



# Weekender

June 25, 2021

## Inside this issue:

Surfside Events

Peninsula Events

Entertainment/News

Election	2
Member Article & Compliance schedule	3
Get to know your candidates	4
Beach Clean Up	5
Oysterville Artisan Fair	6
Proposed Lighting Covenant Change	7
Fishing Derby	8
Firewise/Chipping	9
Financials	10
Surfside Beach Paths	11
Architecture Committee	12
Defensible Space	13
June Calendar	14
July Calendar	15

Surfside  
Homeowners  
Association  
360.665.4171  
Surfsideonline.org

June 19, 2021

## Regular Board Meeting

Due to the length of the board meeting on the 19th, we are still working on the minutes and the candidate Q & A. The board meeting lasted over 6 hours.

We will be posting the recording to the website. Our webmaster has to increase our storage space as the size of the recording is quite massive. We are hoping this is done today or tomorrow. We will also have a written account of the candidate Q & A if you do not want to listen to the entirety of the recording.

## Annual Meeting—July 10, 2021

The Surfside Homeowners Association will hold its Annual Meeting on July 10th. The meeting will take place in the Ocean Park School Gymnasium. Doors open at 8:00 am to 9:45 am for registration.

The meeting will be held in person for both the Trustees and membership. Masks will be required if social distancing isn't possible (i.e. too many people attending). There will be no streaming or video, the meeting is open to all members.

If you have any questions please contact our Business Manager, Tracy Lofstrom at 360-665-4171 ext 222

## The Weekender, June 25th -The Election

Saturday, June 19th the Surfside HOA Nominating Committee introduced the seven candidates for the Board of Trustees. Each candidate answered 17 questions, fifteen questions were submitted by owners, one from the floor, the first question from me. Following are the questions asked:

1. Interpretations must be made by BOT. Sometimes the covenant is clear but you personally Yes or No, The oath question! Are you willing to take the oath and be responsible to your oath?
2. In a sentence or two, what motivated you to run for the Board of Trustees?
3. List the 3 top issues facing Surfside and your solution is what?
4. Yes or no, Have you served on a HOA committee or activity here or any place else?
5. Leadership? In a sentence or two, describe your leadership experience and accomplishments.
6. Yes or no, One Candidate listed in the past 5 to 6 years members rights have been slowly taken away. Do you agree? If you are that candidate, will you explain your statement?
7. Do you have any conflicts of interest related to serving as a Trustee? If so, what?
8. Two-part question. Have you managed projects involving thousands of dollars? What experience do you have in that decision making?
9. Multiple choice A, B, C, or D Covenant Compliance? A. Administration Driven, B. Complaint Driven, C. Both, or D. No Compliance at All?
10. Cost is rising, many owners are on fixed income. How would you implement cost control or savings in Surfside?
11. Yes or no. For or against! How do you feel about voting to allow variances to the CCR's?
12. Surfside is a diverse community in so many ways. How would you enhance Surfside as a great, more harmonious place to live?
13. Yes or no, do you agree Local social media says the BOT has no transparency. What are your plans to make it more transparent?
14. Yes or no, BOT service requires significant hours of time commitment. Are you willing to commit to that commitment?
15. What committee or committees will you join, elected or not, will you join so that other members can get to know you, build confidence of your ability in others, and you can understand Surfside functions?
16. Yes or No. Controversial issues are routinely resolved by BOT Surfside. Policy and covenant agree. Are you prepared to handle incredibly difficult decisions?
17. Questions from the floor? What can be done with the Blue Algae in SeaBreeze Lake?

If you were not able to attend and are interested in the answers, a written dialogue of the answers is available at the HOA office. In addition, a recorded approximate two and a half hours will also be available but is not complete as of Wednesday evening. Please expect it by Friday, June 25th. If you have any questions of the answers by a candidate or wish clarification, please feel free to contact that candidate and discuss the question or issue.

## PROXIES

In addition, to assure that every owner's vote counts any proxy that arrives to the DECC will be notified immediately before the election that the four-candidate ballot should be submitted if possible. If the owner cannot be contacted or if it is not possible to get the four-candidate ballot back to the DECC in time, the Board of Trustees voted to 7 to 0 with two recused to allow the three candidate ballot to be counted solely for that owner.

