

# July 2022

# THE BREEZE

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

**ANNUAL MEETING: 9 AM  
SATURDAY AUGUST 6  
ASTORIA COUNTRY CLUB**



## THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

**Annual Meeting:**

By now you each should have received your packet for the Annual Meeting at **9AM, Saturday, August 6th** at the **Astoria Golf and Country Club**. It has been three years since we last met in person. With COVID-19 still in our midst, please mask up if you have any concerns. Access via Zoom will also be provided.

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YOGA IN THE PARK WITH DEE TULLIS



Astoria Golf and Country Club  
*"The St. Andrews of the Pacific"*

### **Miscellaneous Complaints:**

The SP Board of Directors (BOD) routinely gets complaints about activities of which it has no control. Three of the most common examples are **barking dogs, Short-Term Rentals (STR's), and burning**. People expect the BOD to take action, but unless stipulated in our governing documents, it is not within the BOD's authority.

Our governing documents are clear about what homeowners cannot do. Forever, homeowners have expressed a desire for few covenants, i.e., few restrictions on what you cannot do or must do. A year ago, the CCR's and Bylaws were approved by homeowners. The message from most homeowners was loud and clear; they did not want more restrictions.



Of our governing documents, **CCR's are the most important.**

**They govern property rights.** If homeowners want more rules or restrictions impacting property rights, they need to amend the CCR's to include them. This will require **approval by 75% of the owners**. That means that SP restrictions on barking dogs, STRs, burning, etc., will not happen unless included in the CCR's. If homeowners want restrictions on these things, there needs to be enough support to impel the BOD to ask the homeowners to consider it in an election.

The expectation of some homeowners is that the Association (i.e., the BOD), should solve their problems, such as the ones noted above. Unless specifically referenced in our governing documents, the BOD is not authorized to do that. Except for what is in our governing documents, Clatsop County regulations govern over SP. The examples listed above are best managed through services provided by Clatsop County.

### **Fieldstone Management:**

By now everyone should know that the BOD approved contracting with Fieldstone Management (<https://fieldstonemanagement.com/>) to provide accounting and management services for us. The primary intent is to standardize operation as BOD members change and streamline accounting. Right now, we are drinking from a fire hose as we work on the transition. Any comments or questions on the transition should be sent to: **spaweb@surfpines.org**. The few I have received are greatly appreciated.

Best Regards,

John Yerke

Fieldstone Management is a specialized Community Management Company based in Bend, OR. Fieldstone's community managers are all holders of the Certified Manager of Community Associations (CMCA) credential.

Fieldstone operates eco-friendly practices which, in turn, become more budget-efficient; we strive to use electronic records and be as paperless as possible. We use cloud-based management tools to update and communicate with boards and owners. We offer an online owner's portal that allows owners 24/7 access to governing documents, financial records, account information, online payments, newsletters, announcements, calendar of events, and more.

**FIELDSTONE**  
**MANAGEMENT** LLC

# 2022 Annual Meeting<sup>3</sup>

**9 AM, Sat August 6**

## AGENDA

- 1. Call to order**
- 2. Approve agenda**
- 3. Approve 2021 Annual Meeting Minutes**
- 4. President's Report**
- 5. Committee Reports**
  - a. Community Relations**
  - b. Roads & Grounds**
  - c. Secretary/Communications**
- 6. Treasurer's Report**
- 7. Introduction of Fieldstone**
- 8. Voting Results**
- 9. Assignment of BOD positions & 2022/2023 meeting dates**

**Adjournment**

**Astoria County Club**



# KEN'S SECURITY CORNER

by Ken Weist

Hello residents! Summer is finally here and there are a few items I would like to remind you about:

**1. Burning!** Always call Gerhart fire before burning. **Debris burning season is currently CLOSED (as of July 11, 2022).** The season usually starts back up in October. It's always best to burn in the morning.



