

OCTOBER 2022

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THE BREEZE

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



THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

Below are the primary items that kept our focus in the third quarter.

Signs:

We all feel the tension in our SP community between those advocating for Short-Term Rentals (STRs) and those wanting them banned. This has reached a new extreme with the theft of "No Short-Term Rentals" signs from multiple properties on multiple occasions.

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Several of those affected have reported this to the Clatsop County (CC) Sheriff's office, which has an active file on the thefts and has asked me to reach out to our membership. With the number of cameras existing in SP, it is just a matter of time before the offender(s) are identified. SP doesn't have an abundance of rules in its governing documents.

There is one that applies to signs

There is no SP rule prohibiting STRs. In this regard, SP operates under CC rules. Homeowners can display signs advocating or opposing STRs, but **it is simply wrong for someone to be so upset that they steal signs off homeowners private property**. The BOD has been diligent in operating within the limitations of our governing documents. As such, **these sign thefts do not warrant BOD action** since it does not impact SP common property. I request that homeowners consider the following:

- ➔ Those desiring no STRs need **not be adversarial** toward renters and respect the rules of CC.
- ➔ Those owning STRs need to ensure their renters respect SP by **not annoying neighbors** with loud noise, loose dogs, and poor behavior. They also need to promptly react to complaints.

The actions of a few are taking us down the wrong path. Let's choose the correct one and stop this foolishness!

Fieldstone Transition:

We continue to make progress in our transition to Fieldstone for administrative and financial management. I hear frustrations primarily related to dues payments. The easiest way to manage this is through **AppFolio**--an App that can be used on your phone, tablet or computer enabling you pay dues. The number of members using it is increasing. A key feature is **direct payment via ACH**, which members have long requested. Under "Contact Us" on our website, Tom Smith has put a link to AppFolio, which includes the phone number for Fieldstone. **Crystal Nachbar** is our contact. Tom, Debbie, or I previously responded. Crystal now responds, but Tom, Debbie and I still see the questions and help her respond when necessary. The most frequent questions are about gate codes and changes in contact information.



FIELDSTONE
MANAGEMENT LLC

Dues Collection:

Collection of grossly delinquent dues has always been a challenge for SP. We have designated Fieldstone to manage this process for us consistent with Section 9.6 of our Bylaws and our Policy Manual. The **BOD approves any homeowner referred to collection, which does not happen until after 120 days of delinquency**. There have been questions about delinquencies during the transition to Fieldstone. The BOD is sensitive to delinquencies related to the transition, but not to those historically delinquent.



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Policy Manual Amendment – After Hours Gate Access:

Periodically, and primarily related to STRs, we have issues with people wanting gate access without a code and contacting Ken at his home to get one. Before he provides a code, Ken must verify the authenticity of the individual. This results in **overtime hours that accrue for all members**. At the September BOD meeting, the following amendment to the Policy Manual was approved:

IF SURF PINES' MAINTENANCE AND SECURITY MANAGER IS CONTACTED AFTER HOURS FOR GATE ACCESS INTO SURF PINES, PROOF OF RESIDENCE OR RENTAL MUST BE PROVIDED. A FEE OF \$75 WILL BE ASSESSED TO THE HOMEOWNER. NORMAL CONTACT HOURS ARE 8:00 AM TO 5:00 PM WENDSDAY THROUGH SUNDAY. FEES CAN BE APPEALED TO THE BOD.

Annual Planning Meeting:

The policy manual stipulates the BOD conduct an annual Planning Meeting after the Annual Meeting to layout strategies for the ensuing year. This year's session prefaced the September 15 BOD meeting. The session is a typical planning session focused on our strengths, weaknesses, opportunities, and threats with developed strategies. Three strategies resulted this year:



1. Continue to make the **Fieldstone transition successful** (Yerke, Smith, Aalberg).
2. Refine the **mission/responsibility of the Safety & Security Committee** and recommend changes to the BOD (Bill McLaughlin, Cindy Merriman, Tim Regan, Ken Weist). If you are interested in participating in this committee, please contact me. We have space for two more.
3. Develop a **policy manual amendment** to better address nuisance issues normally managed by the county (BOD).

Best Regards,
John Yerke

KEN'S CORNER

by Ken Weist

Greetings Surf Pines!