Ric Minich, Chairman, Surfside Election Committee

A member contributed article follows:

Homeowners Associations characteristically require election of a Board of Directors or Trustees who are themselves community members. That is true of Surfside.

Given that fact, it is to be expected that the HOA seeks to serve the owner's best interests. The Board and non-Board members are not on opposing sides but should seek to work together.

Surfside Bylaws and Covenants grant sole authority to add, revise, or eliminate covenants to the Board of Trustees. This is not at all common in HOAs, and many members, probably most, would like to see this dynamic made more inclusive.

Our Bylaws have one provision that would need to be revised to allow for a requirement of member approval for such changes. Members have the written authority to change Bylaws, independently of the Board.

If members vote to change Article VI, Sec. 7, covenant 9.2 would require the Board's action to revise it to require a member vote of approval/disapproval. The covenant must be made consistent with the bylaw.

This is most of the letter we sent to the Board May 5<sup>th</sup>. Since the Bylaw allows for a member vote by proxy, we decided to have the revision state that covenant reviews should take place at Annual Meetings and ballots sent along with the election packet.

The proposal was presented to the Board on May 15<sup>th</sup> as a formality, and the attorney advised the Board to approve the proposal as an agenda item, and balloted decision. Instead, the Board voted 5 to 3 to block our legal member motion. We will continue to pursue this in the coming months.

Submitted by Steve Cox

## Compliance Update

\*\*\*\*\*Please be advised\*\*\*\*\*

We will be starting our new routine compliance routes. The HOA has been divided up into 10 Sections, which contain the Surfside Divisions. The route was randomly drawn and will be done in the following order:

- Section 2 – Ocean Woods & Division 16
- Section 8 – Ocean Crest, Division 11 & 12 and Sunny Slopes
- Section 5 – Divisions 4, 5 & 6 and Surfview
- Section 7 – Divisions 9 & 10
- Section 4 – Divisions 7 & 8 and Division 13
- Section 3 – Divisions 1, 2 & 3
- Section 6 – Divisions 14 & 15
- Section 1 – Sea Dunes, Ocean Villa (also Replat of OV) and Beach Addition
- Section 9 – Division 17
- Section 10 – Divisions 18, 19 & 20

## Get to Know Your Candidates,

Be an Informed Voter!

(Initial Edition)

This initial article will introduce you to the Surfside HOA 2021 Election Committee, Nomination Committee, process and function. Pages 87 through 92 in the Surfside Operation Manual describes how the election process works. You may find these six pages online or from the HOA office if you desire specific details. The Election Committee consists of an Election Committee Chairperson, me, a Nomination Committee Chairperson, Valerie Harrison, and three Nominating Committee members: Louise Purdin, Mindy Harris, and Michelle Turner. You may remember we advertised in the Weekender for weeks seeking nominating volunteers and these folks stepped forward.

May 7th at noon, was the closing time and date for applications. Seven were received and then in the next week vetted for qualification as well as advised of the process for the next two months. On May 15th at the monthly Board of Trustees Meeting, the seven candidates for the four positions (3 ea. rotating three positions for three years' service and 1 ea. to fill the one year expiring term of former Trustee James Clancy) were introduced to the Board of Trustees. In the June 20th Board of Trustee meeting as well as the July 11th Membership Meeting all seven candidates are asked to make themselves available to Surfside Owners for a "meet and greet" at the June Meeting in whatever format Covid-19 restrictions allows. In addition, at the July Members meeting their attendance is expected as it appears Washington will return to more pre-Covid-19 gatherings. The Members Meeting is tentatively scheduled to be held at the Ocean Park Elementary School.

The introduction of candidates was done by Valerie Harrison, Nomination Committee Chairperson. There are two incumbent candidates, Gary Williams who is current President of BOT and Mark Scott who is current Vice President of BOT. There are two former Board of Trustee members who have decided to run again, Annette deLeest and Larry Raymer. Finally, there are three candidates who are running for the first time, John Curran, Cori Harm, and Rhonda Christoph. All candidates have been encouraged to make themselves known to you, for instance at the compactor or the chipping site.

