



Weekender

June 18, 2026

Regular Board Meeting Agenda	1
Election Updates	2
Candidate Forum	3
Hyper Reach	4
Chipper Site	5
Surfside Scramble Scholarship Awards	6
Wildfire Preparedness	7
Defensible Space	8
Willapa Bay Wildlife Refuge Talk	9
Oktoberfest in July	10
Water Department - Corrective Action Plan	11-12
Neighborhood Watch	13
Surfreaders	14
Architectural Committee	15
June Calendar	16
July Calendar	17

**SURFSIDE HOMEOWNERS' ASSOCIATION
REGULAR BOARD MEETING AGENDA
June 20, 2026**

1. Call to Order - Regular Board Meeting
2. Adopt the June 20, 2026, Regular Board Meeting Agenda
3. Safety Message –
4. Approve May 16, 2026, Regular Board Meeting Minutes
5. **Floor Comments**
6. **Guest Speaker**
Pacific County Sheriff Garcia
7. **New Business**
 - A. Approval of Twin Lakes Cabana Resolution for repairs
 - B. Approval of DECC Contract
 - C. Discussion on Tree Disease
 - D. Approval of EMC Emergency Action Plan Update
 - E. Approval of Variance Request 29711 K Street
7. **Old Business**
 - A. Water Department Generator Update
 - B. Discussion on Chipper Site
8. **Communications**
 - A. Incoming Correspondence
 - B. Outgoing Correspondence
 - C. Meetings and Contacts
9. **Staff, Trustee, and Committee Reports**
 - A. Treasurer's Report (R. Dyer)
 - B. Water System Planning Committee (R. Dyer-R. Brumbaugh)
 - C. Architectural Committee (P. Studer-R. Brumbaugh)
 - D. Community Relations Committee (S. Mosher)
 - E. Land, Buildings and Waterways Committee (J. Jones-R. Brumbaugh-K. Norton-P. Studer)
 - F. Tree, Brush, Vegetation, and Noxious Weeds Committee/Firewise (T. Shannon-D. Bower)
 - G. Emergency Management Committee (M. Cook)
 - H. Safety and Security Committee (T. Shannon-M. Cook)
 - I. RV Committee (J. Jones)
 - J. Policy & Procedures Committee (S. Mosher-R. Dyer)
 - K. RV/Compactar (J. Jones-P. Studer -Dan Bower)
 - L. Nominating Committee (S. Mosher)
 - M. Election Committee (S. Mosher)
 - N. Compliance Report (H. Kemmer)
 - O. Other reports
10. **Accept all Staff, Trustee, and Committee Reports**
11. **Miscellaneous**
12. **Board of Trustees Floor Topics for the Good of the Order**
13. **Closed Session**
14. **Resume open session**
15. **Adjourn**

TS_____

BOARD OF TRUSTEES – 2026 ELECTION

Candidate Forum

Jun 20, 2026 02:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91251758556?pwd=4BugL82ZCRXyAlwiO4D5BZ59LNLxJ3.1>

Meeting chat link

<https://zoom.us/launch/jc/91251758556>

Meeting ID: 912 5175 8556

Passcode: 787025

SURFSIDE Board of Trustees Election Update

Please check out our website to meet the candidates

- Follow [this link](#) and login for Candidate details
- Application Packets and Recording of Candidate Interviews

- **BALLOTS ARE IN THE MAIL**
- Ballots were mailed on Wednesday, June 17
- Ballots are due no later than 4 pm on July 8 - mail in or drop off at the Surfside Office
- Be sure to sign, date and print your Surfside property address on the backside of the return envelope

We encourage members to listen to candidate interviews and read information available on our webpage. Please follow this [link](#).

Next Candidate Forum, Saturday June 20, 2 pm - it's the members' opportunity to ask questions of the candidates.

