

Surf-in-Sider

Surfside Homeowners Association

January 8, 2026

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Surfside HOA

PRESIDENTS 2026 NEW YEAR NOTE

Looking back at the year 2025 and all that has changed in the world and here in our HOA community, I wanted to highlight key accomplishments from the past year and a few goals for looking ahead to 2026.

I want to thank our current board members for their hard work and willingness to stand up for what they believe is right. We have had board members express differing opinions over a broad array of proposals and motions. What I appreciate most is that even though we do not always agree on everything, in the end, we come together with solutions and agreement about what is best for our community.

Our committees deserve a great deal of appreciation as they volunteer countless hours of their time researching and gathering information so that the Board can then make educated and informed decisions to better our community.

The Water Department deserves recognition for many actions, work and member service that you see but even more for what you do not see. They are out in the middle of the night, no matter the time or weather, to make sure we all have clean, safe, and good water to drink and use. They keep the HOA's properties clean and safe for our use as well as monitor the outfalls to keep the community from flooding.

The office staff led by our Business Manager Melissa do an outstanding job of providing information and taking care of the members' concerns. They are all here to serve your needs, so please remember to be respectful when dealing with them.

Surfside HOA

PRESIDENTS 2026 NEW YEAR NOTE

2025 Accomplishments:

- Continued the water main replacement.
- Reduced Outstanding Compliance.
- Hired an Additional Legal Team.
- Installed additional Speed Limit Signs.
- Reduced the outstanding past due Assessments and Fees.
- Deputy patrols have helped in the decline of crime.
- Lowered the accounting expenses.
- Installed Fencing and Cameras at the water department to keep the wells and water storage safe (a majority of the project was funded with a Washington State Grant).

2026 Goals:

- Complete the water main replacement (North of Oysterville Road through a possible low interest loan).
- Replace the Main Generator at the Water Plant.
- Replace the Smaller Red compactor with a new larger size compactor (this will be more efficient and have an ROI of approx. 5 years).

On behalf of the Board, I encourage each of you to stay informed through our web page and our Weekender newsletter. Our goal continues to be providing transparency in our operations and decisions to maintain the quality of our community.

Lastly and I sincerely hope not least, let's remember that while we all have our own concerns and priorities, we should strive to be good people and treat each other with the respect and love that we would want for ourselves.

I wish you all a Happy New Year and a wonderful 2026.

Tom Shannon
President – Board of Trustees
Surfside HOA

Surfside HOA - 2025 Treasurer Report

During 2025, Surfside continued improvements to business operations and financial reporting. I acknowledge and praise the work between Surfside staff and the AMS team.

Key accomplishments during 2025

At year end, Surfside reserve accounts for the Operating and Capital reserve funds were at the prescribed levels set by adopted board policies. The Consolidated Surfside Reserves are invested in CDs with approved banks in a portfolio of timed investments for the next 12 months.

During 2025, Surfside reduced the amount of outstanding unpaid member dues from \$148,000 at December 31, 2024, to \$52,000 at December 31, 2025.

The Surfside Budget for 2026 was adopted by the board and ratified by the membership.

Surfside contracted to update the Capital Reserve study. Going forward Surfside will update the capital reserve study each year in compliance with the updated RCWs for HOAs.

As a result of the regular monthly financial statements and accounting practices, the fees for the 2024 audit were reduced by \$12,000 and a new contract for future audits was negotiated saving \$20,000 over the next two years.

Key project for 2026

Surfside has continued to use features of the BIAS/Springbrook accounting system to manage meter reading accounting. During 2026, we will complete a review of alternatives to replace the BIAS systems and make a recommendation to the board.

Surfside HOA—Architectural Committee

In a normal year, the ARC approves over twenty new homes and garages, along with all the fences, sheds, greenhouses, and pagodas. 2025 proved to be less than normal as the builders are still completing 2024 approvals, and building activity in general has been depressed.

If you're considering a building project for the future please see the attached information on "WHERE CAN I BUILD??"

WHERE CAN I BUILD??

Before you start your next project (House, Garage, Shed, Fence, Greenhouse, or Pagoda) get the correct Application Form from the SHOA Office and submit it to the Architectural Review Committee (ARC) for approval - **BEFORE** buying any building materials.

Below are some of the basic requirements you'll need to meet. Some special requirements may apply to certain lots, in certain circumstances, so get ARC approval before you build.

HOUSES

- Require a 5-Foot minimum setback from side property lines, a 10-Foot minimum setback from the front and rear property lines, and a 25-Foot minimum setback from all water sources.
- A single-story must have a minimum of 900 square feet of living area, while a multi-level must have a minimum of 700 square feet on the main living level.
- The maximum building height, when measured from the center line of the street, is controlled by Exhibit "A" of the Surfside Estates Restrictive Covenants. You'll need to know your DBL (Division, Block, and Lot Number) to determine this measurement.
- Submit two sets of drawings showing foundation layout, floor plans, elevation views, and plot plans with setbacks, and locations of the septic tanks, drain fields, and water line.