It is the intention of this committee to publish answers from the candidate's questionnaire in the Weekender over the next 7 weeks. The application questionnaire and statements of each of the candidates are posted on the Surfside Website. In addition, if you have a question or questions for all seven to respond to, please submit them to me at the e-mail below.

In conclusion, Janet Corey was ratified at the May BOT Meeting as the Designated Election Committee Chairperson (DECC), certified and bonded, non-owner who has held this position for years. She will certify a quorum and receive all the sealed proxy votes submitted, count them and certify the election.

Ric Minich, Trustee of Surfside HOA BOT

Election Committee Chairman

E-mail: [rminich@surfsideonline.org](mailto:rminich@surfsideonline.org)



# COMMUNITY BEACH CLEANUP

**VOLUNTEER  
AT ANY  
MAJOR BEACH  
APPROACH**

**9:30  
JULY 5<sup>TH</sup>  
2021**

**A GRASSROOTS GARBAGE GANG EVENT**



**JOIN@OURBEACH.ORG  
OURBEACH.ORG**

# ***Oysterville Artisan Fair!***

**Fri-Sun, July 2, 3 & 4**

**10:00 to 4:00**

**Historic Oysterville Schoolhouse yard**

Music, 13 different vendors, and food

All donations will go to the Ilwaco High School Band



## **Featuring Peninsula Artists:**

pottery, garden art, metal art, miniatures, dolls, fiber art, glass art, jewelry, paintings, framed prints, cards, stained glass, handmade soaps & bath products, art t-shirts, windchimes, woodcarvings, & more.

Hot dogs and baked goods, etc.

**Come join the fun!**

3322 School Rd.  
Oysterville, WA



### **Proposed Lighting Change 2021**

2.17 Lighting and Exterior Signs-Except as otherwise specified in Section 2.17, ALL exterior lighting, including but not limited to, parking lot lighting and lighted signs, must be designed and installed with bulbs shielded and the fixtures aimed downward so that the bulb or other source of the lighting is not visible beyond the property line of the parcel upon which the lighting is located. In addition, motion sensor flood lights must turn off within 10 minutes after coming on and be aimed so they do not cast across the owners property line. Exceptions to this requirement are as follows:

2.17 a. Holiday and similar low wattage lighting may be displayed on a parcel provided it does not cause a nuisance or unreasonably interfere with use of any other property.

2.17 b. Safety and emergency lighting required by Federal, State or Local law is permitted so long as such lighting complies with the requirements of Section 2.17 to maximum feasible extent consistent with applicable law.

2.17 c. Existing lighting sources which do not comply with Section 2.17 must be brought into conformance within six (6) months of a complaint being validated or upon transfer of the property.

2.17 d. The board may adopt rules and procedures to implement this section.

### **CURRENT LIGHTING COVENANT**

2.17 Lighting and Exterior Signs. Except as otherwise specified in this Section 2.17, all exterior lighting, including, but not limited to, parking lot lighting and lighted signs, must be designed, installed and/or shielded so that the bulb or other source of the lighting is not visible beyond the property line of the parcel upon which the lighting is located. Exceptions to this requirement are as follows:

2.17a Holiday and similar low wattage decorative lighting may be displayed on a parcel so long as it does not cause a nuisance or unreasonably interfere with use on any other property.

2.17b Safety and emergency lighting required by federal, state or local law is permitted so long as such lighting complies with the requirements of this Section 2.17 to the maximum feasible extent consistent with applicable law.

2.17c Existing sources of lighting which do not comply with the provisions of this Section 2.17 must be brought into conformance with the Surfside Covenants amended 8-18-18.doc 9 provisions of this section upon the earlier to occur of substantial repair, modification or reconstruction of that lighting or sale of the property upon which the lighting is located.

*The covenant change will be discussed at the Annual Members Meeting on July 10th and will be voted on by the Board Trustees at the August Regular Board Meeting.*

## SURFSIDE'S ANNUAL FISHING DERBY

### SATURDAY July 3, 2021



8:30 A.M. – 12 P.M.



