

# OCTOBER 2021

# THE BREEZE

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



## THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

### 2021 Annual Planning Meeting:

Last year the BOD approved a motion to conduct an **Annual Planning Session** to set priorities for the ensuing year and beyond. This year's session occurred prior to the Sept. 17, 2021, BOD meeting and included members of the BOD and standing committee chairpersons. Information on the planning process is at the link entitled "[2021 Planning Meeting](#)". Three strategies were developed:

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1. Evaluate the best **use of SP common property to the mutual benefit of the HOA and homeowners**. Tim Regan will lead this effort and recommend a committee for BOD approval. Committee recommendations will be presented to the BOD for consideration.
2. Develop a **task list of administrator, BOD, staff, and other volunteer duties with the intent of providing adequate long-term management for SP**. Tom Smith will lead this effort and recommend a committee to the BOD. Committee recommendations will be presented to the BOD for consideration.
3. Maintain **high-level sensitivity and diligence toward security**.

These will become regular agenda items at BOD meetings.

### **Tree Trimming:**

A homeowner recently submitted a request to our Roads & Grounds (R&G) Committee to remove/top several trees in the SP right of way below his house on Manion. All aspects of the policy were followed, including notification of the homeowners within a 500 foot radius of the scope of work. Those who commented unilaterally opposed his proposal. This is a good time to review the policy, including its origin and purpose.

In the January 18, 2010, BOD meeting minutes, President Dave Lukens mentions that three See Breeze homeowners wanted to improve their views and requested permission to prune, remove and trim trees on the SP right of way along a section of Ocean Drive. The BOD referred the request to the R&G Committee. It recommended a policy the BOD unanimously approved on March 15, 2010. This is on **page 8 of our policy manual**.

To help me better understand the policy and its purpose, I contacted the person who was R&G's committee chairperson at the time. **The intent of the policy is not to prohibit removal, thinning or topping of trees, but to insure it is done in a safe, clean, and professional manner consistent with the esthetics of our common areas**. The purpose of the R&G review is to ensure this happens. For example, a request to remove all trees should not be allowed. It completely conflicts with the policy.

If someone wanted to remove 25% of the trees and top the others using a licensed tree professional, that should be approved. There were a few comments that topping will kill them. If done correctly, there is no evidence of this; another reason the policy specifies that a licensed tree professional complete the work.



A request to reduce the horizontal and vertical density of trees is not a yes or no decision. It is somewhere in the middle and preserves the esthetical value of our common areas and improves the views that homeowners have lost over time.

### **Dogs:**

Unfortunately, this is at least my second comment on dogs. We have had repeated complaints about a few unleashed or unfenced threatening dogs. Our CCR's principally focus on property rights and common areas, which technically limits what we can do. Our position has been to recommend people contact the sheriff or animal control. This is not solving the problem.

**When dogs affect homeowners' ability to use our common properties, it has gone too far.** I intend to consult with legal counsel and will recommend a plan to the BOD at our next meeting in November.

### **Security Cameras:**

I received numerous comments about a proposal to install a camera at the north end of Ocean Drive to capture outsiders entering SP from Trail 6. An explanation of the proposal is at the following link, ([Cover letter from John Yerke on Planning Session Results](#)).

If you are a Razor clam lover, October could not be a finer time. The season has finally reopened after being closed for almost a year ([see more below](#)). The clams are large and in abundance.

Best Regards,

John Yerke

## **Surf Pines is Razer Clam Heaven!**

**Approximately 95% of Oregon's razor clams "land" in Clatsop County between Seaside and Fort Stevens State Park's Clatsop Spit.**

**To learn more about clamming, go to:**  
<https://myodfw.com/articles/start-clamming>



***(read more in Editor's Corner below)***

## **KEN IS ON THE MEND.....**



**We wish him a speedy recovery from surgery!**

**(my favorite photo of Ken. Wally is considerably larger now....)**

**- Breeze Editor**

# EDITOR'S CORNER

by Clare Hasler-Lewis

Clamming season opened Oct. 1 after being closed almost 11 months. Typically, the season closes at area beaches from July 15-October 1 to protect young clams, but this year it closed on November 6, 2020 because of high levels of two biological toxins that razor clams and other bivalves can be contaminated with: **domoic acid (DA)** and **paralytic shellfish poisoning (PSP)**.



