

JULY 2021

THE BREEZE

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

GARAGE SALE - SATURDAY, JULY 10
PICNIC IN THE PARK - SUNDAY, JULY 11
ANNUAL MEETING - SATURDAY, AUGUST 7



THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

Below are the most current issues concerning our neighborhood. Most of the comments I received over the last 3 months deal with the impact of unleashed dogs, neighborhood security, and recognition of the fine work Ken has been doing, particularly with security.

Unleashed Dogs:

While the number of issues with dogs is small, the severity has been significant. Homeowners have been chased, chickens attacked, one dog killed by another, and one severe attack that required expensive veterinarian care.

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Our policy about dogs is quite clear. They **must either be leashed or obey voice commands**. We now notify Clatsop County Animal Control when issues arise and the county sheriff when appropriate. **Dogs that bark incessantly create a nuisance which violates our bylaws**. I ask for your help in getting this under control.

Security:

I appreciate the input from several members about whether to allow Polo Ridge residents entry to SP for beach access and walking. The **Board of Directors voted unanimously against allowing access**.

Serious and fatal automobile accidents that close Hwy 101 between Surf Pines Lane and Sunset put significant pressure on SP to open its gates to allow traffic to bypass these situations. Tim Regan reached out to local law enforcement with the offer for SP to open its gates if law enforcement can provide traffic control within SP. However, **if law enforcement is not provided, Ken will not be authorized to open the gates**. Please join me in expressing gratitude to Gary and Roberta Becker, Doug Iverson, Shawna Weist and Cameron Lewis who helped Ken manage access through our gates during these situations. I apologize if I forgot someone.

Our **Safety and Security Committee** recommends that we consider establishing a **Neighborhood Watch** program. See more about this from Cameron Lewis below.

CCR's and Bylaws:

As reported, the **amendments to our Bylaws and CCR's were approved with nearly 95% voter participation**. Those documents, plus Articles of Incorporation ("Articles"), constitute the essential documents for a HOA. Articles are meant to be brief and contain only the basic information of the HOA (e.g., name, location, purpose). At the annual meeting, members will be asked to amend the Articles to remove nonessential information.

Annual Meeting - August 7:

The annual meeting, when we elect BOD members, consider the annual budget, and conduct other business of the association, is fast approaching. Materials will be submitted by the middle of July. Like last year, the meeting will be conducted via Zoom. Two BOD positions are up for election. The candidates are **Peter Durant** (current treasurer), **Austin Kauffman** (current VP) and **Randy Ricks**. **Click here** to view link to candidates. Please remember that **voting cards must be received prior to the meeting**.

Clatsop County is soliciting public comment to revise its Short-Term Rental Ordinance and establish a moratorium on new permits. More information is available at the June 1 Board of Commissioners Work Session. **Click here**.

I hope to see you all at our park on **July 11 at 1:00 PM** for the annual picnic. See more details in the next article.

Best Regards,

John Yerke



SURF PINES COMMUNITY PICNIC IN THE PARK: SATURDAY, JULY 11 @ 1PM

After no SP-sponsored social activities, for the past year, the Community Relations Committee, in partnership with the Roads & Grounds Committee and Board of Directors, is excited to invite you to join the celebration

We hope you and your family can join us. It will be a great day to visit with old friends and meet new ones! We will also have games for adults and the kids!

We encourage you to **bring a side dish or dessert to share**. The committee will be providing: Hamburgers, Hot Dogs, Chips, Ice Cream, and Non-Alcoholic Drinks. Please feel free to **bring your own adult beverages**.



VOLUNTEERS ARE NEEDED FOR THE FOLLOWING:

- **BBQ HAMBURGERS AND HOT DOGS**
- **OVERSIGHT FOR KID'S GAMES**

Please contact Tom Smith to volunteer: tsmith@surfpines.org (509-993-3889)



KEN'S SECURITY CORNER

by Ken Weist

Hello surf pines!

I hope everyone is having a great summer!!

There are four important issues that I would like to address with the community:

1. **Security**
2. **Parking on Roads & Grounds**
3. **Opening of Gates**
4. **Dogs**

Security:

The Oregon license that I carry covers two separate licenses. The 1st is the **Executive Manager License**. This covers my ability to govern over the security of SP. The 2nd is a **Personal Security License** which gives me the ability to act as private security. Both licenses are under contract to the SP HOA and cover all SP property, including roads, grounds, gates, meeting house, and trails.



I'm not contracted to do personal security for individual residents.

Over the last 3 yrs. I've received an unbelievable number of calls from alarm companies, as well as residents, to do property checks for alarms, windows, doors, dogs, deliveries, STRs, and, most recently burglaries. I've always gone when called--no questions asked, day or night, because I care about SP. I've never considered the liability implications for my license or my contract with SP.

That being said, I would appreciate residents not using me as the first point of contact for alarms, broken windows, open garage doors, etc. SP has grown so much since I started here (going on 4 yrs. ago) and my job duties have increased considerably. So please help everyone.

