

APRIL 2025

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THE BREEZE

***A quarterly newsletter celebrating 76 yrs. of life & living in Surf Pines,
the largest gated community on the Northwest Oregon Coast***

Photo Credit: J. Barbeau



THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

Happy spring! I hope everyone is enjoying the longer days and better weather. It's a beautiful time of year.

Pumps

We have yet to clean out the infiltration lines adjacent to Trail 4 due to difficulties in obtaining approval for access. However, since last summer, the pumps have not been needed, thanks to the culvert cleaning we conducted. While there is currently no identified timeline for further culvert cleaning, the project engineer who originally installed our pumps has shared their belief that the culverts alone could address the flooding issues on Ocean Avenue, rendering the pumps unnecessary.



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Short Term Rental (STR) Committees

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Since early January, the nine members of the STR Ad Hoc Committee worked to develop a set of policies that ensures STRs are a better fit for Surf Pines. This included soliciting feedback from homeowners, which were thoroughly reviewed and used to refine and improve the policy. I take pride in the committee's hard work, which was both timely and much needed. The Board of Directors approved the policy at its April 11 meeting.

The next step is re-establishing the Vacation Rental Standing Committee, originally created in 2011. Per our policy manual, the committee's responsibilities include:

- Drafting guidelines for renters and owners of vacation rental properties within Surf Pines for Board approval.
- Acting as the first point of contact for resolving complaints and addressing questions related to vacation rentals.
- Reporting to the Board on issues and resolutions regarding vacation rentals.
- Drafting bylaws related to vacation rentals as directed by the Board.

Four members of the Ad Hoc Committee have volunteered to join the Vacation Rental Standing Committee. If other community members are interested in serving, please contact me at jyerke@surfpines.org. Additionally, Laura, who has been instrumental in this process, will be part of the committee. The standing committee will launch in May.

Legal Notice Served to SP on STR

On April 11, Surf Pines received notification that Save Surf Pines Neighborhood, an Oregon nonprofit organization, along with Calvin and Diane Wigant, James and Beth Hunter, and Bill and Christie Smith, filed a lawsuit in the Circuit Court of Oregon for Clatsop County against Surf Pines Association. The lawsuit challenges Surf Pines' interpretation of its CCRs (Covenants, Conditions, and Restrictions) regarding STRs. The plaintiffs argue that the CCRs prohibit STRs, a position that differs from the interpretation held by Surf Pines' attorneys and Board of Directors.

A preliminary review from our insurance provider suggests that this matter is not covered under our policy, which we are contesting.

We will share all relevant information that can be disclosed without compromising our legal position on our website. Transparency with homeowners remains a priority throughout this process.

Best regards,
John



KEN'S CORNER

by Ken Weist, Safety & Maintenance Manager

Hello Surf Pines!

Well, spring is upon us, everyone, and Surf Pines is starting to have many returning residents for the summer. Which means more traffic and more children. That being said, please slow down! There has been a lot of speeding lately - we don't want a tragedy this summer. Please drive the speed limit.



It's time to talk about gates being hit so much lately (seven times in ten days). The culprits have been residents mostly and we need to **NOT EVER FOLLOW A CAR** through a gate. The timing of the gates is for one car at a time. Please know and tell visitors and your guests as well. The damage can cost upwards of \$3500, and always a minimum of \$1000 if hit. A lot of work goes into maintaining gates and they are fragile. The BOD and myself are currently reviewing the gates for future improvements that will help reduce the gates being hit in the future.

This time of year we have a lot of unfamiliar faces walking in Surf Pines. Therefore I receive a lot of calls complaining of strangers in the neighborhood that some consider shady-looking. In most cases they are renting or just visiting a resident. Please let's be welcoming to others visiting our community.

Once again Shawna and I want to thank everyone for their support and patience. Surf Pines has helped us tremendously through our tragic loss. I would not have made it if not for all the wonderful individuals and I mean everyone in Surf Pines. **THANK YOU!**

Surf Pines, let's have a great summer and stay safe.