You may wonder why I care about this?

First, because I'm a toxicologist. Second, because I like to eat razor clam chowder! For safety, Both DA & PSP need to be below a certain level (PSP: less than 80 micrograms per 100 grams of shellfish meat; DA: less than 20 parts per million). Though the biotoxins do not make the clam sick, **they will make humans sick if a person consumes an affected clam.** The OR Dept. of Agriculture conducts bi-monthly sampling during the winter months and weekly sampling during the warmer months to ensure safety.



## Bolete Mushrooms are in Season!

Thanks to SP resident Terry Andrews for alerting me to this delicacy - right here in our neighborhood!

Boletes, also known as Porcini, are a broad species of edible mushrooms that are delicious and nutritious! According to Penn State Extension, Porcini mushrooms have the highest levels of antioxidants (ergothioneine, glutathione) which help our bodies fight free radical damage that may lead to chronic diseases of aging. For more information see:

<https://plantpath.psu.edu/research/centers/mushroom-research-center>



Bolete mushroom recently found along Ocean Drive

# SAFETY & SECURITY COMMITTEE

*by Cameron Lewis*

Surf Pines has had a few things happen this month:

**Vandalism:** Several "Keep Surf Pines Residential" signs were stolen from front yards of Ocean Drive homes at night and discarded in the bushes north of High Surf. Some were folded; others were missing the wire stakes. These signs were paid for by residents who are exercising their right of free speech & concerns about the impact short term renters have on the community. Apparently we have some video impressions of the vandals; I will be reviewing them shortly.

**Trespassing:** Polo Ridge residents continue to come through the south gate or the opening around it. People also walk up from the beach and through SP property. Stopping this will require path cameras that include night vision capability. Unrestricted and unobserved access can result in vagrancy and theft. These cameras are **not about surveillance of SP residents** rather they are about identification of trespassers and safety.

**Animal Control:** I've heard from several of our residents that some dogs are off-leash and have been aggressive towards individuals. This week I was chased while riding my bike on Ocean Drive. A Dobermann, off-leash & running UNSUPERVISED in the SP park came out of the trees and chased me for 100+ yards. I used my bike as a shield and loud voice commands to get him back to his yard. This is not the first time this dog has caused a problem for residents. I have notified the Clatsop County Animal Control (SP is within their jurisdiction).

**Neighborhood Watch:** Next week I will deliver my recommendation to the HOA Board that SP become a Neighborhood Watch community. SP has ZERO police coverage (not from Warrenton, Gearhart or Seaside). Rather, enforcement is done by the Clatsop County Sheriff's Dept. **Neighborhood Watch is 100% owned/controlled by the National Sheriffs Association** (<https://www.sheriffs.org/programs/crime-prevention>). Clatsop County already provides Animal Control, and other normal policing services.

I'm happy to discuss these issues in greater detail,

Warm regards,

Cameron  
415-793-4754



# COMMUNITY RELATIONS COMMITTEE (CRC)

*by Cecilia Mushinskie*

As we wrap up another year, the CRC is happy to report, that although we have had some pandemic challenges in 2021, we were able to successfully hold several community activities.

Two Garage Sales took place--one in the Spring and another in the Summer (July 10). The Community Picnic in the Park on July 11, was a huge success (see photo below). Thanks to all who participated and volunteered to make this event so successful. Unfortunately, the annual Oktoberfest was cancelled.



The CRC committee is already busy meeting and discussing some great new community events for 2022. We welcome ideas from the community.

## **New Resident Welcomes:**

As part of the CRC regular community commitment, we have met with several new residents, provided informational welcome packages and personally welcomed them and their family to the SP community. Volunteers are the heart of any community, and I would like to thank my CRC team for their commitment to SP. I look forward to continuing our work to make the community a fun and inclusive place to live. We always appreciate new team members.

If you have a desire to be a part of the CRC please contact one of the CRC team members; **Cecilia Mushinskie, Katie Weber, Robin Rhodes, Sue Hoagland, Roberta Becker** and **Tom Smith**.



