

JANUARY 2024

THE BREEZE

*A quarterly newsletter celebrating 75 yrs. of life & living in Surf Pines,
the largest gated community on the Northwest Oregon Coast*

Photo credit: Christie Smith
Smith family ICY path to the ocean, Jan 14



THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

The January BOD meeting was cancelled because too many members had conflicts, thus precluding a quorum. The next BOD meeting will be on **Friday, March 15.**

Committee Changes:

There are membership changes in both the Finance and Roads & Grounds Committees (outlined below). Please give these homeowners your support.



IN THIS ISSUE

PRESIDENT'S MESSAGE

NEW CHAIR: ROADS & GROUND'S COMMITTEE

KEN'S CORNER

COMMUNITY RELATIONS UPDATE

SECRETARY REPORT

RADDITZ REAL ESTATE MARKET WATCH

WINTER HEALTH NEWS

WHO'S NEXT DOOR?

Jim Aalberg's resignation from the BOD and, more importantly, the Finance Committee, highlights the importance of having members on the latter with financial acumen. **Randy Ricks** and **Dave Leibel** have agreed to join the finance committee to help fill Jim's vacancy. Randy is a CPA and business manager of a large California law firm. Dave is a retired urologist who served on the Columbia Memorial Hospital finance committee.

Margaret Simmon-Cross (see profile, next column), a registered professional Civil Engineer, will become chairperson of Roads & Grounds. She is presently coordinating the repaving of the SP Lane access at Hwy 101, which is in the permitting process.

Home Security Alarms:

During the recent windstorms, Ken Weist (our SP Safety Manager) received numerous calls from alarm companies and the Sheriff's office regarding potential issues at a few residences. **Please do not list Ken as a contact for your alarm system.** This has been a long-term problem and is aggravated when we have storms with high winds. This ongoing situation may warrant a policy if it continues.

Playground Improvement:

Jon Tullis approached me in December to discuss replacing the playground equipment with something more modern and useful. The Roads & Grounds Committee has had frequent discussions about the playground. My position is that this is not their responsibility, but that of an ad hoc group or committee that wants the BOD to entertain the idea. I have offered Jon the opportunity to present his ideas at a future BOD meeting. If this is something that interests you, please contact Jon Tullis at tulldog@gmail.com.



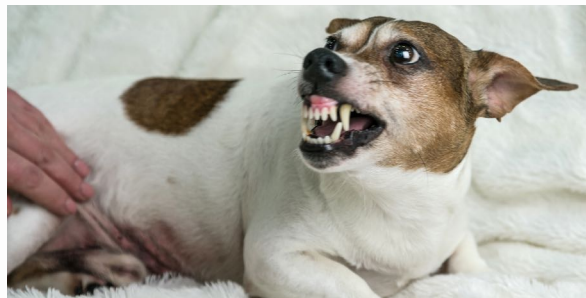
**Please do NOT list
Ken Weist as a
contact for your
alarm system!**

We are still having having issues with loose and aggressive dogs. The following is a review of our policies pertaining to dogs. **Expect the BOD to follow these policies:**

✔ Report uncontrolled dogs to **Clatsop County Animal Control: (503) 861-7387**

✔ Dogs in SP should be either **confined**, kept on a **leash**, or **under voice control**. Per Section 9.2(6) of the Declarations (CCRs), the BOD may impose an assessment when a dog is allowed to run loose out of sight of the owner. **Dogs and other pets must be controlled so that they are neither a danger nor a nuisance to either residents or wildlife.**

✔ According to a Clatsop County ordinance, a dog is either a danger or a nuisance if it:



- o **Bites** any person
- o **Chases** people or vehicles
- o Scatters **garbage**
- o **Damages** the property of a person other than the owner of the dog
- o **Trespasses** on the property of a person other than the owner of the dog
- o Disturbs any person by frequent or prolonged **barking**
- o Is a **female in heat** running at large

✔ If a neighbor's dog is a problem because it runs loose, the simplest solution often is to talk with your neighbor and make him/her aware of the problem. If the problem persists, report it to Ken, who, if necessary, will report it to Clatsop County Animal Control for action. Five dogs maximum are permitted per residence.

