

Summer 2026 and Annual Meeting

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,

As we enter spring and summer in Surf Pines, longer days bring renewed energy and activity throughout the community. I am grateful to the volunteers and homeowners who stay engaged — Surf Pines works because of their involvement.

STR Litigation

The plaintiffs have informed us that they will be filing an amended complaint. It will be publicly available and shared once it is served on us. They informed us they will file it on Monday April 27.



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Plaintiffs' counsel has acknowledged that Surf Pines intends to file a motion for summary judgment, which will occur when the new allegations or claims are reviewed.

We cannot comment publicly about the Association's specific arguments. That said, the Q&A with the Association's attorney is available on the Surf Pines website. We can say that the Motion for Summary Judgment will be public record, and owners are encouraged to review that motion to best understand why the Association has denied the Plaintiffs' allegations in this case.

August Annual Meeting and BOD Elections

In the last Breeze I asked people to give some thought about running for one of our two open BOD positions at this year's annual meeting in August. I've yet to hear of any interest. I ask that interested individuals contact me no later than Friday, May 15. Should I not hear any interest, I will then appoint a nominating committee. I will be out of the county the majority of June and need to have the candidates identified before then.

The open positions are Steve Wilson's and mine. Steve has yet to let me know of his interest, but if he does run again, he will continue to serve Surf Pines well. He is a strong property rights advocate and contractor, which are important in most of the decisions that confront the BOD. I have served three terms and will not be running again. The absolute best part of being on the BOD has been the fantastic people I have come to know and respect.

Personal Note

We have had a home in Surf Pines since 1972 and have made many changes to it. I installed a large cedar deck 25 years ago. Over the last 10 years it started to deteriorate on an accelerated basis. My thought was just to replace the cedar decking with a high-quality composite. After removing a section of the decking, I found significant corrosion to the point of failure on all my galvanized fasteners and sagging on most of the surface mounted piers.

With my new deck, following an in-depth review of building materials and practices for a coastal environment, I have replaced all surface mounted piers with 2 feet deep 12-inch diameter piers and used all marine grade fasteners (316 stainless steel). The new deck will outlive me and my children. Appropriate material choice applies to everything we install in Surf Pines. The key point of my message is to remind fellow homeowners to not underestimate the corrosive atmosphere of where we live. There are many examples where we come up a bit short.

Best regards,
John Yerke

Surf Pines 2026 Annual Meeting

Presidents Report August 16, 2026

President John Yerke recognized Surf Pines Board members, staff, and committee leaders for their service during the past year, including Jordan Barbeau, Tim Regan, Brent Seppa, Steve Wilson, Laura Holgate, Ken Weist, Margaret Cross, Katie Webber, Roberta Becker, Jason Bristol, and the many volunteers who support the Association.

Annual voting results were distributed prior to the meeting. Steve Wilson was reelected to the Board, and Brian Zartner joins as the newest member. The new Board will meet following the Annual.

Meeting to assign officer positions.

Administration & Financial Services

Fieldstone continues to manage Surf Pines accounting, and the Board remains pleased with its performance. A new collection company was also approved after Harker-Lepore discontinued that service.

Administrator Laura Holgate continues to serve Surf Pines well, bringing valuable HOA knowledge and legal understanding to the Association.

Board & Committees

The President thanked the Board of Directors and committee chairs for their time and commitment. Their work is guided by Surf Pines' governing documents and plays an important role in maintaining a strong, well-run community.

Thank You, Ken Weist

Safety and Maintenance Manager Ken Weist plans to retire in November. Ken has served Surf Pines with pride, focus, enthusiasm, and dedication and will be greatly missed. Ken and Shawna are moving to Coos Bay to be closer to family. Surf Pines wishes them both the very best.

Key Issues This Year

Electronic Voting: This was the second Annual Meeting using electronic voting without proxies. Participation remained strong compared with prior years, allowing more members to have their voices heard.