Notice about duplicate ballots

If a member is unable to attend the annual meeting and did not provide an updated mailing address in time for the ballot mailing, they can come to the Surfside Office and complete a proxy ballot. Please designate on the proxy ballot a member who will be at the annual meeting to vote your proxy. Complete your proxy, place it in the return envelope, and drop it into the locked drop box. Despite unique situations with addresses, no duplicate mail-in ballots will be provided at the Surfside Office.

Surfside HOA
nominating committee
is hosting a candidate
forum!

Saturday, June 20, 2026
@ 2pm in the
Surfside Boardroom



***ASK THE CANDIDATES YOUR
QUESTIONS OR SEND THEM TO
OFFICE@SURFSIDEONLINE.ORG &
NCHAIR@SURFSIDEONLINE.ORG***

Pacific County Emergency Notification System



Surfside uses this system to notify members of a water main break and boil water advisories. We also send a second notification through Hyper-Reach indicating when a boil water advisory has been lifted.

When signing up for Hyper-Reach make sure to select **Surfside** as your municipality, not Ocean Park or Long Beach. We do not send notices to any other locations. Also, if you would like to receive notifications regarding weather emergencies impacting our area, check the **weather alert box**.

Municipality (NOT Postal Address)

SURFSIDE ▼



Street Name (Don't see your street?)

[Please Select] ▼

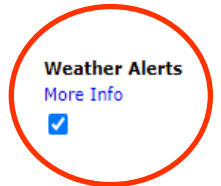
House Number (as in 33 Main St)

[Empty input field]

Community Alerts



Weather Alerts
More Info



You can sign up for Hyper-Reach at

<https://secure.hyper-reach.com/comsignupw.jsp?id=40685>

Surfside Homeowners Association

2026 Annual Members Meeting

This year the Annual Members Meeting will be held at the **Peninsula Baptist Church**, 23802 Pacific Way, Ocean Park.

The meeting will be on Saturday, July 11th.

Registration will be from 9 am to 9:45 am, the meeting will start at 10:00 am.



CHIPPER SITE IS OPEN WEDNESDAYS AND SATURDAYS 10AM-2PM

The chipper site is managed by Surfside volunteers, not staff members. These volunteers support our Firewise Program and invest their time to help the HOA provide this service.

PLEASE CONSIDER VOLUNTEERING! IF WE DO NOT FIND ENOUGH VOLUNTEERS TO COVER SHIFTS, THE SITE WILL BE CLOSED.
Still looking for volunteers for Wednesdays and Saturdays

Need Volunteers to cover shift 12pm - 2pm								
SAT	WED	SAT	WED	SAT	WED	SAT	WED	SAT
July	July	July	July	July	July	July	July	Aug
4	8	11	15	18	22	25	29	1
Need Volunteers to cover shift 10am - 12 pm and 12pm - 2pm								
SAT	WED	SAT	WED	SAT	WED	SAT	Wed	SAT
Aug	Aug	Aug	Aug	Aug	Aug	Aug	Sept	Sept
8	12	15	19	22	26	29	2	5

The Job is simple:

- **There is NO chipping involved!**
- A Chipper site volunteer helps members sign in when they come to the site.
- A Chipper site volunteer directs members to offload materials brought to the site.
- **Scheduling is VERY FLEXIBLE!**

If you can help, please call or email the office at 360-665-4171 or office@surfsideonline.org and provide your name, phone number, and e-mail address.

2026 Surfside Scramble

The Community Relations Committee is proud to award \$1000 scholarships from our annual Scramble for Scholars to the following (5) Ilwaco HS graduating seniors for 2026.

Left to right: Ashlyn McKinney, Anthony Sanchez, Juliet Perez, Corbin Johnson, Jacob Gordon with Kirby Smith, representing Surfside!

Congratulations to all!