Event will take place rain or shine

- Open to children ages 12 and under who are related to or guests of Surfside members.
- **Register at Surfside office Saturday morning between 8:30 am to 11:00 am to be eligible for cash and raffle prizes.**
- Additional information about the Derby will be available at the Surfside Office 2 weeks prior to the Derby, as well as on Derby Day.
- Fish from 8:30 am until 11:30 am on or near one of the 6 pedestrian bridges or from the bank behind the Surfside office. Please remember to respect private property.
- No fishing license required!
- Limit of 8 fish per child – do not clean the fish before measure-in.
- Measure fish any time between 9:00 am until 12:00 pm from the Surfside Office. Remember to be in the registration line by 12:00 pm to qualify for division prizes. **Don't forget to turn in your registration card even if no fish are caught! You may still win a prize during the raffle.**
- There will be three cash prize winners in each division (age group) for the longest fish. Ties will be broken by weight. Limit of one award per registrant.
  - Division I: Ages 5 and under
  - Division II: 6-8 years
  - Division III: 9-12 years

Hot dogs, chips, cookies, and drinks will be provided from 11 am until food is gone at the Surfside Office.

#### FISHING RULES:

We want to make sure that the kids have a great experience! To help make this happen and to ensure the safety of all, please obey the following Surfside Fishing Derby Rules:

- No activities that might result in somebody's injury, including running on bridges, rough-housing, etc.
- Help others who may not know how to fish.
- Obey the requests from Surfside Officials. They are there to help ensure your safety.
- **The use of corn is strictly prohibited – it kills the fish.**
- All fish must be caught during the Derby hours of 8:30-11:30. **R e t u r n** any carp to the canal.
- Adults are encouraged to help their child fish, but the child must be present at all times.
- No adult fishing until the Derby is over.
- For questions during the Derby, ask an official at the bridge or the Surfside Office. They're here to help you even if you've been in the derby or fished before.

*Volunteer to help at the Derby! Call DuWayne Mott at (360) 665-0558 or contact the Surfside office.*



## Surfside's Firewise Chipping Site (35000 G Street) Information

The chipping site had a busy, but orderly, opening on Saturday, May 29th, managed by Surfside volunteer members. It is now available for use by Surfside members in good standing to drop off brush and tree limbs (under six inches in diameter).

The chipping site will remain **open for 29 days** on Wednesdays and Saturdays from 10:00 a.m. until 2:00 p.m., through Wednesday, September 8<sup>th</sup>.

The chipping site will be **closed** for one day, Wednesday, July 7<sup>th</sup> to allow for mid-season cleanup and grinding/chipping of the brush accumulated up to that point.

### Some basic rules for accessing the Firewise Chipping Site:

Upon entering the chipping site, members must display their compactor passes (the same pass used to access the garbage drop off site just off 324<sup>th</sup> St) to access the chipping site. If a contractor is removing yard waste for a Surfside member, the contractor must provide the member's name/address to access the chipping site.

Everyone using the chipping site must sign in on the clipboard provided by the site volunteers, indicating their name, address, the number of hours dedicated to brush removal/tree trimming, and the number of loads of material dropped off that day.

Costs of operating the chipping site are partially offset by members'/contractors' donations to the Surfside Firewise Chipping Site Program. You will be offered an opportunity to make a donation to help offset the costs of fencing, signage, and chipper/grinder rental costs and labor.

You may not drop off any noxious weeds/invasive species at the chipping site. The volunteers can show you pictures of some prohibited items. Basically, anything that is declared a noxious weed by WA State or regionally by Pacific County officials must be disposed of at the Pacific County waste transfer station near Long Beach on Sandridge Rd. Some of these items have common names like: gorse, Scotchbroom, tansy ragwort, knotweed, Himalayan blackberry vines, etc.

Some materials are not authorized for drop off at the chipping site. These items include any dimensional lumber pieces/scraps, grass clippings, tree stumps, brush or tree root masses, or any tree/brush limbs larger than six inches in diameter. This is a new prohibition this year! If you have tree limbs larger than six inches in diameter, you have several choices: cut them into firewood-sized pieces and offer them for free from the front of your property, or haul them to the Pacific County waste transfer station near Long Beach on Sandridge Rd.

