

JANUARY 2021

THE BREEZE

A quarterly newsletter celebrating 72 years of life & living in Surf Pines



THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

Many members of Surf Pines (SP) have expressed concern about the height of the trees that are blocking both ocean and dune views. This is a situation like in any other neighborhood where, after years of growth, one's view is blocked by someone else's large tree canopy. The only solution is for the neighbors to reach a compromise to the benefit of each other. **Trees located on SP property** are a different situation and **can be removed with BOD approval**. Our governing documents stipulate little on this issue. Considering this, I would like to offer some history on the landscape of SP from 1950 to the present.

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Jetties, Trees, Dunes and Views:

This **1951 picture** is taken near the corner of Surf Pines Lane and Manion Drive. Of note is the lack of population density, the view of the beach, and the few Coast pines. There are no Scotch Broom.



Other than population density, how did we get all the vegetation and dune growth? Many of you know, but I will recount regardless.

A 2008 article in the Oregon Coast Beach Connection provides a **History of the North Oregon Coast Dunes**. It is basically a continuous quote from Seaside geologist Tom Harding. A 2010 article by Peter Ruggiero of OSU states that the **construction of the jetties has dramatically changed the Pacific Ocean shoreline** for long distances to the north and south **in ways so profound that the land has yet to reach a stable equilibrium after a century!**

The primary point is, in 1804 at the time of the Lewis & Clark Expedition and Clatsop Indians, the shore lands north and south of the Columbia River were grassy prairie lands. The second point is that between 1885 and 1939, the north and south jetties were built to make the mouth of the Columbia River a safer and more stable shipping channel. Point three is that sand accumulates where the Columbia meets the Pacific Ocean and must be regularly maintained, i.e., dredged.

The **jetties decreased the mouth of the Columbia River by 80%** to less than two miles. Per Horning, "This increased the ebb-tide flow of the river. The increased currents swept sand into deeper water, keeping the shipping channel considerably deeper than it had been." On the north side of the mouth of the Columbia, a large ebb-tide delta area called Peacock Spit formed with its size augmented by the Army Corps of Engineer's dredging spoils. With the cessation of dredge spoils, Peacock jetty has mostly disappeared. Incidentally, the spit was named after the USS Peacock that ran aground there in 1841. She broke up without loss of life.

The following US Army Corps of Engineers picture puts the jetties and spits in perspective.



The 6.5-mile south jetty helps contain and trap the shifting sand deposits at the mouth of the river. It was instrumental in the formation of Clatsop Spit, which was a partially submerged shoal before the construction of the jetty. It is located north of the beginning of the south jetty.

The jetties forced the growth of the spits that forced more sand north and south, increasing the sizes of the beaches. The net result was the elimination of the prairie lands witnessed by Lewis & Clark and the Clatsop Indians.

The Great Depression, coupled with massive dust storms that swept the country's southern Plains in the 1930's, compelled the Federal Government under FDR to address depressed agricultural economy and mismanagement of the nation's natural resources. The result was the formation of the Soil Conservation Service, which applied agricultural approaches to the impact of the Columbia jetties on the Clatsop prairies.



To stabilize the dunes, they planted **Coastal Pines**, **Scotch Broom** and **European Beachgrass**.

This is SP today from a spot like the the one shown above in the 1951 photo.

Coast Pines and dune growth have significantly impaired our views and continue to change our landscape. "It's not unusual for construction of a jetty to cause some changes in the beaches and shoreline near it," said Peter Ruggiero, an Assistant Professor of Geosciences at OSU. "But the impacts of the Columbia River jetties have just been amazing, the spatial scales of their influence are monstrous. I doubt when they were built anyone had a clue how significant their effect would be." Obviously, our landscape is continuing to change.

Governing Document Vote Extended to May 21

We have over **83% participation** in the vote to replace our governing documents. Our proxy service has told me that we need **85 – 90% participation** for a definitive decision and the process may take a year.

Therefore, on Friday Jan 15, the SPA Board approved an **extension of the vote to May 21.**

Those who have voted is posted on our website and will be updated this month.