GARAGES

- The requirements are the same as a house, except for a 200 square foot minimum building size.

SHEDS

- Same setbacks as houses.
- Not to be used for occupancy – No interior plumbing..
- The maximum enclosed floor area will be 120 square feet, and the height shall be no greater than 10 feet above the average grade level.

FENCES

- Can be built on property lines, provided you can confirm location.
- Height shall not exceed 6 feet from grade level.
- Heights on corner parcels shall not exceed 3 feet for a distance of 20 feet from the corner at the intersection.
- Barbed wire, chicken wire, hog wire, single wire, single cable, and electrified fences, or other non-residential fencing materials are not permitted.

GREENHOUSES & PAGODAS

- Same setbacks as houses.
- Maximum of 200 square feet and no more than 10 feet high.

The ARC is here to help you get your projects completed correctly, it always helps if you can attend the ARC meetings in person to answer any questions that arise.

Surfside HOA—Community Relations Committee

Happy 2026 to all Surfside Residents!!

The last 6 months, committee members have been very busy.

In June, we sponsored our 13th Annual Golf Scramble for High School Seniors at the Surfside Golf Course. Again, this year, we raised enough money to extend five \$1000.00 scholarships to students graduating in 2026!

In July, we participated in the Ocean Park Old Fashioned Fourth of July parade. This happened to be the 60th anniversary of the Surfside HOA! We had a great time with all members that participated! Our walkers handed out patriotic “bling” to parade watchers and they placed 1st place and received a trophy from the OP Chamber of Commerce! Surfside HOA...” Still Catchin’ Waves after 60 years!”

The following weekend was our annual picnic. We changed it up this year. We held a Texas style BBQ. Instead of having it at the HOA office, we moved it to the water department on J Place (a special THANK YOU to our water dept for all of their help in the preparations). We had live music, games and food.

August was our Annual Dog Show. Prizes were given in several categories.

At the end of September, we held our Annual Chili cook-off at the Oysterville School House. We had 13 entry pots with all proceeds that went to the Ocean Park Food Bank.

In October, Diane Mangels taught a class on card making. We also made a book to keep the cards in. As always, this class is so much fun!

Again, this year we planned for another Oysterville Cemetery Tour. Unfortunately, we cancelled it due to inclement weather.

November was a busy month. We offered a talk with Mike Parker, Surfside dedicated Deputy Sheriff. It was well attended. If you can attend future talks, this is a good communication source to understand what Mike does for our area.

We also had our annual Veteran’s Day Service at Veteran’s Park on I Street. Service members and spouses attended an after service meet and greet in the boardroom. This was well attended and appreciated. Thank you, Service Members, for your service!

As always, December is our dedicated month to help our peninsula community for Christmas. This year, CRC committee members shopped, wrapped and delivered gifts to 26 Foster kids in the community.

Moving forward to 2026:

Seafood Chowder cook-off, Ice Cream Social, Golf Scramble for Scholarships as well as other events!

We meet the First Tuesday of Every month at 1:15 in the boardroom

Please check the Weekender, Cabana Boxes, Surfside Facebook page for up-to-date activities.

Surfside HOA—The “Cabinet”

7 different Committees were represented by their chairs in a coordinated meeting as a “Cabinet”!

The idea was to have the chairs get together and relate what each committee was working on now and in the immediate future. Committee chairs were introduced:

The Emergency Management Committee spoke about their Emergency Action Plan which explains different scenarios and what and how to respond; the SEAS container at the golf course parking lot where the ham radio and antenna are relocated to and medical supplies are stored along with water in the event of an emergency. They still need vinyl flooring, shelving, more 1st aid supplies and a Tent for the members to be out of the weather. The committee is responsible for and sets up training sessions for member, i.e., a 1st aid class, Cert exercises and the tsunami awareness run/walk. A suggestion by TBVN was to purchase in bulk Lifestraws in addition to some cases of water.

Safety and Security explained the main purpose of establishing a deputy to patrol Surfside; the committee is responsible for inspecting Surfside properties for safety concerns to bring to LBW; they installed and get data from the speed signs primarily on G, I and M St., which they move approximately every 2 weeks. A question was raised about making 25mph uniform and speed signs north of Oysterville Rd. Apparently the county requires engineering so the response was to perhaps attend a meeting as Commissioner Tobin and Sheriff Garcia are usually in attendance.

Land Building and Waterways explained that Seabreeze Lake fish die off has been top of the list, flood control with county and HOA lots and their land use. After discussion they will be coordinating with Tree, Brush, Vegetation and Noxious Weed committee.