Please do not drop off any items outside of the fence line after hours, when no volunteers are present. We're providing 29 days for members to drop off their brush and tree trimmings. Find an open time to make it work. Thank you!

June 23, 2021

## Financial Report

by Rudd Turner, Trustee and Treasurer

This report reflects information and actions at the SHOA Board of Trustees meeting on June 19, 2021.

**Income:** From January 1 through May 31, \$1,642,747 or 94.9% of member fees were received to fund the 2021 SHOA budget of \$1,731,737. This compares with 92.0% of budget received by the same date in 2020. Miscellaneous revenues were \$87,774 or 58.5% of the \$150,000 budget projection. Water hookups, property transfer fees, and past due fees are the latest misc. revenue items.

**Expenditures:** Operational expenditures were \$716,586 or 48.7% of budget. For the Capital program, Water Main Replacement (WMR) has expended \$83,664 or 50.0% of its budgeted amount. Ongoing pipe replacement going north along I Street should reach Oysterville Road by the end of June. South End Loop Project (SELP) construction will begin after this goal is reached.

RV/compactor site renovation is getting underway and the 10-year update of the Water System Plan is ongoing. A venturi has been installed in the water line near the well field to aerate water going into the Carbon Filtration Plant. This is per recommendation from a pilot study conducted by Gray & Osborne. The intent is to increase the life of Carbon filter media and reduce operational costs.

**Bank Balances** (Reconciled): As of May 31, Operational account balances were \$877,147. Capital Reserve account balances were \$1,460,464 and WMR balance was \$126,864. Charitable contributions accounts held \$8,281. Total funds in bank accounts = \$2,472,755. The Association's finances continue to be strong.

**Audit:** The draft audit report by Newman HOA CPA has been received and reviewed. This is the first year using Newman as our auditor. It is a "clean" report regarding completeness and fairness of SHOA's financial statements and position. This is good news! The final report is expected by June 30.

# Surfside Beach Paths

Ever wonder where all the beach paths in Surfside are? Here is a list of public paths for members to access so they are not going onto private property or trespassing.

306th Place– Veterans Park

311th Place -315th Place

317th Place-located near the business office

331st Place

341st Place

345th Place

350th Place– just across from the chipping site

357th Place– last path at the north end of G Street

You can find the paths by the path markers



- Please be mindful of the homes and properties bordering the paths, they are private property and trespassing is not allowed.
- Washington's Definition of Trespassing; Trespassing occurs if you are on someone else's private property without his or her permission, as well as staying on someone's property after he or she asks you to leave.
- Washington state trespassing charges are all misdemeanors or gross-misdemeanors, meaning they are punishable either by up to 90 days in jail and a \$1000 fine for a misdemeanor, or up to 1 year in jail and a \$5000 fine for a gross-misdemeanor.



New markers on the paths coming back from the beach

## Architectural Committee

Just a reminder if you are planning on installing a fence, a shed, a garage or building a house; **ALL** building plans must be submitted to the Architectural Committee prior to any construction. *Pacific County will not approve permitting until the committee has signed off on all plans.*



The committee meets weekly on Tuesdays at 9 a.m., dependent upon if there are items on the agenda. All applicants are encouraged to attend the meeting (if possible) by phone or in person to answer any questions that may arise.

The building packets are on our website at <http://www.surfsideonline.org/payment-form/> or you can pick one up from the business office. Applications must be received by end of day on Thursdays to make the agenda for the following Tuesday's meeting.

**Two (2) sets of plans must be submitted to the committee.** Once approved, you will get 2 copies of the plans that have been stamped so you can take them to the county for their approval.

For more detailed information on the Architectural Committee duties and guidelines you can find them on our website [www.surfsideonline.org](http://www.surfsideonline.org), under the governance tab you'll see Surfside Restrictive Covenants link.

or call the business office 360-665-4171 with any questions.



## ***Defensible Space: Preparing Your Home for Wildfires***

Surfside's Tree, Brush, Vegetation and Noxious Weeds Committee

Surfside properties are particularly susceptible to wildfires: dune grass, gorse, Scotch broom, spruce or shore pine trees readily ignite during dry summer months. Washington's Department of Natural Resources recommends creating a "defensible space" to protect property from wildfires.