# SECRETARY REPORT & COMMUNICATIONS UPDATE

by *Thomas Smith*

It is nice to start a new fiscal new year! As Secretary, my goal this year is to initiate the process to review our operations to help us maintain a more professional SP management structure.

Many of you may not be aware that administrative tasks were added to Debbie Eddie's bookkeeping duties when our previous administrator left several years ago. Thus, SP has only **one part-time person** handling accounting/administration for 407 properties. Similarly-sized associations have at least **three full-time people**. As you can imagine, several areas of SP management have suffered. While we have awesome SP volunteers, if we don't address the management void, we inevitably leave ourselves in danger of issues that may negatively impact our members.

On a more enjoyable note, our website has undergone substantial updating, particularly the history section. It is updated with many cool articles and information about local history. Below is our historical links page located at the bottom right link of our <http://surfpines.org/> web site:

<https://www.surfpines.org/spa/page/history-surf-pines-association>. We think you'll enjoy what we now have online and look for so much more to be added in the future.



## History of Surf Pines Association









Originally Surf Pines was unincorporated land and a few developed farms. During the depression in the 1930s, the Civilian Conservation Corp planted thousands of shore pines (*pinus contortus*) and beach grass to stabilize the dunes. Until the Coastal Gale of 2007, rows and rows of shore pines towered in Surf Pines.

In 1944, Barney Lucas, a land developer, began to buy Surf Pines land. He created an unincorporated area and called it Surf Pines. Barney bought a farm near Highway 101 and built Surf Pines Lane to provide access to Surf Pines. Barney acquired partners (George Malarkey and Miller) to help develop lots.

The partners developed lots in Surf Pines Beach Addition and near Sunset Lake. In the 1950s, Barney deeded property to William Manion, a realtor. Manion built Manion Drive and began to sell property in Surf Pines. Some of the lots that sold were in the Sea Breeze area.

In 1969, the Surf Pines Association was created to help pay for the upkeep of roads. In the 1980s, properties in the Strawberry Hill area were added to Surf Pines. In the 1990s, properties were developed in the Surf Pines Landing area and in the Silver Spot area. Security gates were added in 1990.

Links to all our history including Digital Books, Articles, Videos, Audio recordings, maps, access to the CCHS digital Library and several other fun things.

	Digital Books about Surf Pines and Clatsop Plains		Collection of videos and recordings about Surf Pines and the Clatsop Plains
	Articles about Surf Pines and Clatsop Plains		Maps about Surf Pines and Clatsop Plains
	Clatsop County Historical Society Internet Archive and all other digital history now on line on the CCHS digital library.		Fun Articles from Surf Pines Residents
	Fun Articles about our North West Oregon Area.		History of the Astoria Underground and how it affected the city.



# REAL ESTATE MARKET WATCH

*by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC  
Market data provided by Clatsop MLS. Current as of 10/11/2021.*

Welcome back, fall!

I've heard it echoed by many local residents that this is the best season to enjoy the beauty of the Oregon coast, and I wholeheartedly agree. Crisp, sunny days. Long, cool nights. And plenty of harvesting, clam digging, and sunset watching to fill the hours in between. But I digress...How's the real estate market these days? Judging by the heat of this market, it's feeling like we're in a perpetual summer.

## **FOR SALE NOW IN SURF PINES:**

TBD Manion Dr (new construction): **\$849,500**  
33287 Neacoxie Ln: **\$985,000** (Pending)  
90040 Ocean Dr: **\$1,450,000** (Pending)

## **VACANT LAND:**

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

## **RECENTLY SOLD IN SURF PINES:**

89673 Manion Dr: **\$545,000**  
89777 Ocean Dr: **\$849,000**



Since July 2021, the two homes (above) sold for an average **103% of their original list price; average market time was 30 days.** (As you read this, remember that the tiny number of sales has a tendency to skew the statistics in small market areas.). Three vacant land sales occurred during this period; all were 3.4-acre, Oceanfront parcels, selling for **\$290,000-\$310,000.**

Across Clatsop County, it's still difficult for buyers to get offers accepted due to the competition on limited inventory. We now have 78 active homes on market, and 155 pending. **By the end of September, homes were selling for an average of 99.5% of their list price.** The median sale price in September 2021 was **\$599,450**, compared to a median sale price in September 2020 of **\$437,500**, which represents a **37% increase** for the month. During that same period, median days on the market dropped from 110 to 79. Buyers are anxious to get their hands on properties, and the outlook remains positive for property sellers for the foreseeable future.



