

OCTOBER 2025

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: CRC

THE PRESIDENT'S MESSAGE

by John Yerke

Fellow Surf Pines Homeowners,

I hope this Breeze finds you well and gracefully transitioning to fall and the winter before us.

Road Repairs

Excellent work has been done this year and last repairing portions of our roads. The approach is different than in the past where we undertook long sections with complete repaving. Focus is on those specific areas that have degraded. This is a less costly approach with a broader range and less painful to our reserve account.



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Margaret Simmons-Cross, chairperson of our Roads and Grounds Committee, has led the recent proposal and contract phase with help from Ken to administer the work. SP is fortunate to have such a qualified volunteer leading this effort. Personally, I believe most HOA's would have contracted oversight of this at a cost of about 30% of the contract value. This equates to a savings of about \$60,000 for SP over the last two years.

We all need to express our appreciation to Ken and Margaret.

Gates

We have seen a decrease in gate damage since installing speed bumps and shortening the gate cycle time. Most of the previous issues stemmed from rushed or unauthorized entry attempts. The speed bumps were introduced as a trial, and while they have helped, we know they are not everyone's favorite. The effectiveness is being evaluated with consideration to replacing them with a single, more moderate bump.

If you have any comments on these or gate operations, please let us know.

STR Standing Committee

As you may recall, the BOD asked me to form an ad hoc committee to review and propose policies for Short-Term Rentals (STRs) in Surf Pines. That group's work was completed early this year, and now our long-standing Vacation Rental Committee is once again active. We currently have four dedicated members but would love to welcome more voices—especially those open to thoughtful discussions about STRs and property rights.

Please give participating thoughtful consideration — SP is built on volunteers helping.

Nuisance Dogs

While most dog owners in Surf Pines are respectful, a few persistent issues remain. Remember, our policy is straightforward: dogs must be leashed outside your property or reliably obey voice commands. Excessive barking or intimidating behavior toward pedestrians is not acceptable. The BOD has the authority to impose fines for noncompliance and has done so in the past when issues were repeated and unresolved.



Managing these matters can be challenging, especially since the county does not actively enforce its rules or ordinances. We rely on community reports to identify recurring problems—if a single dog draws multiple complaints, the BOD can act.

Your feedback is essential: if you have suggestions for strengthening our pet policies or stories to share, please let the Board know. Together, we can foster a safe and pleasant environment for everyone.

Thank you for your ongoing support and engagement. Our volunteers' dedication and your involvement are what make Surf Pines such a special place to live. If you would like to get more involved or have ideas for future initiatives, please reach out anytime.

Best regards,
John



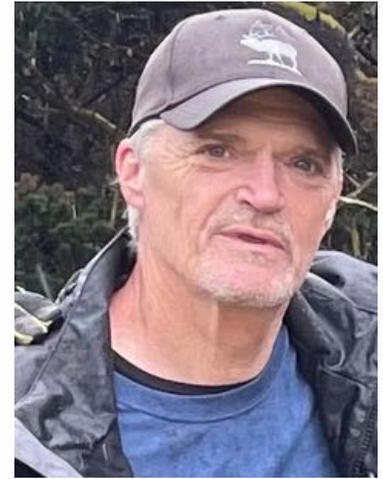
KEN'S CORNER

by Ken Weist, Safety & Maintenance Manager

Hello Surf Pines,

Well once again summer is behind us and fall and winter is here. Just a few things to remember going forward:

1. Make sure all patio furniture, plants, barbecues etc. are stored or secured properly. The winds are coming!
2. Be prepared for power outages. Flashlights, candles and water/food sources are important.
3. While the weather is still on our side there is no better time to cut branches or trees that could create a problem for accessing your property, and cutting branches saves on broken windows.
4. Stock up on ice melt for all walkways and driveways. Every year I get asked for bags and I only stock enough for gates and needed roads. The ice is already here. So prepare before it's no longer available.
5. Trash cans must not be put out before Thursday evening and must be retrieved before Friday night. Secure top of cans to prevent trash from falling out. Every winter trash cans blow over and our neighbors end up with trash. So let's not make others responsible for our trash!
6. I want to thank the community for your patience with our new speed bumps. They are working! There were no gate hits for over a month. Speed was the culprit and the bumps have definitely slowed everyone down.
7. Recently we completed some much needed paving repairs and sealing. We also did major crack filling in major traffic areas. The entire project went very smooth but the community gets a great big thank you for handling some inconvenience. The community worked great in supporting the project and making it a success.
8. We still have too many individuals parking on shoulders. ONLY contractors and vendors are permitted to park on shoulders on a temporary basis. Shoulders are not for residential parking without prior permission. Please work on this everyone.