Community Relations Committee explained that they are working on a universal event sheet to make sure everything is accomplished and not forgotten. They also are working on the Holiday giving program with DCYF. Members donated money and the committee purchased gifts from SantaGrams for 26 foster children this year. The committee has does a Chili Cookoff in fall and Chowder Cookoff in spring and the proceeds supported our Ocean Park food bank the last few years but perhaps will branch out to other charities in the future. EMC would like to coordinate events with the peninsula at large.

Policy and Procedures already is working with EMC and/or LBW, HR related requirements and refuse whether household or wildlife (organic) material.

The Elections Committee most recently worked on the motions from the annual meeting which were mailed recently.

Tree, Brush, Vegetation and Noxious Weed explained that they do escrow checks, education, dead tree removal, the loop trail at 315 and G St and firewise training. They have done Earth Day events and would be interested in a “B”eautiful Surfside with perhaps tree pruning and planting seminar. We were told about The Watershed report with regards to the lakes/outfalls. Looking for another fire danger warning sign for perhaps Veterans park and/or Oysterville Rd.

The group asked to meet quarterly.

Surfside HOA— Compliance

Happy New Year!!!

I would like to thank the HOA members for your cooperation. Most residents have been positive about our interactions. Compliance is an interesting job. I literally knew very little about living in an HOA when I took this job. I have been a property owner in Surfside for 15 years before I started as compliance guy. We all have an opinion on what should and should not be restricted. The covenants regulate what is expected. When I took the job, it was listed as “Compliance Officer”. I immediately eliminated the title “Officer”. I was a teacher for 31 years and the last thing I think of myself is being an officer. I am a resident, just like you, and I believe in respecting you. I try very hard to be informative and work with you on meeting the covenants. We all signed a contract to follow the covenants. Please read and review the Covenants. You find them on our website:

<https://www.surfsideonline.org/>

The three most common violations are:

1. RV violations. Please remember that RVs, which include boats and boat trailers, are not allowed year around in some divisions in Surfside. The RVs must be removed, or a winter permit issued for up to 60 days in these divisions, by October 31 or you will receive a letter. There is no division in Surfside where you may live in your RV year around.
2. Architecture approval. All buildings must be approved by the Surfside Architecture Committee. Applications are available in the office or online.
3. Lighting violations. This is the most volatile of all violations. This causes more neighbor versus neighbor disputes. This is also one of the tougher covenants to enforce. Please be respectful of your neighbors and your lighting. I have found the best option is to put your exterior lights on a motion detector. Most new lighting has options for how long they stay on. They may also have a distance setting for when they are tripped. The new LED lights are extremely bright, please focus the lights downward as much as possible. The other violation has to do with seeing the lightbulb from the street. Please have an opaque covering or a hood that covers the bulb.

Please feel free to call me at 360-214-6060 or email me at compliance@surfsideonline.org. My work hours are Monday through Thursday from 8:00 AM to 1:00 PM.

Doug Pellerin
Compliance person

Surfside HOA Election Committee

We want to acknowledge and thank the members of the 2025 Election Committee for their thorough work in improvements to the 2025 process. The focus and intent was to streamline the election process; provide more opportunities for all members to hear/read member's input on the floor motions by publishing unedited 'for' and 'against' statements made at the annual meeting and including copies of those statement and actual motions with the ballot. The documentation of these improved processes were published multiple times and posted on the Surfside webpage for the membership.

In April and May, the Election Committee reviewed the election forms and the floor motion process and made recommendations to the Board in May to clarify the 2025 election process as outlined in Operations Procedure 101 - Elections:

1. Encourage members to submit floor motions early, ahead of the annual meeting. The HOA will publish proposed floor motions that have been submitted prior to the annual meeting.
2. An updated 2025 Floor Motion Record Sheet will help members write specific motion language to ensure clarity of motion language.
3. Members will have an opportunity to provide written 'for' or 'against' statements on motions using a new Floor Motion 'FOR' or 'AGAINST' Statement form to record specific comments.
4. At the annual meeting, members who want to speak for or against a floor motion will read aloud their written 'FOR' or 'AGAINST' Statement. Statements will be shared with the membership, published and in print copies at the office.
5. Updates for 2025 to the three types of ballots - mail-in, proxy, and in-person. The Board reviewed the committee's updates at the May 17 regular Board meeting.

The processes were implemented as described. The independent Designated Election Committee Chair (DECC) counted and certified the results of the candidate election. There were external problems with the mailing of floor motion ballots which have been reported to the membership. After certification of the floor motion ballot count, the committee will meet in near future to debrief and identify areas for improvement.