✔ **Assessments for Nuisances or Hazardous Conditions** [Adopted by BOD, 09-2008; Amended 11-05-2021]: The assessment for failure to correct a hazardous condition or general nuisance described in Section 9.2 of the Declarations (CCRs) is either **\$10.00/day or \$100/occurrence**. Prior to any assessment, the homeowner must be notified in writing of the policy infraction and the potential for assessment if the hazardous condition or general nuisance does not cease.

Best Regards,
John Yerke

SP dogs should be either:

- 1) Confined,**
- 2) Leashed, or**
- 3) Under Voice Control**



NEW ROADS & GROUNDS CHAIR: MARGARET SIMMONS-CROSS, P.E.

by Clare Hasler-Lewis, Editor

A heartfelt welcome to Margaret Simmons-Cross the new **Chair** of the **SP Roads & Grounds Committee!** And such GREAT news that we now have three women chairing SP committees!!

Margaret is a **registered civil professional engineer (PE)** with over **40 years of experience in the civil engineering profession.** She has worked on programs and projects for DOTs, transit agencies and municipalities throughout the country, including major metropolitan areas of Seattle, the Bay Area of California, Salt Lake City, Denver and Boston. Although mostly retired, she still works part-time for the engineering firm of Mott MacDonald where she has worked for 19 years of her career supporting special projects. She has volunteered for professional societies of Women's Transportation Seminar and American Society of Civil Engineers during her career, organizing programs and events.



Margaret has been married to her husband, Glen, for over 30 years and together they built their home in SP on Ocean Drive in which they have lived since 2005. They have two adult sons, Graham, 29, who is a resource economist living in Denmark, and Harrison, 26, who is a civil engineer living in Washington State. She and Glen enjoy travel, home improvement projects, gardening, hiking, biking, cooking and entertaining.

One of the most interesting experiences in her life was living in Salt Lake City during the 2002 Winter Olympics where she and Glen both volunteered as well as enjoyed attending special events, competitions and the closing ceremonies.

Margaret received her **Bachelor of Science in Civil Engineering** from Union College and her **Master's certificate in Civil Engineering** from Northeastern University. She is a registered Professional Engineer in several states.



KEN'S CORNER

by **Ken Weist**

Hello Surf Pines residents!

I hope everyone had wonderful holidays. Shawna and I would like to thank everyone for the Xmas tidings and delicious baked goods that we are blessed with every year. We truly appreciate your kindness! And happy new year!!

Winter is here with a vengeance! That being said, I want to remind residents about a few important things:

1) **Irrigation.** Make sure your system is **shut off** to avoid pipes freezing.

2) **Alarms.** Please check your systems. I've been getting calls about alarms going off. Since the police cannot come out every time alarms go off, they call me to check. I've had to check for septic, plumbing and security alarms very late at night. They were all false alarms. Please understand, I do not feel comfortable going to homes (inside or out) because it's a liability issue.

Please do not list me with alarm companies. I only have a security license SP. **My license does not cover individual residences.** I've always tried to serve SP as a whole and am always willing to help but going to a home at 3 am for a false alarm is hard--especially multiple nights in a row.

3) **Speeding.** Please drive slow in SP during inclement weather. I have seen many residents speeding on icy roads. Speeding on approach to gates has been a problem as well. On SP lane, I've clocked individuals going as fast as 50 mph up to my driveway. I've almost been hit pulling out of driveway twice recently. There is major speed exiting the South Gate as well. My puppy Walli was hit crossing the street by a resident speeding at the 10 mph street sign! I estimated their speed at 35 mph. I will be promoting speed bumps in future BOD meetings. Please slow down everyone!



**SLOW
DOWN!**



**Especially
on
Icy Roads!!**

5) **Outsiders.** Since September we have not had any outsiders invading SP. Late night patrols by Clatsop County Sheriff's has helped, but residents getting cameras has helped even more.