Thank you to the community for all your support on what was a very busy summer. I would not get through the tough times without you! So thank you, Surf Pines.

Ken & Shawna

FINANCE REPORT

by Jordan Barbeau, Treasurer

Whooo boy, my first finance report! And a note at the end.

Updates:

We have a 52-week CD expiring this month. The principal amount was \$243,280.36, and when it matures in about a week, it should pay out \$253,584.81, for a net gain of \$10,304.45 in support of our reserves. We are reinvesting in another 52-week CD at 3.44%, so check back next fall.



As attendees of the September Board of Directors meeting are aware, the Roads and Grounds Committee requested additional reserve funds be allocated to the road paving and sealing project to produce better, more sustainable results, and the Board approved that request. This would have increased the total cost of the project to approximately \$107,000, but as luck would have it, once the work was underway, the Olson Asphalt team determined that the pavement subsurface had more integrity than anticipated. As they were able to reduce the scope of the project, the cost ultimately came in at just about \$98,000. All told, a worthwhile investment to increase the longevity and stability of the shared roads that we all rely upon here in Surf Pines. A big thank you to Margaret, Ken, and everyone who helped ensure this undertaking went as smoothly as well-paved asphalt.

Quarterly dues have been invoiced. You may have noticed that the initial invoices inadvertently went out for the previous amount of \$175 - chalk it up to the computer's muscle memory. This week, residents should be receiving invoices for the \$15 increase that the Board approved in June of this year. As discussed at the Annual Meeting, this reflects a modest 8.2% increase, while inflation has gone up by more than 15% over the same time period. Our dues cover necessary services and maintenance for our community, and all of your Directors are committed to continuing the responsible management and oversight of our finances that has put Surf Pines in its current strong financial position. If you are interested in contributing to the stewardship of our resources, consider joining the Budget Committee when we begin working on the budget for the next fiscal year. I will start prodding for volunteers in early 2026.

Entirely unrelated to financial matters, but in my capacity as the Editor, a quick note - many residents have seen a coyote that seems too comfortable with people. I learned today that ODFW has been tracking reports of his travels for some time. They believe he was hand-raised from puppyhood by humans in Tillamook, and I am working with them to hopefully locate an animal sanctuary that could take him. Please remember that while he may be friendly, he is still a wild animal, and do not attempt to make a pet out of this visiting fellow. Thank you.

ROADS & GROUNDS COMMITTEE

by Margaret Simmons-Cross, Chair

Roads & Grounds efforts were focused on the successful delivery of the planned Manion Drive and Surf Pines Lane Pavement Preservation Project 2025. The project was focused on roadway preservation. Here are the details:

- Scope of project and location of work were assessed and identified in May 2025
- Invitation to Bid including drawings and technical requirements were compiled May/June 2025
- The Invitation to Bid was released on June 24, 2025
- Surf Pines received two bids on July 16, 2025, and a Contract was executed with Olson Asphalt Maintenance on July 31, 2025



The scope of the completed project included:

- Repair of roadway pavement on both Manion Drive and Surf Pines Lane in 23 locations
- Shoulder reinforcement with compacted rock in various areas where shoulders had eroded
- Crack sealing on roadways at locations with the greatest need
- Seal coating on Manion Drive between Horizon Drive and the bottom of the hill south of Malarkey Drive
- The final cost of the construction contract with Olson was \$98,113
- Work was completed between September 8th and September 16th, 2025

Below are a few pictures of the work while in progress:





A huge thank you to the residents for your patience and support during this work!

COMMUNITY RELATIONS COMMITTEE (CRC)

by Katie Weber & Roberta Becker

As fall approaches, the Community Relations Committee is excited to announce our upcoming events for the fourth quarter of the year. We invite you to mark your calendars for these special occasions leading us into the New Year.