**2. Debris!** Residents can't put yard debris on any SP shoulders (branches, leaves, etc.) or dump it on the lot across from the security house. **That lot is for SP debris.**

**3. Speeding!** Residents and guests please SLOW down.

**4. Dogs!** I receive calls weekly from every corner of SP regarding loose and barking dogs. **Please call animal control.** They drive through SP three times/wk. and have been very attentive to our needs. Also, let's not forget about chickens. Finally: **pick up dog droppings and the bags!** Do not leave for others to clean up.

On a final note, starting in **August**, all **gate remote purchases will be added to your quarterly statement.** This will be great--no more cash or checks or forgetting to collect. They will remain at **\$30 each.**

I want to continue to thank everyone in SP for their continuing support. I'm on my 5th yr. here and still love it.

Happy summer everyone!

Ken



# COMMUNITY RELATIONS COMMITTEE (CRC)

*by Cecilia Mushinskie*

**Annual Community Picnic in the Park.** With more than 115 residents, friends, and family, the Annual Picnic on **Sunday July 3rd** was a huge success. The weather cooperated for the most part, and there was plenty of fun for everyone. This year we had an amazing live band and as always, there were games and rock painting for the kids; horseshoes, cornhole, and Volleyball for all (**see photos on next page**; for more photos, see: (<https://blog.surfpines.org/july-3-annual-picnic-pictures/>)).

A special THANK YOU to everyone that assisted in the set-up, tear-down and everything in between. A special thanks to **Mike Mushinskie** and **Don Sandberg** for grilling the delicious burgers and hot dogs, and to everyone that brought their amazing side dishes. And a huge THANK YOU to the CRC for the many hours spent coordinating this event.

**Annual Community Garage Sale.** On the following Saturday (July 9th), the CRC organized the Annual Garage Sale. The CRC team provided advertising on more than 15 social media sites, managing the participant list, and providing road and participant signage to 31 resident locations. The feedback from many that were involved was very positive. We hope everyone participating was successful!

**New Resident Welcomes.** As part of the CRC regular community commitment, we provide new resident Meet & Greets. These interactions provide informational welcome packages and personally welcome new residents and their family to the SP community. For this quarter, **five Meet & Greets** took place.

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 CRC team members:

**Cecilia Mushinskie, Katie Weber, Robin Rhodes, Sue Hoagland, Roberta Becker, and Tom Smith**







**CECILIA & MIKE MUSHINSKI**



**KIDS + BUBBLES = FUN!!**



**JAN & GHERI FOUTS & KATIE WEBER**



**CECILIA, CAMERON LEWIS & CLARE HASLER-LEWIS, WILL SMITH**



**FROM LEFT: ROSIE PEREZ, KATE BESSE, FRED MCBRIDE, ANNIE SMITH, KEN BEEM, RANDY RICKS, MARY SCHLUNAGER, JACKIE SOLGEN**



**GHERI FOUTS, KATIE WEBER, SHIRLY POWERS AND GARY BECKER**



**HOPEFULLY AVOIDING THE SAND SPURS**



# SECRETARY REPORT & COMMUNICATIONS UPDATE

by Thomas Smith

**New SPA Management.** As we have reported over the last two years, trying to operate a 406-property gated community with one part time Administrator/Accounting person has become untenable. In fact, it was Debbie Eddie, our current Administrator, who recommended we engage a firm to manage all operations. The BOD signed an agreement with Fieldstone Management, LLC (FS) to oversee SPA administration/accounting effective July 1, 2022. Debbie will be assisting in this transition.

