

OCTOBER 2023

1

THE BREEZE

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



**HALLOWEEN EVENT:
SUNDAY, OCTOBER 29TH (3-5 PM)**



THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

The BOD conducted its annual planning meeting prior to the September 15th BOD meeting. Two strategies were accepted:

1. Tom Smith will form a **committee to recruit a replacement for Debbie Eddie**, who will retire at the end of 2024. Her replacement will be hired early enough to provide for sufficient training.
2. John Yerke will form a **committee to examine enhancing SP safety and security**. The planning document can be accessed on our website.

IN THIS ISSUE

PRESIDENT'S MESSAGE

KEN'S CORNER

**COMMUNITY
RELATIONS
COMMITTEE**

FINANCE UPDATE

**SECRETARY REPORT
& COMMUNICATIONS
UPDATE**

**RADDITZ REAL ESTATE
MARKET WATCH**

As in most neighborhoods, several different factions of homeowner interests exist. Each can be confusing to the BOD with their respective points of view and agendas. For example, we've had BOD meetings when an enclave of pro-STR supporters show up to lobby for their cause and, conversely, meetings when the other faction shows up. Each is entitled to their respective views, but it cannot be disruptive to BOD meetings.

At the last BOD meeting, the Roads and Grounds Committee (R&G) proposed a shed to store overflow equipment that ends up in Ken's driveway, adjacent to the meeting house and north of Ken's house. Currently, any prep work Ken does for a job normally happens in his driveway. **The proposal that was accepted will purchase a prefab 200 sf building to be installed north of his house and across Surf Pines Lane.**

This proposal caught me off guard. There had been a lot of work developing a project for a larger (400-500) SF pole-type building to serve as both storage and a workshop. **The cost was about \$60,000 and required approval by the homeowners for a \$125 special assessment per lot to build it.** While the 200 SF prefabricated shed will provide much needed storage, it doesn't get us completely to what was originally envisioned. **It can be funded through our operating budget, however.** When the BOD approved this, R&G was underrepresented, and the BOD was led to believe that homeowners would never approve an assessment. Maybe so, maybe not. Most importantly, we will get badly needed storage quickly and before winter. Unfortunately, Ken will still be doing a significant portion of his prep work in his driveway.

A few people have been critical of the BOD approval of policies and miscellaneous items. It's important for everyone to remember that the BOD was elected to serve the members and is expected to do so openly, honestly and judiciously. I believe we do this.

What I have learned and what I plan to do differently is outlined on the next page.



***The SP Board
"was elected to
serve the members
and is expected to
do so openly,
honestly and
judiciously."***

1. I will require **any motion of material interest** intended for approval at a BOD meeting to **have an explanation attached** to the agenda. Homeowners can send me comments in advance for distribution.
2. We will try to **issue the agendas at least a week in advance** of BOD meetings.
3. When only a **small fraction of our homeowners lobby for changes in person, the BOD will not respond**, but take information under advisement and seek broader input.
4. Anyone becoming overly **abrasive and contentious** at a BOD meeting will be **asked to leave or ignored**.

Jim Aalberg Director Resignation:

As I mentioned in a special email, Jim Aalberg resigned as our treasurer effective September 15th. **Anyone interested in completing the final year of Jim's term, please contact me.**

Safety and Security Committee:

I am also creating an **ad hoc committee to review our safety and security**. **Bill McLaughlin**, who has experience in safety and security matters, has agreed to chair the committee. To date, only one person has stepped forward to serve on the committee. Given the concerns being voiced about safety and security, surely more than one person wants to help. If you are interested, please contact me.

Best Regards,
John Yerke

GATE REMINDERS:

1. **Don't tailgate** cars through the entry gates - don't let others tailgate you.
2. If a car is behind you, **stop/hesitate after passing through the gate** to allow it to start closing before proceeding.
3. **Wait for the car in front of you to pass through the gate and for it to start closing** before entering your code or using your remote to open it.
4. **Never repeatedly push your remote.** It locks out the gate software.