We start off with our Surf Pines TRICK OR TREAT for the kids. It will be held Saturday October 25th from 3-5 in the afternoon. If you'd like to participate, place a Pumpkin at the entrance to your driveway to let the kids know you are welcoming trick-or-treaters. As a reminder, many of our homes are pretty far apart so you might have to drive from home to home or get the kids to ride their bikes or scooters. For the fun of it, we'd love for the kids to come in costume if they choose.

We invite you to join us for our HOLIDAY PARTY, scheduled for Saturday December 13th 5-8:30 pm. This will again be held at the Astoria Golf and Country Club. Come and celebrate the holidays with us. We will be sending out an email explaining making a reservation and payment. There will be great food and fun games. Come to party!!!

A re-cap of the last few months had us visiting eight new home owners with a smile and a welcome packet. If by chance you have moved in and haven't been welcomed then please contact us (CRC) and we'll be there. If you are a homeowner and you have a long-time renter living in your home, we'd like to know that too so the renters can receive our invitations and emails regarding what's going on in Surf Pines.

On August 23rd we held our STREET PARTY on Ocean Dr. We partied with around 60 friends and neighbors. Great conversations, fantastic foods (thanks Steve Wilson for the Brisket). We're already planning for next year.



September 13th brought us to our Art / Garden tour. Thanks to all the artists who participated and to our proud gardeners. Thanks to all who got out on a beautiful day and explored our exceptional community.



All our events are open to all residents. If you have questions about our events or what's going on in our neighborhood, please feel free to contact our committee, any board member or our Surf Pines Administrator. Have a great fourth quarter and come out and enjoy our end of the year events.

Your CRC Team Co-Chairs, Katie Weber and Roberta Becker

REAL ESTATE MARKET WATCH

*by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC
Market data from Clatsop MLS (current as of 10/15/2025)*

Hello Surf Pines Homeowners,

Fall is here - and isn't it glorious! Since the last newsletter in July 2025, four homes have sold within the Surf Pines community. These homes sold for an average of 96.25% of their original list price. Average market time was 64 days on the market, however it's important to note that 2 of these properties sold in just over a month, while the others remained on the market for a longer period of 80-107 days on the market. No vacant land

FOR SALE NOW IN SURF PINES

Vacant Land - Manion Drive **\$565,000**
90114 Manion Drive (Pending) **\$699,000**
90023 Manion Drive (Pending) **\$740,000**
89026 Ocean Drive **\$1,850,000**

RECENTLY SOLD IN SURF PINES

89508 Manion Drive **\$603,000**
89650 Sea Breeze Drive **\$740,000**
89523 Manion Drive **\$750,000**
90043 Ocean Drive **\$1,250,000**

sold in Surf Pines during this time.

It has been interesting representing buyers hoping to purchase in Surf Pines, as the most recent pending listings have drawn strong interest and multiple offers. That's encouraging news for sellers considering listing their homes this fall. Buyer demand remains steady for homes priced under \$800,000, provided listings are well-maintained or updated and appropriately priced for current market conditions.

Zooming out to the broader Clatsop County market: as of October 2025, there are 319 homes listed as active and 74 under contract. By the end of September, county-wide sales were averaging 93% of list price, according to the Clatsop MLS. The median sale price in September was \$629,500—down from \$636,000 in September 2024. During that same period, average days on market rose from 82 to 122.

Buyers have benefited from a somewhat slower market recently, and it's become common to see negotiations that include seller concessions toward interest rate buy-downs and/or buyer's agent compensation.

Real estate remains highly local and constantly evolving. We'll keep watching local and national trends and how they take shape here on the North Coast.

No matter the market conditions, it's a privilege to be your trusted local resource-

Julia Radditz



WHO'S NEXT DOOR?

by Chris Villiers

When his high-school counselor asked about his career ambitions, Bill Stewart had an immediate response: "I want to own a surf shop."

Bill put that dream on hold while pursuing a successful career as a quality engineer, a NASA auditor and a Director of Engineering for companies producing computer drives, fiber-optics, high-tech medical and surgical devices and even America's final space shuttle. Throughout his career and raising his family, he always surfed.

