

JULY 2023

THE BREEZE

A quarterly newsletter celebrating 74 yrs. of life & living in Surf Pines, the largest gated community on the Northwest Oregon Coast

**Annual Meeting: Saturday August 5, 9 AM
Astoria Golf & Country Club**

**Inaugural Fall Street Party, Saturday September 9 4-7 PM,
Shady Pine Road**



THE PRESIDENT'S MESSAGE

by John Yerke



Fellow Surf Pines Homeowners,

Safety is the key item I want to address in this quarter's Breeze.

Occasional syringed needles continue to surface around SP. Any is unacceptable and grossly disturbing. **Outsiders continue to enter our property by tailgating and in some cases using visitors codes.** While pedestrian traffic from Easy Street and Polo Ridge is down, it is still occurring. This doesn't include traffic from the beach and Forest Service trail. We have made improvements in safety, but it is insufficient.

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YOGA IN THE PARK

With the BOD's approval, I will form an ad hoc committee to make recommendations addressing this. Homeowners must do their part. **No owner should use their gate remote to allow people in front of them to enter SP. No homeowner, guest or renter should allow anyone to tailgate them into SP.** The latter can be uncomfortable for us. On occasion, I have passed through the gate and stopped to wait for it to lower, only to encounter repeated horn blasts and threatening verbiage from the person behind me. When I challenged them, they were not residents.

Our gate software and camera system can identify any homeowner that tailgates another or opens the gate for the car in front of them. I used to have a hangar at Paine Field north of Seattle. Instructions on the gate mandated that after entering, the driver waits for the gate to close. Paine Field security monitored all gate access. If people didn't obey the sign, they risked losing gate access. While that is not a risk here, we each need to do a better job. **Should those who continually use their remote to allow people in front of them to enter be issued remotes?**

We have eliminated about 1,000 contractor and vendor gate codes, but any with high employee turnover poses a problem for us. For example, consider a pizza company that routinely has new delivery drivers. Every one of them receives our gate code and still has it once they leave the company. Recently, I offered a contractor my code for work I was doing. He said he had a code from his previous employer and didn't need mine. We will be making changes to address this.

Our Annual Meeting is at 9:00 AM, August 5 at the Astoria Country Club.

You should already have received your meeting packets.

Please try to attend, either in person, or via Zoom. And please vote. If you have any questions, please contact Debbie.



Best Regards,
John Yerke

No homeowner should be using their gate remote to allow people in front of them to enter Surf Pines.

No homeowner, guest or renter should allow anyone to tailgate them into Surf Pines.



KEN'S CORNER

by Ken Weist

Hello and happy summer to all Surf Pines residents!

We continue to have issues with individuals following residents through gates. Recently, two contractors, both with codes provided by residents, tried following cars through gates. Both damaged the gates; one did considerable damage to the South Gate. This was not the homeowner's fault. Proper codes were provided.



We need to educate all guests who receive codes that they should never follow individuals through gates.

Everyone needs to stop and allow the gate to close, then use the kiosk. I've witnessed residents stopping after passing through the gate to not allow tailgating. I appreciate that, but you don't know if the car behind you has a gate remote.

The standard needs to be letting the gate close after passing through.

Unfortunately, there have been altercations between residents and individuals who try to follow. I've been working with the Board to look at alternatives (signage, spikes, etc.) that will help deliver a better message to guests.



**PLEASE Let
the Surf
Pines gates
CLOSE after
passing
through!**

This summer has been busier than in the past and, like every year, we get unwanted⁴ intruders. **Two more syringes were found on our shoulders in July.** The sheriff's department informed me that there is **more drug activity around SP than in past years** (trailer park, multiple encampments). **If you find a syringe, please call me and I will dispose of it and record it. I recommend that more residents get home security and cameras systems.** Keeping intruders out is impossible, but on a brighter note, SP now has a list of over 20 resident volunteers to help maintain safety. When incidents occur, I will call on them to aid in keeping SP safe. Thanks to all the volunteers!

I pick up a lot of trash on our road shoulders and in shrubs during my summer grooming process. Please help keep SP clean and pass along the message.

Surf Pines has been full of residents and guests this summer. Biking, running, and walking are part of everyday life. **Drivers--remember to share the road.** Streets are the right of way for vehicles and shoulders are the right of way for pedestrians. Please share that with all guests. There have been a few close calls between cars and walkers. Be courteous to each other. Speeding is up (no surprise) but **residents, including myself, are the majority doing the speeding.** I will work on slowing down. Please join me in that effort.