Entrance Gates: Continued damage has made the gates a major concern. The current system is nearing the end of its useful life, and replacement with more appropriate technology should be considered. Any major replacement would likely require member approval of an assessment.

Short-Term Rental Lawsuit: Surf Pines received a favorable summary judgment in the lawsuit challenging the Association's interpretation of its CCRs regarding short-term rentals. Attorney Kyle Grant attended the Annual Meeting to provide an update and answer member questions.

Looking Ahead

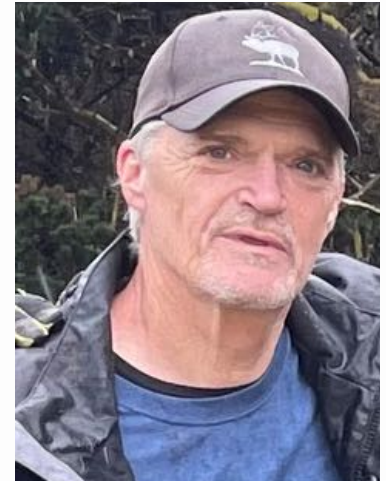
The President closed by thanking Surf Pines residents, Board members, committee volunteers, and staff for their participation and service to the community.

KEN'S CORNER

by Ken Weist, Safety & Maintenance Manager

Happy summertime, Surf Pines!

I so look forward to seeing everyone back for the coming season. Here are a few important reminders.



- When using your gate remote please do not press more than once or hold the button down as you enter the gate. Gates can only register one code at a time, and holding down causes a 30 second delay before the gate will lower again, which might allow unauthorized vehicles in or result in the gate being hit by a driver who does not expect it to lower that late. Please do not open gates for other vehicles in an attempt to speed things up. Your address is connected to your code. Letting vehicles in makes you responsible if damage is done. The gate damage has been less compared to last year, but we as a community can do better.
- Our traffic is going to increase considerably over the next few weeks. Lots more children playing adults jogging and walking pets and lots of bikes. Let's be courteous on the roads when driving. Make sure to follow speed limits.
- I have had the misfortune of having had to deal with four dead deer this year. This is the worse part of my job by far. When it's because they have been hit by vehicles it is almost always a matter of speed and not paying attention. We have multiple herds that call Surf Pines home, and every year they are thinning out. Please make all guests aware of deer please.
- Parking on surf pines right of way (shoulders) is not permitted. Contractors, deliveries etc. are allowed with temporary status. Guests may not park on shoulders. For parking exceptions for special events, please contact me or Laura Holgate with two weeks notice.
- This time of year I'm out mowing, weeding etc. I may not see if you are driving or walking behind me. I don't want debris to hit you and I don't want you to hit me, so please wait until I am able to see you.
- Surf Pines has had a coyote problem of late and I've been told that it is up and down the coast. Do not approach, and do not give them food or leave food out. Keep your small pets in from sunset to sunrise.

Let's have a wonderful and safe summer. I look forward to seeing so many of you that I miss in the winter. Thanks, everyone.

Ken & Shawna

FINANCE REPORT

by Jordan Barbeau, Treasurer

My last report as Treasurer

It is also my privilege to introduce the members of the Short Term Rental Committee, which will be adding a regular segment to The Breeze going forward.



Vacation Rentals / Short Term Rental Committee

Jason Bristol — Chairman

str-committee@surfpines.org.

Steve Wilson — Member and Board Liaison

swilson@surfpines.org.

Nancy Plumlee — Member

Mo Baradar — Member

Ken Davis — Member

There is a webpage for the Short Term Rental Committee on the Surf Pines website in the Members Only section. It includes information and rules related to STRs within Surf Pines, as well as the steps for filing an official complaint regarding problems at a short-term rental.

There are currently 22 STR permits in Surf Pines. In the year since the STR Policy was approved, there have been no formal complaints regarding problems at an STR.

Board of Directors Update

On another note, I was elected President at the organizational meeting held immediately after the Annual Meeting.

