

OCTOBER 2020

THE BREEZE

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



THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

My June letter ended with a brief comment about our annual August homeowners meeting and election. Administratively, the online meeting and absentee vote by mail went well. Total voter turnout was consistent with past annual meetings. Christian Zupanic's legal aid managed the vote tally with assistance from Mac Brown and Jill Rissi. They did an excellent job.

Tim Regen and I were elected to the Board (BOD) without being contested! **The annual 2020/21 budget & application of excess income were approved.** Let's hope the November presidential election is as smooth! With continued scrutiny of the BOD by a few, the cost of using qualified outside assistance to manage voting may prove prudent.

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Beach photo above taken
by Kate Besse

Our Committees

SP has two committee levels: Ad Hoc and Standing. **Ad Hoc** committees have a **short-term** purpose and are appointed by the BOD president. **Standing** committees are **perpetual**. Ours are: 1) **Roads & Grounds**, 2) **Community Relations**, and 3) **Safety & Security**, with chairpersons approved by the BOD. The Safety & Security committee has been inactive for years. At its September meeting, the BOD unanimously approved **Cameron Lewis** as **Chairman**. Key on his to do list will be completing work to better manage contractor entrance security codes.

Lake Pumping

As we enter the rainy season, Ken will begin pumping water from the lake on Horizon until about next March. If this lake has a name, it is beyond me. Until someone tells me what it is, I am designating it "Lucas Lake" after Barney Lucas. Excess water from Lucas Lake is pumped to the south side of Trail 3, about 1/3 of the way to the ocean to avoid flooding Ocean Dr. At Horizon and Ocean, the elevation is 8 ft. below the south end of Ocean, which collects the most water. A secondary pumping goal is to allow sufficient water for wildlife the subsequent summer, desirable to members bordering Lucas Lake. Ken and I receive well-intentioned advice about pumping annually. The first indication we are over pumping is when people complain about flooding Trail 3. However, that does not necessarily mean that we are. When Lucas Lake water gets to a specific level, it floods a weir. If it isn't flooded, the pumps don't run.

What impacts the water available next summer is not necessarily what we pump out, but the general condition of the aquifer and how it is used. For example, in summer, Sunset Lake water levels drop significantly. Assuming Lucas Lake is 5 acres at its peak, then 1" of water is ~28,000 gallons. In the rainy season, I don't think it is possible to over pump Lucas Lake. However, if we pump hard in late spring, we could impact the level. Fortunately, the weir prevents us from doing so. I consulted our local historian, Tom Smith, about Lucas Lake. Barney Lucas wanted to make a golf course out of that area. He had an affinity for "critters", which is why we have pheasants. He also loved ducks. He intermingled "the lakes and duck lake" in his marketing appeal to sell his northern lots. What he forgot to mention is, in late summer, they sink into the ground. Some say the lakes are the top of the huge aquifer under Surf Pines.

2020-2021 BOARD OF DIRECTORS, COMMITTEE DIRECTORS & STAFF

John Yerke, President | jyerke@surfpines.org (253-394-1817)

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Debbie Eddy, Administrator | deddy@surfpines.org (503-717-2535)

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Cameron Lewis, Director, Safety & Security | clewis@surfpines.org (415-793-4754)

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Our Gates

We continue to have issues with people trying to beat the cycle of our gates. **Virtually all who have hit the gates have not been SP residents.** And, in all cases, the person causing damage was **identified and reimbursed SP.** Many have questioned the new gates and rightly so. Based on our budget and the high maintenance cost of the previous gates, these new gates are the right answer. Many refer to them as "security gates". But they aren't *per se*. They are **access control gates.** Our Security & Safety committee will focus on better control of gate access.

