

APRIL 2021

THE BREEZE

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

UPCOMING BOD MEETINGS:
FRI. MAY 21, 4 PM
FRI. JULY 9, 4 PM

ANNUAL MEETING:
SAT. AUGUST 7, 9 AM



THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

For the past year, Board of Director (BOD) meetings have been held on Zoom. That will be the case with the May 21 meeting. Hopefully, the annual meeting will be held in person. Even though there has been sparse Zoom participation, we should continue it as an avenue for transparency. The Zoom meetings were only possible due to Austin Kauffman's technical expertise. **A big thank you to Austin!**

In last quarter's Breeze article about the changes to the panoramic views we enjoy, I received an excellent complementary response from member and **geologist Jim O'Connor**, which is published in this Breeze issue (**see the following story**).

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Polo Ridge Access to Surf Pines:

On February 22, your BOD authorized me to inform Polo Ridge that effective March 1, they would no longer have carte blanche access to SP to walk our roads and access the beach. Needless to say, Polo Ridge residents expressed outrage. They stated with certainty that their realtor assured them they would always have beach access through SP. **Nowhere in the agreement between the two HOA's does it indicate access is granted to Polo Ridge residents.** It only provides them use of Surf Pines Lane to access their community. Of primary concern is the inundation of foot traffic on Beach Trail #1. At the beginning of April, I was approached by the president of Polo Ridge requesting negotiation for their beach access through SP. His approach was sincere and genuine; the issue will be discussed during our May 21 BOD meeting. **Comments from SP homeowners on this topic would be much appreciated**, as it is a complex issue that may require a membership vote.

CCR's and Bylaws:

Since the last newsletter, about 45 additional members have voted. **Participation is now 91.7%.** This is a tremendous response, and I commend the 374 people who have voted. But it is important that all 408 property owners express their desire on this important issue. Getting over 90% has taken almost a year, and we are more than ready for this to end, but only if we have a decisive outcome.

We need the remaining 34 members to vote before the May 21 BOD meeting to achieve that. **If I am comfortable with the participation preceding the May BOD meeting, I will not ask the BOD for an extension.** We will let the voting deadline lapse and the proxy service will notify us of the results, which will be immediately communicated to you.



Garage Sale Survey:

With our web service, we can now conduct surveys. Its first use was for the BOD to receive a better understanding of member opinions on garage sales. We've had 86 responses of the 342 members who read the e-mail about the survey. This should prove an invaluable tool, providing feedback to facilitate BOD decisions on future issues such as Polo Ridge's access to our roads and paths.

Best Regards,
John Yerke

Letter to John Yerke: (*Another Perspective on Changing SP Views*)

I read your comments on the changing views in SP with interest in the January 2021 *Breeze*. I would like to add some perspective as a long-time SP owner and also as a professional geologist who has studied aspects of the Columbia River for more than 30 years. First, I've been monitoring the changing view since I was 9 yrs. old when my parents bought our home on Ocean Drive in 1968. In fact, I'm pretty sure our house, built in 1949 or 1950, is visible in the far distance in the 1951 photo that you shared. Since then, the view has indeed changed dramatically—we could see the water through the living room windows in the late 1960s and early 1970s. But then the view of the water was lost, replaced by the widening expanse of beach grass and the growing foredune—just like “Kansas” as my mother described it. Now, thickening shore pines and a couple of Sitka Spruce add interest to the westward view. As the view has changed, the walk to the water has grown further. **It's now nearly 1200 feet from our house to unvegetated sand**, including a pretty good drop down off the foredune. In 1994, it was 1025 feet; in 1969 about the time of my family's purchase, it was just 300 feet, and at the 1949 platting of SP Beach Addition Block 1, the high tide line was less than 150 feet from the house, similar to what is shown on the 1951 photograph. To summarize, **the beach is more than 1000 feet further away than when the house was built**. Those are the local changes, much of it witnessed by myself and my family. As pointed out in the newsletter (and the linked article by geologist Tom Horning), the causes are many, but most importantly has been the construction of the Columbia River jetties in the late 1800s. Soon after construction, beaches of the Clatsop Plains started migrating west, first and fastest near the jetties in the area of Fort Stevens, but soon south, all the way to the cove nestled against Tillamook Head. The peak rate in SP was between 1926 and 1954 at about 40 feet per year according to a 2010 analysis by George M. Kaminsky and others that appeared in the scientific journal *Marine Geology*. Rates have slowed since then. **Our trail to the beach has lengthened by an average of 6 feet per year for the last 25 years**. But as Horning notes, some places in the Columbia River littoral cell (the segment of coast affected by sand derived from the Columbia River), especially on the southern Washington coast, have recently begun to erode.