SUMMER IS HERE

WILDFIRE SEASON IS HERE AND 4TH OF JULY IS UPON US

Be Ready—Be Prepared—Stay Safe



Defensible Space is your property's front line defense against wildfire. Creating and maintaining defensible space around your home can dramatically increase your home's chance of surviving a wildfire and improves the safety of firefighters defending your property. 100 feet of defensible space is required by law.*



ONE LESS SPARK
ONE LESS WILDFIRE

*For more information on creating defensible space and legal requirements visit READYFORWILDFIRE.ORG

TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE:

ZONE 1: 30 feet of Lean, Clean & Green

- 1 Remove all dead plants, grass and weeds.
- 2 Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- 3 Keep tree branches 10 feet away from your chimney and other trees.

ZONE 2: 30–100 feet of Reduced Fuel

- 4 Cut or mow annual grass down to a maximum height of 4 inches.
- 5 Create horizontal spacing between shrubs and trees.
- 6 Create vertical spacing between grass, shrubs and trees.

Use Equipment Properly to Keep from Sparking a Wildfire

- 7 Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. lawnmowers) for clearing vegetation.



VERTICAL SPACING

Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."



HORIZONTAL SPACING

Create horizontal and vertical spacing between plants, the amount of spacing will depend on how steep the slope is and the size of the plants.

Ready Create Defensible Space

Defensible space is the area around your home in which vegetation, debris, and other combustible fuels have been removed to slow the spread of fire to and from the home.

It can better protect the home from igniting due to direct flame contact and radiant heat. Defensible space is essential to help protect a structure and create a safer area for firefighters during a wildland fire.

You should create defensible space by removing weeds, brush, and firewood, and by spacing out vegetation around your property.

Although this might seem like a daunting task, we recommend starting in Zone 1 and working your way out. Follow the considerations below for each zone and your property can become safer with each step.



ZONE 1

0-5 feet around your home or to property line

- Use hard scape such as concrete or noncombustible rock mulch around your home.
- Clean roofs and gutters of dead leaves, debris, and pine needles.
- Store firewood and other combustible materials away from your home, garage, or attached deck.
- Prune away touching or over-hanging branches from the roof to a distance of at least 10 feet.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Rake and remove flammable vegetation, such as leaves and needles or wood mulch, from underneath your deck and away from your home.
- Use non-wood, low-growing herbaceous vegetation. Succulents, or other fire-resistant plants, are recommended choices.

ZONE 2

5-30 feet around your home or to property line

- Create vegetation groups or islands to break up continuous fuels around your home.
- Remove ladder fuels to create a separation between low-level vegetation and tree canopies to keep fire from climbing into trees.
- Remove leaf and needle debris from the yard.
- Keep lawns, native grasses, and wildflowers less than four inches in height.
- Store firewood and other combustible materials away from outbuildings such as a shed or barn.
- Move trailers, recreational vehicles, storage sheds, and other combustible structures out of this zone and into Zone 3. If unable to move, create defensible space around them as if they were a part of your home.

ZONE 3

30-200 feet around your home or to property line

- Create and maintain a minimum of 10 feet between the tops of trees.
- Safely remove ladder fuels up to a height of 10 feet, while retaining at least 75 percent of the foliage, to create separation between the ground and tree branches. This keeps fire from climbing into the tree canopies.
- Store firewood in this area, keeping it a safe distance from your structure.
- Create space between shrubs and trees to eliminate a continuous fuel bed at the ground level.
- Remove dead trees, shrubs, and all other dead or dry vegetation.
- Create separation between your property and your neighbors. Consider that your trees may pose a greater risk to your neighbor's home than to your own.

Remember the Ember Zone

Embers are burning pieces of airborne material that can be carried more than a mile by the wind. Research points to embers and small flames as the main ways homes ignite in wildland fires.