Ken & Shawna



FINANCE REPORT

by Thomas Smith, Treasurer

Spring has arrived in Surf Pines, and with it comes the return of many part-time residents. This is also the busiest season for the Treasurer's office, as we focus on reviewing our financial health and updating our 30-year reserve study.

Reserve Study Update

In recent years, we've worked with Schwindt & Company to complete our reserve study. However, their estimates often reflect heavy-use roadways—not the lighter conditions in our community. Their service also costs nearly \$1,000 annually.

Back in 2020, the Board recognized the need for a more tailored approach. A six-member committee, most with financial or corporate experience, created a custom reserve planning tool that met state requirements and factored in inflation and interest income.

The results showed that our reserve contributions were falling short, and by 2025–26 we'd face a deficit. COVID then delayed planned roadwork, and in fall 2021, Treasurer Jim Aalberg and I led the effort to bring in Fieldstone Financial Services (FS) to handle accounting.

In 2022, we reviewed our budget with FS and Debbie Eddy, but without an experienced Roads & Grounds chair, we again turned to Schwindt. Their updated study confirmed the need to boost reserves. In response, we raised quarterly dues from \$135 to \$175—the first increase since 2006—and limited capital spending. That helped stabilize our financial footing.



Stronger Reserves Today

Over the last two years, Jim and his budget team took a conservative approach—cutting expenses and allocating about \$95,000 annually (nearly half our income) to reserves. Thanks to their efforts, our reserve fund now exceeds \$500,000.

This savings focus is why, as of our mid-year report, we're running about 5% over budget. Fortunately, Q3 tends to be a low-expense period, so we expect to be close to target by year-end.

A New Perspective on Road Maintenance

Here's the good news: Last summer, Margaret Simmons-Cross, a recently retired civil engineer, took on the Roads & Grounds chair role. With her guidance, we've reassessed our long-term road plan and found that our roads are in better shape than expected.

Through targeted crack and pothole repairs and the use of more affordable chip-and-seal treatments, we can extend the life of our roads and reduce future costs. Margaret Cross, Ken Weiss, John Yerke, Laura Holgate, and I have reviewed our reserve study line-by-line. Early analysis shows we can scale back our reserve contributions—while still keeping pace with inflation and preserving financial stability.

Looking Ahead

The Budget Committee will meet in May, and I look forward to sharing further updates in my next report.



The Budget Committee is looking after our nest egg.

by Margaret Simmons-Cross, Chair

Roads & Grounds efforts were a bit quiet over the winter. Here are a few items that have been the focus:

Gate Enhancement Project. We have been working with Metro Access Control on the replacement of both north and south gate kiosk keypads. Work will include supply and replacement of the keypads by Metro Access Control. A rock veneer will be constructed around the kiosk base following installation. Installation of the keypads will take approximately two days and is scheduled for the first week of May. Installation of a rock veneer pedestal will follow, targeting June. Below right is an image of the new keypads:



Security Cameras. Installation of additional security cameras as approved by Surf Pines members will be in May as well. Ken has been busy preparing for their installation by constructing the foundations. At the April Board meeting, camera policy was discussed which will be shared in the near future.



New roadway project for 2025. The next project will be pavement repairs in areas of need throughout Surf Pines. The scope of the work is expected to include shoulder stabilization, pavement patching and crack repairs. We are also considering chip sealing of the roadways, an inexpensive way to extend their life by applying a layer of liquid asphalt followed by placement of small stone aggregate. This information will be fed into the annual refreshing of the Reserve Study. Contracting for the repairs and chip sealing is targeted for this summer.



NW Natural®

Gas Line Upgrades. NW Natural Gas is planning some upgrades of gas lines on Surf Pines Lane this summer, which will take approximately two weeks. There will be no interruption of gas supply, however Surf Pines Lane will be restricted to one lane with a flagger during the work. More information will follow once the schedule is determined.

COMMUNITY RELATIONS COMMITTEE (CRC)

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by Katie Weber & Roberta Becker

SO FAR THIS YEAR...