Surfside HOA—Emergency Management Committee

1. The Emergency Management Committee (EMC) is chartered as a permanent committee in the Surfside By-Laws (see page 82, Committee Charter-Revised 10/17/2020). The By-Laws specify committee Duties and Responsibilities to include developing emergency plans and educating residents in emergency responses.
2. The committee currently has 9 members who meet on the fourth Tuesday of the month. Mr. Mike Cook is the EMC Board of Trustee (BOT) contact.
3. In addition to By-Law designated duties, EMC maintains and operates Ham Radio Station K7SRF for emergency communications. We have 6 licensed ham radio operators on the committee.
4. In June 2025, the EMC purchased a 40 FT shipping container to house station K7SRF and emergency supplies intended as a beginning for a community Tsunami Refuge. Designated the Surfside Emergency Action Station (SEAS) it is located on sub-leased property at the NE corner of the Surfside Golf Course parking area. Committee members spent several hundred hours over the summer painting, installing flooring and moving radio equipment from the HOA office to the new facility. A generator was purchased and lights installed to allow operations independent of commercial utility services. Since June 2025, EMC hams successfully participated in two County/State wide emergency communication exercises from the SEAS facility operating with generated power.
5. In October, EMC personnel participated in a CERT (Community Emergency Response Team) ‘active shooter’ exercise at the Ilwaco Hospital. We also held a series of Table Top (Emergency) exercises in the HOA office to work out bugs in the 2024 Surfside Emergency Action Plan. The exercise results are being used to revise the plan for 2026.
6. In early January 2026 we scheduled a First-Aid refresher training course (through the Ocean Park Fire Department) to be held at the HOA office. Surfside residents are invited to participate and become First-Aid certified.
7. Because of extra work involved in setting up the SEAS, we skipped the Tsunami Walk/Run in 2025 but are rescheduling it again for 2026.

Surfside HOA

Land, Buildings and Waterways Committee

2025 has been a busy year for the Land, Buildings and Waterways Committee. The Surfside Water Department storage building has been repaired, and the G Street Warehouse upgrades have been completed.

In an effort to improve communications between Surfside and Pacific County, several members of the LBW committee met with staff from the Pacific County Public Works Department. The workshop focused on improving dialogue, identifying roles and responsibilities, and increasing engagement on flood control issues as well as other joint areas of concern. In an effort to mitigate flooding within Surfside, Pacific County has committed to continue to fund the outfall clean-outs. Pacific County and Surfside HOA renewed a commitment to collaborate more effectively, and established updated points of contacts between our organizations.

The Waterways Water Testing Program Pilot has been underway for several months. As we continue gathering information, we will be recommending additional testing capabilities which will help improve water quality monitoring and analysis. The data gathered thus far was sent to the Washington State Department of Ecology (DOE) to assist in DOE's analysis of the brown water and fish die-off that occurred in Seabreeze Lake in October 2025. To date, a final report has not been provided by DOE. In November 2025, several homeowners on Seabreeze commented on how the lake looks better than it has in many years. Many have also reported an increase in waterfowl on the lake. The canal was treated in mid-October, and homeowners have also noticed a significant improvement in water quality.

The LBW committee continues to provide support in working with the Emergency Management and Safety & Security committees on the Surfside Wildfire Suppression plan and other safety issues identified.

In 2026, LBW will work on identifying alternate escape routes for emergency use, providing recommendations on Surfside owned properties and possible pedestrian trail relocation(s), and enhanced flood control and waterways improvements. 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.

Kristy Norton, Chair
Land, Buildings & Waterways

Surfside HOA—2025 Waterways Observations

During the past few years there has been a problem with the presence of Cyanobacteria in Seabreeze lake. Therefore, it was decided to do some testing of the Surfside waterways. A group of volunteers took on the task of testing our waterways to establish a baseline for some of the parameters that could affect the water quality and help guide the BOT in decision making for the future.

All of the bodies of water were tested for a variety of parameters from late spring to late fall of 2025. These parameters included: temperature, Ph, conductivity, total dissolved solids, salinity, clarity, color, oxygen reduction potential, fertilizer, resistivity, as well as dominant plankton presence. Later in the year, total phosphate testing was conducted at some locations to see if there was a change in concentration after treatment.

The results of the testing showed that the Surfside waterways east of the big dune, namely Twin Lakes, Deer Lake and Skating Lake, had test results that were compatible with what one would expect in water bodies with minimal flow rates in this time of year. The fertilizer tests were low, indicating low nutrients availability. The waterways on the western side of the ridge have been and still are more problematic.

The canal and Seabreeze lake have required treatment for a number of years for an over-abundance of vascular plants clogging the waterways. A few years ago, herbicide treatments stopped on Seabreeze; over-spraying of vegetation and the increased size of the grass carp led to an “aquatic desert” as the plant vegetation became scarce. As a result, Cyanobacteria started replacing the rooted plants in Seabreeze Lake. Aphanizomenon, as well as Gloeotrichia, were the two types of Cyanobacteria observed.