KEN'S CORNER

by **Ken Weist**

Hello Surf Pines residents!

It looks like the wonderful summer and early fall has taken us right into winter time. With wet days and windy nights just ahead, here are a few things to remember:

- 1. Please make sure all **porches and decks are free of barbecues, plants, etc.** We can expect winds of up to 70 mph; anything over 50 lbs. should be put inside.*
- 2. Please **do not put trash cans outside before Thursday night** so cans won't blow over requiring others to pick up the resulting debris. This seems to be happening more frequently this year than in other years.*
- 3. On windy days, please **be aware of falling trees.** Please notify me about trees that are broken or have hanging branches.*
- 4. **Drive slower in rainy conditions and be aware of wildlife.** I recently had to dispose of a young deer that was killed by a car. This doesn't happen if we (this includes me too) are driving at or below the speed limit.*



**SP CAN HAVE WINDS UP TO 70 MPH.
BE AWARE OF FALLING TREES!**



**WATCH OUT FOR
WILDLIFE WHILE
DRIVING!**

I want to clarify a couple of security matters. If I don't respond to calls from residents who state: "*there is a strange car down by trail 6,*" or "*there is someone at the park that doesn't look like they belong here,*" it is because the **situation becomes an investigation and the other party also has rights**. From my experience though, in 95% of the cases, those individuals had a reason for being on SP property and no investigation was warranted.

The most frequent question I get from residents is: "***when do I call the police or when do I call you, Ken?***"

HERE IS MY ANSWER: **WHEN YOU SEE A LAW BEING VIOLATED, BROKEN OR WORSE: CALL THE POLICE!**

Just because someone looks suspicious doesn't mean they are breaking any laws. They can't be arrested or charged for sitting in a car or walking through SP. Remember, we have 40+ trails leading from the beach that are open to the world; individuals will find their way into SP. The few problematic individuals we have had were caught and dealt with by law enforcement. **Our cameras continue to be an asset. I would like to campaign for more in the future.** Having said all of this, we had a very safe, incident-free summer. I anticipate the same going forward.

In closing, I would like to thank the BOD for approving a storage shed so that I can keep mowers and other tools out of the elements. The storage shed is not the workshop that I had hoped would have been built this year (and I will still campaign for) but it's a step in the right direction. So thanks everyone!

Thank you, SP, for a wonderful summer and also thank you for your patience with me.

Ken



COMMUNITY RELATIONS COMMITTEE (CRC)

by Kate Besse

I hope you're all having a fantastic fall season!

As the new CRC Chairperson, I wanted to share some exciting news and upcoming events in our wonderful SP community.

First and foremost, I want to extend a huge thank you to Cecilia Mushinskie for her incredible dedication as the CRC Chair for the past 5 years. Cecilia, your hard work has truly made a difference in our community, and we appreciate you more than words can express...

Let's also give a warm welcome to our new CRC members (see photo on next page)! With 16 members now, we're all set and ready to share the responsibilities for both current and upcoming events.

To each new member: your involvement means the world to me, and I'm excited to work alongside you to make our community even better. **We meet the first Tuesday of the month at 6 PM at the Meeting House and would love to see new faces, so please feel free to join us!**

Speaking of events, I wanted to remind everyone about our upcoming **Halloween Event, Sunday, October 29 (3-5 pm)**:



✓ **Kathy Arndt** is organizing this fantastic event.

✓ To participate, **place a pumpkin at the end of your driveway** to let the little ghosts and goblins know they're welcome to come knocking on your door!



Looking ahead, get ready to be dazzled at our **Festival of Lights, Sunday, December 10th, from 6:30-7:30 PM**. It's that wonderful time of the year when our neighborhood comes alive with beautifully decorated holiday lights. I can't wait to load up my car with my family and pets to share in the joy of the season as we drive around the neighborhood!