Tim Regan remains Vice President, Brent Seppa remains Secretary, Steve Wilson is Treasurer, and newly elected Brian Zartner will serve as Director at Large.

The Breeze

Finally, Tom Smith has taken over as our new Breeze editor to catch up our Breeze.

This is fortuitous, as my law practice has become much busier lately and has interfered with my ability to produce The Breeze in a timely fashion.

Also, based on what John has indicated, being President of Surf Pines is a busy job in itself.

I appreciate Tom stepping in to take over The Breeze for now and look forward to seeing the newsletter continue as an important source of information for Surf Pines residents.

ROADS & GROUNDS COMMITTEE

by **Margaret Simmons-Cross, Chair**

2025/26 Accomplishments & 2026/27 Plans

Annual Meeting Report — August 15, 2026

Margaret Simmons-Cross, Chair



I became chair of the Roads & Grounds Committee in February 2024. We have a good committee membership with a variety of skills and capabilities, and we are always looking for additional support, especially from residents with engineering experience.

FY 2025/26 Accomplishments

The Roads & Grounds Committee had a productive year. Here is what we accomplished:

Park

- We again coordinated removal of sandburs in the park and along Trails 1, 2, 3 and 4. The work was completed in late June and included mowing and vacuum-bagging loose material.
- A great group of resident volunteers installed 50 feet of split-rail fence in the park in mid-June, replacing fencing that had deteriorated and previously been removed.

Roadway Work

Manion Drive & Surf Pines Lane Pavement Preservation Project

The pavement restoration project was advertised June 24, 2025, with two bids received July 16. The contract was awarded to Olson Asphalt Restoration, with work completed in October 2025.

The project included:

- Shoulder stabilization
- Pavement patching
- Roadway sealcoating
- Crack sealing throughout Surf Pines

Most of the work occurred on northern Manion Drive and along shoulder pavement areas of Surf Pines Lane. Total project cost: \$98,113

The project was a success, and I want to thank residents for complying with the Manion Drive closures and other minor detours while the work was underway.

Gates

We all recognize the continuing challenges related to gate outages.

The current gate system was installed in 2020/21 and has now been operating for five to six years. It handles more than 300,000 openings annually, with the south gate receiving the majority of traffic from residents, contractors, visitors and short-term renters.

In mid-2025, we formed a small working group to review the gate areas and develop improvements aimed at reducing impacts and outages. Changes included:

- Installing speed humps to slow approaching vehicles
- Reducing sign clutter
- Adjusting gate timing so the gates close five seconds after a vehicle passes through.

So far in 2026, we have experienced roughly 30 gate hits, with the south gate receiving the greatest number. Other outages have resulted from routine maintenance or gate arms being dislodged by high winds.

Most gate hits are caused by tailgating involving residents, contractors or guests. Camera footage is used to identify the license plate and responsible party.

On average, the gate system is down about two days following an impact. This includes time to review camera footage, determine repair needs and costs, and complete the repairs.

Repair costs associated with gate damage are charged to the responsible party. Surf Pines residents are not directly paying those repair costs.

There are, however, hidden costs from the repeated wear and tear caused by impacts.

Ken has learned to repair the gates himself. Using an outside vendor would substantially increase repair costs and outage times because there are no local gate repair vendors.



Ken has worked tirelessly to keep the gates functioning, and we owe him a major thank-you for his efforts.

Gate System going forward:

At the June 2026 Surf Pines BOD meeting, and after many on-going discussions, I presented several options at the June 2026 BOD meeting.

1. Improvements to build on our existing system:

- Addition of Automatic Vehicle Detection (AVI) system that allows a hands-free entrance through the gates. This would be limited to residents.
- Replacement of actuator towers, due to their fragile condition
- Installation of LED light framed signage to increase the visibility of our existing “One Vehicle at a Time, No Tailgating” signs at each gate. We are currently pricing these signs with solar panels and battery back-up.
- Test and update traffic induction loops that read the location of entering and existing vehicles.