The Seabreeze Ph and water temperature both increased as summer arrived. Fertilizer readings in both of the western waterways indicated adequate nutrients for Cyanobacteria to thrive. Seabreeze lake treatment with Green clean pro was most effective on the Gloeotrichia species. A subsequent clay treatment that sequesters phosphorus dropped the phosphorus levels bringing the Gloeotrichia to non-detectable levels. Testing for toxins done after the clay treatment, revealed below trigger-levels. At the same time the water temperature dropped and no Cyanobacteria were observed. The sudden death of all the Cyanobacteria, and subsequent drop in oxygen level, as well as inadequate food sources, appeared to have triggered a fish kill of primarily sculpins.

After the first treatment with herbicide in early spring, the Canal had a problem with a type of nuisance non-toxic algae commonly known as horse hair, that grows on the bottom when nutrients are high, then floats up to the surface in big clumps,. As the summer progressed a second spot treatment of herbicides was required when the rooted plant population became overgrown in some areas. The careful treatment and timing of application appear to have significantly improved the vegetation overgrowth in the canal.

A more detailed report is being prepared and will be made available to members when completed. I would like to extend my thanks to all those who contributed their time and energy to gather this information and support the homeowner’s association in their ability to better understand our environment.

Surfside HOA Policy and Procedures Committee

The Policy and Procedures Committee reviews all proposed changes to the Operations Manual to ensure that changes conform to existing policy, the Articles of Incorporation, Bylaws, and the Restrictive Covenants of Surfside. After proposed changes from various committees are forwarded to the Board for review, the Board then refers the changes to the Policy and Procedures Committee. After committee review, its recommendations are then submitted to the Board for its consideration.

We want to acknowledge and thank the members of the committee for their thorough work in reviewing and making recommendations to revise policies and procedures. In the last half of 2025, the Policy and Procedures Committee recommended these revisions to the Board:

- In June, the committee reviewed Operating Procedure #108 - Conditions of Service, which relates to the terms and conditions of water service with regard to discontinuation of water service for non-payment of invoices, dues, assessments, charges, fees or interest. Operating Procedure # 108 was initially created in September 2017 and reflects language from state RCW and WAC and the Surfside governing documents. These edits updated state RCW requirements and clarified current practices.
- In October the committee reviewed the Revised Board Policy: Dead Trees, Tree Trunks, Limbs, Brush, and Vegetation Debris Removal Policy. This policy was originally approved by the Board in September 2024 with implementation in November 2024. The policy needed specific definitions of dead vegetation. On October 18, the Board reviewed the committee's recommended revisions and referred it back to the committee for further edits.
- On November 15 the Board reviewed improved definitions in the debris removal policy from the committee, and the Board forwarded to the committee its suggested specific edits to strengthen the policy.
- In December the committee forwarded to the Board its edits to the latest revisions to Board Policy: Dead Trees, Tree Trunks, Limbs, Brush, and Vegetation Debris Removal Policy to ensure clear definitions for vegetation debris and clarity on the enforcement process.

Surfside HOA Safety & Security Committee

I would like to invite all members to come observe our Safety & Security meetings held the third Thursday of every month in the SHOA boardroom at 3pm. In addition to hearing our normal agenda, you may have the opportunity to interact with Sgt Mike Parker, our dedicated deputy. In addition to Mike, we are frequently joined either in person or via zoom by Sheriff Daniel Garcia and Commissioner David Tobin. They would be happy to answer your questions.

The second half of 2025 has been a busy time for us. One of our TC-400 speed signs was damaged and the Board is actively trying to resolve the damage issue with the parties involved through legal counsel.

In addition to that, committee members Bob Johnson, Jeff Middaugh and myself completed our annual safety inspection of all SHOA buildings including cabanas, offices, G street warehouse, compactor, RV storage lot and water department buildings.

We will be presenting our report at the next Lands Buildings & Waterways committee in January since they are responsible for building maintenance.

We continue to work with the county to refurbish or create new crosswalks on G street to protect our members as they cross the street for their beach walks.

We are requesting county permission add sign toppers on existing TC400 posts with various safety messages. We would also like to advocate for adding more official speed limit signs. Due to county staffing shortages and changes, this has been a challenging process.

During the second half of 2025 the bridge repair on 315th was finally completed giving us easier access to the SHOA office. In checking with representatives from the fire department, the bridge is rated for ambulance weights only. The larger fire trucks may not use it.

In conjunction with our Community Relations Committee, we will be discussing holding a second "Guess the Speed " contest in 2026 to demonstrate how challenging determining actual car speed can be.

So, as we launch into 2026, you can be assured your Safety & Security committee continues to work to make Surfside a safe place to enjoy life at the beach. New members to the committee would be gratefully welcomed.

John Curran
Committee Chair



Surfside HOA



Message from Sergeant Mike Parker

Hello Surfside!

Over the last few months, I have had opportunity to speak with many of you about concerns you have about everyday life here. One topic that comes up frequently is how to reduce the chances of a home getting burglarized or other property crimes from happening on your land.

