

Surf-in-Sider

Surfside Home Owners Association

August 30, 2024

Pacific County Emergency Notification System

Just a reminder if you haven't signed up for this notification, it's not too late. Surfside utilizes the Pacific County Emergency Notification System to notify members of water main breaks and boil water advisories.

Pacific County Hyper-Reach sends notifications by phone, text and email. Click the link below to sign up. You are sent 2 notifications, one alerting you to the boil water advisory and one advising the advisory has been lifted.

https://signup.hyper-reach.com/hyper_reach/signup_page_2/?id=40685

Make sure to select Surfside as your location to ensure you receive Surfside specific notices. Also make sure to check weather alerts for the area as well, so you would be notified of any weather emergencies in the area.

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Weekender Sign-Up

The Weekender is a weekly E-Newsletter that is sent out each Thursday containing Surfside news and updates as well as local events. Please visit our website at www.surfsideonline.org and click to sign up for the Weekender. Just add your name and email address.

Surfside HOA Website

We also encourage you to create an account so that you can access all HOA information, committee minutes, Board updates and Financial documents. If you have any problems with your login, please call or email the office and ask for assistance.

Phone 360.665.4171

Email office@surfsideonline.org

Message from the Surfside HOA President

Surfside President's Report 2024

First and foremost I would like to acknowledge the value of all the volunteers that help Surfside be the best community in Pacific County! From committee members to Board of Trustees, these members bring their time and considerable talents to serve YOU the Surfside membership. Their no-cost efforts save Surfside hundreds of thousands of dollars each year. It is no small thing to say our volunteers are invaluable to the running of Surfside Homeowners Association. THANK YOU ALL VOLUNTEERS!

Our Board of Trustees and Committees strive to make the Surfside community better for its members. Let me outline just a few of Surfside's 2023-2024 Board and Committee accomplishments.

- After a rough first six months of staff challenges and changes, 2024 finally gave way to a cohesive and well run Business Office. Our current Business Manager, Melissa Watson, and the current staff of Mo, Anke and Jennifer are to be commended.
- In 2024 we transitioned our payroll and accounting functions to outside agencies and are realizing a \$40,000/yr savings.
- We have updated personnel manuals and job descriptions for clear guidelines and expectations.
- A service contract with Pacific County for a more reliable Sheriff's presence has been signed and is well on its way to fulfillment.
- Water Main replacement for this year is well underway. This is a continuing project.
- We created and led the County with Surfside's Wildfire Prevention and Management Plan.
- Surfside's election process was streamlined to ensure fairness to all members. This years Trustee elections resulted in the reelection of 2 dedicated trustees and the addition of 2 new trustees. And while we say goodbye, and a huge thank you, to departing trustee John Curran, we are delighted to say he remains very involved with Surfside committees.
- Compactor site renovations are nearly complete, and the RV storage facility improvements continue.
- Seahreeze Lake and Surfside Canal treatment for algae and aquatic weeds has been reestablished as well as plans to address the aggressive build up of grasses in the canal.
- We implemented improved management of the Firewise Chipper site serving vegetation debris drop-off for members

The efforts of all – from the small successes to the large – have the primary goal of the welfare, health, and safety of the Surfside HOA community. I look forward to 2024-2025 as I serve as your President of the Board of Trustees.

Ron Brumbaugh, President

Surfside HOA Financial Report

Surfside Treasurer Report

Surfside has several board fiscal policies covering budgets, investments, monthly financial reporting, audits, and capital reserve policies and studies. These policies are available for members to review in the governing documents tab on our website. We are doing our best to fulfill the requirements of each of these policies.

Earlier this year Surfside determined it would be appropriate to re-examine the accounting processes and services needed by the Association. We were investigating any savings or efficiencies that could be achieved.

After surveying firms that provide accounting services for HOAs, a request for proposal was prepared and submitted to multiple firms performing these services in the Pacific Northwest. Interviews and contract reviews were completed and AMS was selected to provide financial reporting, accounts payable member billing and payments. AMS also provides a communication link for each member or portal. The portal shows members the balance or charges on their account, their monthly water usage and the monthly financial reports and performance of the HOA.