Best Regards,
John Yerke



**A "NO
VOTE"
DOES NOT
COUNT AS
a VOTE!**

UPCOMING BOARD MEETINGS (FRIDAYS @ 4 PM)

MARCH 19, 2021

MAY 21, 2021

JULY 9, 2021

**ANNUAL
MEETING
SATURDAY
AUGUST 7, 2021
9 AM**

Best Regards,

KEN'S SECURITY CORNER

by Ken Weist

Hello everyone,

I hope your holidays were great! As we head into the middle of winter with the rains and winds, I would like to remind everyone about a few things:

1. On extremely **windy days**, please **refrain from putting trash cans out the night before trash day**. There has been trash all over SP the last couple of weeks from trash cans blowing over. Trash pickup is **every Friday between 9am and 1pm**.
2. There has been a **pack of coyotes roaming** the South end of SP for two weeks now. Please watch your pet's at night and early in the morning.
3. On four different occasions in December we had **homeless individuals trying to Camp** in SP (one on Surf Pines Lane, one in the Park and two by Trail 6). Everyone: please **keep a lookout for strangers at night**. And thanks to those residents who called to report the "campers".
4. Let's continue to **watch our speed**, especially when we exit through Gates. There has been a lot of speeding on Surf Pines Lane.

Shawna and I would like to thank all SP residents for supporting us in 2020. It was a year like no other. The community has been amazing, and we are so thankful to live in Surf Pines!

COYOTES IN SURF PINES



Coyotes, icons of the American West, are common in Oregon. Aided by intelligence and adaptability, coyote populations are flourishing. Most of the time, coyotes are considered more of a nuisance than a threat. **Prevention is always the best medicine when it comes to avoiding problems with coyotes.** By far the greatest number of conflicts between humans and coyotes are those in which the animal has become habituated to a residential area by the behavior of human beings. Fortunately, most of these situations are easily prevented or corrected by **removing food sources and access to shelter**. For more information about living with coyotes, see this **Oregon Department of Fish & Wildlife Fact Sheet**:
https://www.dfw.state.or.us/wildlife/living_with/docs/living_with_coyotes.pdf

SAFETY & SECURITY COMMITTEE

by Cameron Lewis

I was pleased to hear that the SPA Board of Directors decided to reestablish the Safety & Security Committee after almost a decade. At the August Board meeting, I was invited to serve as Committee Chair and enthusiastically accepted. Since this Committee was last active, there have been significant changes in the community:

- Many more residents are **full-time**
- Many **more homes** have been built

More full-time residents in more homes is a new reality for SP. The community is maturing. The three issues that are most pressing are:

- 1) **Trespassing**. Folks NOT part of SP using our roads & paths for beach access (and not cleaning up after themselves) is a good place to begin
- 2) **Animal control**. Dogs barking/running off leash; roosters being roosters, etc.
- 3) **Short Term Rentals** (STRs).

How a SP resident has been impacted by one or more of these issues informs their decision on which takes priority. I welcome SP homeowners to join the Safety & Security committee. You are welcome to contact me at cameron@olivinolife.com

Thank you!



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 through coordination and management of social events throughout the year.

The CRC is excited to welcome two new committee members; **Roberta Becker** and **Sue Hoagland**.

We look forward to 2021, and hope that we can, once again, coordinate some interesting and fun community activities. Our first meeting of the year will be held in January, where we will begin brainstorming events for the year.

Committee Activities

Meet and Greet:

In December Katie conducted 6 Meet and Greets for new neighbors. There are more new neighbors to welcome and we will be visiting them as weather permits.

Looking forward to the new year when we can fill our chairs with friends and family!



SECRETARY REPORT & COMMUNICATIONS UPDATE

by Thomas Smith

We hope everyone had a safe holiday and are looking forward to getting back to normal!

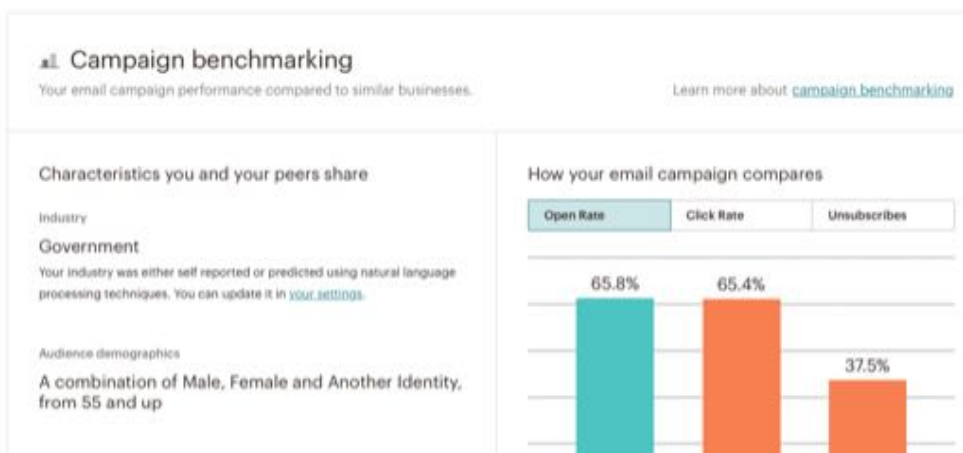
Communications and the roll out of our digital information has progressed well. Our **December 17 digital/PDF Directory** was e-mailed and posted to our website; it contains changes included as of that date. If you need help finding it, contact me or Debbie at spaweb@surfpines.org.