Chickens and Dogs

We are receiving more complaints about homeowners annoyed by others' free-spirited wandering and defecating dogs and loud clucking chickens. Our documents are quite clear on general nuisances. **Dogs cannot be allowed to run free out of sight of the owner.** The term "general nuisance" is not specifically defined. While there is no mandate about **chickens**, they **become a general nuisance when neighbors are affected by their noise or wandering.**

I respectfully ask those with chickens/dogs to **be sensitive to your neighbors.** I know it's easier to voice a complaint to Ken or me, but it would be more effective if members would sensitively communicate with each other about such complaints. If the BOD gets involved, the outcome is seldom in everyone's best interest. **However, the BOD will address these issues if necessary.**

CCR's and Bylaws

In June, we had just over 50% participation in the vote to replace our governing documents. As of **October 1, 75% of the members have voted.** The BOD has approved two vote extensions. As President, **I will continue to ask the BOD to extend the vote until we have a clear decision.** **I urge the 103 members who have not voted to please do so.** If you need help voting, let me know. While I obviously support the documents and am willing to discuss them, I am more interested in getting this thing behind us. If they do not pass, I strongly believe it will be a significant negative for the future of Surf Pines.

Best Regards,

John

UPCOMING BOARD MEETINGS (FRIDAYS @ 4 PM)

NOVEMBER 20, 2020

JANUARY 15, 2021

MARCH 19, 2021

MAY 21, 2021

JULY 9, 2021

ANNUAL
MEETING
SATURDAY
AUGUST 7, 2021
9 AM

KEN'S SECURITYCORNER

by Ken Weist

Greetings Surf Pines!

It has been a unique summer but a good one and I want to thank everyone for their support and patience.

As we come into fall and winter, the rains and winds can wreak havoc. So please secure all patio furniture, plants and movable objects. Also be prepared for power outages and stock up on batteries, flashlight's and water.

Surf Pines is still getting a lot of individuals speeding on a daily basis so please, lets:

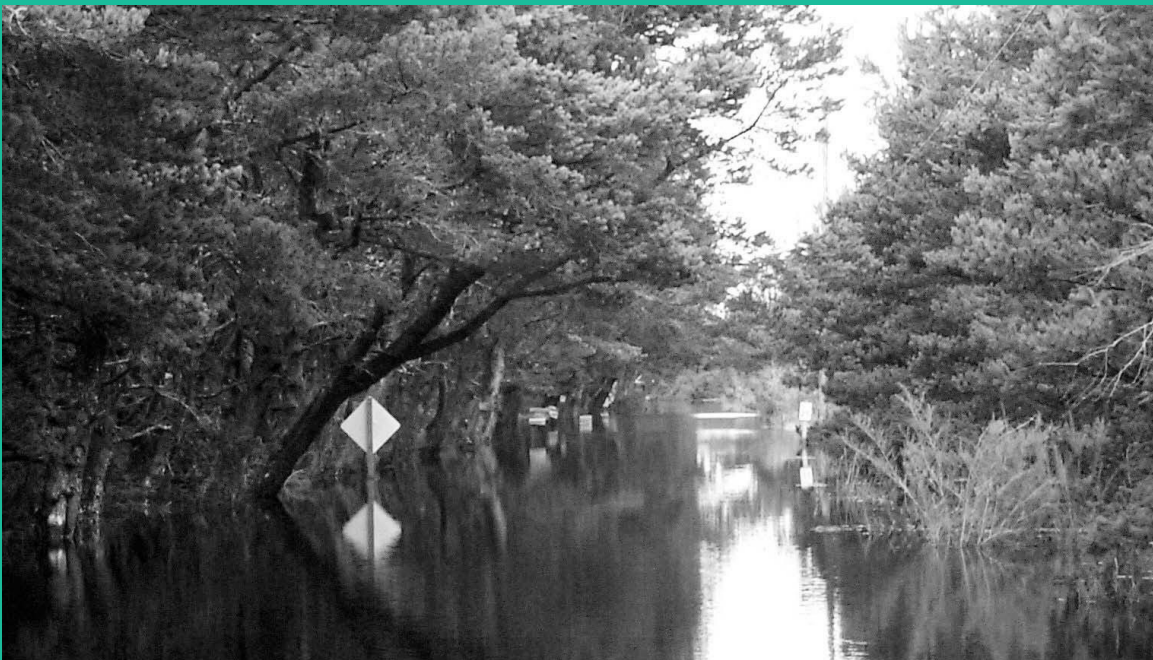
SLOW DOWN!