Here are a couple of ideas to help secure your property and your family. Many people who are tempted to commit crimes are motivated by the appearance of the property. If the property looks like a harder target, there's a good chance that they will move on to a home that is less guarded. Many prospective criminals do not actually want to go to jail. Harder targets are less desirable. Lights, video surveillance and alarms are great deterrents. Technology has come a long way in the last few years, and these items are more affordable than ever.

The last safety issue that seems to plague this and many other areas in Pacific County is SPEED. There are a lot of locals who complain about speeders and rightfully so! I can say that, in the time that I've worked here, I do not see the real excessive speeds that I did when I first came here on a permanent basis. The part that is somewhat frustrating is that a lot of the speeders are residents.

The are two main reasons given. Either a lack of attention to their speed or they're late for an appointment. I would ask that everyone take a minute when they get into a several thousand pound tool and start operating it, don't be complacent. Think about how your speed could negatively impact someone who is walking along a road, getting off a school bus or entering the road from a blind corner.

Be kind and courteous to one another!

Your Sergeant,

Mike Parker

Surfside HOA— Firewise / Chipper Site

Our Mission

- To work under the Lands Buildings and Waterways in conjunction with TBVN and our Board of Trustees, in providing support and education regarding potential fire scenarios within our community.
- Provide Education to our community Members in good property designs and constructions to help minimize ladder fuel potentials should a community fire happen.
- To open, manage and solicit volunteers for a FREE to community members, an annual collection of brush and branches from homeowners of our community that have diligently worked to improve the appearance, and safety of properties.
- Work with State and Local resources to better improve our Dune Protection Zones. Beach Access Pathways, providing safety for our community members.
- Report to the Board any Policy recommendations that would better serve to the safety of our community.

Chipper Site Update

- Currently, the mulching has not been completed. The machinery installed to do so have had serious issues with operation. Numerous attempts have been made to repair, all unsuccessful.
- The Vendor will be removing the Mulch Machine in order to house it from the weather and continue finding repair sources.
- The Board will discuss on the 17th of January next steps.
 - A: do we wait for the vendor to repair
 - B: Do we move forward in finding a replacement vendor for the current pile of brush waiting mulching.
 - Unfortunately, this leaves our Community with a very large pile of Debris to be mulched.
 - We are fortunate it is the rainy season at this time. However, we do hope to have this taken care of prior to the 2026 Season.
 - If anyone knows of a company available to mulch for our HOA, Please contact me via E-mail, or leave a message at our HOA Administrative Office

Chipper Site Fence

Many members are asking why the fence is still in place.

The HOA has chosen for liability and brush management to keep the fence in place. The Mulching Company will pay for the fence rental while the equipment is on the HOA property.

Surfside HOA— Firewise / Chipper Site

Policy Happenings: Community SAFTEY (Brush and Fire Debris Removal)

- Currently, the efforts of TBVN with Firewise has been working through a Community Safety Policy
- The Policy is a direct result of our community build out. As our population continues to grow, and more homes are being developed. Often times, during the construction, and post construction, there are large piles of material built up.
- The purpose is to ensure we keep our community safe from any potential spreading of fire, removing fire danger, and minimizing liabilities to our community.
- The Policy has gone through several revisions, and is currently in a review with policy and procedures committee for final recommendations and or changes prior to the ratification by the board.

Surfside HOA— Compactor Site

What's new

- A small committee has been charged with reviewing our current community trash needs.
- The purpose is to determine capacity and longevity of our equipment
- The committee found that we are definitely in need of a 2nd compactor of equal sizes.
- By going to a 2nd Larger compactor, the need to facilitate Trash Pickup Runs will be reduced significantly, saving our HOA transportation dollars.
- The estimated savings is estimated for a return on Investment at approximately 4-5 yrs.
- As our community builds out, this action is the most prudent option in addressing our needs.

What else is on the Agenda for our compactor site

- Traffic, Traffic, and did I say traffic.
- The summer time brings an extra need of facilitating a smooth operation of traffic flow. Ideas are being sought after, if you have suggestion, please feel free to e-mail Dan Bower at Dbower@surfsideonline.org.
- The Committee is also going through a safety document provided to us during an audit late last year.
 - Items Include
 - Lighting
 - Cameras
 - Traffic
 - Signs
 - Any other suggestions are welcomed, please email Dan Bower.

Surfside HOA

Tree, Brush, Vegetation and Noxious Weeds Committee

SURFSIDE WILDFIRE RISK: YOU CAN HELP REDUCE IT!

**June 2016 SURFSIDE Dune Fire
Burned 12 acres, threatened 10 homes**



**July 2025 Surfside
Dune Fire**



In 2025, the TBVN Committee focused on wildfire risk education and prevention. Working closely with the Surfside EMC and Safety and Security Committees and several state, county, and local agencies, we implemented proven recommendations to reduce fire risk to Surfside members. Two major accomplishments stood out. First, the **Board**, through TBVN, implemented a new **Brush/Debris Policy** to reduce fire fuels in Surfside. Second, the TBVN secured a **Department of Natural Resources (DNR) grant** to create a community educational demonstration trail. This trail highlights small, practical steps homeowners can take to reduce wildfire risk around their property.