And lastly, I wanted to mention our **Holiday Cocktail Party on Saturday, December 16th, at the Astoria Golf & Country Club**. It will be a fantastic opportunity to share hot and cold appetizers with your neighbors. There will be a no-host bar, and **the cost is \$25 per person**. Keep an eye out for an invitation in your email inbox—they'll be arriving soon!

Finally, we'd like to gauge your interest in participating in other future community activities and give you the chance to share any ideas you have as well—[just click here to submit your response.](#)

Thank you all for being such an amazing community. Stay tuned for more details about our canned food drive, Thanksgiving through December 15th.

Let's make this holiday season in SP truly special together!

1ST ANNUAL CRC POTLUCK DINNER, SATURDAY, SEPTEMBER 23RD



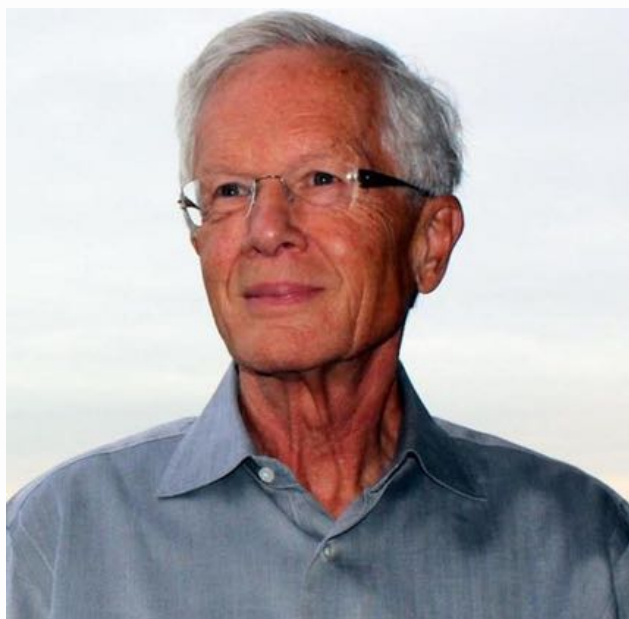
Back (from left): Kathy Arndt, Ray Arndt, Darren Graywolf-Namba, Allie Bemrose, Cindy Leibel, MJ Wilson, Katie Weber, Roberta Becker
Front (from left): Catherine Villiers, Kate Besse, Chris Villiers



FINANCE COMMITTEE UPDATE

by Debbie Boothe-Schmidt, Chair

I would like to begin this column by thanking Jim Aalberg for his esteemed service to the SP HOA as a member of Board and as our Treasurer over the last two years. Jim made significant improvements and enhancements to the financial side of our HOA operations. He was the driver behind securing our relationship with **Schwindt & Co. CPAs**, the premier HOA accounting firm in Oregon.



Jim was also instrumental in establishing our relationship with **Fieldstone Management** for our accounting, payables, and collection processes. All are now fully automated--no checks, no paper, no stamps. He has worked diligently to enhance our banking and investing protocols as well as our reserving and budgeting practices--all with the goal of making SP a **best in class HOA from a financial/accounting perspective**. This financial foundation is now in place and as we maintain the processes, it will benefit current and future owners for years to come.

So, on behalf of all SP owners: thank you Jim!
It has been such a pleasure to work with you and we know we can call on you from time to time for your sage financial wisdom as needed. We wish you all the best!

The Finance Committee met on **August 17th**. We reviewed the current financials and budget and have **no concerns at this time**. However, there were a couple of expenditures hadn't been anticipated: 1) **beaver screen**, and 2) new **storage shed**. We did **save approximately \$2,780**, however, as our insurance premium came in under budget.

We are waiting for the Roads & Grounds Committee's spending budget for the next 3 years. Currently, we are putting **\$16,250 per quarter into reserves**. There is work that needs to be done at the intersection of Surf Pines Lane/101 Highway and the R&G Committee is investigating.

For more information, please see our **minutes that were attached to the September General Meeting**.