### ***WHAT IS DEFENSIBLE SPACE?***

Defensible space is the area between a house and oncoming wildfire where vegetation has been modified to reduce the wildfire threat and provide opportunity for effective firefighting. A defensible space can simply be a properly maintained backyard.



***Surfside Dune Grass and Shore Pine Fires 2016***



### ***WHAT IS THE RELATIONSHIP BETWEEN VEGETATION AND WILDFIRE THREAT?***

Many people do not view plants growing on their property as a threat. All vegetation, including grass, native or ornamental plants, is potential wildfire fuel. Properly maintained vegetation can slow a wildfire, shortened the length of flames, and reduce heat, all of which defend the home against oncoming wildfire.

#### **HOW DO I CHANGE THE VEGETATION ON MY PROPERTY TO REDUCE THE WILDFIRE THREAT?**

The objective of defensible space is to reduce the wildfire threat to a home by changing the characteristics of the adjacent vegetation.

Defensible space practices include:

- increasing the moisture content of vegetation.
  - decreasing the amount of flammable vegetation.
  - shortening plant height.
  - altering the arrangement of plants.
- This is accomplished through the "Three R's of Defensible Space." The article "Creating An Effective Defensible Space" provides detailed information about changing vegetation characteristics for defensible space.

### **THE THREE R's OF DEFENSIBLE SPACE**

#### **Removal**

This technique involves the elimination of entire plants, particularly trees and shrubs, from the site. Examples of removal are cutting down a dead tree or cutting out a flammable shrub.

#### **Reduction**

The removal of plant parts, such as branches or leaves, constitute reduction. Examples of reduction are pruning dead wood from a shrub, removing low tree branches, and mowing dried grass.

#### **Replacement**

Replacement is substituting less flammable plants for more hazardous vegetation. Removal of a dense stand of flammable shrubs and planting an irrigated, well maintained flower bed is an example of replacement.

**For a defensible space review of your yard, contact Pacific Co Fire District 1 at 360.665.4451 or see:**

**[https://www.dnr.wa.gov/publications/rp\\_fireprevent\\_living\\_with\\_wildfire.pdf](https://www.dnr.wa.gov/publications/rp_fireprevent_living_with_wildfire.pdf)**

# June 2021

Sun

Mon

Tue

Wed

Thu

Fri

Sat

		1 ARC 9 am CRC 1 pm	2	3	4 Tree 1 pm	5 Office Open 9-1
6	7	8 ARC 9 am	9	10 L & B 9 am WSP 10 am	11	12 Office Open 9-1
13	14	15 ARC 9 am Deadline candidate questions	16	17	18	19 Board Mtg 9 am Office closed
20	21	22 ARC 9 am	23	24 Yoga 6pm	25 F & W 1 pm	26 Office Open 9-1 Yoga 3pm
27	28	29 ARC 9 am EMC 1 pm	30			

## LEGEND -

\*ARC=Architectural \*EMC= Emergency Mgmt \*F & W= Fish & Waterway \*L & B= Land & Buildings  
WSP= Water System Planning \*CRC=Community Relations

# July 2021

Sun

Mon


Tue

Wed

Thu

Fri

Sat

				1	2 Tree 1 pm	3 Fishing Derby 830 Yoga 3pm
	5 Office Closed	6 ARC 9 am CRC 1 pm	7	8 WSP 10 Yoga 6pm	9	10 Annual Meeting Yoga 3pm
11	12	13 ARC 9 am	14	15 Yoga 6pm	16	17 Yoga 3pm
18	19	20 ARC 9 am	21	22 Yoga 6pm	23	24 Yoga 3pm
25	26	27 ARC 9 am EMC 1 pm	28	29 Yoga 6pm	30	31 Yoga 3pm

## LEGEND -

\*ARC=Architectural \*EMC= Emergency Mgmt \*F & W= Fish & Waterway \*L & B= Land & Buildings  
WSP= Water System Planning \*CRC=Community Relations