Daily, I get dozens of emails, texts, voicemails, and calls. So many, that I struggle responding to all of them. I do my absolute best to respond to those that request it, but some of the voicemails are unintelligible. **Texting is the best way to reach me and make sure you identify yourself.**

In closing, I would like to thank the Board for providing me with the tools to do my job. Together we have accomplished much and continue to better SP in all facets (safety, maintenance, administration). I look forward to accomplishing more wonderful things in the future. Surf Pines, thanks for all your support.

Ken



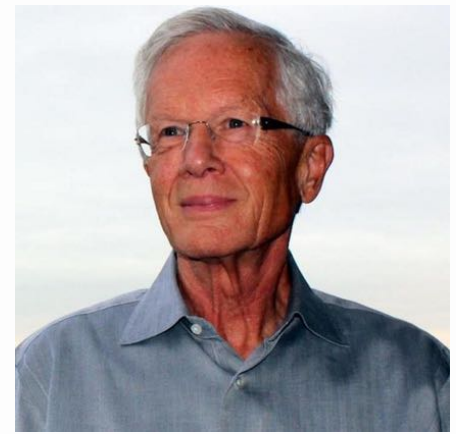
In keeping with Ken's message above, a reminder that the speed limit on Sunset Lake is 10 mph

Please report speeders to the non-emergency sheriff's phone number: (503) 325-2061



FINANCE UPDATE

by Jim Aalberg, Director & Treasurer



The Finance Committee prepared this financial overview and it was inadvertently left out of the owners packet sent out for the Annual Meeting.

Questions and/or comments can be directed to the the Chair of the Finance Committee:

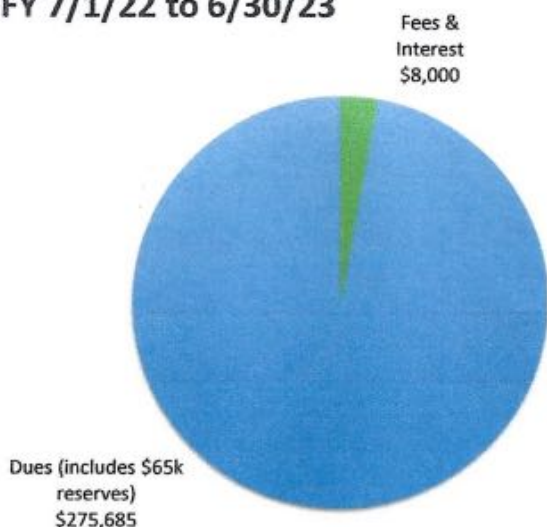
Debbie Boothe-Schmidt
503.338.9645



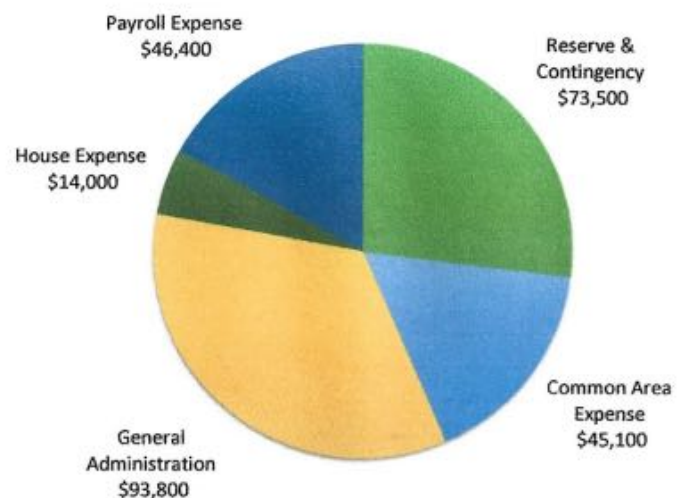
BANK BALANCES July 14, 2023			
Accounts			
Operating Cash	\$86,230	DDA	
Reserve Savings- On Demand	\$47,352	MM	
Reserve Savings- 8.17.23	\$227,706	CD	
Reserve Savings- 11.5.24	\$100,000	CD	
Contingency Fund	\$18,517	MM	
	<u>Sub Total Reserves</u>		\$375,058
	<u>Grand Total</u>		\$479,805

RESERVE FUNDS RECONCILIATION July 14, 2023			
	Date		Description
Beginning Balance	7/1/2022	\$336,378	
Contributions:		\$16,250	1st Quarter Reserve Funding
		\$16,250	2nd Quarter Reserve Funding
		\$16,250	3rd Quarter Reserve Funding
		\$16,250	4th Quarter Reserve Funding
		\$213	Interest Earned
		\$65,213	Sub Total
Withdrawals:		\$4,328	garage door
		\$1,790	asphalt
		\$1,287	computer
		\$5,805	patio doors
		\$4,150	gutters
		\$4,454	blinds
		\$8,900	mower
		\$30,714	Sub Total
Ending Balance	6/30/2023	\$370,877	Ending Balance