SECRETARY REPORT & COMMUNICATIONS UPDATE

by *Thomas Smith*

Clarification on Member Comments and Questions

Recently, a member inquired, "When did the board decide that they were not going to take comments or questions from the owners at special or general meetings?"

Let me address this:

- Prior to 2019, meetings were disorderly. When John and I joined the BOD in 2019, we integrated Robert's Rules of Order, as aligned with ORS 94.657.
- Under these rules, while the chair can permit homeowners to speak, this isn't an inherent right. [\[Click here for interpretation.\]](#)
- Regular meetings: Comments are allowed after the BOD finishes the agenda.
- Special meetings: An exception was made where members could comment before agenda completion.



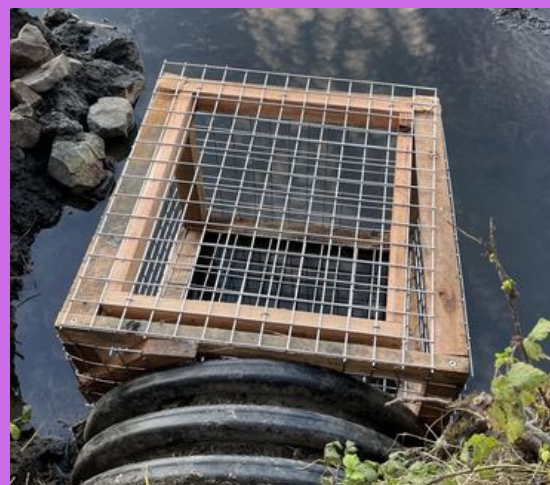
Beaver Special Meeting

Feedback has been received about the short notice for the August 29 Special Meeting on Beavers. The beaver issue has been persistent, with recent escalations necessitating swift action to prevent potential flood damage. While we considered multiple solutions, including euthanasia and scare tactics, we settled on a more humane alternative (see photo of dam blocker) that also provides a 5-year maintenance guarantee.

Our guiding documents stipulate that a BOD special meeting can be called with 24 hours' notice, as stated in:

ARTICLE VI: MEETINGS OF THE BOARD OF DIRECTORS
6.2 SPECIAL MEETINGS: Special meetings may be called by the President, with a minimum of 24 hours' notice, through mail, email, hand delivery, or phone. [Amended 9-2000].

Given the urgency and the start of the rainy season on October 1, we had to act promptly. Although it was short notice, the BOD is committed to addressing emergencies while adhering to Oregon Statutes.



REAL ESTATE MARKET WATCH

by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC
Market data provided by Clatsop MLS. Current as of 10/13/2023.

FOR SALE NOW IN SURF PINES

89742 Manion Drive: **\$1,025,000**

RECENTLY SOLD IN SURF PINES

33241 Silverspot Lane: **\$835,000**

89535 Ocean Drive: **\$900,000**

89662 Ocean Drive: **\$1,100,000**

90022 Ocean Drive: **\$1,100,000**

Since July 2023, the four (above) SP properties sold for an average of **93% of their original list price**; average time on the market was **138 days**.



There were **no vacant land sales** during this period. Taking a broader look at the Clatsop Sounty real estate market:

- 🏠 180 homes currently on the market in active status; 59 are pending
- 🏠 Homes are selling for an **average of 93% of their list price**
- 🏠 Median sale price in September 2023 was **\$555,000** (vs. a median sale price in September 2022 of **\$582,900**--a **4.8% decrease**.)
- 🏠 Average days on the market increased from **86 to 92** during the same period.

The continuing uptick in interest rates has slowed down the pace at which homes are selling. This might mean a bit more patience is required for those buying or selling, but it's important to remember that the enduring charm and appeal of SP remains unchanged.

If you are planning a move in the future, navigating market nuances with the help of a real estate professional ensures that you make well-informed decisions, even amidst changing conditions.

Wishing you a cozy & comfortable fall season. All my best-

Julia Radditz