6) **Syringes.** We still have a problem. Syringes are being found at all areas of SP. I believe the culprit is associated with a landscaping company. But I am getting closer to catching them in the act of throwing them out of their vehicle when driving in SP. **Please call me if you find syringes when walking.**

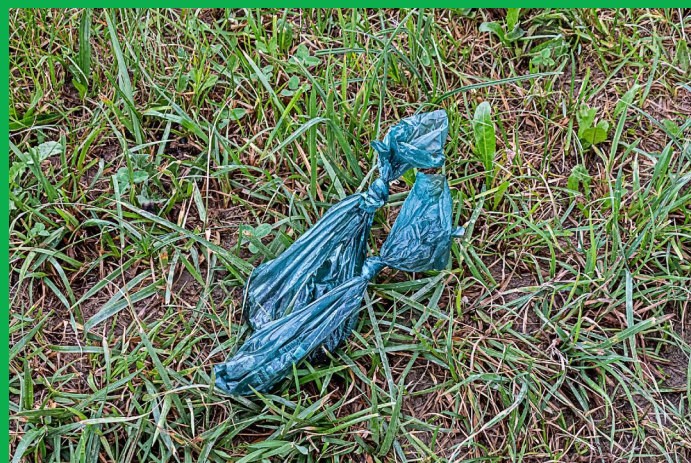
7) **Dog waste.** When picking up your pet's waste, **PLEASE do not throw bags on the ground.** That makes other people responsible for cleaning up after your animals. I picked up approximately 30 green, pink and red dog poop bags in December alone. If you see an individual throw bags (you know who you are!) please call me to report.

2024 is here and I look forward to serving the community for another year. I love what I do here and still enjoy serving all of SP.

Thanks for another year everyone!

Ken

**Syringes are
still being found
on SP property!
Call Ken if you
find any!!**



**Do NOT leave
your dog's waste
bags on the
ground!**

COMMUNITY RELATIONS COMMITTEE (CRC)

by Kate Besse

Welcome to an eventful 2024! Before we discuss the slate of upcoming events (listed below), let's review the events that were NEW in 2023: **Street Party** and **CRC Potluck Dinner** (September), **Trick or Treat** (October), and finally, **Festival of Lights** and **Holiday Cocktail Party** at Astoria Golf & Country Club in December.

Thank you to **Allie Bemrose** and **Darren Graywolf** for agreeing to open their lovely home for our **Winter Wine Tasting** on **Saturday, February 17th** featuring Oregon Wines (see next page). CRC members will provide appetizers. Bring a bottle of your favorite Oregon wine and enjoy the company of neighbors. This year's **Art Walk** will be held **Saturday, May 4th**. The SP Meeting House will host a **maximum of 5 artists**, first come, first served. Authors are encouraged to join artists in their studios. If you are an artist/author who would like to participate, please contact the 2024 Chairpersons: **Kate Besse or Chris Villiers**.

As CRC Chairperson, I'm dedicated to making meetings and events enjoyable for all. If you have fresh ideas, are looking to connect with neighbors, and willing to apply elbow grease, I encourage you to attend meetings, held at the Meeting House, the **first Friday of the month at 10:30AM**. **Next meeting: Friday April 5th**.

The **CRC Potluck Dinner** on **Saturday, August 17th** is a gesture of appreciation for member participation throughout the year and an opportunity to strengthen bonds. Encouraging new ideas and inviting neighbors to attend meetings is an excellent way to foster community engagement. Join CRC and reap the rewards!