Income
FY 7/1/22 to 6/30/23



Expenses
FY 7/1/22 to 6/30/23



SECRETARY REPORT & COMMUNICATIONS UPDATE

by *Thomas Smith*



The June 16, 2023 Board of Director's (BOD) meeting was our last before the August 5, 2023 Annual Meeting and 14 days from the end of our Fiscal Year. I am happy to report that we have **six viable candidates running for the two open BOD spots for 2023/2024**. All candidates have very divergent opinions and backgrounds.

Regarding SP communications, we still have very active engagement with our periodic mass Emails. Over the last six months, we have had **more than a 70% Email open rate from 526 subscribed members** (see below). Astonishingly, when some items are linked to other pages, the **average clickthrough rate (CTR) has surpassed 18%**. Generally speaking, **a CTR above 2-3% is considered successful** so 18% is amazing and indicates that we have a successful way of keeping our membership informed. Our other social media sources have also expanded. Currently, we have over 250 SP members on the Nextdoor private SP Group. Our Facebook private page now has almost 240 members. Our blog has had over 8,000 views over the last 6 months and we now have almost 500 members who have signed into the Members Only section of the Web. This shows how much our members enjoy the digital connections we have rolled out over the last 4 years. If anyone is into web and social media, I would love to spread the wealth and provided much needed backup for Debbie and myself.

Thanks, Tom

Most recent campaign performance



Completed Campaign • Jun 28

Follow-up to Ocean Drive Fire Trail

526 Recipients

Open Rate	76.6%
Clicks Per Unique Open	31.3%
Successful Deliveries	526
Total Opens	1019

MANIFESTING MANION: ENVISIONING A COMMUNITY CENTER FOR TOMORROW, TODAY

by Thomas Smith

Nestled in the heart of our Homeowners Association lies the Manion property, a 3.5-acre treasure poised to transform into a dynamic, multi-functional community center. This property development is not just a means of enriching our neighborhood with activities and events, but also a way of creating a shared space that stands as a testament to our communal spirit and aspirations. **A Community Center at Manion can be the heart of our community, pulsating with a variety of events and activities.** From hosting association meetings, cultural festivities like the Art Walk and Oktoberfest, to celebrating personal milestones, this Center will stand as a beacon of unity and celebration. The versatile grounds, enriched by the central well, could host a variety of outdoor recreational activities. It would be a venue where we cheer for our children playing basketball, enjoy weekend BBQs, and relish the tranquil greenery, all within our beloved community. But such an endeavor demands investment. While we understand the need for fiscal responsibility, we also believe in the immense potential this development holds for our community. To make this dream a reality without burdening our members, we propose **spreading the cost over a 30-year term**, a long-term financial strategy to ensure the cost to each member remains manageable while paving the way for a development that will continue to give back to SP for decades to come. Consider this not as an immediate expense, but as a long-term investment in our community's future, where we foster a sense of belonging and create shared memories in a place we all contribute to and cherish.

The Manion Community Center can become a hub that reflects our diverse and vibrant spirit. It's about creating a legacy, about offering a place for recreation, celebration, and togetherness that future generations will treasure. Let's join hands to make the Manion property a symbol of our community's unity and strength, a shared space that truly mirrors the vibrant spirit of our Homeowners Association. Together, we can manifest the Manion dream into a reality, shaping a brighter, more connected future for all of us.



COMMUNITY RELATIONS COMMITTEE (CRC)

by *Cecilia Mushinskie*

Summer is here! And the CRC has been hard at work, coordinating community activities to bring us all together. I am very happy to report that the Inaugural **Art Walk, May 6th, was a huge success (see photo gallery next page)**. We have so many amazing Artists in SP! Several opened their studios or set up at the Gate House to share their work with friends and neighbors. From the number of residents that participated and the feedback we received, this may become an annual event!

The **Community Picnic in the Park, July 2nd**, was very well attended. I would like to thank all of the volunteers who came together to help set up, tear down, cook, and do whatever needed to be done! And a very special THANK YOU to **Joe Lavelle** and **Jon Tullis** for the fantastic music! And a huge thank you to the CRC, who works tirelessly to coordinate these events on behalf of every SP resident.