The Community Relations Committee
invites you to

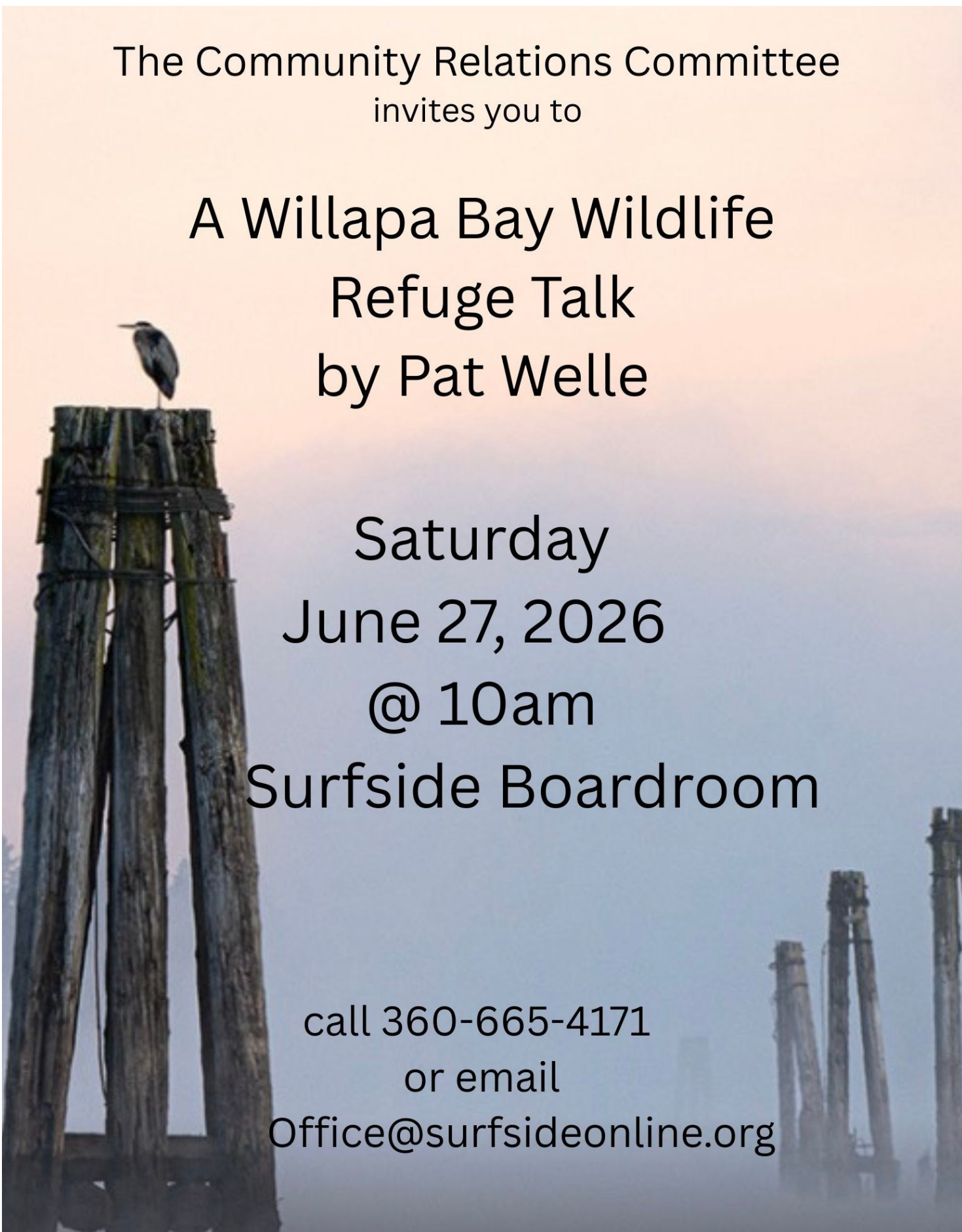
A Willapa Bay Wildlife
Refuge Talk
by Pat Welle

Saturday
June 27, 2026
@ 10am

Surfside Boardroom

call 360-665-4171
or email

Office@surfsideonline.org



SURFSIDE CRC COMMITTEE IS INVITING ALL MEMBERS

"OKTOBERFEST IN JULY"