Fondly,
Kate Besse

SATURDAY, FEBRUARY 17	WINTER WINE TASTING	5:30-8:30PM
SATURDAY, MAY 4	ART WALK	1:00-4:00PM
SUNDAY, JUNE 30	PICNIC IN THE PARK	1:00PM
SATURDAY, JULY 13	GARAGE SALE	8:00AM-3:00PM
SATURDAY, AUGUST 17	CRC POTLUCK DINNER	5:30PM
SATURDAY, SEPTEMBER 14	STREET PARTY	4:30-7:30PM
SUNDAY, OCTOBER 27	TRICK OR TREAT	3:00-5:00PM
SUNDAY, DECEMBER 8	FESTIVAL OF LIGHTS	6:30-7:30PM
SATURDAY, DECEMBER 14	HOLIDAY BUFFET DINNER	5:30-8:30PM

SURF PINES CRC PRESENTS
 OREGON WINE
Tasting
 Saturday
 February 17, 2024
 Hosted by Allie Bemrose &
 Darren Graywolf
 33287 Neacoxie Lane

Bring a bottle of your favorite Oregon Wine
 to share with others. CRC will provide appetizers.

5:30-8:30



**Share Your
 Favorite
 OREGON Wine**

SECRETARY REPORT

by *Thomas Smith*

A Year of Positive Change and Community Growth

Happy New Year to all SP community members! Reflecting on the past year, it's heartening to see how our community has embraced a more harmonious and cooperative spirit. This shift is evident in several developments that have strengthened our bonds.



Transformative Community Relations Committee (CRC)

Under the energetic leadership of Kate Besse, our CRC has experienced an influx of volunteers. Their first major event, the Christmas party at the Astoria Golf & Country Club, was triumphant! I eagerly await more innovative CRC initiatives that will enrich our neighborhood.

Strengthening Financial Oversight

Recognizing the need for more robust financial governance, a Finance Committee was established by past Treasurer Jim Aalberg and currently chaired by Debbie Boothe-Schmidt. Given that SP is one of the largest HOAs on the Oregon coast with total assets exceeding \$600,000, this committee is essential. We are moving to a "best in class" HOA with the retention of Fieldstone Management's accounting systems and Schwindt & Co. CPA's, including annual reviewed financial statements. The finance committee is expanding 2024. Members with financial experience are encouraged to contribute to this important committee.

Enhanced Communication

One of my key objectives has been to improve communication within our community. I'm pleased to report that our emails are reaching more members than ever--with an **impressive open rate of over 70%** among our **524 subscribers!** And our social media groups have grown to over 250 members.

A Reminder to Utilize Online Engagement Appropriately

Social media can often lead to misunderstandings. A recent incident involving a coyote attack on a resident's dog, which I shared on Facebook, unexpectedly led to a flurry of concern for my dog, Maggie. This highlights the importance of thorough reading of, as well as clear communication via our social media channels.

As we move into 2024, let's continue to build on these positive collaborative efforts!

Wishing everyone a prosperous and harmonious 2024!



REAL ESTATE MARKET WATCH

10

by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC
Market data provided by Clatsop MLS. Current as of 1/15/2024.

FOR SALE NOW IN SURF PINES

89899 Manion Drive: **\$995,000**
33097 Malarkey Lane: **\$1,275,000**

RECENTLY SOLD IN SURF PINES

33236 Silverspot Ln: **\$920,000**
89742 Ocean Drive: **\$950,000**

Since the last publication of this newsletter (mid-October 2023), two SP homes sold for an average of **93% of the original list price** and spent an average of **126 days on the market**. There were no vacant land sales during this time period.



Let's take a broader look at Clatsop County real estate. As of mid-January, 115 homes were on the market in active status with 40 pending. By the end of December 2023, homes were selling for an average of 95% of their list price. The **median sale price in December 2023 was \$518,275** compared to a **median December 2022 sale price of \$560,000**, representing a **7.4% decrease**. During that same period, average days on the market increased from 99 to 110 days. **Interest rates are on the decline**, inviting some buyers back to the market. However, this real estate market requires patience on the part of sellers. Paired with long winter market times for unsold homes, the seeming lack of buyer interest is placing some downward pressure on prices and we're beginning to see more "healthy" negotiations taking place between buyers and sellers.

As interest rates continue to drop, we expect more buyers to re-enter the market based on affordability. When this happens, competitive situations may emerge again, causing overall prices to rise.

So, is it a good time to buy? Is it a good time to sell? It truly depends on your situation, the property specifics and the competition in your neighborhood's sub-market. Consulting with a local real estate professional to guide you through this big life decision is always a smart idea.