The McBrides, Fred and Debby, opened their home for our first party of 2025. They hosted a very successful Wine Tasting March 22nd. We had around 30 guests who brought some very lovely wines and appetizers to sample. Thank you to all the neighbors who cooked or uncorked!

The weather cooperated so we were able to take advantage of their outdoor space under a covered seating area with a lovely fire pit. All had a wonderful time eating, drinking and being merry.

Thank you, Debby and Fred, you are such great hosts!

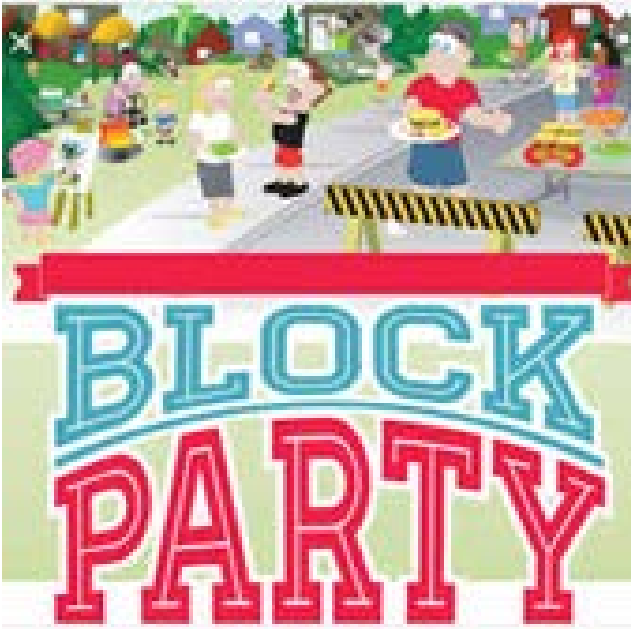


MARK YOUR CALENDARS!

Upcoming events include a Plant Exchange at our South Gate Meeting House, on **Saturday, May 3rd, 10am to Noon**. Get your plants ready!

You can contact the McBrides at 509-475-8925 for more details. Also, watch for an email coming your way soon.





MARK YOUR CALENDARS!

Next on our list is a Street Party scheduled for **Saturday, May 17th, 5pm to 7 pm.**

Everyone in Surf Pines is welcome to attend. The Street Parties are for you to get to know other neighborhoods throughout Surf Pines. We are planning to target the Seabreeze neighborhood this year. Don't be shy, bring your neighbors. Look for more information in an email coming your way in a couple of weeks.

Finally, our two big events of the spring/summer are the Surf Pines Picnic which will be held for the first time on a **SATURDAY, June 28th**, starting at **1 pm** in our Surf Pines Park, and the Garage Sale, scheduled for **Saturday, July 12th**. More information coming as time gets closer.

The Community Relations Committee appreciates all of you who come to our events. We would love to get more of you to take part.

Come out, meet your neighbors, have fun and play with us.

Looking forward to a great summer!

Your CRC Team



REAL ESTATE MARKET WATCH

p 9

by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC
Market data from Clatsop MLS (current as of 4/20/2025)

Happy spring! It's a pleasure to see green returning to the landscape and blossoms beginning to bloom. I especially enjoy this time of year, when a bit of sunshine feels like a well-earned reward after a long Oregon Coast winter. I hope you're also enjoying the change in season.

Since the last newsletter in January 2025, there have been two home sales within the Surf Pines community. One property sold for 100% of its original list price after 88 days on the market, and the second sold for 93% of its original list price after 191 days. As we enter the spring real estate season, we're always hoping to see more properties come on the market. Buyer demand for homes in this neighborhood continues to be steady and reliable.

Zooming out to the broader Clatsop County market: as of April 2025, there are currently 185 homes listed as active and 70 homes under contract. By the end of March, homes in the county were selling for an average of 96% of their list price, according to data from the Clatsop MLS. The median sale price reached \$584,500 in March—up 14% from \$512,500 in March 2024. However, average time on market also ticked up slightly during the same period, rising from 106 to 116 days.