2. Replacement with More Robust Gate System:

- An option is replacing our current system with stainless steel swinging gates and heavy-duty actuator towers to deal with the increased weight of gates.
- Like our former system, the metal gates would operate slower than our current gate system.
- Pros – higher level of security, more aesthetically pleasing, potential for fewer frequencies of tailgating due to anticipated damage to Vehicles.
- Cons – Higher level of routine maintenance costs, longer periods of outages if damaged.
- Cost of installation of just the new gates would be approximately \$160k.
- Cost could be more if rearrangement of gate areas is required or residents are interested in improving the overall gate area aesthetics.

Recommendation going forward:

I’ve discussed with the Board conducting a survey with residents to get input on how to move forward with the gate system – improve on existing or replace. If we decide to replace the gates, an assessment will likely be required.

Plans for FY 26/27

- Roadways are in good shape.
- A small roadway project may be initiated to deal with some routine roadway maintenance needs, such as patching and potentially sealing.
- Gate system improvements are likely

COMMUNITY RELATIONS COMMITTEE (CRC)

by Katie Weber & Roberta Becker

2026 ANNUAL MEETING CRC REPORT

These are the highlights of this last year in review.

Our year started the first part of July, last year, with our Garage Sale. 30 plus homes took part.

The Annual Meeting was next on our list.

October was our Trick or Treating. About 30 children participate each year. December, we had our annual Christmas party at AGCC. This is a lovely event with the food catered by AGCC.

March was a wonderful wine tasting at Randy Ricks home. Thanks Randy.

May 16th brought us to our Annual Plant Exchange. Our hosts were Candee and Tom Hatch. We held it at our Meeting House. Thanks to all our SP members who took the time to propagate and cultivate plants to share with other friends and neighbors. Start thinking about getting ready for next year.

The Picnic had to be moved from June to July 4th due to bad weather. Our hosts MJ and Steve Wilson carried the ball getting the party started. Thanks to our committee and ALL the great volunteers for showing up to help set up and put away all our supplies. Awesome group of neighbors.



This brings us up to date for the past year.

These are the upcoming events planned through the end of 2026. You will also get an email reminder, and notices will be placed at the message boards at the gates.

STREET PARTY will be August 29th starting at 4:30 on Lake Side Court. Details to follow.

BEER FEST & TASTING September 26th. (Low key Oktoberfest.) Hosts are Cat and Chris Villiers on Ocean. Details to follow.

CHRISTMAS PARTY is planned for December 12th. Save the Date.

Over the last year our CRC committee welcomed 11 new home owners and mailed 3 welcome packets. If you snuck in (moved in) and we missed meeting you please let us know and we will rectify that oversight. We like making everyone feel welcome to our beautiful and friendly community.

Roberta Becker and myself want to thank our committee members MJ Wilson, Candee Hatch and Chris Villiers for their heartfelt commitment to our community's enjoyment and friendship.

If you would like to be a part of the Community Relations Committee (party team), we would love to have you. Please reach out to us at CRC@surfpines.org or call Roberta @ 541.670.9866.

Thank you. Katie Weber



From the Editor:

As Jordan mentioned, I am publishing this Spring/Summer edition of The Breeze. I'm not sure whether I will continue as editor, but I felt it was important to get the newsletter caught up.

I have heard that some members may prefer a different editor. If you enjoy editing and would like to take it on, please let Laura know.

This edition covers Spring and Summer activities, highlights from the 2026 Annual Meeting, and a summary of discussions from our private Facebook group, SPA Community, reflecting topics of interest to more than 300 members of our community.

Tom Smith, Editor, The Breeze.



FaceBook News: The past three months in the Surf Pines Community Facebook group have provided a lively snapshot of neighborhood life—part information exchange, part bulletin board, and often simply neighbors helping neighbors.