We began the conversion in April 2024 to AMS services establishing the same general ledger and financial reports we have used historically. The conversion of the required accounting processes was able to begin producing financial reports, pay vendors, send bills to members in June this year.

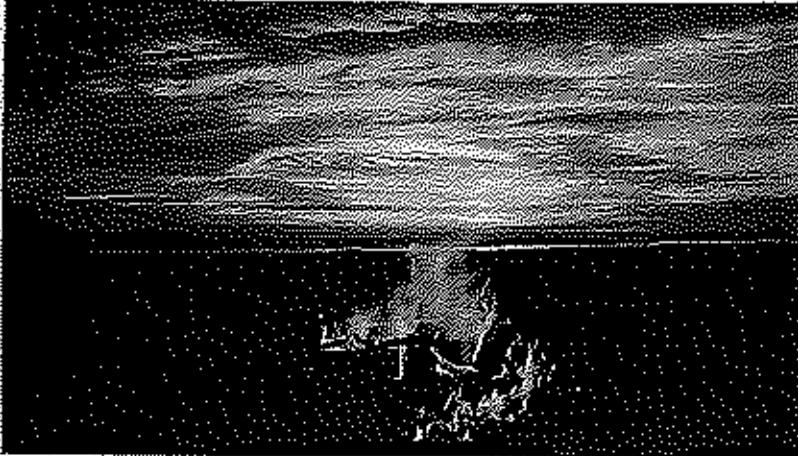
I would recommend if you haven't signed up to access your account information and the monthly financial reports, you take advantage this feature.

The following financial reports are my summary as Treasurer of the key financial information for the HOA. There are detail reports available for members through their personal AMS portal.

Rick Dyer
Treasurer

Surfside HOA Financial Report

Surfside Homeowners Association Treasurer Report – June 2024



Board Meeting
Aug 2024

Revenue and Expenditure Summary

June 2024		Revenue and Expenditure Summary			
Revenue		Budget	YTD Collected	Percentage	Remaining Budget
Membership Dues		\$ 206,000	\$ 206,000	100.0%	\$ -
Capital Per Lot Assessment		1,792,500	1,431,640	79.9%	359,860
Total Dues and Assessments		1,998,500	1,638,640	82.0%	359,860
Misc Operating Income		170,000	93,007	55.1%	76,993
Total Operating Revenue		\$ 2,168,500	\$ 1,732,247		\$ 436,253
Expenditures		Budget	YTD Expenditures	Percentage	Remaining Budget
Operating Expenditures		\$ 1,894,893	\$ 861,282	45.5%	\$ 1,033,611
Capital Expenditures		100,000	-	0.0%	100,000
Capital Reserve Projects		63,500	57,217	90.1%	6,283
WMA		168,510	124,165	73.7%	44,345
Total Expenses		\$ 2,166,903	\$ 1,037,714	47.9%	\$ 1,129,189

Note:

These statements are unaudited interim financial statements prepared for the use of management and subject to change.

Operating and Capital Detail- June 2024

June 2024

General Operating Expenditures By Dept

	Budget	Actual	Percentage	Remaining Budget
Business Office/General Administration	\$ 667,101	\$ 414,938	62.2%	\$ 252,163
Water Department	741,961	237,084	32.0%	504,877
Common Property	152,856	104,132	68.1%	48,724
Safety and Security (Sheriff Patrol)	72,500	-	0.0%	72,500
Compactor	168,375	89,247	53.0%	79,128
RV Storage	14,350	10,441	72.6%	3,909
Surfside Activities	17,550	5,390	30.7%	12,160
Non Expenditures				
Total Operating Expenditures	\$ 1,834,693	\$ 861,232		\$ 973,461

Capital Reserve

	Budget	Actual	Percentage	Remaining Budget
Capital Reserve Transfer	\$ 100,000	\$ -	0.0%	\$ 100,000
Capital Projects	63,500	52,217	82.2%	11,283
WMT (Water Main Replacement)	168,610	124,255	73.7%	44,355
Total Capital Expenditures	\$ 832,110	\$ 176,482		\$ 655,628

Note:

These statements are un-audited interim financial statements prepared for the use of management and subject to change.