From my perspective, the market is beginning to warm up after roughly six months of slower activity. Economic uncertainty and interest rates—combined with high home prices—have continued to influence buyer behavior, and this has had some effect on seller outcomes. We've seen an increase in price adjustments and seller concessions, and negotiations have become more nuanced. In today's market, it's essential for sellers to have a strong pricing strategy and a skilled negotiator on their side.

It will be interesting to see how the season unfolds as more homes are listed this spring.

My best to you, as always-

Julia Radditz

FOR SALE NOW IN SURF PINES

89650 Sea Breeze Drive: **\$799,000**

89610 Sea Breeze Drive: **\$1,225,000**

RECENTLY SOLD IN SURF PINES

89563 Lakeside Court: **\$926,000**

89040 Ocean Drive: **\$1,200,000**



WHO'S NEXT DOOR?

p 10

by Jordan Barbeau, Editor of the Breeze

This is usually where you get to read the excellent prose of Chris Villiers, alongside his equally excellent original photography. Alas, Chris is out of town this month, so you have a guest columnist. Chris's absence is convenient in one regard - it gives me an opportunity to introduce myself as the newly minted Editor of The Breeze.

So, hello, Surf Pines neighbors! I am a recent transplant to the Oregon Coast, and loving every minute of it. My husband, Jamie Dunnam, and I moved here in July of last year from Portland. My father, Joe Barbeau, spends the summers in Oregon with us; Jamie and I are year-round residents. I am an attorney who was raised by two attorneys, and my husband is an assistant golf professional. He is the calming presence in my otherwise hectic life, and I am eternally grateful to have a partner that can make me laugh, and who reminds me to touch grass or sand every day. Our two rescue dogs, Bodhi and Rosie, are equally thrilled to have the beach as their new backyard.

What are my qualifications to be Editor, you ask? After undergrad, I worked as a small press publicist in New York City. While at Santa Clara University School of Law, I was the Editor of the student newspaper. And, naturally, legal practice requires a significant amount of drafting and proofreading. My typical compositions would probably bore you to tears, though. Rest assured that, aside from the occasional guest column, you will hopefully not have to read much of my writing.

Alright, enough of that - I hate talking about myself, here is a family photo:



Photo Credit: Don Frank

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**

AN ADDITIONAL NOTE RE: GATES

p 11

by Thomas Smith, Treasurer

I want to take a moment to address the recent increase in gate collisions and some of the concerns that have been raised.

When the gates were first installed, we did experience a number of crashes, mostly involving non-residents. Over time, things settled down — until recently, when we've had a surprising number of incidents, and most have involved long-time, full-time Surf Pines residents. In each of the last three cases, the drivers admitted the same thing: **"I just forgot to hit the remote and thought I could make it."**

This highlights that the primary cause of these crashes is not a mechanical failure or design flaw — it's inattentiveness or complacency.