Pacific County data shows that most fires in Surfside are **human-caused**, with **outdoor burning** identified as the leading cause. This information helped guide TBVN wildfire prevention efforts. TBVN updated the 2023 **Wildfire Prevention and Management Plan (WPMP)** in partnership with Pacific County Fire District #1. The plan identified dense housing, ladder fuels, limited water supply, and dry, windy summers as key risk factors. Based on **WPMP** recommendations, TBVN recommended revised debris management policies, increased cross-committee coordination and focused on expanded information outreach to members to reduce wildfire risk. TBVN also provided members **native tree and plant lists** that are **deer and drought-resistant**, comply with Surfside's **covenant height restrictions**. You can have beautiful, fire and drought resistant landscapes and diversify habitat.

An important part of the committee's charter is addressing over-height trees, noxious weeds, and brush piles. In 2025, TBVN tracked a total of **247 open compliance cases**. Through ongoing outreach and cooperation with homeowners, **207 cases were successfully resolved**, leaving **only 40 open violations** at year's end.

The TBVN Committee also initiated a **cross-committee workshop** to share information, **promote collaboration** and **create internal efficiencies**. For 2026, the TBVN will continue working with local agencies, Surfside Board, committees and staff, and members to support education, compliance, and a safer Surfside in 2026!

Surfside HOA—2025 Water Quality Report

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	.15		2024	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	0.641	0	2024	No	Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems
Lead (ppb)	0	15	4	0	2024	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 28.6-88.1	2024	Yes	By-Products of drinking water chlorination
Haloacetic Acids (HAA5) (ppb)		60		1.6-12.5	2024	No	By-Products of drinking water chlorination

Units Description:

NA: Not applicable

ND: Not detected

NR: Not reported

MNR: 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)

Violation: Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous system, and may have an increased risk of getting cancer.

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

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

Pacific County Hyper-Reach

In case of a water main break or a boil water advisory, we send out a message via Pacific County's hyper-reach program. You also receive a notification when the advisory has been lifted. You can sign-up with your cellphone, landline or e-mail. Be sure to check Surfside as the municipality or you will not receive our notifications. You find a link on the front page of our website www.surfsideonline.org or just follow this [link](#).

Surfside Homeowners Association Directory

2024-25 Board of Trustees

Ron Brumbaugh, President
Rbrumbaugh@surfsideonline.org

Tom Shannon, Vice-President
Tshannon@surfsideonline.org

Rick Dyer, Treasurer
Rdyer@surfsideonline.org

Sheri Mosher, Secretary to the Board
Smosher@surfsideonline.org

Dan Bower, Trustee
Dbower@surfsideonline.org

Jim Jones, Trustee
Jjones@surfsideonline.org

Kurt Olds, Trustee
Kolds@surfsideonline.org

Paul Studer, Trustee
Pstuder@surfsideonline.org

Mike Cook, Trustee
Mcook@surfsideonline.org

The Regular Board of Trustees meeting is the third Saturday of each month (except July and December) at 9 a.m. in the Surfside business office. The tentative agenda and Teams link are posted under the Committee tab, online meeting links, on the website, several days before the meeting. Notices are also posted in the Weekender. Meeting minutes are also on the website under Committees, then Board of Trustees.

Pacific County Hyper-Reach

In case of a main break or a boil water advisory, we send out a message via Pacific County's hyper-reach program. You also receive a notification when the advisory has been lifted. You can sign-up for notices using your cellphone, landline or email. Be sure to check Surfside as the municipality or you will not receive our notifications. To sign up for Pacific County's hyper-reach program go to:

https://signup.hyper-reach.com/hyper_reach/sign_up_page_319d-a068c



Committees, Chairs, and Trustee Assignments

Architectural Committee

DuWayne Mott, Chair
Paul Studer, Trustee
Meets every Tuesday at 9 a.m. as needed

Budget Committee

Rick Dyer, Treasurer
Annual budget hearing held at the November 15th budget ratification and board meeting. 9 a.m.

Community Relations Committee

Trina Kirkwood, Chair
Sheri Mosher, Trustee
Meets the first Tuesday of each month at 1:15 p.m.

Emergency Management Committee

Allen Gifford, Chair / Kevin Proett, Co-chair
Mike Cook, Trustee
Meets the last Tuesday of each month at 1:00 p.m.

Land, Buildings and Waterways Committee

Kristy Norton, Chair
Jim Jones, Kurt Olds, Trustee
Meets the second Thursday of each month at 9 a.m.

Water System Planning

Tom Newman, Chair
Rick Dyer, Trustee
Meets the second Thursday of each month at 10:30 a.m.

