop and activate your clicker, or enter your code at the kiosk.

Using Your Clicker. I've had to get used to this. I uses my clicker when I was very far back. With the new gates, that won't work; the gate will close before you can get through.

Use your clicker when you are next to the kiosk.

Watch the LEDS. They will be solid red when the gate is closed and solid green when the gate is open. They will be flashing red when the gate is opening, about to close, and when closing.

If you have any questions, concerns, or comments regarding Roads & Grounds, please contact me at **503-741-1585**.



MOWING PLAN

The increased rainfall this Spring has caused the vegetation to grow faster than in the past. Please know we have a plan to keep the **common areas mowed** and all mowing has been completed recently.



Regarding our **Beach Trails**, we are trying to manage two issues that are sometimes at odds with each other. In 2019 we experienced several vehicles driving up our trails from the beach. To prevent this, Roads & Grounds and the SPA Board decided to narrow the beach trails in an effort to make them less visible and appealing to vehicles from the beach. So far this year, we have had **zero complaints** of vehicles coming up our beach trails. However, now we are evaluating the width of the paths for residents that are using them. We are experimenting to find the best width to balance these two issues.

REAL ESTATE REPORT

by Julia Radditz

FOR SALE NOW IN SURF PINES

90128 Manion Dr: \$598,800 (**Pending**)
89140 Stellar Rd: \$619,000 (**Pending**)
89999 Ocean Dr: \$699,900
89398 Manion Dr: \$738,000 (**Pending**)
89360 Ocean Dr: \$774,900
89617 Lakeside Ct: \$830,000
89187 Manion Dr: \$980,000

RECENTLY SOLD IN SURF PINES

90008 Ocean Dr: \$435,000
89360 Ocean Dr: \$475,000
33172 Malarkey Ln: \$492,500
90124 Manion Dr: \$535,000
89464 Manion Dr: \$850,000
89720 Ocean Dr: \$865,000



7 parcels of **vacant land** are also available for sale (including 1 sale pending), ranging in price from \$130,000 to \$275,000. Since the last publication of this newsletter, 6 homes have successfully sold within the SP community. These properties sold for an average of **95% of their original list price**, and **average number of days on market was 138**.

The Covid-19 pandemic and resulting shut downs have exacerbated the housing inventory shortage in Clatsop County. Many homeowners have opted to either pull their homes off the market indefinitely or postpone their planned property sales until a greater sense of stability is achieved. These factors have led to an even tighter market for home buyers, and as buyers have started re-entering the marketplace, they are experiencing a highly competitive environment with many qualified buyers bidding on appropriately priced properties. This North Oregon coast region remains a highly desirable location for people to live and there is strong buyer demand currently. The effects of homeowners choosing to take advantage of mortgage forbearance (and perhaps defaulting on their loans after the forbearance period ends) have not immediately impacted the local market, but long term consequences are yet to be seen.

Let's look at the local real estate market on a larger scale: according to Clatsop MLS, **average market time is 131 days** and homes are selling for approximately **95.3%** of their original list price.

Bottom line: it's a great time to consider selling your Clatsop County property!

SURF PINES TEEN GROUP

Hey Surf Pines Teens,

My name is **Madie Gwydir**, I'm 16 and I live part-time in Surf Pines.

I wanted to bring the teens in the Surf pines community together through a group where we can plan online games together or plan small in-person social distancing activities until more restrictions are lifted.

We can get together people who want to go biking, swimming, kayaking/paddle boarding at the lake, online Minecraft games or other video games and maybe plan some more interesting events such as board game nights, painting/arts and crafts get-togethers.

It would also be really cool to set up a talent showcase/art gallery for the community once we all get to know each other better.

If you are interested in participating in the new Surf Pines Teens Group, please send me a text message at 971-325-1283. Once we have an established group of people interested, we will set up the group via discord or Instagram and there will be a few rules to get familiar with.

Lets all get to know each other; bring vibrancy and fun to our amazing community!