And please pass this statement on to visitors, friends, family, and renters. Let's keep Surf Pines safe.

Happy Holidays to everyone!



Ken Weist doing one of the things he does best! Taking care of our beautiful property!



**Ocean
Drive
Flooding
1999/2000**

**Thank
goodness
for those
pumps!**

COMMUNITY RELATIONS COMMITTEE (CRC)

by Cecilia Mushinskie

The CRC of Surf Pines is one of several volunteer committees for our community. We strive to promote positive community relations and interactions amongst the residents. With the challenges faced this year, we were forced to cancel the many planned social activities, however we look forward to 2021, when we hope to once again coordinate activities that bring our residents together. Just as a reminder, the committee manages various community social events throughout the year, the major ones being the **July Picnic in the Park**, and **Oktoberfest**. Additional community activities/events we manage include:



1. **Meet & Greets** with new residents throughout the year
2. Plan and organize the annual **Garage Sale**
3. Maintain the **SP Directory**, update the list, and print as needed
4. Maintain the **Entrance Reader Boards** for residents
5. Assist with the **Annual Meeting**
6. Plan and organize various **Social Events** (gardening workshops, wine socials, etc.)

You can **show your support for our community by volunteering for this committee**. One of the benefits of being on the CRC is getting to know your neighbors. We welcome your input on what future activities might interest you. Feel free to contact any BOD or committee member if you have any interest in participating in Community Relations.

**PICNIC
IN THE
PARK IN
"PRE-
COVID"
DAYS
GONE BY**



ROADS & GROUNDS COMMITTEE

by Scott Roose

The Roads & Grounds Committee is always looking for volunteers to participate.

Meetings are held on the **3rd Friday each month at 3:00 PM**. 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.

As we enter the Fall season, the Roads & Grounds Committee will be organizing a Scotch Broom removal/clean-up along parts of Stellar Lane and the Manion SPA Properties. This event will be **Saturday, October 24th from 9 to 3 pm**.

Pizza and refreshments will be provided after the clean-up.

SCOTCH BROOM: BEAUTIFUL BUT NOXIOUS



Although admired for its yellow blooms, Scotch broom has become an invasive species throughout the Pacific NW, where it competes with native plants and forms dense stands that are difficult to manage and remove.

According to OSU Extension, its invasive habit & economic costs have landed this shrub on the Oregon Weed Board's list of noxious weeds. Scotch broom costs Oregonians ~\$40 million/yr. in lost timber revenue and control efforts.

For more information see: (<https://extension.oregonstate.edu/news/scotch-broom-beautiful-noxious>)

REAL ESTATE REPORT

by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC

FOR SALE NOW IN SURF PINES

89999 Ocean Dr: \$729,900
89360 Ocean Dr: \$749,000 (Pending)
89916 Manion Dr: \$769,000
89617 Lakeside Ct: \$799,000
89352 Manion Dr: \$948,000 (Pending)
89187 Manion Dr: \$980,000 (Pending)



RECENTLY SOLD IN SURF PINES

90128 Manion Dr: \$580,000
89140 Stellar Rd: \$617,500
89899 Ocean Dr: \$657,500

Two parcels of vacant land are also for sale, priced at \$145,000 and \$275,000.

Since early July, 3 homes have successfully sold within SP for an average of **97% of their original list price; average market time was 136 days**. The range of final sales prices was **\$580,000-\$657,500**. We've also seen substantial sales activity relating to parcels of vacant land during this period, with 6 lots having closed recently. These properties sold for an average of 93% of their original list price; average market time was 292 days. The range of final sales prices was \$125,000-\$160,000. Expect to see more new homes being constructed in your neighborhood soon.

