

**JANUARY 2026**

# **THE BREEZE**

***A quarterly newsletter celebrating 77 yrs. of life & living in Surf Pines,  
the largest gated community on the Northwest Oregon Coast***



## **THE PRESIDENT'S MESSAGE**

***by John Yerke***

Fellow Surf Pines Homeowners,

I hope this Breeze and the start of 2026 finds you well. As we move into a new year, I want to express my appreciation for the continued involvement of the volunteers in our community. They are such a key part of Surf Pines. I look forward to working together to make 2026 a successful and positive year for all of us. My hope is that more volunteers will step forward.

### **STR Litigation**

We used the opportunity of our January 16, 2026, BOD



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meeting to have an open forum with SP attorney, whose firm is representing us in the lawsuit filed against Surf Pines by Calvin and Diane Wigant, James and Beth Hunter and Bill and Christie Smith. They disagree with the interpretation of our CCR's that allows short term rentals. There was a strong turnout at the meeting. Laura is summarizing his response to questions and will add that to our website.

At a December 12, 2026, Special BOD meeting, under Article 9.3 of our bylaws, the BOD approved a \$100 assessment to help fund the ongoing litigation. The expense has been significant and stressing our financial position, which is already stressed from storm damage maintenance and pump issues. Laura and Jordan have summarized our expenses, which will also be available in the minutes of the January BOD meeting.

### **Pumping System**

One of the two pumps on Horizon failed when a beaver cut both the control and power cables to the pump. The damaged pump and control system. We used the same equipment from the south Ocean pump to replace them. The pump that was removed will be repaired and kept as a spare for future use.

We believe we have found a solution that will allow us to clean the infiltration lines from the Horizon pumps. Ken will provide us with details as we firm up plans.

### **August Annual Meeting**

Now is the time to start thinking about the two upcoming BOD positions that will become available and need candidates. Steve Wilson's and my terms both expire this year. I will not be running again, but I believe Steve will. He is a strong property rights advocate and fully supports our governing documents. He has done a wonderful job representing SP and has my support for another term.

Best regards,  
John Yerke



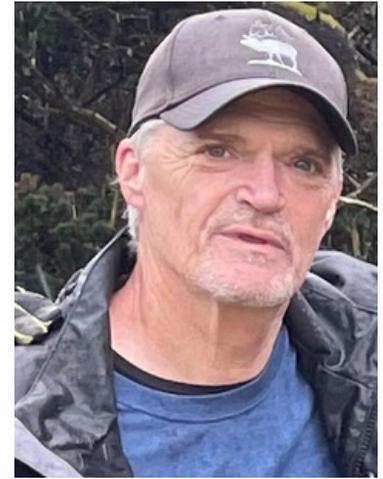
Photo credit: Jordan Barbeau

# KEN'S CORNER

*by Ken Weist, Safety & Maintenance Manager*

Hello Surf Pines!

Shawna and myself would like to thank everyone for their holiday greetings. Every year we are humbled at the kindness we have been shown as well as the extra few pounds I've gained from all the fudge and cookies! So thank you again.



Let's update the gates first!

The speed bumps have been extremely successful. But there still are residents letting people through with their gate remotes. **Please be patient and do not open gates for others.** If someone is holding you up from entry, they have a full directory as well as my number at the kiosks and when kiosks are used incorrectly I get notified immediately.

**And remember if you hold your remote down while going through gate it causes gate to do a security delay of thirty seconds.** We are almost back to gates functioning as they were intended to. Springtime will bring more traffic into Surf Pines which will be the big test. Thanks everyone for your patience. The BOD and R&G every year look at ways to improve the gates and traffic control. In eight years our traffic has doubled and during summer it triples. That being said, I predict a really great year for our gates and roads.

We took a little bit of a beating on the property in regards to the December blast. Trees and large branches were down everywhere but with the help of Quality Tree and some volunteers we were able to get it cleaned up. The gates and bulletin board at both gates were hit as well, but we got through it.

There is a pack of coyotes that travels along the waterways they are always out after sunset and do not retreat until after sun comes up. You must be aware they are dangerous! They will stalk your cats and smaller dogs if unattended. Many residents have spotted a small friendly female that is not afraid of humans, but please assume there are multiple coyotes nearby even if you only see one. Animal control has their hands full with coyotes. And lastly please DO NOT FEED them.

Please remember even though our weather recently has been amazing, winter is not over and there will be some ice in our future. I'm ready with ice melt I hope you are too! Home Depot has pallets right now available so get some before the freeze comes. The winds will come again soon as well, let's be prepared.

Thank you Surf Pines! I look forward to spring time so I can see the community full again with joggers and walkers and smiles everywhere.