Here's to no more ice storms in 2024! Happy new year-

Julia Radditz



MEDITERRANEAN DIET BEST OVERALL DIET 7TH YEAR IN A ROW!

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

For the 7th consecutive year, the Mediterranean Diet (MedDiet) clinched the top spot as the best overall diet, according to the 2024 ratings by U.S. News & World Report. The ratings result from the evaluation of 30 diets by a committee of 43 world renown nutritional experts. To clarify, these “diets” do not necessarily mean ways of eating to lose weight. They refer to eating patterns that promote a healthy lifestyle. According to the experts, the MedDiet ranked #1 for:

- Best diet **Overall**
- Best **Heart-Healthy** diet
- Best diet for **Healthy** eating
- Best **Diabetes** diet
- Best diet for **Bone and Joint** Health



Key principles of the MedDiet include a diverse plate filled with **fruits, vegetables, whole grains, beans, nuts, legumes**, and a **liberal use of olive oil**. **Seafood** (aren't we lucky we live here?) and **fish** are recommended at least twice a week, while lean poultry, eggs, cheese, and yogurt are eaten in moderation. **Red meat and sweets** are reserved for **special occasions**. A **glass of red wine** is deemed acceptable in moderation.

Studies consistently link the **MedDiet** to a **reduced risk of chronic conditions** such as **heart disease** and **Type 2 diabetes**. Its emphasis on nutrient-dense foods, coupled with a lower intake of saturated fats, added sugars, sodium, and ultra-processed foods, contributes to increased longevity, improved quality of life, and a lower likelihood of developing chronic diseases.

Rooted in tradition and backed by science, the MedDiet way of eating offers a blueprint for a life well-lived. In a world inundated with dietary trends, the MedDiet stands tall!

To your good health in 2024!

Clare



WHO'S NEXT DOOR?

KATIE WEBER

by *Chris Villiers*

If you've attended the SP picnic, annual garage sale, or were officially welcomed to the neighborhood when you first moved in, thank Katie Weber! She played a big part in launching those – and other – SP traditions.

Katie and her husband Ken purchased a wooded lot in SP in 1990, at a time when Manion Drive “was just a canopy of trees” and the neighborhood relied on well water. “We cleared the trees, and it took us 6 years of working weekends to get the house to the point that we could move furniture in,” she says.



Katie holding a photo of her as a United Airlines flight attendant

Born and raised in Portland, Katie flew as a “stewardess” for United Airlines in the late ‘60s. After 2 years flying around the country from United’s New York hub, she returned to Portland and went to work for a steel foundry. “It was fun being a woman doing industrial steel sales,” she recalls, noting that’s how she met Ken, owner of a business selling boilers, heating equipment and plumbing supplies.

Initially, the plan was for their SP house to be a weekend getaway. But when Ken retired, they finished building their home and moved in on a full-time basis. “At the end of the day working on our house, we’d sit out on the back deck with our box of wine and bag of peanuts and offer wine and conversation to our neighbors walking by.” At one time, Ken who sported a full white beard, donned a Santa suit to delight neighborhood kids. An original and continuing member of the HOA’s CRC, Katie says the group started by hosting wine-tasting events. “Our CRC grew from there to what it is today. I take pride in working for our community over these last few decades. We’ve had so many wonderful community members who have and are serving on the committee.” She remembers the initial SP Garage Sale advertised in local newspapers as a three-day event spanning from Friday to Sunday. “There were hundreds of people and cars filling the neighborhood. The garbageman was ticked off because he comes on Friday. We’ve since paired it down to a one-day event.”

Asked what she loves about SP, Katie-responds: “The neighbors...when you turn off the highway” into SP, she says, her shoulders noticeably relaxing as she exhales slowly, “you don’t have the stress and all the other stuff. You’re home.”

EDITOR’S NOTE: Who’s Next Door? is a feature profiling the people of Surf Pines. To recommend someone for a future profile, send an email to Chris Villiers at: villiersmedia@frontier.com