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April 2022

# THE BREEZE

*A quarterly newsletter celebrating 73 yrs of life & living in Surf Pines,  
the largest gated community on the North Oregon Coast*

**PICNIC: SUNDAY JULY 3**  
**GARAGE SALE: SATURDAY JULY 9**  
**ANNUAL MEETING: SATURDAY AUGUST 6**



## THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

In my Breeze comments, I like to cover the primary emails from homeowners I received over the previous quarter. Unfortunately, this quarter seems no different – **dogs and short-term rentals continue to cause concern.**

### **Dogs:**

During the March BOD meeting, there was unanimous approval to send a warning letter to another homeowner regarding their aggressive dog. **A fine of \$100** can be assessed if this aggressive behavior toward fellow homeowners continues. The **policy on dogs is quite clear. Dogs must obey voice commands or be leashed.**

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### **Short-Term Rentals:**

The emails about STR's concerned parking on Association property. While there is not a policy negating this, **STR permits dictate parking spaces**. To avoid the BOD from having to address this in a policy change, **STR's and all homeowners need to confine parking to their property**.

### **Strategic Planning Session Results:**

Two strategies emerged from this year's planning session:

1. Evaluate if the Association is making the **best use of its common properties**, i.e., should they be monetized.
2. Evaluate if **professional administrative services would benefit SP** and should be used.



**Tim Regan** led a committee that addressed the first item. Their recommendation was to do nothing with our common properties but to hold and maintain them.

**Tom Smith** led the committee that undertook the second strategy. The committee evaluated different administrative options with the intent to maintain SP in a progressive and governance compliant manner consistent with the best interests of the Association and homeowners. I'm pleased to announce that an **agreement with Fieldstone Management should be signed by May**. Tom will discuss this in his column.

### **BOD Elections:**

The **Annual Homeowners meeting is Saturday, August 6th**. More details will be available in July. We expect to have an **in-person** meeting with the possibility (not definite) of a Zoom connection. **Tom Smith's position is up for election**.

Tom has done a tremendous job for the Association and indicates he will run for a second term. If there are others who want to run for that position, please let me know. I will be forming a nominating committee at the end of June.



Best regards,  
John Yerke

**ANNUAL  
HOMEOWNERS  
MEETING:**

**SATURDAY  
AUGUST 6**



# KEN'S SECURITY CORNER

by Ken Weist

Happy springtime Surf Pines!

Just a few things I would like to remind you about:

- 1) **Speeding** has improved, but we are going to get busy this summer. **Remind your guests to go SLOW!**
- 2) Animal problems got way out of hand this year. Keep dogs on a leash or under voice control at all times. **Animal Control** is at our service. If there are problems, call them: **503-861-0737!**
- 3) Please be **aware of what trail you are on** if going to the beach. Last year there was a lot of accidental trespassing on others trails. **Six SP trails are marked.**
- 4) Lately, we've been swamped with **open houses/estate sales**. If you plan to sell in the future, be aware that there is a protocol for these events. The **gates will not be opened for these types activities without at least 1 wks. advance notice tho I would prefer more time if possible.** Also, **terms exist that have to be approved by the Board.**
- 5) Remember to **burn smart** and let me know when you're burning.

We've had a long winter! I'm looking forward to seeing everyone this summer.

Ken



## BE PATIENT AT THE GATES!

Please **do not open the gates for others**. Be patient for those in front of you who use kiosks.

If you open gates for others, **YOU become responsible** for them as they enter under your code.



# COMMUNITY RELATIONS COMMITTEE (CRC)

by *Cecilia Mushinskie*

Spring is here, and I am excited to welcome warmer weather, and the opportunity for gardening and all things outdoors.

## 2022 Annual Community Events:

The CRC is busy planning community events for 2022. SP's always popular **Community Picnic in the Park** is scheduled for **Sunday July 3rd**. As the date nears, we will be reaching out to ask for volunteers and provide details.

The **Annual Community Garage Sale** is scheduled for **Saturday July 9th**. As always, the CRC team will manage all advertising and provide participants with signage. As the date nears, we will be soliciting participation and additional details.

## Potential New Events:

In addition to the annual events, we are also discussing a few new events:

- Spring Garden Event / Garden and/or Greenhouse Tour
- Tournament in the Park (specific tournament yet to be determined)
- Social Get-Together (yet to be determined)

These are preliminary ideas, dependent on resources, weather, and community interest. We also welcome ideas from the community.