Ken & Shawna

# FINANCE REPORT

*by Jordan Barbeau, Treasurer*

The main piece of news is the recent special assessment, necessary as a result of the significant additional legal costs in responding to the STR lawsuit. For anyone who was unable to join the Q&A with Kyle, the short version:



- Several homeowners have sued the Surf Pines Association, arguing that the CCR's as adopted by the members should be interpreted as prohibiting short-term rentals (STRs). Their position is that because the CCR's state that properties in Surf Pines can only be used for a single family residence, they cannot be used as STRs, because an STR should be considered a business, not a residence.
- This question has already been addressed by the Oregon Supreme Court. In essence, if that were a valid interpretation of "single family residence" and a valid characterization of STRs, then not only would STRs be prohibited, so would leasing your residence to a long-term renter as a landlord. Thus, in the absence of unequivocal language prohibiting STRs, they are permitted.
- The Association has no choice but to respond and defend against the litigation, as the plaintiffs would otherwise win a default judgment without a hearing. The Association then would either have to appeal and restart the process, or would have to take steps to end any STR use in Surf Pines (exposing the Association to lawsuits by STR owners).
- Our legal team is confident that the Association will prevail, since this is settled law. At the end of the case, the court has the option of ordering the plaintiffs to reimburse the Association for their litigation costs. If the Association recovers fees, the special assessments will be paid back.

The good news is that we do also have funds invested in CDs. One just matured, and rather than reinvest all of it, we will be holding some in reserve in case there are additional emergency expenses or the litigation costs continue to rise. The portion to be reinvested will be put towards a shorter-duration CD, so that we have flexibility if more is needed before the end of the fiscal year.

In order to maintain Surf Pines' finances in line with the projections of the Reserve Study, the Association must grow its investments year over year, we cannot simply pull all of those funds out now. A special assessment is a prudent alternative to raising the annual dues permanently. As a reminder, the 2022 increase in dues was the first increase since 2006, and the increase was still lower than the rate of inflation over that time. The BOD works hard to ensure that Surf Pines is meeting the needs of its members, protecting Surf Pines from liability, spending wisely, and continuing to build reserves for the future needs of our community.

# ROADS & GROUNDS COMMITTEE

*by Margaret Simmons-Cross, Chair*

The last meeting of the Roads and Grounds committee was in October 2025. The following items have been discussed as part of the committee's ongoing efforts:



1. A meeting was held with a Surf Pines resident, Jim Mark, who owns and operates several parking garages in Portland, to discuss the gate area and ongoing damage to gate arms. Based on Jim's extensive experience and knowledge of our Metro supplied system, he made a few suggestions that may limit future damage:

- Replace the traffic sensor loops that control the gate timing. Due to their age, replacement will likely reduce timing problems.
- Coordinate with Metro on the placement of speed bumps, that he considered are effective.
- Continue to reduce the number of signs at the entrances to simplify messaging to drivers. Consider placing the most important signs on the left with Aztec yellow background color.
- Consider RFID (radio frequency identification)/AVI (auto-vehicle detection) system for residents to provide drivers with automated gate opening.

These items will be revisited in the spring for implementation.

2. Flood control pumping system at Horizon Drive – beaver activity at the pumps caused damage to the floats and electrical system at that location. As a result, the pumps were not working to properly drain the area and control flooding, especially to Horizon Drive.

We contacted PumpTech, who serviced our pumps in 2025, and they completed the work due to the emergency nature of the situation. Work included replacement of the floats, rotating a pump, Ken further repaired the chain link enclosure to the pumps, as the beavers had chewed holes allowing them access to the pumps, floats and electrical wiring.

The BOD approved the \$2,500 expenditure at the January meeting.

3. Street Sweeping – An item for annual street sweeping was included in the 25/26 Reserves budget as part of roadway maintenance. Past bids have been \$1,500 or less. The Board approved the expenditure at the January meeting, and the street sweeping was scheduled in late January.

4. Cleaning debris from flood control outlet pipes under trail #4 – Two parallel 24” perforated flood control outlet pipes running to the drain field in the dunes are partially clogged with grass and dirt after 25+ years. These pipes run approximately under train #4 and although they are draining, there is a need to be cleaned of the accumulated debris. Due to access constraints, a method is proposed that will access the pipes from the roadway. Local contractors have been contacted to provide a quote.
5. Replacement of Cedar Split Rail Fence in Surf Pines Park – There is interest on the Roads & Grounds Committee to replace the cedar split rail fence that had deteriorated beyond repair at the Surf Pines Park. The fence serves to define the boundary of the parking area for the park. A bid was received from Daniel Becerra to complete the work for \$800, which is on the following page. Work would be performed in the late winter/early spring timeframe. The BOD reviewed the request at the January 16, 2026, meeting and determined it was in the best interest of Surf Pines to delay the expenditure, due to current fiscal demands.