One of the summer's biggest topics was the Surf Pines Association Annual Meeting and Board election. Residents shared candidate information, reminders about voting, questions about ballots, and instructions for contacting the Association when election materials did not arrive. Participation grew steadily—from just over 13% in early August to nearly half of eligible properties by August 10, and more than 62% when voting closed. Discussion also emphasized the importance of evaluating candidates on their community involvement, ability to work with others, and willingness to represent the entire membership.

Our gates continued to generate plenty of conversation. Residents reported gate malfunctions, another gate being struck by a vehicle, Wi-Fi connection problems affecting operation, and concerns about speeding and nonresident traffic. One particularly active discussion drew suggestions ranging from better traffic control to reconsidering the type of gates being used. Whatever the solution, the comments made clear that reliable gates and safer traffic remain important concerns for many residents.

Summer also brought one of Surf Pines' favorite traditions—the Annual Community Garage Sale. More than two dozen homes participated, with residents volunteering, sharing information, and helping attract shoppers throughout the neighborhood. Another volunteer effort brought neighbors together to replace fencing at Surf Pines Park, demonstrating what can be accomplished when residents pitch in.

Wildlife was never far from the conversation. Residents exchanged reports and photographs of coyotes, deer, elk, pelicans, snakes and other North Coast neighbors. Posts about coyotes generated particularly useful discussion about their behavior and the importance of avoiding feeding wildlife. Photos of deer and other animals also reminded everyone why living here is so special.

And, as always, the group served as a neighborhood help desk. Residents sought recommendations for Internet providers, veterinarians, contractors and piano tuners; searched for lost pets and packages; shared local events and restaurant information; and even exchanged recipes.

Taken together, the summer's posts show what makes the Surf Pines Facebook group valuable: it gives neighbors a place to ask questions, exchange information, solve problems, celebrate our surroundings and stay connected with one another.

REAL ESTATE MARKET WATCH

*by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC
Market data from Clatsop MLS (current as of 04/26/2026)*

Hello Surf Pines Homeowners,

I hope you’ve all been enjoying a beautiful start to spring!

Since our last newsletter in late January, two homes have sold within the Surf Pines community. Both sellers positioned their homes well for today’s market, and buyers responded accordingly. These properties sold at an average of 95% of their original list prices, with an average time on market of just 77 days. No vacant land sales closed in Surf Pines during this period, which continues a slower trend for land activity here.

Looking at the broader Clatsop County market as of April 2026, there are currently 156 homes actively listed and 68 under contract. That’s a bit lower than we typically see this time of year. I expected a stronger wave of spring listings, but that surge has yet to materialize.

Some sellers may be holding off, watching interest rates and broader economic headlines before making a move. That said, the numbers tell an interesting story. The absorption rate is currently 2.86, which is about 32% lower than March 2025. This signals a stronger seller’s market than many might assume based on national news alone.

By the end of March, homes across the county were selling at an average of 95% of their original list price. The median sale price came in at \$555,000, which is slightly down from \$584,500 in March of last year. At the same time, the average days on market held steady at 116 days year over year.

FOR SALE IN SURF PINES

Vacant Land- Ocean Dr \$330,000 (Pending)
Vacant Land- Manion Drive \$555,000
89796 Sea Breeze Drive \$899,000
89026 Ocean Drive \$1,700,000

RECENTLY SOLD IN SURF PINES

89606 Manion Drive \$750,000
33294 Neacoxie Lane \$974,000

Homes and lots sold since 4/26/26

89989 Manion Dr	\$ 770,000
Lot 17227 Warrenton	\$ 315,000
33302 Neacoxie	\$ 900,000
89742 Ocean Dr	\$ 1,099,000
89819 Ocean Dr	\$ 865,000
Lot 17227 Warrenton	\$ 315,000

Homes on Contract Since 4/26/26

90022 Ocean Dr
Lot 17212 Warrenton

Homes Listed since 4/26/26

89945 Ocean Dr.	\$1,200,000
89464 Manion Dr.	\$1,995,000



REAL ESTATE MARKET WATCH

by Julia Radditz, Principal Broker/Owner, TOTEM Properties LLC
Market data from Clatsop MLS (current as of 04/26/2026)

For those considering selling, preparation and pricing continue to be the keys to success. With limited competition right now, well-presented homes that are priced appropriately are standing out and attracting solid offers. This window of lower inventory can be an advantage, although it can shift quickly as more listings come online.