Surfside Cash & Cash Equivalent Balances - June 2024

Treasurer Report June 2024

Operating Account	\$ 330,453
Cap Reserve Account	252,817
CDAR Investment Portfolio	2,366,084
Assessments Receivable	\$ 284,884

Note:

These statements are un-audited interim financial statements prepared for the use of management and subject to change.

Surfside HOA Community Relations Committee

2024 started off with more committee members than ever before. New blood brings new ideas! Started the year with a ceramic class at Bay Avenue Gallery- such a fun and well attended event. In February we enjoyed a dessert potluck for Valentine's Day with cute surprises for a few attendees. Also, Kirby Smith taught several members the art of making and "breaking" bread. In March we decided to try doing a Chowder Cookoff with the proceeds going to the Ocean Park Food Bank. Over 95 people attended and we were able to donate over \$750 and a huge bucket of donated food. In April the committee invited the Easter Bunny for an Easter egg hunt on the Surfside grounds making several children happy. The Memorial Day service at Veteran's Park reminded us how many soldiers gave their lives to keep us free. Thank you to the American Legion and Ric Minich. A pancake breakfast at the Surfside boardroom followed the service. Members were able to meet the candidates for trustee positions and just enjoyed visiting with other members. In June we offered our 12th annual Scramble for Scholars allowing us to give scholarships to Ilwaco High School graduates. We awarded (5) \$1000 scholarships this year with the proceeds from last year's scramble and we collected enough this year to do the same next year. Community Relations buys for and prepares the Annual Picnic on the Surfside grounds. We estimated that about 100 members attended this year with great food, music and games.

The 3rd annual Dog Show is August 24@1pm. A coordinated effort with the Emergency Management Committee for a Tsunami Walk/Run on August 10 at 9am was enjoyed by all participants.

Our seminar series has been well received for the past 3 years. September 12@2pm will be Genealogy and DNA; October will bring back the Oysterville Cemetery tour!

Our Chili Cookoff will be in the fall on October 5 @9am at the Oysterville Schoolhouse with the net proceeds benefiting the Ocean Park Food Bank. A card making class is scheduled for 9/14/24@10am. Please sign up at the office as spaces are limited.

Last year we offered a Holiday Trends, Appetizer and craft class prior to the holidays. This holiday season, we will offer another class with new trends for 2024! Our Foster Children Christmas Program has expanded to include the Head Start children of the Long Beach Peninsula due to WA State rules regarding the foster children of our state and due to our members generosity which has exceeded our expectations the last few years.

We are always looking for fresh ideas so let our committee know what you think. We meet the 1st Tuesday of each month at 1:15pm in the Surfside Boardroom.

Surfside HOA Architectural Committee

Architectural Review 2024 YTD versus 2023

Please note that building requirements changed on March 15 of this year, so please be sure that your architect is aware of the latest requirements!

Approved Construction in 2024

Houses 18	27 total in 2023
Sheds 22	43 total in 2023
Fences 31	72 total in 2023
Decks 2	6 total in 2023
Garages 2	3 total in 2023
Gazebo 4	3 total in 2023
Greenhouse 5	1 total in 2023
Pergola 2	none in 2023

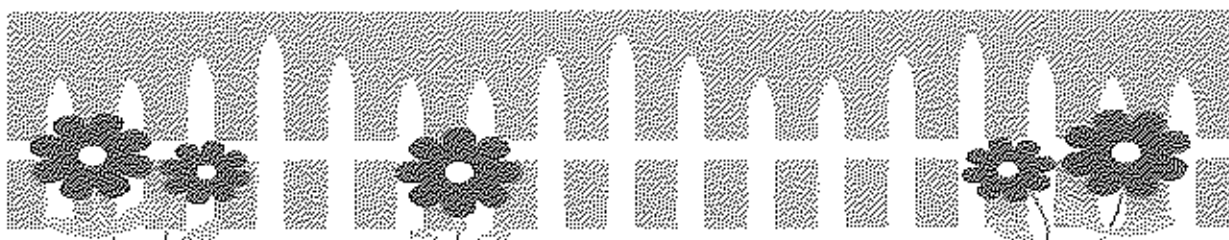
Property Transfers:

2021—total 303

2022—total 228

2023—total 162

2024—YTD 93



Surfside HOA Emergency Management Committee

08/22/24

EMC Input for 'Surf-in-Sider'

1. The Emergency Management Committee (ECM), is one of several Surfside committees specifically chartered as a permanent status committee in the Surfside By-Laws (see page 82, Committee Charter-Revised 10/17/2020). The By-Laws identify seven (7) special committee Duties and Responsibilities that include developing emergency plans and educating residents in emergency responses.
2. The Committee currently consists of 8 members who meet on the last Tuesday of the month. Mike Cook is the Committee's Trustee contact.
3. In addition to the designated committee duties and responsibilities, the committee also operates and maintains a ham radio station (K7SRF) at the Home Owners Office for emergency communications. Licensed hams on the committee regularly participate in Pacific County emergency communication training exercises.
4. In 2024, the Committee completed revising the Surfside Emergency Action Plan and worked it through the Board of Trustee's approval process. In addition, over the summer we held a First-Aid refresher class for Surfside residents. In August we organized the Tsunami Walk/Run event the purpose of which is to educate Surfside residents in actions to take in the event of a Tsunami in our area. Several of our committee members are also active on other Surfside committees including Fire Safety and evacuation route planning.
5. For several years our committee has participated in discussions and planning for the development of a Surfside Emergency Services Center. Additional planning for how this can be accomplished is a major committee goal for 2025.

Surfside HOA

Land, Buildings and Waterways Committee

The LB&W committee is working with Pacific County in setting up a Flood Control Workshop specifically for the Surfside HOA. The workshop date/time will be published in the Weekender when dates have been confirmed.

Seabreeze Lake continues to be monitored for water quality and treated for blue-green algae. The treatment applied has been approved for use in municipal drinking water applications. The canal is monitored and treated with Fluoridone to help control vegetation overgrowth. The committee is also working on procuring water monitoring and testing equipment, in an effort to better determine the long-term efficacy of water treatments. We are partnering with other committees, as well as the Pacific Conservation District, on riparian zone improvement measures.

Extensive work was completed on the RV/Compactor site in 2023, and work progresses on the G Street Warehouse building. Restoration of the Water Department Vehicle and Storage Facility remains a priority. A Request for quote (RFQ) was sent out to multiple contractors, and we are awaiting contractor bids for the repair work needed.

The committee is also working with Chief Jacob Brundage in providing support to the Surfside Wildfire Suppression plan. This work involves ensuring alternative paths and emergency access availability in the event of an emergency situation.

The committee has received requests from homeowners for a dog park, and to build a pickleball court. The committee is currently conducting a feasibility study for a Surfside dog park (including estimated costs to build and maintain, legal and insurance costs and implications, and surveying the membership to determine level of interest). When complete, the results of the study will be sent to the Board of Trustees.

The committee learned of an established pickleball court in Ocean Park, which is available for community use and is free of charge. As such, the committee is not moving forward on the pickleball court request at this time. For more information: [Play Pickleball at Ocean Park Pickleball: Court Information | Pickleheads](#)

Land, Buildings, and Waterways is responsible for a large and diverse scope of work, and committee meetings are generally held the second Thursday of the month at 9:00 a.m. Guests are always welcome to attend!

Surfside Water Quality Data Table

The table below lists all of the drinking water contaminants that we detected during the calendar year of this report. The presence of contaminants in the water does not necessarily indicate that the water poses a health risk. Unless otherwise noted, the data presented in this table is from testing done in the calendar year of the report. The EPA or the State requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants do not change frequently.