The top five blog pages in last 30 days were (in order of # of views): 1) South Jetty, 2) Police & Fire Logs, 3) New bakery, 4) December Roads & Grounds meeting, and 5) Clatsop Co. COVID news. If anyone has interesting information about SPA or the surrounding area, please forward to spaweb@surfpines.org for the blog. Remember, our Blog is for **general interest items**, not negative/divisive material.

The only Communications area moving a bit slowly is web content updating. **We need contributors/editors** to help update stale pages imported from our old site. **Webmasters are not needed**, though web experience would be great! Contact Tom at spaweb@surfpines.org. Our blog use has had amazing growth, with over **13,000 visits** in the last year! Our MailChimp e-mail opens averaged **65.7%** (vs. industry average of **36.9%**). E-mails that link to our blog/other SPA sources have a unique average open rate of **19%**, vs. an industry average of only **6.4%**.

One of my personal goals for 2021 is to **publish historical articles about Surf Pines** and surrounding area in our blog and on our web site. For anyone who is a history buff or amateur archivist, this could be a really fun project. Let me know if you are interested.

Thanks all and stay safe!



REAL ESTATE MARKET WATCH

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

FOR SALE NOW IN SURF PINES

89741 Surf Pines Landing Dr: **\$729,500** (Pending)
 89999 Ocean Dr: **\$729,900** (Pending)
 89617 Lakeside Ct: **\$799,000**
 89454 Manion Dr: **\$995,000** (Pending)
 90022 Ocean Dr: **\$995,000** (Pending)

2 parcels of vacant land are also for sale, priced at \$145,000 (Pending) and \$275,000.



RECENTLY SOLD IN SURF PINES

| | |
|-----------------------------------|------------------------------------|
| 89685 Manion Dr: \$355,000 | 89360 Ocean Dr: \$700,000 |
| 89916 Manion Dr: \$744,000 | 89061 Stellar Ln: \$895,500 |
| 89663 Ocean Dr: \$900,000 | 89352 Manion Dr: \$939,000 |

Since late September 2020, 6 homes have sold within SP--for an average of **98% of their original list price**; average time on the market was **98 days**. Just one parcel of vacant land sold during this period, because nearly all of the available lots had been sold previously. It was 1-acre located on the E. side of Ocean Dr., and sold for \$200,000. We have seen a flurry of interest from local builders recently, which most certainly is related to the current market values owners are enjoying in the SP neighborhood. **There is opportunity here, and strong interest from Buyers who want to get into the neighborhood.**



I feel like a broken record, but I'm happy to report that the **market for Sellers continues to improve by the day**. For Buyers, the picture is not as rosy. On a larger scale across Clatsop County, there are only 55 homes on the market in active status at this time. A more typical number of homes on the market during this time of year has been closer to 250 properties historically. Everyone is feeling the squeeze, especially buyers who are forced to become increasingly competitive with their offer pricing and terms. If you've been waiting for the right time to sell, the time is now. Call your favorite Realtor and ask for a market analysis; you may be shocked by the instant equity you've gained due to the strength of this market.

Wishing you all a happy & healthy 2021!

ROADS & GROUNDS COMMITTEE

by Scott Roose

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

Volunteers stepped up in a big way on Saturday October 24th! On that gloriously sunny day, more than a dozen ambitious SP residents helped clear 2 acres of Scotch Broom on the Manion property (see photo below). Pizza and refreshments were enjoyed and well deserved!!

The **monthly meeting** schedule has changed to avoid overlap with board meetings. Roads & Grounds Meetings are held on the **2nd Friday each month at 3:00 PM**. Normally at the meeting house, with the COVID-19 pandemic, we moved our meeting online using Zoom. Check out the Surf Pines Blog for meeting details.