The North Oregon coast has been 'discovered' by people whose careers have shifted to remote working. Across the US, we're seeing increased demand for rural and suburban housing. If people can be guaranteed a strong and reliable internet connection, they're considering living in places not previously on their radar, with the North Oregon coast high on most people's lists. For many, the luster of city life has disappeared this year; people are exploring new housing options in which their income doesn't need to be tied to the local economy. While housing prices are increasing quickly here at the North coast, they're still relatively affordable compared to many of the larger metro areas. We are seeing many property buyers from Seattle, Portland, and the entire SW (especially CA). The increased interest in living here at the coast has contributed to the housing crunch, rendering many homes unaffordable for the local population. According to Clatsop MLS, **average market time is 102 days** and homes are selling for approximately **98% of their original list price**. Inventory is at an all-time low. Buyer interest is high, and market conditions are handsomely rewarding Sellers putting their homes on the market now.

Content provided by Clatsop MLS; current as of 9/28/2020



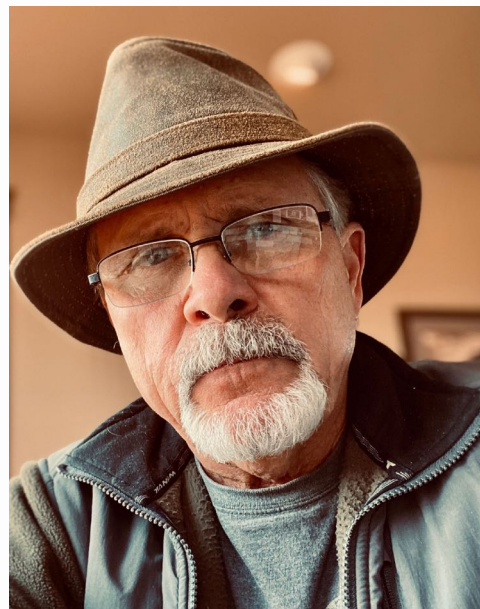
SECRETARY REPORT & COMMUNICATIONS UPDATE

by Thomas Smith

With everything else going on, we have not had much time to work on the web. However, there are a couple of new items that members might enjoy. We have added some great information to a couple of our **Members Only** section links on the web. The **Breeze Newsletter** link now includes issues dating back to 1970. It is interesting reading and observing that SP has always had its fair share of challenges over the years. The **Residents Directory** link of the Members Only section of the web now includes links to most of the Directories and Owner's Guides dating back to 1970.

We need help with content and/or some back up administrative help. We have had lots of positive comments with our communications efforts but the web needs more focus over the next couple of months.

As part of upgrading of SPA internal systems, Austin Kauffman, with his background as a security specialist for online services, has changed our **E-mail Server to a more secure and consistent** server. All BOD and Committee Head volunteers for our association will have their own SPA e-mail. **We ask that any SPA related e-mails be sent to these addresses.** This way we can maintain communications in a secure environment that allows storage of all e-mails impacting SPA.



From a herd of ~40 elk a decade ago, state wildlife biologist Paul Atwood said the population jumped to ~100 in Gearhart just a couple of years ago. The herd is now estimated at ~150 and will exceed 200 in the near future.



Excerpted from a story by R.J. Marx which appeared in the Seaside Signal on 10/6/20

PUTTING YOUR GARDEN TO BED

by Kate Besse

The rain is here, our garden is winding down, the leaves are falling, and it's time to JUMP into action to get our winter garden pajamas on. Now is the perfect time to plant **evergreen and deciduous trees**, allowing the roots to dive deep into the sand abyss all winter long. Make sure the roots are loosely spread out when planting, to prevent "girdling" (where the roots stay wrapped around each other.) Who wants to wear a Girdle? "Not me!" said the tree.

Divide those perennials (Shasta daisy), corms (Crocosmia), and rhizomes (iris), to share with neighbors. Don't worry about the deer...plant enough for everyone!

Plant Spring blooming bulbs before the first frost for a bright and cheery end of winter. This year, thanks to Costco, I picked up 4 bags of bulbs, including Grape Hyacinth (Muscari), anemone, and allium. My blue tarp was down on my driveway recently when Westwind Landscape truck delivered a unit (7 1/2 cubic yards) of "Hot" compost for my young and resilient daughter and me to spread over the garden. The hot compost will be worked into the sand base and will act as a natural fertilizer throughout the year, help protect perennials from winter freeze, and beautify the garden with rich organic matter, like winter PJ's. The tarp will protect the pile from rain and wind, until it's all dispersed into beds. Any leftover will go over the lawn.