Important Drinking Water Definitions:

MCLG: Maximum Contaminant Level Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

MCL: Maximum Contaminant Level: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

AL: Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Contaminants (units)	MCLG	MCL	Your Water	Range Low-High	Sample Dates	Violation	Typical Source
Inorganic Contaminants							
Arsenic (ppb)	NA	10	4	NA	2018	No	Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes
Nitrate [measured as Nitrogen] (ppm)	10	10	11		2023	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
Contaminant(s) (units)	MCLG	AL	Your Water	# of Samples > AL	Sample Date	Exceeds AL	Typical Source
Copper (ppm)	1.3	1.3	0.3-675	0	2021	No	Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems
Lead (ppb)	0	15	ND-2.1	0	2021	No	Corrosion of household plumbing systems; Erosion of natural deposits
Total Organic Carbon			1.99-3.58		2020		Naturally present in the environment
Disinfection By Products							
Total Trihalomethane		MCL 80		LRAA 17.76-77.19	2023	No	By-Products of drinking water chlorination
Haloacetic Acids (HAA5) (ppb)		60		2.4-20.9	2023	No	By-Products of drinking water chlorination

Units Description:

NA: Not applicable

ND: Not detected

NR: Not reported

MNL: Monitoring not required, but recommended

LRAA: Locational running annual average

ppm: parts per million, or milligrams per liter (mg/l)

ppb: parts per billion, or micrograms per liter (µg/l)

Infants and children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure. If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Your water system is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>

Surfside HOA Safety & Security Committee

2024 the committee has focused on addressing the concerns of members from the 2023 questionnaire. Number one the lack of a dedicated Pacific County Deputy Sheriff. The committee has been working with Sheriff Garcia & his team & Commissioner Dave Tobin developing a new contract which has been approved and signed by the county and approved by our board of Trustees. Currently the county is in the hiring process, seeking an officer specifically for Surfside.

Traffic Calming has also been a priority for the committee, working with Pacific County Public Works & Commissioner Tobin to help calm traffic speeds and improve pedestrian safety. We are currently considering several technologies that will help curb speeding and provide security for the entire community. The hold up continues to be the county hiring an engineer, as mentioned in our 2nd quarterly report in the Weekender & Facebook.

The committee met with Department of Fish & Wildlife Captain Dan Chadwick & Sgt. Dielman along with Sheriff Garcia, Under Sheriff Ray, Chief Civil Officer Hollie Billeci, Commissioner Tobin, Trustees Ron Brumbaugh, Tom Shannon & John Curren to discuss hunting in Surfside and laws regarding trespassing. September is the start of hunting season, there is no hunting in Surfside.

This was the first year our committee participated in member awareness of Surfside Estates Wildfire Prevention & Management Plan 2023-2025. Posting information for members in the Weekender & Facebook Member Only page. We plan to make June "Wildfire Awareness" month each year, continuing to educate members on how they can protect their property, developing a perimeter to keep flammable materials away from your homes.

For the past several years our committee has done safety checks on all Surfside facilities, making sure they meet safety standards, reporting any deficiencies or problems to the board of trustees & Gil & his crew to correct. Providing a safe environment at all our facilities.

At the end of each quarter our committee posts a detailed report for members in the Weekender & Facebook Members Only pages. Our committee continues to work for a safer, more secure community.

Surfside HOA

Tree, Brush, Vegetation and Noxious Weeds Committee

The TBVN Committee worked closely with Surfside Emergency Management, Community Relations, Safety and Security and the Lands, Buildings and Waterways Committees to address the threat of wildfire in our community. These committees in collaboration with PCFD #1 and Department of Natural Resources (DNR) created the Surfside Estates Wildfire Prevention and Management Plan.

The causes of wildfires in our area were determined to be all human caused, with outdoor burning being the number cause of wildfire.