Barney Lucas (right) talks with a reporter about opening up SP in the early '50s.

What next? My prediction is that soon, within a very few years, the tide will turn, and the beaches of SP will stop their westward march and will start to erode. Many factors point in this direction. Foremost, our beaches are fed sand by the Columbia River, delivered from the mountains of the Pacific Northwest and southern British Columbia. The recent rapid growth was the response to the jetties moving sediment around, but that factor is now diminishing. Much of the sand that used to come down the Columbia River, almost certainly more than half, is now filling the 100s of reservoirs in the Columbia basin. And those same dams have reduced Columbia River flood peaks such that less sand is now transported to the mouth of the river where it can be moved by waves and wind up and down the coast and build beaches and dunes. Also, global warming (it's real, no matter the cause) enhances coastal erosion by raising sea level and increasing storm intensity. Additionally, these gradual processes of erosion will be exacerbated in a huge way during and after the next Cascadia Subduction Zone earthquake, partly from the famous tsunamis that will almost certainly sweep over all of the houses along Ocean Drive, including ours, but even more profoundly by the concurrent land subsidence and ensuing coastal erosion. After the last such earthquake at ~9 p.m. on January 26, 1700, the northern Oregon Coastline dropped by about 3 feet relative to sea level, and a 2010 study by Curt Peterson and others, also in *Marine Geology*, shows that soon after the quake there was rapid coastline erosion, creating 15–30 feet tall cliffs 100s of feet inland. Along the Sunset Beach access road, this cliff was about 1900 feet back from the present high-tide line, and at the Del Ray beach access road, 1100 feet, a strong hint of what will happen next time. So to me, the changing view is golden. The sand and dunes and extra thousand feet will be a critical buffer from erosion sure to come, and a little more distance could possibly blunt the force of the certain-to-arrive tsunami. More than just being a buffer, the changing view is also more forage and space for the deer and elk, and productive terrain for the swooping patrols of the Northern Harriers. No ocean view for me!

Jim O'Connor (jocconnor@easeystreet.net)

89170 Ocean Drive



KEN'S SECURITY CORNER

by Ken Weist

Hello Surf Pines!

Spring is here! And as we are allowed more freedoms, we will have more traffic. Here are three important reminders for visitors:



1. Follow speed limits
2. Curfew is 10 pm
3. Clean up after dogs



Speeding in SP continues to be a problem. We have more families with young children residing here today than in past years as well as a lot of walker's on a daily basis. The speeding is done as much by SP residents as by visitors. So let's be more careful!

The gates are still being damaged more than anticipated when we had them installed. We have to **inform all visitors not to tail gate through the gates.** Visitors must use a code. Due to COVID-19 and everything resulting from it, we have not been as concerned with parking on the shoulders of SP roads. But with things opening up, **we will begin to enforce the no parking on shoulders.** We allow contractors and landscape companies to do so only temporarily. **Every resident has ample parking on their property and must have visitors park on property.** Let's keep our roads clear. Three additional reminders for SP residents:

1. If you have an emergency call 911
2. If you have issues with animals call animal control
3. If you have issues with renters call the county number listed on permit.

I'm anticipating a crazy summer so I ask for everyone to be patient with me and thank Surf Pines for helping me get through the most difficult year ever.

Happy summer everyone!