## ***Editor's Note***

Since it is tangentially related to roads and grounds, and it fits here - For those who did not see the email or Facebook post, the Surf Pines trailer was stolen at the end of December. The security cameras did not get the plate of the thief, but did catch a unique mural painted on the side of the red pick up truck. Luckily, several residents recognized the sasquatch as the unique handiwork of Henry, a muralist in Seattle. Henry confirmed he had painted the truck a few years ago, but did not have any information on the owner, as the truck was one of several he painted in Portland while working on a large building mural.



The truck was also seen in Gearhart the same day, hopefully the driver either lives in the area or visits often. If you see this truck, please call Ken right away.

# COMMUNITY RELATIONS COMMITTEE (CRC)

*by Katie Weber & Roberta Becker*

## HAPPY NEW YEAR NEIGHBORS!!

The Community Relations Committee would like wish everyone a Happy and Healthy 2026. Keep an eye out for our new updated calendar on the SPA website coming out soon, showing dates of upcoming events. We will be holding our first meeting Thursday February 6th, 6 pm at The Meeting House next to the South gates. Everyone is welcome to come and contribute ideas and or join our enthusiastic committee.

Closing out the last quarter of 2025 (October-December) turned out to be a busy couple of months. October brought us our community Trick or Treating. I believe we had twenty or so participants. Neighbors set out pumpkins at the street side of their driveways to let the kids know they would enjoy a visit from the costumed goblins. December was our Festival of Lights drive around. We hope our blustery weather didn't deter anyone from getting out to see the lights. Thanks to all neighbors who took the time to decorate their homes for everyone's enjoyment.



Our Christmas party was again held at the Astoria Golf & Country Club and a delightful time was had. As usual the food was excellent with a variety of items to cover everyone's tastes. The party started with a "Mingling game" to get everyone talking. When it was time for dessert, we had guests changing tables by the throw of dice. This was a great way to "mingle" again with people we didn't know. That was the idea, getting to know your neighbors from another SPA neighborhood. I can attest to all the lively conversations with loads of laughter and smiles. Prizes were given out for several of our games and you know we all love prizes.

Photo credit: Chris Villiers



During the last quarter of 2025 the CRC completed three more “Meet & Greets”, welcoming new home owners to the area. If we happened to miss someone and you would like a welcome visit, please contact any of our committee members or anyone on the Board and we’ll get back to you.

Let’s work together to make this New Year exceptional. Engage with your neighbors, and let kindness and consideration guide our community spirit. We’re all in this together.

Your CRC Team,

Katie Weber & Roberta Becker Co-Chairs of the CRC

Team Members: Chris Villiers, MJ Wilson, Candee Hatch, Jordan Barbeau, Steve Wilson (board liaison)

[CRC@surfpines.org](mailto:CRC@surfpines.org)

# REAL ESTATE MARKET WATCH

by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC  
Market data from Clatsop MLS (current as of 1/22/2026)

Hello Surf Pines Homeowners,

Happy “June-uary”! I hope you’ve been able to enjoy these sunny January days we’ve been having - almost as good as summer (but not quite).

Since our last Surf Pines newsletter, only two homes have sold within the community.

These homes sold for an average of 101% of their original list price, and the average time on market was just 52 days. That’s a strong indicator of continued demand and the ongoing popularity of Surf Pines, especially compared to many other areas currently seeing longer market times. No vacant land sales have occurred in Surf Pines during this period. Zooming out to the broader Clatsop County market: as of January 2026, there are 110 homes actively listed and 35 currently under contract.

By the end of December, county-wide sales were averaging 93% of original list price, according to the Clatsop MLS. The median sale price in December was \$605,000, down slightly from \$608,000 in December 2025. During the same period, average days on market improved from 121 to 119 days. One of the biggest year-over-year changes has been the absorption rate, which reflects supply and demand based on available inventory and the pace of sales. Since 2024, December’s absorption rate has declined—suggesting the market has shifted slightly more in favor of sellers. In my view, this is largely due to fewer listings on the market due to many sellers perceiving that market conditions aren’t optimal.

Looking ahead, I expect we’ll see more homes coming on the market as we move into the spring season. Many sellers who didn’t achieve their goals last year may be ready to try again in 2026. On the buyer side, activity and confidence felt somewhat cautious in 2025, and we’re hopeful that more buyers will come to the table this year as market conditions continue to adjust.

Real estate is always evolving, and it remains highly local. I’ll continue to watch both local and national trends and share updates on how they’re taking shape here on the North Oregon Coast.

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

Julia Radditz

## FOR SALE NOW IN SURF PINES

Vacant Land - Ocean Drive **\$330,000**

33294 Neacoxie Lane **\$999,900**

89026 Ocean Drive **\$1,850,000**

## RECENTLY SOLD IN SURF PINES

90114 Manion Drive **\$717,000**

90023 Manion Drive **\$740,000**