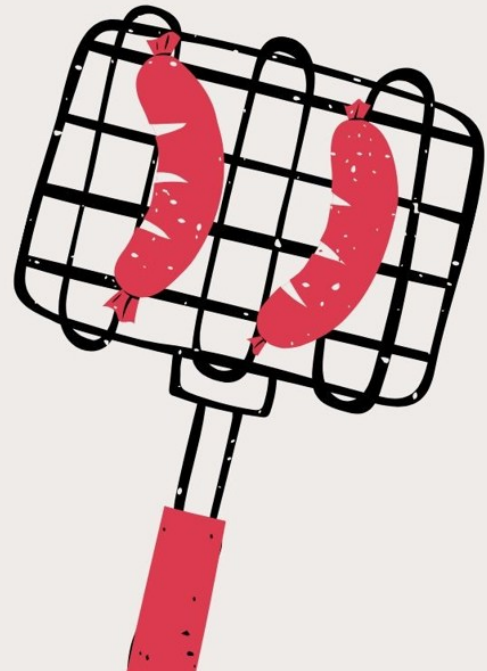
SUNDAY, JULY 12, 2026 @ 1PM

**JOIN US FOR OUR ANNUAL PICNIC AT
THE SURFSIDE HOA OFFICE AND
GROUNDS!**



Highlights:

- Mouthwatering Traditional Brats
- Potato Salad
- Coleslaw
- Desserts
- Beverages
- Live Music
- Cornhole



Call 360-665-4171 or email
office@surfsideonline.org
for information

CORRECTIVE ACTION PLAN
WASHINGTON STATE DEPARTMENT OF HEALTH
Update from Gray & Osborne, Inc. Consulting Engineers



June 11, 2026

Mr. Gil Gonzalez
Supervisor
Surfside Homeowners Association
31402 H Street
Ocean Park, Washington 98640

SUBJECT: ONGOING EFFORTS WITH DEPARTMENT OF HEALTH'S SPECIAL
PURPOSE INVESTIGATION
SURFSIDE HOMEOWNER'S ASSOCIATION, PACIFIC COUNTY,
WASHINGTON
G&O #24492.00

Dear Mr. Gonzalez:

This letter is a follow-up to my January 12, 2026 letter to Scott Pollock regarding Surfside Homeowner's Association (Surfside) efforts to meet the Corrective Action Plan for the Washington State Department of Health (DOH). In that letter, Surfside agreed to perform certain actions in response to DOH's concerns. This letter documents the actions to date.

CORRECTIVE ACTION PLAN UPDATE

The Corrective Action Plan is composed of three parts: treatment plant operational changes, flushing, and other measures. The efforts of the water utility to date are documented as follows.

Treatment Plant Operational Changes

The treatment plant operational changes include modifying the treatment scheme so that iron and manganese oxidation/filtration is done prior to biologically-activated carbon treatment. This will be opposite the current arrangement.

My understanding is that Surfside recently replaced the carbon with new carbon and will perform full-scale pilot testing to verify operation. After verification, Gray & Osborne will provide the results of the full-scale pilot test to the DOH to allow the change in operation to become permanent. The full-scale pilot testing is anticipated to occur during the next few weeks.

Flushing

The second corrective action is distribution system flushing. Per the January 12, 2026 letter, Surfside agreed to install three automatic flushers in the distribution system to maintain a more consistent chlorine residual. You have indicated that these were installed, and Surfside staff have noticed an increase in chlorine residuals throughout the



Mr. Gil Gonzalez
June 11, 2026
Page 2

distribution system, so they appear to be providing the intended effect. One thing to note is that any changes to distribution system operation can have some temporary effects on water quality and there may be some customer complaints. These complaints are expected to decrease as the system reaches a steady state with the new operation.

Other Measures

As we have previously discussed, Surfside has inspected and documented all of the distribution system accessories such as hydrants and air/vacuum valves. In the process, Surfside replaced all of the air/vacuum valves except for one. It is also my understanding that you are working through your list of known backflow devices with a contracted backflow tester, as well as surveying the residents to identify any other potential cross connections that may not be protected.

In summary, Surfside has made good progress on meeting the Corrective Action Plan promised to the DOH. Please keep me apprised of the full-scale pilot efforts at the treatment plant.