For buyers, there are still opportunities to be found. While inventory is somewhat limited, motivated sellers are out there, and creative financing strategies can make a meaningful difference. Working with a knowledgeable local agent and lender can help uncover options that may not be immediately obvious.

This time of year is also a great opportunity to get ahead on seasonal maintenance and planning. If selling is on your horizon, spring is ideal for tackling exterior projects and improving curb appeal. For second homeowners, it's a smart time to schedule inspections and preventative maintenance before summer use ramps up. And if you're simply curious about your property's value, a quick market check-in can be a helpful tool for long-term planning.

Looking ahead, I do still expect more homes to come on the market as we move further into the season. As always, real estate is constantly evolving and remains highly local. I'll continue to keep a close eye on both local and national trends and share how they're showing up here on the North Oregon Coast. No matter the market conditions, it's always a privilege to serve as a trusted local resource for Surf Pines homeowners.

All my best -

Julia Radditz

As always, I'm here as a resource for questions or insights about the market. Whether you're thinking about selling, curious about how your property fits into current trends, or just staying informed, I'm happy to help. Wishing everyone a bright start to the year ahead!

All my best-
Julia Radditz



WHO'S NEXT DOOR?

by Chris Villiers



Most of the time, Mark Mead comes off as a mild-mannered engineer. But on weekends, he feels the need for speed.

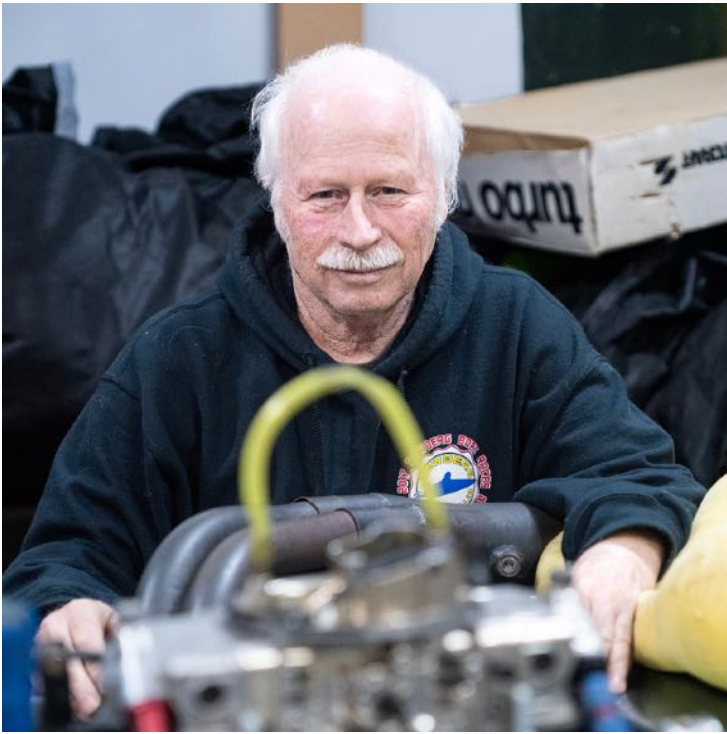
Between May and October, the longtime Surf Pines resident spends weekends racing at speeds over 90 miles per hour on lakes and rivers throughout Washington, Oregon and Idaho.

As his wife, Kathy, manages shore duties (often plunging waist-deep in water to prepare the boat), Mark is joined by their oldest son, Russell, and Kathy's brother-in-law sprinting around 1½-mile oval racecourse.