The CRC also coordinated the **Annual Community Garage Sale on July 8th**. With almost 40 residents participating, shoppers had plenty to choose from. The weather cooperated, and the sale was well attended by people near and far. Using social media and the local Astorian, the CRC got the word out, and it paid off!

PLEASE NOTE: A final date, location, and time have been decided for the **Fall Street Party**. Please **SAVE THE DATE: Saturday Sept. 9, 4-7pm on Shady Pine Rd.** This event will be BYOB and a dish to share. As the date approaches, watch for more information.



SURF PINES ART WALK PHOTO GALLERY



Eleven residents highlighted their art, discussed their creative process and answered questions during the **Inaugural SP Art Walk Saturday May 6**. Six were at the Gate House; four opened their studios/workspaces.

Exhibitors included: **Terry Andrews** (novels/books), **Kate Besse** (contemporary art), **Ken Beem** (small glass figures), **Lael Hepworth** (reclaimed wood creations), **Rain Jordan** (3D mixed media, sculpture, acrylic paintings), **Brian Ratty** (historical novels), **Carol Riley** (watercolor paintings), **Cathy Stearns** (art acrylics, colored pencils), **Mary Schlunegger** (crafts), **Cat Villiers** (jewelry), and **Chris Villiers** (photography)

REAL ESTATE MARKET WATCH

by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC
Market data provided by Clatsop MLS. Current as of 1/14/2023.

FOR SALE NOW IN SURF PINES

89535 Ocean Drive: **\$939,000**

89662 Ocean Drive: **\$1,175,000 (Pending)**

90022 Ocean Drive: **\$1,199,000**

RECENTLY SOLD IN SURF PINES

89751 Sea Breeze Drive: **\$949,000**

89026 Ocean Drive: **\$1,225,000**

89187 Manion Drive: **\$1,325,000**



Since the publication of the April Breeze, 3 houses have sold in SP for **96% of the original list price**; average market time was 80 days. No vacant land was sold during this period.

Currently, 159 homes in Clatsop County are on the market in active status with 79 pending. By the end of June, homes were selling for an average of 97% of their list price. The **median June sale price was \$547,000** vs. a median sale price of **\$600,000 in June 2022**, representing a **11% decrease**. During that same period, average days on the market increased from 60 to 96 days.



Higher interest rates are taking a toll on the market. Non-cash buyers are slower to come to the table. Sellers who are successful in finding buyers are factoring higher interest rates into their pricing strategy. The lack of inventory within SP over the last few years has helped improve property values. Economists predict the remainder of 2023 will be a bit unsteady in the real estate market, but rest assured, you've purchased a home in a great neighborhood with excellent historic appreciation.

Here's to enjoying these gorgeous summer months in the most beautiful place on earth!
Cheers, Julia

SUMMER HEALTH NEWS: 8 HEALTH HABITS THAT INCREASE LONGEVITY!

by *Dr. Clare Hasler-Lewis, Breeze Editor*
 (<https://www.linkedin.com/in/clarehaslerlewis/>)

A new study involving **over 700,000 U.S. veterans** indicates that **adopting eight (8) key healthy habits in middle age can significantly increase life expectancy**. The findings will be presented in Boston on July 31 at the American Society for Nutrition Annual Meeting. What are these healthy habits? Read on...

- ➔ Be physically **active**
- ➔ Don't **smoke**
- ➔ Don't get addicted to **opioids**
- ➔ Don't **binge-drink** on a regular basis
- ➔ Eat a **healthy diet**
- ➔ Manage **stress**
- ➔ Practice good **sleep** habits
- ➔ Maintain positive **social relationships**



According to the study, **men** who have all eight of these habits at age 40 could live, on average, **24 years longer** than those who have none of them. **Women** with all eight habits could live an **additional 21 years** compared to their peers who have none of these habits.

The research also emphasized that **even adopting some of these healthy habits later in life, such as in your 40s, 50s, or 60s, can still provide benefits**. It's never too late to start making positive changes to improve your health and longevity.

This study adds to the growing body of research supporting the positive impact of a healthy lifestyle in preventing chronic diseases and promoting healthy aging.



Yoga in Surf Pines Park



Yoga in the Park
Returns
Thursday, June 29, 2023*

**weather permitting*

HELLO SUMMER

**THURSDAYS
5P
\$10**

**LOCATED ON HORIZON
AND OCEAN DRIVE**

***BRING A MAT
AND BLANKET**

Message

**TULLISD@MSN.COM
FOR MORE DETAILS**

Dee Tullis is dedicated to personal wellness and sharing her knowledge with others. In early 2021, she and her husband Jon moved to SP from the foothills of Mt Hood where they lived for over 35 years while raising their family. 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.