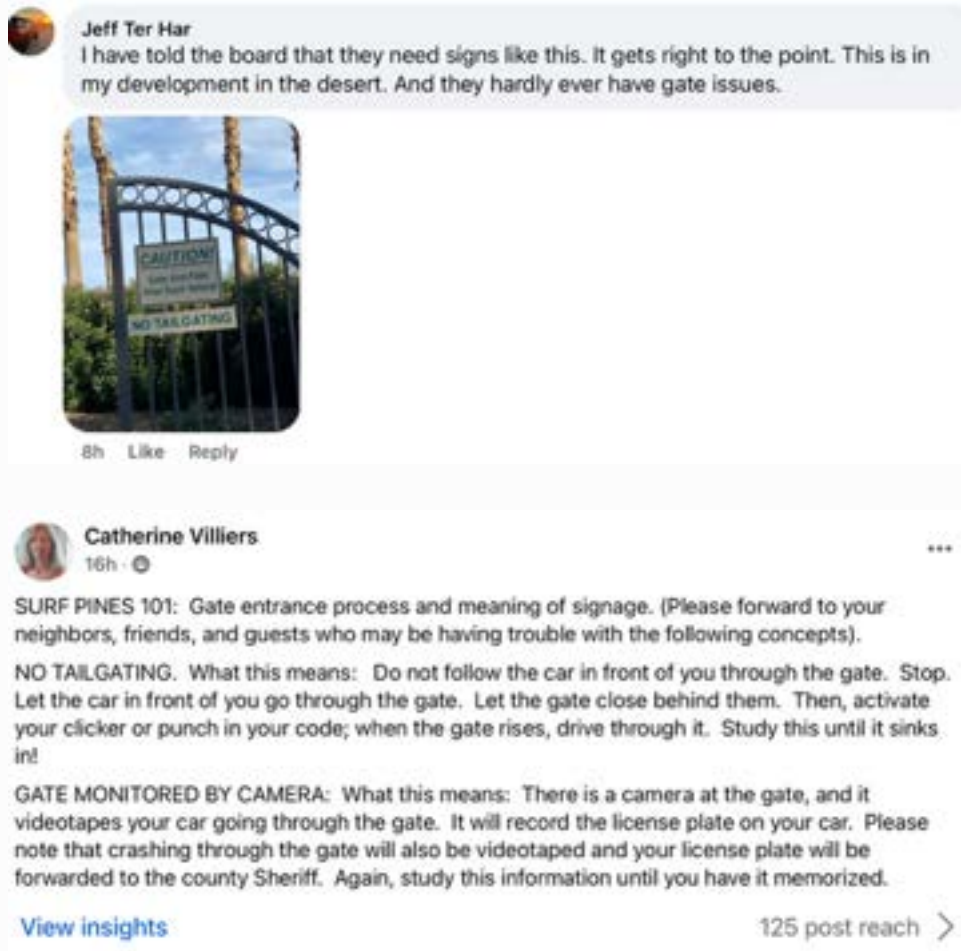
There have been a number of comments suggesting the gates are "cheap" or "not substantial enough." I want to be clear: the gates are **not cheap**. A new gate arm alone costs about **\$1,800**, and repairs can run as high as **\$3,500**. These gates are designed to break away under pressure to minimize damage and costs from minor bumps. However, when someone tries to rush through by tailgating, the impact and resulting damage are much more severe — and expensive.

Understandably, many members are frustrated. What's important to remember is that **the gates were intentionally set to close faster** to discourage tailgating. This adjustment was made because many residents were concerned about non-residents slipping in behind others. The goal was to make unauthorized access more difficult — not to create a fully controlled security system, which would require a much larger financial commitment. As a reminder, Surf Pines assessments are approximately **\$700 per year**, while communities with full controlled access systems, like Pinehurst, can charge over **\$4,000 per year**.

If we were to revert to the old, slower-moving gates, tailgating would become easy again, and the community would likely lose the deterrent we currently have. It's also worth remembering that the previous gates had frequent mechanical breakdowns, which cost the Association thousands of dollars in repairs. In contrast, under the current system, **the Association has not incurred any costs** for recent damages — we have been able to **recoup the costs** from those responsible for the incidents.

Going forward, I agree with several suggestions about increasing education and awareness. I appreciate ideas like Jeff's suggestion for larger, more prominent signage, and Cat Villiers' recommendation for repeated communications to the community emphasizing the consequences of tailgating.

Ultimately, **the main issue is not the gate system — it's driver complacency.** I appreciate the positive ideas that have been shared and encourage anyone who has thoughts or concerns to consider joining the **Roads and Grounds Committee** to be part of the solution.



EDITOR'S NOTE: Tom, Ken, Jeff, Cat, and others have made several reasonable and sage suggestions, but if drivers are not willing to adjust their behavior, perhaps we must explore more creative options. Perhaps the gates could be bordered by a moat, and if you try to beat the gate arm, it instead sweeps you into the water, a la "American Ninja Warrior," while The Safaris classic tune "Wipeout" plays over a sound system to compound the driver's shame?

Perhaps it would be easier and wiser for our residents and guests to be patient and mindful of gate etiquette...