"There's an old joke," he explains with a laugh. "What's the difference between an extra-large pizza and owning a surf shop? You can feed your family with an extra-large pizza."

Now retired, Bill builds surfboards by hand in a converted two-car garage in Surf Pines.

Raised in Chino, California – about 40 miles inland from the nearest Southern California beach – Bill began surfing at the age of 13, often hitching a ride with friends whose parents owned beach houses or with his older brother. As soon as he got his driver's license, "I was either working after high school or driving to the beach to surf, and always on the weekends" he says.

As an avid surfer, Bill typically would buy a new board every few years. "As I got more experienced and learned how the shapes affect your surfing, I started having custom boards built by selected renowned shapers and finally I decided I want to give a go at building my own boards," he says, telling the story of how he ended up at a four-day hollow wood surfboard-building workshop 12 years ago.

"I left that workshop saying, 'I don't want to go to work tomorrow. I just want to build surfboards.' Soon he tooled up, built a shaping bay in his Half Moon Bay, California garage and started building PUR foam core/fiberglass surfboards for himself.

"My first board probably took me 15 hours to shape; it was just a learning curve. I can now shape a board, start to finish, in about five hours and can glass and resin finish a board in about two weeks, depending on color work and designs the customer wants on the board."



Bill and his wife, Michele, moved from the Bay Area to Surf Pines during the pandemic with their eldest daughter Alli. Their younger daughter, Marina, had relocated to Portland after graduating from college at Southern Oregon University in Ashland. She was settling down with her husband and started talking about having kids. "We just didn't want to be 10 hours away from them as they started their family."

Since most jobs during Covid could be done remotely, they started looking for a single-story house with a view, room for family and grandchildren to visit, close to the beach and "a shop to build surfboards."

They purchased their Surf Pines house based on a walk-through video provided by a real estate agent. "I looked at the ocean view and said, 'Done! I can live here, knowing of the thriving surf communities nearby and multiple spots to surf.'"

Bill retired in 2020 and converted a garage into a board building shop with two hard-walled rooms: one bay for shaping and sanding foam-core boards and a second dedicated to finishing the boards with fiberglass and multi-colored resins.

Michele continues to run her own business out of their home, providing critical business support functions – such as executive support, managing human resources, benefits, payroll and accounting – for small companies across the country. She also serves on the board of the Assistance League of the Columbia Pacific, a non-profit organization providing services for children of all ages from newborn through 12th grade in Clatsop and Pacific counties.

Bill handcrafts between six and 10 surfboards per year – most ordered through word of mouth – and estimates he has produced over 100 boards during the past decade. These range from prone body boards of around four-foot-eight-inches in length to longboards of eight feet or more.



“I spend a lot of time getting to know and talking to the customer about how they surf, where they surf, what performance are they looking for in this new board, selecting a board shape, tail design and fin set up.”

Factors influencing the final shape of each board include the surfer’s experience level, their weight, and whether the beaches they frequent are known for critical breaking waves or soft crumbly waves. “All this information and discussions allow me to build a board they will love to ride and get them to their next level of surfing.”

Bill occasionally builds wooden surfboards, mostly sold to customers looking for a decorative statement piece to hang on the wall rather than to ride a wave. Some have even asked him to embed personal mementos – including photographs and ashes of deceased relatives – inside the final product. “I love building these wood boards, they are just beautiful.”

When not building boards, “I sketch with graphite, I love to build puzzles and I drink only *good* tequila,” he says laughing.

While Michele isn’t a surfer, she understands that vacations often will involve trips to locations known for their waves, including El Salvador, Mexico, Hawaii and the coast of Vancouver Island, British Columbia.

Bill hopes to continue surfing well into his 70s, or beyond. “I’ll never be 20 again, I’ll never be 30 again, heck I’ll never be 50 again,” he says. “But I can go out to Short Sands Beach or the Cove (in Seaside) and with over 50 years of experience, I can always catch a wave.”

He sums up his philosophy of life by reciting a well-known quote, “You can’t stop the waves, but you can learn to surf.”

JUST SURF!

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

All WND photo credits: Chris Villiers