COMMUNITY RELATIONS COMMITTEE (CRC)

by Cecilia Mushinskie

The CRC of SP 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 report our first Community Event for 2021. On **April 10**, the CRC coordinated the **Spring Community Garage Sale**. A total of 19 residents participated. A huge **THANK YOU** to **Katie Weber, Roberta Becker, Sue Hoagland,** and **Tom Smith** for helping coordinate, market, deliver individual location signs, and set up and take down day of signs. The CRC will be reviewing the results of the recent Garage Sale survey to determine, when and how often we coordinate future community garage sales.

Thanks to **Katie Weber, Roberta Becker,** and **Sue Hoagland** for conducting **4 Meet and Greets this quarter**. These personal Meet and Greets help welcome new residents to our community and provide important information, while also giving the new residents a warm welcome.



Anyone interested in seeing what our committee is about, and/or getting involved in the community social activities, is encouraged to come to a meeting.

The next CRC meeting is scheduled for **May 14 @ 9:30am** at the **south gate meeting house**.

SECRETARY REPORT & COMMUNICATIONS UPDATE

by Thomas Smith

It has been a busy couple of months for SPA communications. We now have two people helping us update content for our Municode-based web and other digital presence:

Evan Reed and **Roberta Becker**.

Evan, a new member and Director of a networking company (that also helps businesses with their web sites), has offered to help manage the web. Roberta, also a new resident and CRC volunteer, has agreed to help review, update and refresh stale web content. We really need people who love to provide interesting member-oriented content and help guide the future look and feel of the SPA digital offerings. We also hope to make more information public by reviewing our member only content.



Member directory. As of April 14, a new SP directory and reverse directory is available. Since the last edition in March, we have made 13 property owner changes and over 110 since the first new directory was published in November 2020. In addition, we made 50 member contact changes since March and 357 since November. As you may have noticed, we have a huge number of new members and new homes. **Any changes to the directory should go to me or Debbi at SPAWEB@Surfpines.org.**

Historical records. We finally have all of our historical records digitized in a cloud-based vault in searchable and optimized PDF formats. This has already been very helpful in researching several issues stemming from past SPA actions. I'm always looking for help on our digital role out. If you enjoy playing in the digital sand box, contact me at tsmith@surfpines.org or **509-993-3889**.



**Almost 12,000
historical SP records**

**Thanks to Tom Smith,
our resident
historian!**

REAL ESTATE MARKET WATCH

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

FOR SALE NOW IN SURF PINES:

33147 Horizon Ln: **\$839,000 (Pending)**

89454 Manion Dr: **\$995,000**

Only 1 parcel of vacant land is available for sale, priced at **\$249,000** and located on **Surf Pines Landing Drive**.

RECENTLY SOLD IN SURF PINES:

89999 Ocean Dr: **\$729,900**

89610 Sea Breeze Dr: **\$740,000**

90022 Ocean Dr: **\$996,000**



These properties sold for an average of **100% of their original list price**; average market time was **123 days**. Three parcels of vacant land sold during this period: a 1-acre parcel on Manion (\$149,500) and 2 parcels of similar size on Ocean Dr. (\$201,000 and \$211,000).

The **market is still hot, hot, hot for Sellers**. Buyers are stepping up with more favorable and more creative terms to try to entice Sellers into selecting their offers, and it's not uncommon for Sellers to find themselves in **competitive multiple-offer situations in this market**. On a larger scale across Clatsop County, there are **only 48 homes on the market** in active status at this time. This is historically low inventory, and it appears that it will continue adding upward pressure on market values. Buyers and Realtors alike will be excited to see which properties come on the market next in SP. It's a great time to be a Seller!

Wishing you everyone a joyful spring season!

(Market data provided by Clatsop MLS. Current as of 4/12/2021)

**Help us remove
sand spurs here
on Saturday April 24**



ROADS & GROUNDS COMMITTEE

by Scott Roose, Committee Head

The Roads & Grounds Committee members would like to wish everyone a very Happy Spring.



To celebrate the season we are organizing a volunteer project to **remove sand spurs** at the SP Park on Horizon Lane at 9 am Saturday (see photo in previous story). You really do not want these in your foot (see photo below)!