Always contact local law enforcement if there is an emergency!

Parking on Roads and Shoulders:

Due to so much construction this past year, as well as COVID-19, there was a lot of latitude given concerning parking. The expectation has always been that residents and guests not park on shoulders. **I ask that the no parking rule on shoulders be followed again.** I will work with contractors and landscaping companies to ensure road clearance at all times. **If you have a special event and need parking, please contact me or the Board two weeks in advance.**

Opening of Gates:

I've never felt comfortable opening the gates to the outside, period. However, there are times when it's necessary, such as for garage sales, weddings, funerals, etc. If you have an event coming up, please contact the Board or myself **two weeks prior** to the event and we can issue a special code for that date and time frame.

Dog Control:

I've received approximately 103 calls regarding loose dogs, lost dogs, barking dogs, biting dogs, and pooping dogs. As a dog owner myself, I must emphasize that **the responsibility for your dog is YOUR OWN!** Please KEEP ALL DOGS on a leash or under voice command. Pickup all dog droppings and do not throw bags of dog poop on our streets. That being said, I've been in contact with animal control; we have a deputy that patrols SP daily and responds quickly.

Please contact animal control with all animal issues.

Finally, I just want to say how happy I am to see our amazing community growing and residents getting out and meeting neighbors. We are the most unique community on the entire west coast. Thank you, Surf Pines, for continuing to make Shawna and I feel so blessed and loved and most of all, at home.



From left: Ken Weist, Pastor Daniel Baker (Lighthouse Christian Church, Warrenton), and three others from the Men's Church Group who volunteered to help remove sand spurs from the park in April.

SAFETY & SECURITY COMMITTEE

by Cameron Lewis

Over the past couple of months, I've been evaluating organizational structures that will best support the safety and security of the SP community. I believe **Neighborhood Watch** is the superior option because of the following criteria:

1. SP policing/security is provided by the Clatsop County Sheriff's Office (CCSO).
2. CCSO provides Animal Control, Policing & General Enforcement of laws & regulations.
3. The Sheriff's Office is conveniently located and accessible.

After evaluating community organizations for common good/safety, most are aligned with local police forces. SP does not have a designated police force. However, the widely implemented **National Neighborhood Watch Program** (<https://www.nnw.org/>) is a **Division of the National Sheriff's Association**. This seems like a very good fit for our community.

If the Board agrees, Neighborhood Watch (NW) would serve as the security platform for SP.

NW has been operational since 1972 and works with Sheriffs to provide a safe, secure structure in ALL 50 states. See: <https://www.vivintsource.com/smart-home-academy/neighborhood-watch-programs-by-state/>

I believe that if SP embraces the NW program and supports the Clatsop Co. Sheriff's Dept. in this regard, this collective effort will act as the eyes, ears and enforcement for our community.

Warm regards,

Cameron
415-793-4754



COMMUNITY RELATIONS COMMITTEE (CRC)

by Cecilia Mushinskie

With summer here and the weather warming, the CRC is looking forward to coordinating and managing some fun community activities.

Community Garage Sales:

The first community garage sale of 2021 took place on Saturday April 10 with a nice participation of 19 homes. The second, and final community garage sale of 2021 will be held on **Saturday July 10**. We expect, given the history, that this sale will be very well attended by locals and out of town visitors. We are also, for the first time, partnering with Polo Ridge to make it a multi-community sale. For sign-ups please contact **Sue at 503-575-8088**.



Octoberfest at Camp Kiwanilong:

And as Summer ends, and Fall begins, the CRC will be working with Camp Kiwanilong to once again have our **Annual Octoberfest**. **Save the Date for Oct 16**. More information to come as the date approaches.

New Resident Welcomes:

As part of CRC's regular community commitment, we have met with 3 new residents, provided informational welcome packages and personally welcomed them and their families to Surf Pines.



SECRETARY REPORT & COMMUNICATIONS UPDATE

by *Thomas Smith*

Over the last 30 days your web team has evaluated the SP web content and ease of use. **Evan Reed, Debbie Eddie, Roberta Becker**, and I have devised an implementation plan to make the website easier to use and have included more useful content.



You can see many of those changes already; more will be coming soon. **We still need content providers to produce information that is relevant to the members.**

We recently obtained various historical sources and will soon announce very interesting additions to the website's history section.

Please attend our **Annual Association Meeting on August 7** to hear what will be available to the membership.

An updated **July 1, 2021, Member Directory** was posted to the Members Only website. It has 79 contact, 21 customer and 2 Tax lot changes since our April edition and 579 contact, 200 customer and 20 Tax lot changes in the last 11 months since we started using our Sales Force database last August to produce our first digital directory.