After I'm done, I'll be ready to put on my Lanz Labrador nighty and do me some Netflixing!



FALL SOLVE SUNSET BEACH CLEAN-UP

by *Kate Besse*

On **Saturday, September 19th**, the SOLVE Beach Clean-Up took place from 10:00a.m.-1:00p.m.



SOLVE

Taking Care of Oregon

SOLVE bags, waivers, gloves, and sign up sheets were placed near all 6 beach paths by 9:30 am. The morning drizzle hinted that there might be a light turn out for the event. However, the Surf Pines Community showed up in grand force, with the **highest participation** since I've been the Sunset Beach Captain since spring 2017!

The SOLVE Beach Clean-Ups take place **3 times a year: late March, July 5th, and mid-September**. Look for the SOLVE billboard in the SP gate notice board the week of the event. If you would like SOLVE bags to clean up the beach year around, please contact me (kate@katebesse.com) and I'll provide them for you. Please remember to place the garbage in your trash receptacle on non-event days.

Thank you to the following SP residents who participated last month: Ken & Shauna Weist, Mike & Cecilia Mushinskie, Steve & Katie Curtis, Renee & Matthew Shepard, Dawn & Gary Peront, Debbie & Joe Rodriguez, Fred & Debby McBride, Michelle Mark, Michael & Ellis Ecker, Chris Ley, Misty Ingram, Eli Pickard, Cameron Lewis, & Clare Hasler-Lewis.

The Surf Pines Community ROCKS!

A BIG THANK YOU TO GARY PERONT AND FAMILY, WHO NOT ONLY HAD A NICE WALK, BUT PICKED UP 3 BAGS OF GARBAGE THAT WON'T BE LITERRING OUR BEAUTIFUL COASTLINE ANY LONGER.



HALLOWEEN BACKFIRED!

by Kay Limbird

In late October, 2019 we began to ready ourselves for Halloween and another year of trick-or-treaters. Not many children make the rounds of SP homes. Because it is gated, there is limited access and residents are mostly adults and retirees. By the end of October, many residents have vanished to warmer climates. Each year, however, we've turned on our porch light and answered the door to at least a few neighborhood costumed youngsters. For the past two years there had been a gaggle of about 5 teens festooned in what appeared to be hurriedly put together costumes of football helmets, basketball shorts, and face paint. One among them drove the group and they had been both lively and courteous ...harmlessly enjoying being silly together and acquiring some Halloween treats before aging out of the possibility altogether.



"Let's get dressed up ourselves, this year, and surprise our trick-or-treaters....let them know we're able to be whimsical and part of the Halloween fun," I suggested. My husband, Art, reluctantly agreed. We searched our drawers for the pair of creepy old woman and old man soft sculpture masks, remarkably life-like and hand made from nylon stockings and fur scraps. We had purchased them years ago at a garage sale. Only one mask was found, the bearded, male version of the pair, and one long, bushy wig. Art seemed the logical choice to wear the disguise, and agreed to be the one to answer the door and offer the bowl of treats. I would hang out in the hallway to witness the smiles of delight and surprise from the few trick-or-treaters we were expecting. About 7:30 on Halloween, we heard a car pull into our driveway and doors slam shut. The doorbell rang and Art answered, masked, wigged, and bearing, with both hands, the large bowl of treats. Listening from behind, I heard what seemed to be a small siren... starting low and quickly increasing in volume and pitch. Then it was Art saying "Oh Honey, I don't always look like this!" Fortunately the little fairy princess on our doorstep, about 4 yrs. old, was accompanied by her mother. The mother made an effort to comfort her little princess while hurriedly choosing a treat from the bowl on her behalf before sweeping her daughter, still wailing, up in her arms, and retreating into the dark, and back to their vehicle.

"Well, that went well!" Art said sarcastically as he set down the treat bowl, removed the mask and wig and turned to face me. We didn't get any more trick-or-treaters that night....not even the happy group of fun-loving teens from previous years. Likely they'd moved on to greater escapades elsewhere.

I wonder if that little princess and her mother will venture out trick or treating this year.