Fall is here again which also means the winds and rains!
The season brings up several areas of concern:



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1. Please remember to **secure all objects** (barbecue, pots, signs, etc.) around your home. Winds will do severe damage!
2. During this election year, some residents like to share their support for candidates and post signs on their property. **Please respect their privacy and rights.** If you are a resident displaying signs, **make sure the signs are on your property**; do not put them on SP shoulders, corners or property lines.
3. As John said previously, we have had **signs stolen off resident's property.** These unfortunate incidents are not what SP represents. Trespassing and theft has never been an issue here before. Let's keep a better eye on each other's property and report crime to law enforcement. **Theft from personal property is a crime.**
4. Each resident has a **personal code.** Please be responsible for giving that code to individuals. You can change the code if you feel too many individuals have received it. **Use visitor codes for all contractors, vendors and temporary guests. Your personal code is for your family and extended family.**
5. In September I used my speed gun to monitor speed. I was pleasantly surprised how speeding has cut down. The culprits that I did catch speeding were residents... Please **SLOW DOWN!**
6. The **2022 burn season ended Monday October, 24th.** Burn Permits are now required for all **burn barrels, recreational fires, open piles, and open burning.**
7. Please **do not put debris** (branches, leaves, etc.) on road shoulders or SP property.
8. As we enter the windy season, trash cans get blown over weekly. To avoid this, I ask that **trash cans be put out the night before or morning of pickup**, unless you scheduled a special pickup. Let's keep SP trash free!

I want to thank everyone for their support during my vacation and brief illness. Shawna and I are grateful to all!

Ken



COMMUNITY RELATIONS COMMITTEE (CRC)

by *Cecilia Mushinskie*



Where did this year go?

I for one, am looking forward to the Fall weather and the Holiday Season!

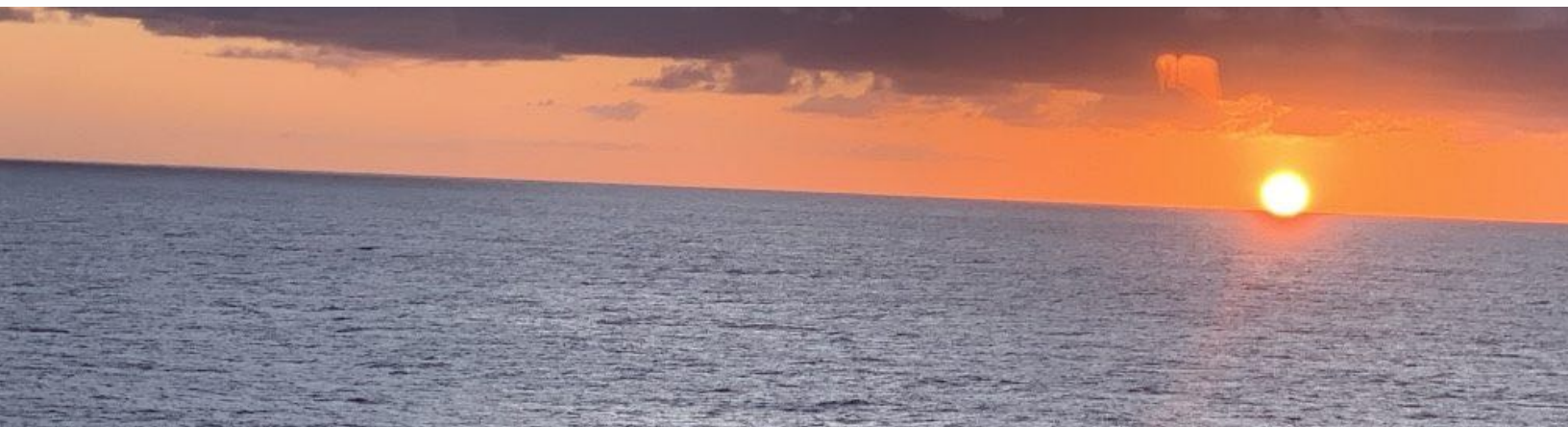
New Resident Welcomes: As part of the CRC regular community commitment, we provide new resident Meet & Greets. These interactions provide informational welcome packages and personally welcome new residents and their family to the Surf pines community. Five Meet & Greets took place this quarter.

As many of you already know, **we did not have our Octoberfest this year.** With early 2022 still under the Pandemic threat, we were apprehensive to attempt to book a venue not knowing how the year would play out.

There are no scheduled CRC supported community activities for the remainder of 2022. We look forward to begin planning, in January, for 2023 activities.

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 Rhode
Sue Hoagland
Roberta Becker
Tom Smith



ROADS & GROUNDS NEWS

by *Dr. Clare Hasler-Lewis, Breeze Editor*



In September, **Mark Miller resigned** his position as chairperson of the Roads & Grounds Committee, but will remain t.

Randy Ricks has agreed to become **the new chair**, which will be ratified at the December BOD meeting.

Randy and his wife Audrey have been SP residents/HOA members since 2017 when they started building their home, which was completed in 2019. **Randy has a strong financial background** that will serve SP and the committee well.



Randy is currently **Director of Accounting at Procopio**, an AmLaw 200 corporate and litigation law firm in San Diego, CA where he has been almost 20 years. Currently, the Firm allows him to work remotely so he typically spends 3 weeks a month in SP and one week in San Diego.

Prior to Procopio, Randy spent 7 years working in the technology field at a publicly held software company where he held many roles. He implemented the software at client sites, wrote code that is used in the software and for 2.5 yrs., was the Corporate Controller prior to the company being acquired. Randy is not just a nerdy techie/accountant/CPA however. Prior to becoming a CPA, he was a line mechanic at a GM Dealership, worked in construction, building large scale concrete, tilt wall buildings as well as single family homes.