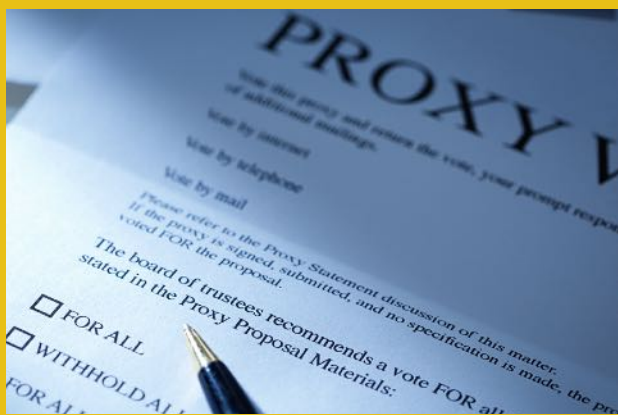


You should have received an email from FS for the July billing. **All homeowners will receive an email invitation from AppFolio to activate your Secure Online Portal.** Please login to update your contact information. Your online portal offers 24/7 access a **free online payment option**, by clicking "Pay Via eCheck". Over the next few weeks, you will see several changes while we transition so please be patient. If you have questions, contact our new Community Manager, **Crystal Nachbar**, by phone (**541.385.7799**) or email (**cnachbar@fieldstonemanagement.com**).



**Annual Meeting.** For those **not attending in person**, two very important items to be aware of:

1. Zoom Attendees must give their full **name** and **address** of the properties they own (**or Tax Account number**) before being allowed to attend online. This is to comply with Quorum requirements.
2. If you do not attend in person you will need to **send in a Proxy to me or give another member your proxy to present at the meeting**. Blank proxy copies are included in the Annual Meeting Packet. Non-compliance will make your vote ineligible to be counted.



## TURN IN YOUR PROXY!

**It be signed by a registered owner. If you have multiple properties, you need one proxy for each property.**

# ROADS & GROUNDS (R&G) COMMITTEE

*by Mark Miller*

The R&G Committee would like to wish everyone a very happy summer!!

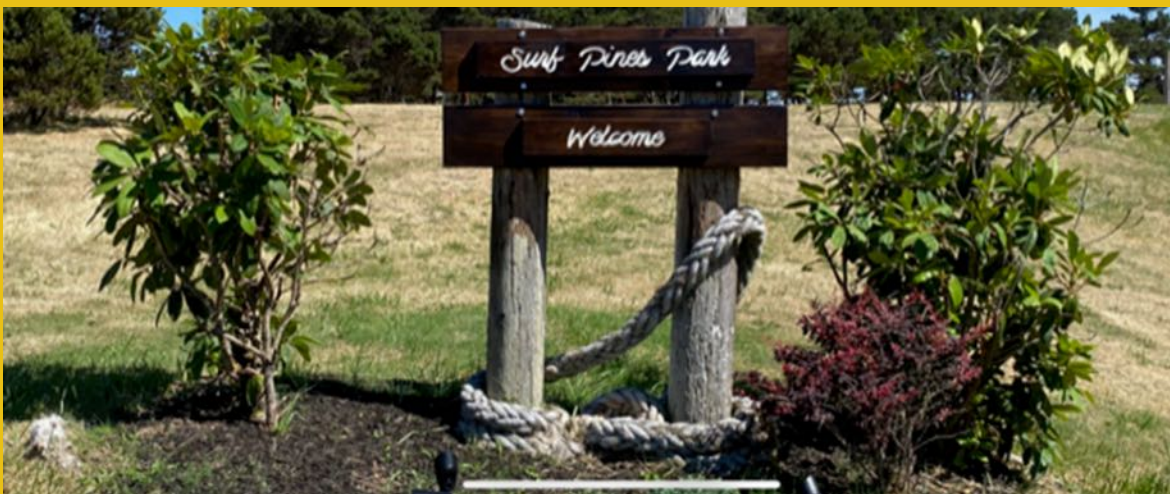
Thank you to all of the committee volunteers who helped spread wood chips in the park prior to our picnic. The picnic was well attended and there were many welcome compliments on how great the park looked for the party! The committee's hard work removing sand spurs and establishing a layer of wood chips has paid off. The park has been in almost daily use this summer. It is great to see families enjoying the wonderful space. Our goal is to keep it looking good year-round!

A big thanks to **John Yerke** and **Ken Weist** for restoring the "Surf Pines Park/Welcome" sign as well (**see below**). The weather here takes a toll on outdoor signage and the park sign was in dire need of replacement. The new sign even has solar lighting! Great job, John & Ken!!