"When the race starts, I don't know who to cheer for," says Kathy. "I've got my husband out there, I've got my son out there, and I've got my brother-in-law out there. I just hope everyone survives and no one turns over."

Three years ago, the father-and-son racing team captured the American Power Boat Association's national point leader title in the Crackerbox class – a two-person, open-cockpit boat powered by a Chevy small-block V8 commonly used in NASCAR racing.

After being bedeviled by engine issues in 2024, they bounced back last year to finish third in the national point total, falling out of the No. 2 spot when they were passed on the last turn of the season's final race. Their 2026 campaign starts next month racing on Washington's Lake Chelan.



Mark describes the scene in the cockpit, sitting only inches away from the roaring V8 engine. Both driver and rider wear fire-retardant suits and special racing life preservers attached by lanyards to a switch that shuts the engine if either is tossed overboard. His son steers the boat as he grips metal handles next to the seat, monitoring multiple engine gauges and the positions of every competitor on the racecourse, setting up strategies to win.

"You've got earplugs in and you're wearing a helmet and the exhaust is right in front of you," he says. "You slap each other and point to communicate because it's too noisy to talk."

"And if you don't have the rider with you when you hit the finish line, you're disqualified," Kathy wryly adds.

In addition to the two-person Crackerbox series, Mark also races smaller Sport C-class outboards, which typically reach speeds of 60 miles per hour on the straight aways. These small 12-foot boats ride on a cushion of air. "You have about this much boat in the water," Mark explains, holding his hands shoulder-width apart.

Why does he do it? "It's fun!" Mark immediately replies. "I think he likes the adrenaline rush," Kathy quickly adds.

In addition to fast boats, the Meads enjoy spending time on their two-masted sailboat moored in Warrenton. "I say boat is a four-letter word because we have too many," Kathy jokes.

The couple, who have been married 47 years, met in band class at Aloha High School near Beaverton. Their first date was inauspicious. Kathy had recently broken up with a boyfriend and, when she heard that Mark and a group of friends were heading out for pizza, she asked to tag along. Mark acquiesced but told her she had to "buy her own pizza."

After high school, Mark studied engineering at St. Martin's College near Olympia, WA, and Kathy attended Willamette University in Salem, where she studied music therapy with a focus on working with special-needs children.

They moved to the North Coast when Mark landed a job as Seaside's city engineer, which also included roles as assistant city planner, building inspector and public works director.

They purchased a house near Cullaby Lake (which hosts an annual APBA boat race weekend), and Kathy assumed the role as the director of children's ministry for the Lighthouse Christian School across Highway 101 from Surf Pines. While Kathy held that position for 18 years, Mark struck out on his own after spending eight years with the city. He owns Mead Engineering; recent projects include designing the SaltLine Hotel in Seaside, converting a grand movie theater into Sisu's Seaside brewpub and designing Sisu's new facility in Astoria.

Mark designed their Surf Pines home, which was among the first houses built on the east side of Ocean Drive. That's where Kathy operates Mead Music Studio, offering piano lessons in a room filled with a grand piano, an upright and an electronic keyboard. "I love the classics – Beethoven and Mozart," she says. "But I teach a lot of different styles. The kids love the popular songs or the Disney songs."

When not racing or teaching piano, the Meads spend time with their local grandchildren, ages three and 10. A third grandchild was born at the end of March.



The couple raised three children along Oregon's North Coast: Besides being a fellow boat racer, Russell is a naval architect and marine engineer supporting the local commercial fishing fleet. Melody, based in Vancouver, WA, is an Emmy-winning producer of TV mini-series and movies. And new-father Clinton is a Virginia-based maritime attorney representing the cruise ship industry.

"We really love the wildlife in Surf Pines," Kathy says. "We love watching the elk and deer. We love the large lots. And we walk on the beach all the time."

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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](mailto:villiersmedia@frontier.com) at: villiersmedia@frontier.com