## New Resident Welcomes:

As part of the CRC regular community commitment, we will continue with our new resident Meet & Greets. These interactions provide informational welcome packages and personally welcome new residents and their family to the SP community. Volunteers are the heart of any community, and while we have an amazing hard-working committee, we always welcome new team members.

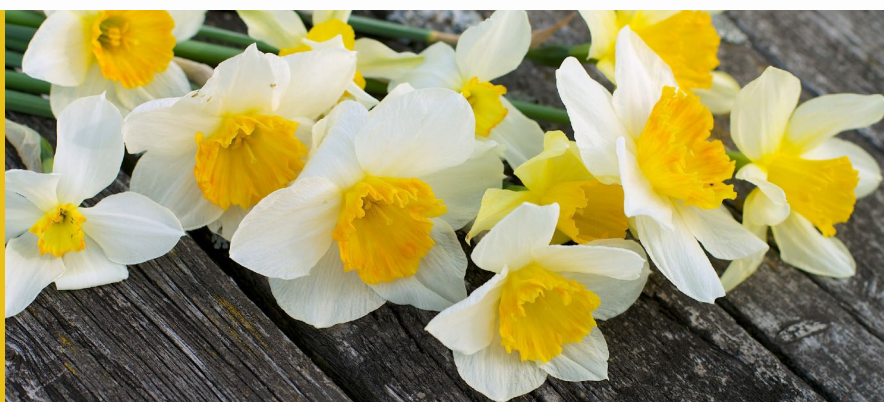
If you have a desire to be a part of the CRC, please contact one of the team members: **Cecilia Mushinskie, Katie Weber, Robin Rhodes, Sue Hoagland, Roberta Becker, and Tom Smith.**



## DID YOU KNOW...

**The Daffodil is the  
City of Warrenton's  
Official Flower?**

**(The Commission voted unanimously on  
this in November, 2021)**



# SECRETARY REPORT & COMMUNICATIONS UPDATE

by *Thomas Smith*

Since September 2021, when we completed our BOD Planning Session, our **Administration Review Ad Hoc Committee** was created and has evaluated many options to facilitate appropriate management of our operations.

In October, 2021, we completed a 2-page summary of the issues and requirements for effective SP operations management [Click Here to read](#). Several options were investigated, including hiring an administrator (as we have in the past), hiring a property management firm, or variations of both. Potential Property Management firms were narrowed down to two. We also spoke with Dan Bartlett, local representative for a retired administrators association (and former SP administrator after Bill Barrons left). Dan has numerous city/county administrators retiring and seeking new opportunities. After discussing our needs with him, we concluded that this approach would not be optimal.

After receiving proposals from two finalists, **Fieldstone Management, LLC**, seemed to meet most of our requirements. We were pleasantly surprised that the **costs were within our current 2021/2022 budget** for administration and accounting. After careful review of their proposal and gathering collateral information, almost 40 follow-on questions were developed for further clarification. We also spoke with primary references at North Rim, Eagle Point, Nestucca Ridge, and Three Rivers Associations. An online meeting was then conducted with Fieldstone General Manager and Operations Manager (Kevin Duoroski and Julie Vizina, respectively). SPA members Jim Aalberg, Jeff Scherer, Tom Smith, and Debbie Eddie conducted a final review of the questions on March 8 and were very impressed with their answers. ([Click here to view support documents](#)).



FIELDSTONE  
MANAGEMENT<sub>LLC</sub>

[HTTPS://FIELDSTONEMANAGEMENT.COM/](https://fieldstonemanagement.com/)

During the Executive Session prior to the March 18 BOD meeting, it was suggested that we:

- 1) Add a plan for a **local community manger** to our Fieldstone agreement.
- 2) Confirm that the **total costs** (including extras) **remain under** our current **budget** (excluding unusual circumstances).
- 3) Determine the possibility of obtaining **~20 hrs. consulting** time w/ no cost.
- 4) Have the Fieldstone contract executived on behalf of the SPA by Jim Aalberg (Treasurer) and Tom Smith (Secretary).