Sincerely,

GRAY & OSBORNE, INC.

Russell L. Porter, P.E.

RLP/sr

cc: Mr. Justin Rankin, Plant Operator, Surfside Homeowner's Association
Mr. R. Scott Pollock, P.E., Office of Drinking Water Engineer, Washington State
Department of Health

**PLEASE JOIN OUR NEIGHBORHOOD WATCH
FIRST THURSDAY EACH MONTH AT 2PM, HOA Office Boardroom**

WARNING

NEIGHBORHOOD WATCH PROGRAM IN FORCE



**PACIFIC COUNTY SHERIFF'S OFFICE
EMERGENCY—DIAL 911**

Donated By

Rotary



Rotary Club of SW Pacific
County Peninsula, WA

NEXT BOOK CLUB - AUGUST 2026



Join in the FUN! If you love reading, you are invited to join Surfside's own book club, the SURFREADERS! We meet every other month, the first Friday, at same time and same place. Please drop by!

WHAT: Surfreaders, a Surfside book lovers group

WHEN: Friday, August 7, 3-4PM

WHERE: Surfside Office Board Room, 31402 H St.

NEW BOOK: Tilt by Emma Pattee



ARCHITECTURAL COMMITTEE

Plan on installing a fence, a shed, a gazebo or building a garage or a house?

REMINDER...

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 every Tuesdays at 9 a.m. at the business office (if they have agenda items). **The plans MUST be submitted by Friday at NOON to be added to the next week's agenda.** The building packets are on our website at surfsideonline.org/forms/ or you can pick them up from the business office.

Please notify the business office if you want to attend the meeting in person. If you have any questions for the committee and cannot attend in person, the office can also provide a Zoom link.

If you are building on a vacant lot without an address, please post a sign so the committee knows which lot will be developed.

Two (2) sets of plot plans must be submitted to the committee. Once approved, you will get a copy of the approved plan. Take it to the county for their approval as needed. Surfside will retain one set of approved plans to keep on file.

For more detailed information on the Architectural Committee duties and guidelines go to our website surfsideonline.org, select the Other tab, then Governing Documents. Download the Operations Manual and the Surfside Restrictive Covenants or call the business office 360-665-4171 with questions.

June 2026

SUN	MON	TUES	WED	THURS	FRI	SAT
	1	2 ARC 9am CRC 1:15pm	3	4 Neighborhood Watch 2pm	5 TBVN 1:15pm Book Club 3pm	6 Golf Scramble
7	8	9 ARC 9am	10 RV Com. 10am	11 LBW 9am WSP 10:30am	12	13
14	15	16 ARC 9am	17	18 S&S 3pm	19	20 Chipper open 10-2 Regular Board Mtg 9am Candidate
21	22	23 ARC 9am EMC 1pm	24 Chipper open 10-4	25	26	27 Chipper open 10-2
28	29	30 ARC 9am				

LEGEND

ARC=Architectural CRC=Community Relations EMC=Emergency Management

LBW=Land, Buildings and Waterways SS=Safety and Security

TBVN=Tree, Brush, Vegetation and Noxious Weeds WSP=Water Systems Planning

July 2026

SUN	MON	TUES	WED	THURS	FRI	SAT
			1 Chipper open 10-2	2 Neighborhood Watch 2pm	3 Office Closed	4
5	6	7 ARC 9am CRC 1:15 pm	8 RV Com. 10am Chipper open 10-2	9 LBW 9am WSP 10:30am	10	11 Annual Member- ship Meeting 10am Chipper open 10-2
12 Annal Picnic 1pm	13	14 ARC 9am	15 Chipper open 10-2	16 S&S 3pm	17	18 Chipper open 10-2
19	20	21 ARC 9am	22 Chipper open 10-2	23	24	25 Chipper open 10-2
26	27	28 ARC 9am	29 Chipper open 10-2	30	31	

LEGEND

ARC=Architectural CRC=Community Relations EMC=Emergency Management

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