LAYERED POPPY SEED ALMOND PUDDING CAKE

by Kate Besse

- 1-18.25 oz. package yellow cake mix**
- 1-3.4 oz. package instant vanilla pudding mix**
- ½ cup water**
- ½ cup canola oil**
- 4 eggs, room temperature**
- 2 teaspoons almond extract**
- 1 cup sour cream**
- 1 1/2 Tablespoons poppy seeds**
- 7-ounce tube pure almond paste, grated (easier if refrigerated)**



Preheat oven to **350 F**. Grease two 9-inch cake pans w/ butter or non-stick spray. In large bowl, combine cake mix & pudding mix. In a 2-cup measuring cup add water, oil, eggs, almond extract. Mix w/ wire whisk, then pour over cake mix. Mix thoroughly w/ wire whisk for 1 min. Fold in sour cream, poppy seeds, grated almond paste. Divide batter between cake pans. Place in center of oven. Bake **38 min.** or until edges have pulled away from sides and a cake tester inserted in center comes out clean. Cool cake in pan for 10 min. Then, scrape table knife around edges of pan. Place cake rack on top of cake pan and invert. Let cool on rack for 2 hrs. Place first cake layer upside down on cake platter. Top with 1/3 cream cheese frosting. Spread frosting. Place 2nd layer, right side up, on top; frost with the rest of frosting. Sprinkle top lightly w/ poppy seeds. Refrigerate cake if warm out.

Almond Cream Cheese Frosting

- 8 ounces cream cheese, room temperature**
- 6 Tablespoons butter, room temperature**
- 3 cups (+) confectioners' (10X) sugar, sifted**
- 1 teaspoon vanilla extract**
- 1 teaspoon almond extract**
- 2 Tablespoons half & half (or milk)**
- dash poppy see**

Using electric mixing bowl with paddle, beat together cream cheese and butter on medium speed for 2 minutes. Add vanilla, almond extract and half & half. Beat for 1 minute. Slowly add sifted 10X sugar to cream cheese mixture, on low speed, beating well between additions. Frosting should be thin and free of lumps. Adjust by adding either more 10X sugar or half & half, 1 tsp. at a time.

SOLVE SUNSET BEACH CLEAN UP

On **Sunday July 5**, 59 participants (9 from Surf Pines) participated in the annual Sunset Beach Cleanup from 9 am to noon, helping keep Oregon clean and healthy!

SOLVE bags were at all 6 beach paths along Ocean Drive.

Son's of Beaches picked up bags on the beach during event hours.

SOLVE would love to hear your feedback! Please send your comments via e-mail to info@solveoregon.org. SOLVE events take place year-round and are always looking for dedicated volunteers!



Brian Stewart from Son's of Beaches (LEFT) with **Kate Besse**, SOLVE Sunset Beach Captain



SOLVE
Taking Care of Oregon

CALLING FOR VOLUNTEERS!

by Tom Smith

Surf Pines has grown substantially over the last 20 years, doubling the number of homes from **176 homes (1999) to 333 homes (2020)**. In the last 2 yrs. we have 62 new members. In the last 20 years, 70% of our members are new. As a result, most of the old-timer volunteers have moved or passed on. In addition, the demographics have changed substantially. In 2000 only 25% of owners were full time residents. As of January 2020 **over 50% of our owners are full time.**

We have **the lowest dues for a gated community of our size in the state of Oregon.**

For example, Clairmont Village (Portland) charges **\$1,225/home/per person/per yr. (\$2,450 per couple)** vs. **\$540 for Surf Pines per yr.** One reason SP/s dues are so low is our **proactive volunteers** who take on the responsibilities that normally would be contracted out. Sadly, the number of volunteers has dropped over the last 8 yrs. **Unless more of us step up,** we will be forced to contract out more and eventually **we will need to increase our dues** to pay for these services. A list of activities where we need help:

- 1) Content providers for updating old website & items of interest for social media & Breeze.
- 2) Our **Community Relations Committee (CRC)** is down to 2 active members + Board liaison. CRC plans/implements social activities for all of SP, including Meets & Greets of new members.
- 3) Archivists and/or **amateur historians** to help digitize/organize over 70 yrs. of history.
- 4) Help with our **Roads & Grounds and Security Committees** to help with the look and security of our community.)
- 5) Technically oriented people to help with the modernization and upgrading our association move into the 21st century.

If you are interested, please contact Cecilia Mushinskie, Scott Roose, John Yerke or myself for more information.



The SP Board in 2001

From LEFT: Ralph Todd, John McGowan, Al Cellars, Ken Weber (Roads & Grounds) and Tom Smith

These guys did double duty during the flood of 1999-2000!