Details were emailed out on Tuesday April 19. Please check your email.

Removing sand spurs will be a manual effort using a garden weasel/garden claw tool. We have 2 or 3 tools to lend but if you have your own please bring it. Volunteers will be spread out; the bigger the team the faster we finish. Please come out and join us, it is a fantastic opportunity to meet your neighbors and contribute your most important tool, your time! At our Scotch Broom cleanup in October 2020, we had more than a dozen volunteers. Let's break that record, tell your friends and neighbors to come and join us!



Water Pumps. We have been carefully watching water levels and we strive to balance the following in regard to the water pumps in order of priority: **1) No flooding of roadways** (this is our number one priority and supersedes everything else), **2) No flooding of trails** (it's a delicate balance between Fleming Trail when we don't pump and Trail 4 when we do), and, **3) Preserve water levels** to attract waterfowl and other wildlife.

Gates. We had a few more gate hits since the last newsletter. We want all owners to be assured that **we no longer lose money when the gate is damaged** due to a vehicle, bicyclist, or other accident with the gate arms. We charge for the replacement parts and the time it takes for our SPA employees to repair and invoice. The cameras have given us the ability to seek reimbursement for damages every time; except the bicyclist. So while you may see the gate arm down temporarily, Ken has gotten very good at replacing them and the only occasional delays we have experienced are due to waiting on parts. **Tailgating has been the cause every single time the gate arm has been hit** (except the bicyclist). We have plenty of signs already at both gate entrances. Short of paying someone to sit at the gate entrance there doesn't appear to be much else to do to prevent tailgaters.

Scott, 503-741-1585

SOLVE SPRING BEACH CLEAN-UP

by Kate Besse

Founded in 1969 the mission of SOLVE (<https://www.solveoregon.org/>) is "to bring Oregonians together to improve our environment and build a legacy of stewardship. SOLVE restores and preserves Oregon's environment by mobilizing the power of volunteers and partners with the generosity of donors."

"In 2021, due to many variables, including the COVID-19 pandemic, SOLVE combined two legacy events: Spring Oregon Beach Cleanup and SOLVE It for Earth Day, into one Oregon Spring Cleanup," said SOLVE Oregon Jon Schmidt, Education and Program Manager.

Saturday, April 17th was a gorgeous day to stroll on the beach and help improve Oregon wildlife habitat by picking up garbage, including manmade items such as plastic bottles, cigarette butts, rope, cans, and plastic pieces. "It's the tiny pieces of plastic and cigarette butts that the birds are naturally drawn to eat. It fills their stomachs, full of indigestible material and they end up starving to death," as reported by Tanya Kadi, a volunteer at the Wildlife Center of North Coast. Last Monday, Tanya and I filled two SOLVE bags full of garbage, from just about a quarter of a mile up to Beach Path #5. Knowing that, as a SOLVE Volunteer Beach Captain at Sunset Beach, I'll be checking in other volunteers for the SOLVE Beach Cleanup instead of participating on the beach.

At Sunset Beach alone, there were over 65 volunteers, including the 4x4 Club "Son's of Beaches" who help with all of the SOLVE beach cleanups throughout the year. They also are qualified Shore Patrol that go through training to help rescue drivers who get stuck in the sand, among other duties, which allows the State Police to stay on the pavement instead of the beaches.

Surf Pines perennial beach cleaners, **Mel and Bonnie Rogie**, participated in this year's event. Other SP resident participants were **Clare Hasler-Lewis, Cameron Lewis, Cathy, Daniel, and Nathan Stearns, Michael Steszen and his daughter**.

Thank you, Surf Pines community for all that you do in keeping our shoreline healthy and safe for everyone. Don't forget, even the tiniest piece of plastic has met the end of its journey when it lands in your bag. The next SOLVE Beach Cleanup will be on Monday, July 5th. Better yet, every trip to the beach could be an earth day celebration!



Clare Hasler-Lewis (Breeze editor) and Cameron Lewis (standing) and Anne Mesch (seated) helping to save Sunset Beach!