Now, get out there and enjoy the day!

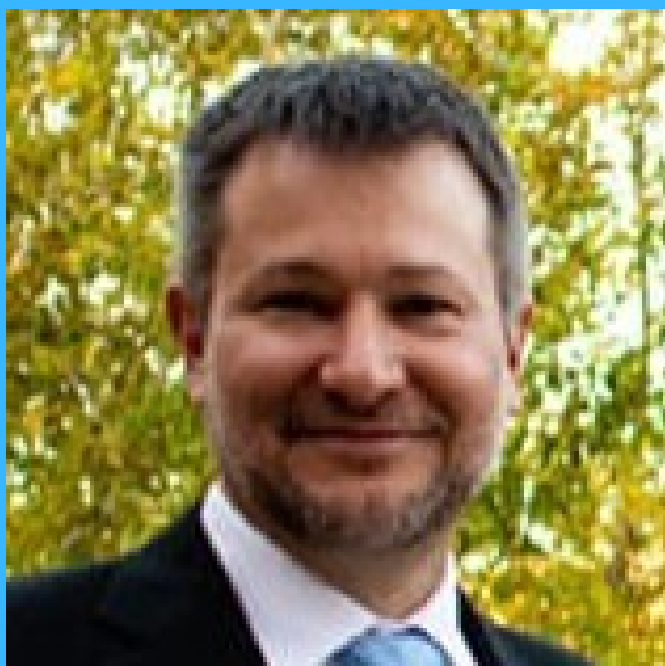
# ROADS & GROUNDS COMMITTEE

*by Scott Roose, Former Committee Head*

The Committee has been working on a few small projects and we are happy to report the following updates:

1. **Paving repairs.** The small paving repairs to the shoulders of Surf Pines Ln. and Manion Dr., as well as the miscellaneous crack repairs throughout SP have been completed. Thanks to Ken Weist for overseeing this project.
2. **Post repairs.** Various posts have been repaired; some signposts and some lighted posts in Surf Pines Landing. Thanks to Ken Weist for taking care of these.
3. **Sea Breeze Right of Way Extension.** This project is in progress and is for extending Sea Breeze to the North with a gravel surface to provide access to two lots on the north end of Sea Breeze. Thanks to John Yerke for overseeing this project.
4. **Pavement Repairs to Surf Pines Ln at 101.** Estimates have been obtained and this project will repair the deteriorated portion of Surf Pines Ln where it intersects Hwy 101. Look for more updates on this project, including the plan for closing the entrance for one day. Thanks to John Yerke for overseeing this project.

As we enter the Fall season, we are checking the pond water levels and testing the water pumps to verify they are in good working order. Let us know if you find roads or grounds areas that need attention.



## Scott has moved on...

After 3 yrs. as the Head of the Roads & Grounds Committee, we're sorry to say that Scott Roose moved back to Texas.

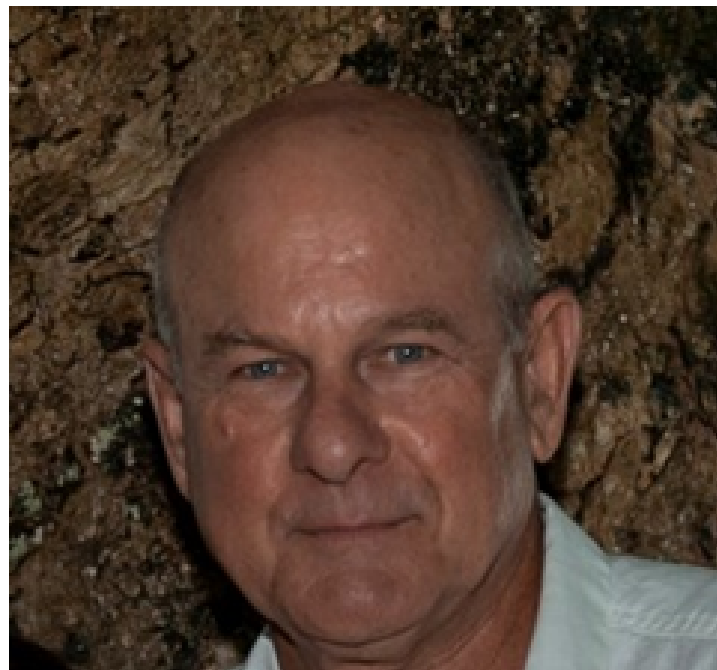
He will be missed!