There are plans to make road repairs at Surf Pines Lane near the intersection of HWY 101. This will require the road to be closed for several hours. Project start has been delayed until **early fall**, weather permitting. Once a firm date is set, we plan to give residents 72 hours' notice prior to the closure/detour. Thank you in advance for your patience during the brief closure. More to come...

The committee continues to investigate options to add a new storage shed to house tools and maintenance equipment. The building will be placed near the south entrance just northeast of the gate. Many options are being investigated and discussions regarding the recommended path forward are ongoing.

The R&G committee has grown! And our new volunteers are greatly appreciated!! Having a diversity of members helps when discussing any updates and repairs that may be needed in SP. We look forward to accomplishing our "works in progress" as well as continuing important/required maintenance work.





# 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.

## FOR SALE NOW IN SURF PINES:

33302 Neacoxie Ln, Warrenton: **\$839,000** (Pending)

33286 Neacoxie Ln, Warrenton: **\$899,950**

89112 Manion Dr, Warrenton: **\$900,000** (Pending)

Inventory is up, and so are prices. Homes in SP continue to be elusive for buyers interested in living here, which only adds to the allure. There is **no vacant land available** for sale.



## RECENTLY SOLD IN SURF PINES:

89914 Ocean Dr, Warrenton: **\$500,000**

89917 Manion Dr, Warrenton: **\$725,000**

89688 Sea Breeze Dr, Warrenton: **\$725,000**

89955 Ocean Dr, Warrenton: **\$923,000**

89607 Lakeside Ct, Warrenton: **\$925,000**

89388 Ocean Dr., Warrenton: **\$995,100**

89657 Ocean Dr, Warrenton: **\$1,100,000**

90054 Ocean Dr, Warrenton: **\$1,150,000**



The eight properties above sold for an average of **98% of the original list price**; the average time on the market was **70 days**. According to Clatsop County MLS, **48 homes** are currently **on the market**; **110 are pending**. At June's end, homes were selling for an average of **101% of the list price**, The June 2022 median sale price was **\$597,500** vs. **\$492,500** in June 2021--a **21% increase for the month**. During that same period, median days on the market increased from 42 to 47.

You're probably heard it elsewhere: **the market is shifting**. From my "boots on the ground" position, I can tell you that buyers are hesitating to make offers in the current environment. Two factors at play are: 1) **increasing interest rates**, and 2) **inflation weakening purchasing power**. Many people are acting conservatively and keeping their cash in their bank accounts, unsure of the future economic picture. **The market is still competitive, but nothing as crazy as it has been over the past few years**. It's starting to look like a more "normal" seasonal market again. We expect increasing interest rates to have a continued impact on the market, **but do not be alarmed...the sky is not falling**. We are lucky to own property in a state which is expected to have continued strong in-migration. It will be interesting to see what happens over the coming months.

As always, wishing you well. Until next time-

# MEET DEE TULLIS, THE "FACE" BEHIND "YOGA IN THE PARK" ON THURSDAYS

In early 2021 Dee and her husband Jon moved to SP from the Mt. Hood foothills where they lived for over 35 years while raising their family. Although mountain lovers, Dee and Jon both grew up near east coast beaches and are now happy to be living in a coastal community.

Dee is a natural born teacher, having first taught in Middle and High Schools before earning certifications to teach fitness and yoga classes for surrounding communities. Dee's favorite classes were in her own neighborhood park and at the base of Timberline Lodge with Mt. Hood looming above. Dee's Yoga classes focus on aligning breath, spirit and body. Her yoga sequences are slow flows with spiritual introspect and physical awareness while combining strength and technique. In every class there are options to increase or decrease the intensity so you can practice at your own pace. Dee is dedicated to personal wellness and sharing her knowledge with others.



**Classes are being held on Thursdays at 5-6pm  
in SP Community Park through the summer.**