Steps You Should Take Today to Prevent Fires in Surfside

1. Remove leaves, grass, tree limbs and dead/dying trees from your yard.
2. Remove needles and other debris from roof and gutters
3. Remove tall, dry grasses and mow a 30 foot defensible space around your home.
4. Remove ladder fuels. Prune tree limbs. Fire burning through tall, dry grass will ignite limbs and climb to the top of the tree with relative ease.
5. Prune bushes and shrubs regularly
6. Stack firewood away from your house



Surfside HOA

Human Resources Committee

In February 2023, the Board approved a special assignment committee to support the Board and management staff by conducting a periodic review of Surfside's human resource/ personnel board policies and employee manual, recommending changes to ensure legal compliance and adherence to state and federal law. The committee will review HR best practices, policies and regulations adopted by the Surfside BOT to govern the aspects of hiring practices, performance measures, disciplinary procedures, working conditions, compensation, and benefits for employees.

This committee shall meet at the direction of the president of the Board when required to update, review, change or make additions to human resources/personnel practices of the Surfside Association.

Policy and Procedures Committee

In January 2023, the Board approved the reactivation of the Policy and Procedures Committee as chartered in 2017. This committee meets at the direction of the Board, when required, to update, review, or make changes or additions of the Policy and Procedures (Operations) Manual. The committee reviews all changes and purposed changes in the operations manual to ensure that these changes conform to existing policy and the Articles of Incorporation, Bylaws and Restrictive Covenants of Surfside. Upon review of changes or purposed changes a written report shall be submitted to the Board reflecting the committee findings or recommendations.

During 2023 and 2024, the committee met to review and recommend changes to:

1. Board policies on Purpose and Procedures for Contingency Funds and Fiscal Policy Reserve Accounts; new Board policy on Capital Reserves
2. Fire Fuel Debris Policy
3. RV Committee Charter
4. Elections Procedures #101
5. Emergency Action Plan

Surfside HOA Recreational Vehicle (RV) Committee

RECREATIONAL VEHICLE (RV) COMMITTEE REPORT

In March 2023, the Board reactivated the RV Committee and approved an updated charter. The committee has reviewed the covenants related to the RV definition (1.3) and recreational vehicle use and storage (2.9). Boats and boat trailers have been the key focus as the covenant language includes boats and boat trailers as RVs.

The committee took time to fully review covenant language and recommended changes to clarify storage of boats and boat trailers, particularly during winter months. The committee reviewed data on the number of boats and boat trailers on lots during winter months that did not meet the conditional use permits for winter per the covenants. At this time, boats and boat trailers are considered RVs per the covenant language.

The committee also recommended updates to the RV storage lot rules and application form for RV storage. Those recommendations will be forwarded for review to the Policy and Procedures Committee and the RV Storage/Compactor board liaison.

In 2024, the committee has continued its review of all aspects of RV use and storage, including written procedures and data base improvements to support compliance. The committee is drafting language for an RV policy for operational procedures as no policy for RV use exists.

Surfside HOA Compactor / Drop Box

Surfside Homeowners Association

Compactor Drop Box

Do

- PROPERLY DISPLAY YOUR COMPACTOR PASS
- USE WATERPROOF BAGS FOR WET KITCHEN GARBAGE
- PLACE YOUR BAGS IN THE COMPACTOR
- FLATTEN ALL OF YOUR CARDBOARD
- BUNDLE NEWSPAPERS
- DEPOSIT GLASS BY COLOR
- PLEASE CLEAN UP ANY SPILLS CAUSED BY YOUR GARBAGE
- LEAVE THE AREA PROMPTLY UPON UNLOADING

Don't

- NO TOOLS, NO TIRES, NO AUTO PARTS
- NO FURNITURE, NO CARPETS, NO DOG BEDS
- NO CONSTRUCTION OR REMODELING REFUSE
- NO YARD DEBRIS OF ANY KIND
- NO HAZARDOUS WASTE, PAINTS, OIL OR GAS
- NO APPLIANCES, NO MATTRESSES, NO PILLOWS
- NO EXTENSION CORDS, NO ELECTRICAL WIRING
- NO ELECTRONICS OF ANY KIND

For any items that cannot be accepted at the Surfside Compactor location, please refer to Peninsula Sanitation Service, Ph 360.642.2541, Pacific Solid Waste Disposal, Ph 360.642.4389, Household Hazardous Waste Facility, Ph 360.642.9382