In closing, I would like to thank all who have collaborated on this review. These include:

- ➔ **Jim Aalberg** for all his assessments and guidance as Treasurer.
- ➔ **Jeff Scherer** who helped us design our RFP (based on expertise at his Portland HOA) and the concise comments for our follow-on questions.
- ➔ **Dana Carter** and **John Yerke** for their introductions to, respectively, AMS Management and Fieldstone Management.
- ➔ **Randy Ricks** for his comments related to contracting options and approaches.
- ➔ **Chad Sweet** who introduced me to Dan Bartlett and provided his expertise as administrator for Gearhart.

Lastly, I wanted to thank **Debbie Eddie**.

It was she who recommended we investigate a management firm and has helped us understand why she has been so buried in her position as administrator, which she never wanted to begin with.

She has been incredibly loyal to Surf Pines over the last 10 years and supports our steps to transition into a professionally managed organization so we will continue to protect our property values for this special community.





# ROADS & GROUNDS COMMITTEE

*by Mark Miller*

The Roads & Grounds committee would like to wish everyone a very happy spring!

During our recent winter storms, quite a few trees fell. A few blocked Manion and Ocean Drive but were promptly cut up and moved off the roadways by several hearty volunteers we have unofficially named "**The Chainsaw Brigade**"! Thank you to those that responded so quickly to our email request!!

One silver lining was: those trees, along with others gathered from our recent tree trimming work, have been chipped and will be spread as a thick layer of new ground cover in our community park. This should help suppress many of the sandspurs that start popping up this time of year.

Speaking of sandspurs, our efforts last year seem to have paid off as we are seeing far fewer emerging this season (so far...!). Even so, history dictates they'll be back. We'll likely organize another **Sandspur & Scotch Broom Removal & PIZZA Party** within the next few months (time/date to be announced via-email). Believe it or not, this is a fun event and a great way to meet your neighbors.

We hope you can join us!

The committee is investigating options for the addition of a new storage shed to sufficiently house tools/maintenance equipment. The building would most likely be placed near the south entrance just northeast of the gate. Both stick built and pre-fab options are under consideration.

**We are always looking for volunteers to join our committee!** If you're interested, please contact me ([mmiller@surfpines.org](mailto:mmiller@surfpines.org)). Our next meeting will be at the meeting house near the South gate at **4:00pm, Thursday, May 12th**.

**Residents are welcome.** We also plan to make the meeting available via zoom. See the SP Website for further details.



**Scotch Broom**

+



**Sandspur**

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# REAL ESTATE MARKET WATCH

*by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC*  
 Market data provided by Clatsop MLS. Current as of 4/11/2021.

In an exciting first quarter of 2022, SP home prices have shot up dramatically. No vacant land was sold.

## FOR SALE NOW IN SURF PINES:

89914 Ocean Dr: **\$650,000** (Pending)  
 89688 Sea Breeze Dr: **\$685,000** (Pending)  
 89917 Manion Dr: **\$725,000** (Pending)  
 89955 Ocean Dr: **\$919,000** (Pending)  
 89388 Ocean Dr: **\$995,000** (Pending)  
 89657 Ocean Dr: **\$1,100,000**  
 90054 Ocean Dr: **\$1,150,000**



## RECENTLY SOLD IN SURF PINES:

89576 Manion Dr: **\$540,000**

Since January, one house sold for **93% of the original list price**. It was on the market for **108 days**. My opinion is that the lengthy market time/sale price are not indicative of the overall market, but were condition-related and specific to this particular property.

Many who dared to put their homes on the market in the winter were rewarded with a competitive buying environment and high sales prices. Currently in Clatsop County, **76 homes are on the market with 95 pending**. By the end of March, homes were **selling for an average of 101% of their list price**. The **median sale price in March 2022 was \$535,000, vs. \$425,000 in March 2021**, representing a **25% increase for the month**.

During the same period, median days on the market dropped from 49 to 45. Refinances have mostly ended due to rising interest rates, so appraisers/mortgage brokers have been freed up and are closing sales more quickly.

Spring selling season is upon us! More homes seem to be coming on the market weekly. We hope to see this trend continue through the coming months. **Unfortunately, buyers are starting to be impacted by increasing interest rates**. While still at historic lows, some buyers already stretching their budget to purchase will be priced out of the market. **Economists expect this to have a slowing effect on the real estate market. Prices are expected to continue increasing, however not likely at the same rate as we've seen over the past few years.**



As always, wishing you well. Until next time...