Randy has one son, married to a great girl with 3 grandkids. He was born and raised in Texas and is an avid golfer, sportsman, outdoorsman.

Mark Miller led the R&G Committee during 2022 and will remain on the Committee. He and his wife Kim have lived full time in SP since 2015. Thank you for your leadership Mark!



SECRETARY REPORT & COMMUNICATIONS UPDATE

by *Thomas Smith*



We have now completed our first 60 days of operation under our new Fieldstone Management team. Although it may not appear much has changed, we have made major inroads to help make your Association governance more efficient and professional. Here are some highlights:

1) Over 60% of SPA members have signed into the **AppFolio Portal**, a very user-friendly way to receive, pay and track your SPA dues and other charges like extra gate clickers, etc. Here are some of the AppFolio benefits:

- o Ability to pay dues through no-cost bank checks, including the entire year at once.
- o Combines multiple lots into one account (for those who own more than one). Contact **Fieldstone** at **541.385.7799** for help if you need it.
- o Saves money! Those who have not yet signed up still receive their quarterly dues by mail. **It costs SPA \$1 per mailing** to mail quarterly dues statements so please sign in to keep the cost of your dues (and your neighbors) down.

2) A banking system for our HOA that works digitally to process invoices and managing association funds.

3) Ability to assist SPA negotiate statewide with contractors for roads, gates, insurance, and other requirements.

4) Back up for Ken Gate Code access. If Ken is not available, contact our **Fieldstone Community Manager, Crystal Nachbar (cnachbar@fieldstonemanagement.com)** for more information.

5) All financial reports and supporting documents will be available for your BOD and members on the 15th day following the prior month's closing.



Update on Obtaining Services:

- Gate codes and maintenance/safety services are still managed by **Ken Weist**. If Ken is not available, please contact **Crystal Nachbar** our Community Manager: **cnachbar@fieldstone.com**.
- **Call 911 for EMERGENCIES.**
- For account or other SPA issues, call **Fieldstone** at **541.385.7799**; they will connect you with the appropriate person.
- For all other association business, email **SPAWEB@SURFPINES.ORG** and it will be handled by the appropriate SPA contact. This e-mail goes to the SPA President, Secretary, Transition Manager, Fieldstone Community manager.

New Email System - GoDaddy:

Austin Kauffman has been operating the SPA e-mail server on his secure east coast server. It is probably more secure than most of us need but also requires more time supporting our BOD and committees than any of us realized. We have decided to **transfer our e-mail to the Internet Service Provider GoDaddy** (who also manages our URL, surfpines.org). GoDaddy provides **24/7 support** so if you have any issues you will have someone to walk you through the problem. All e-mails from Austin's server have now been transferred to GoDaddy to maintain record keeping requirements.

John has requested that **all official SP business-related e-mails be sent through "Surfpines.org"** to comply with Oregon record retention laws. SP email will be assigned to: BOD members, Ken, R&G Chair, and a few others (this is included in our GoDaddy subscription at no additional cost). The R&G Chair is included because that individual communicates with contractors. The Community manager is a Fieldstone employee so we will use her business e-mail (cnachbar@fieldstonemanagement.com). Since the breeze editor and CRC chair mostly communicate to the BOD with newsletters/reports, we felt no special SP e-mail account was necessary, which saved a few hundred dollars.



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.

RECENTLY SOLD IN SURF PINES:

89112 Manion Dr.: **\$830,000**
33302 Neacoxie Ln.: **\$839,000**
33286 Neacoxie Ln.: **\$875,000**



Since this newsletter was published in July 2022, 3 houses have sold within the SP community. These properties sold for an **average of 96% of their original list price**; average time on the market was **69 days**. There were **no vacant land sales** during this period.

As of October 7, 142 homes were on the market in Clatsop County and 79 were pending. By the end of September, homes were selling for an average of 97% of their list price. The **list-to-sold ratio has declined steeply** since the height in June when the average home was selling for 101% of the original list price. The **median sale price in September 2022 was \$582,500**, vs. median sale price in **September 2021 of \$515,000**, which represents a 13% increase for the month. During that same period, median days on the market increased from 55 to 59.

Economists are predicting that it's likely going to get a bit tougher for sellers moving forward. Buyer demand is going to decrease due to high prices and high interest rates. The Federal Reserve has telegraphed that their goal is to make housing more affordable again, which requires either lower rates and/or price cuts. The expectation is that price cuts will happen first, then rate cuts will follow. By historical standards, Inventory remains low in Clatsop County, so it'll be interesting to see how this shakes out.

If you've been thinking about selling, it's more critical than ever to spend time preparing your home for market and positioning it properly against your competitors to ensure a successful sale on your preferred timeline.

If you're thinking about buying, more opportunities may be on the horizon for you to get your foot in the door.

Wishing you all the best of the fall season!