Safety and Security Committee

Leonard Miller, John Curran, Co-Chairs
Tom Shannon, Mike Cook, Trustee
Meets the third Thursday of each month at 3 p.m.

Tree, Brush, Vegetation and Noxious Weeds Committee

Annette deLeest, Chair
Tom Shannon, Trustee
Meets the first Friday of each month at 1:30 p.m.

All committees meet at the business office unless otherwise noted.

Utilities and Other Local Services

Bus Service	Dial-A-Ride	360-642-9418
Cable TV	Spectrum Communications	833-460-0307
Satellite TV	Dish Network	844-922-3873
Satellite TV	Direct TV	855-496-1011
Electricity	Pacific County PUD #2	360-642-3191
Garbage	Pacific Solid Waste Disposal	360-642-4389
Golf Course	Surfside Golf Course	360-665-4148
Library	Ocean Park Timberland	360-665-4184
Newspaper	Chinook Observer	360-642-8181
RV Storage	Surfside RV Storage Site	360-665-4171
Storm Water	Pacific County Public Works	360-642-9368

Fire, Police, or Medical Emergency

For immediate response, call 9-1-1

Post your **STREET NUMBER** on your house or lot so it can be seen and read in all weather by emergency responders (this is **REQUIRED** by the Surfside HOA Restrictive Covenants).

Sheriff non-emergency number (open 24 hours a day): **360-642-9397**

Fire department business office: **360-665-4451**

Surfside Business Office

31402 H Street, Ocean Park, Washington 98640

Phone: 360-665-4171 Toll Free: 1-888-815-9446 Fax: 360-665-6785

Staff Name	Title	Email	Ext.
Melissa Watson	Business Manager	mwatson@surfsideonline.org	222
Jennifer Copple	Executive Assistant to the Board	jcopple@surfsideonline.org	221
Mo Gilbert	Administrative Assistant	mgilbert@surfsideonline.org	224
Anke Studer	Administrative Assistant	astuder@surfsideonline.org	223
Doug Pellerin	Compliance Coordinator	dpellerin@surfsideonline.org	225

Water/Field Services Department

24 Hour Emergency: 360-783-2426

Business Hours Only (7 a.m. to 4 p.m.): 360-665-4171

Staff Name	Title	Email	Ext.
Gil Gonzalez	Water System Manager	ggonzalez@surfsideonline.org	228
Aaron Brooks	Crew Lead		
Justin Rankin	Treatment Plant Operator		226
Chris Staudenraus	Water/Field Technician		
Mike Stoff	Water/Field Technician		

2025 Office Closures

January 1st New Year's Day
February 17th Presidents' Day
May 26th Memorial Day
July 4th Independence Day
September 1st Labor Day
November 11th Veterans Day
November 27th Thanksgiving
November 28th Day after Thanksgiving
December 24th Christmas Eve
December 25th Christmas

Office Hours

Monday through Friday 8:30am to 4pm
Closed Weekends

A current compactor pass is **required** to use the site. Please ensure your guests and/or renters use your pass.

2025 Holiday Schedule for Compactor

November 27th, Thanksgiving Day—CLOSED
November 28th, Friday after Thanksgiving—Open 12 p.m. to 6 p.m.
December 24th, Christmas Eve—Open 9 a.m. to 3 p.m.
December 25th, Christmas Day—CLOSED
December 26th, Day after Christmas—Open 7 a.m. to 1 p.m.

The brown drop box is for dry, flat cardboard only. Attendants do not accept construction or remodeling materials, grass clippings, carpet, paint and similar, hazardous items (propane tanks, flammable liquids), tires, large items (sofas, TVs, appliances, mattresses, box springs). Styrofoam goes in the compactors.

Two 45 gallon bags (or equivalent) per day per member.

You may dispose of hazardous waste at the Pacific County Household Hazardous Waste Facility, 318 North 2nd Street, Long Beach. They are open from 9 a.m. to noon on the first and third Fridays of the month, May through September. For more information call 360-642-9382.

Compactor and RV Passes

Compactor and RV passes are not mailed directly to you. Please pick up passes at the business office. If you cannot pick up passes during business hours, call the office in advance to arrange a time and location.

Thank you.

2025 Compactor Operating Hours

Monday 7 a.m. to 1 p.m.
Tuesday Closed
Wednesday Closed
Thursday 12 p.m. to 6 p.m.
Friday Closed
Saturday 11 a.m. to 5 p.m.
Sunday 9 a.m. to 3 p.m.

COMPACTOR PASSES REQUIRED.
Attendants will ask to see the pass.

Vern Elliott and Paul Halstead, Attendants

Driving Directions: from I Street turn east on 320th, north on J Place, east on 322nd, north on K Place, east on 324th to the end of the road (2021 324th Place).

For emergencies only: 360-214-6178