[Click here for a print copy.](#)

Finally, at the May Safety & Security meeting, a question was asked about the number of SP homes and how that has grown. Our new database has enabled us to generate that data based on the year built and listed in the Clatsop County Property Tax Map. The results are very interesting as shown below. Currently, we have **353 homes in SP**; 10 are still under construction. In 2020, 2019 and 2018 there were, respectively, 9, 9, and 8 new homes completed. Thus, we have had **46 new homes** built in the last 4 yrs.. There are **55 buildable lots left**. Further, in the last year, the **percentage of full-time residents** increased from **50.2% to over 55%**.

SURF PINES IS GROWING!



<u>YEAR</u>	<u>TOTAL NUMBER OF HOMES</u>
2021	353
2011	304
2001	230
1991	177
1981	136
1971	66
1969	53

ROADS & GROUNDS COMMITTEE

by Scott Roose, Committee Head

The Roads & Grounds Committee would like to wish everyone a happy and fun Summer!

We had a great turnout to remove sand spurs at the park in April. Twelve volunteers showed up, including a men's group from the Lighthouse Church (**see photo in Ken's story above**). Thanks to Daniel Baker for organizing this extra help! Another volunteer photo is shown below.

With places starting to open back up, SP is becoming busier. Given that, we want to remind residents about a couple of SP policies:

1. **There is no roadside parking allowed on any of SP roads.** We realize landscapers may have to do this while working on a property, however, this should be **temporary and brief**. Our roads are too small to have vehicles parked along the road edge. Per the SP Bylaws, **fees can be imposed** for routine infractions. Also, regarding Short-Term Rentals, regardless of the county permit mentioning parking on roadsides, **SP policy supersedes this**, and no parking along the road is allowed.

2. **Brush piled in the right of way (ROW)** next to the road (SPA property that extends about 10 ft. on either side of the roads). We are seeing more and more piles of brush in the ROW. The only acceptable piles in the ROW are cut-up piles of wood for burning. Brush, limbs, branches, and other material cannot be piled in the ROW and need to be disposed of by the property owner.

Kate Besse (far left), Doug Iverson (blue jacket) and Steve Gordon (red jacket) generously volunteered to help clean up sand spurs at the park in April.

Great volunteers are one reason SP HOA fees are so low!

THANK YOU!!



REAL ESTATE MARKET WATCH

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

FOR SALE NOW IN SURF PINES:

33308 Neacoxie Ln: **\$1,195,000**

VACANT LAND:

Ocean Dr (3.44 acres, oceanfront): **\$290,000**

Manion Dr (1 acre, ocean view): **\$410,000**

RECENTLY SOLD IN SURF PINES:

33147 Horizon Ln: **\$850,000**

89454 Manion Dr: **\$1,000,000**



Since the mid-April publication of The Breeze, two homes have sold within SP. These properties sold for an **average of 101% of their original list price; average time on market was 103 days**. No vacant land sales occurred during this period.

Inventory across Clatsop County is beginning to increase, albeit slowly. We now have 104 homes on the market in active status, and 125 pending (**approximately double what we were seeing in April 2021 when this newsletter was last published**). By the end of June, homes were selling for an average of 102% of their list price, according to the Clatsop MLS.

The **median sale price in June 2021 was \$533,750**, compared to a **median sale price in June 2020 of \$399,900**, representing a **33% increase**. During that same period, median days on the market dropped from 74 to 43.

We are seeing this pricing pressure affecting buyer motivation; many buyers have dropped out of the market due to being priced out or feeling overwhelmed with the competition. There is still ample buyer activity from out of state and major metropolitan areas--those seeking vacation homes or investment property opportunities.

Best wishes for a wonderful summer!

Market data provided by Clatsop MLS. Current as of 7/1/2021.



SURF PINES GULPING GOURMET III BEGINS IN AUGUST

by Kate Besse

Thirty-six years ago I organized the first Gulping Gourmet cooking group, comprised of 14 women in my Portland neighborhood. After organizing over 12 groups, wherever I have lived, I have found that it's a wonderful way to create community.

The first Surf Pines Gulping Gourmet group was formed in August of 2017 and the second in January of 2018. We suspended gatherings during the COVID lockdown.

While the hostess chooses the dinner theme, she does not have to cook (organizing the house is enough of a challenge!) Once the rotating schedule is set-up, there will be: 1 hostess, 1 cocktail, 2 appetizers, 2 salads, 2 vegetables, 2 entrees, and 2 desserts. We gather on the same weekday, once a month, which will be decided by the group at the first dinner.

Now I am offering the Surf Pines Gulping Gourmet III, beginning **Thursday, August 5th, 6:00p.m. at my house** (assuming no COVID restrictions).

If you are fully vaccinated and would like to join the Surf Pines Gulping Gourmet III, or have questions, please e-mail me at: kate@katebesse.com or call **(503) 701-8056**.

Bon Appetite!





Breeze editor Clare Hasler-Lewis had to navigate around these beautiful elk to get into her driveway on Ocean Drive on June 29. What a joy to behold!