We wish him all the best!!

## SP HOA LEADERSHIP CHANGES

In addition to losing Scott Roose as head of the Roads & Grounds Committee, our Treasurer, **Peter Durant (photo right)**, recently stepped down from the Board. He and his wife sold their SP home and purchased another in Camas.

Peter did an excellent job during his two years as Treasurer and will be missed!



## Board Members & Committee Directors

[Surf Pines Association Contact Information](#) | [Surf Pines Association](#)

**John Yerke: *President***

**Austin Kaufman: *Vice-President***

**Jim Aalberg: *Treasurer (photo right)***

**Tom Smith: *Secretary***

**Tim Regan: *Director at Large***

**Debbie Eddy: *Administrator***

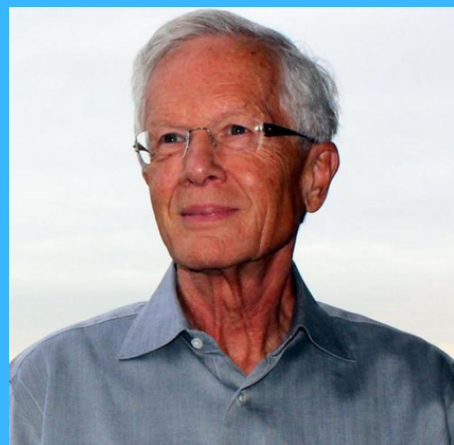
**TBD: *Director, Roads & Grounds Committee***

**Cecilia Mushinskie: *Director, Community Relations Committee***

**Cameron Lewis: *Director, Safety & Security Committee***

**Ken Weist: *Security & Maintenance***

**Clare Hasler-Lewis: *Breeze Editor***



# MYSTERY HOUSE AT END OF OCEAN DRIVE

**Editor's note: Thank you to SP resident Debbie Mishler for sending me this story some months ago. Excerpts below are from the article she send me which appeared in the Bend Bulletin ([https://www.bendbulletin.com/localstate/mystery-house-comes-with-territory/article\\_67d93b3f-795e-5bba-afae-9b8291de5c73.html](https://www.bendbulletin.com/localstate/mystery-house-comes-with-territory/article_67d93b3f-795e-5bba-afae-9b8291de5c73.html))**

The Lewis and Clark National Historical Park has a mystery house north of Surf Pines. The house is thought to have been built by famed architect **John Yeon**. His brother Norman lived in home until 2004. The 106 acres of land that the house is on begins roughly at the park-owned Sunset Beach/Fort to Sea Trail outside of Seaside and extends south to SP and runs parallel to state-owned shore and beach land. To the north, it bleeds into other protected lands — the park-owned trailhead, Camp Rilea and Fort Stevens State Park — creating miles of protected land.

The Yeon property encompasses a variety of landscapes, including what used to be coastal prairie and is now more forest-like because of the introduction of non-native pine, beach grass and Scotch Broom over the years. Still, the native plants have been making their own comeback, and the park and the Land Conservancy's work will further that return.



Yeon intended the land be conserved and hoped it could be used in a national or state park. The land had been left with the Trust for Public Lands, and the Oregon Parks Foundation held the easement. The Land Conservancy later bought the land from the trust after Fort Clatsop signed an agreement stating that the park would buy the land from the conservancy group. In addition to the house, the Yeon property includes a network of trails, some created by Yeon and another kept clear by SP residents as a social trail.