



Leaseholder Newsletter

SALISHAN
JULY 2026

Aperion Office Hours
Monday-Thursday 9am-5pm
Friday 9am-12:30pm
(Closed 12:30pm-1:30pm for Lunch)

Salishan Office Hours
Sunday-Saturday 8am-6pm

Office Phone
541.389.3172
After-Hours Phone
541.678.1894

Need to email the Office?
customerservice@aperionmgmt.com

Patrol Phone
541.992.4300
Need More Info...?
Salishanleaseholders.com

From the Chair, Andrea Sevetson

The Slurry seal project is scheduled for August 3-6. Please note this in your calendar! A longer communication on this project is below. We anticipate sending out emails, facebook posts, etc., prior to the project, and then regularly during the project.

Email from Aperion: If you weren't already aware of this, there are regular emails from Aperion with the monthly newsletter around the first of each month, board and committee agendas mid-month, and occasional updates on important issues. If you have not been receiving these emails, please look in your junk mail file for no-reply@aperionmgmt.com and then click on the link to let your email system know this isn't junk. It may also work if you create a contact in your address book with that email address. If those two things don't work, you might contact Aperion to let them know you haven't been receiving emails and ask if they can check your information to make sure it is correct.

Maintenance update: In various discussions it became quite clear that there were many, and different, ideas about how maintenance within Salishan should be handled. We cover a lot of ground here with approximately 6 miles of road, several buildings, a pool, and common areas, all requiring some care. It's important that the Board and the Financial Advisory Committee (FAC) agree on the scope of what any SLI employees should be responsible for.

To help focus the discussion, we will be reviewing everything and come up with a plan for what should be done in-house and what we can contract for. I'm hopeful this can be agreed to by all concerned and then hiring any staff will be more straightforward.

Website: the website group has been working hard over the spring and we hope to hand off the materials over to our designer in July. If all goes according to plan, she'll take about a month to put it all together, and we should have a new website in time for the annual meeting! In many ways, this will take the place of a leaseholders handbook, so when we release the final version of that, that document will be radically downsized from earlier versions as so much of what was in the handbook will be on the website.

From the Chair, Andrea Sevetson

Bylaws Update: We anticipate the legal review of the bylaws should be done in early July. While we haven't ironed out the specifics of the process, I'm hoping that the Board will be able to review these and forward the draft language to the community by the end of July. About a week after that, I'm hoping to schedule a town hall to look at these with the community.

Board Contact Information

Andrea Sevetson- chair@salishanleaseholders.com
Sue Sanman- vicechair@salishanleaseholders.com, 503-789-4165
Nick Walrod- secretary@salishanleaseholders.com
Mark Drum- treasurer@salishanleaseholders.com, 503 880-8922
Martha Hodgkinson- director3@salishanleaseholders.com
Vicki Howarth- director1@salishanleaseholders.com
Michael Paquin- director2@salishanleaseholders.com



July Calendar Events

Unless otherwise indicated, meetings are open to all leaseholders. In addition to being posted here, the meetings with their zoom links, are listed on the calendar on the website.

Board Meeting: July 17, 3:30-5pm in the Community Center and on Zoom.

Architectural Committee: 3rd Thursday of the month from January through November. Architecture Committee meetings are not open to the community, but written comments are welcome.

Beach Access Committee: July 17, 10:30am-noon, in the Community Center and on Zoom.

Care and Appearance Committee: July 2nd at 3pm

FAC Committee: June 29th at 2pm.

Communications Committee: June 24th at 8am via Google Meet.

Social Committee: Saturday, July 4th, No Planning Meeting at the Community Center

Attitude Adjustment: July 10th and July 24th from 5-7pm at the Community Center

Community Coffee: Friday, July 17th from 2:30-3:30pm at the Community Center

Ocean Front Committee: TBA

On-Site Staff Days: On Thursdays there will be at least one staff member in office.

IMPORTANT – PLEASE READ: SLURRY SEAL PROJECT

The following is an updated report on the **Phase Two Roadway Slurry Project**, **which will commence on August 3**. The work schedule has been established as shown below. Full-time residents that will be affected by this work are noted by street below.

Monday, August 3 - Equipment and materials delivered to Salishan

Tuesday August 4

- Community main entrance and office areas (south lane - ingress and egress will be maintained)
- *East Bay Point Road* (Leaseholders: Ashley (102), Boyd (105), Klugman (106), Kelly (133), Lee (144))
- *Alder Lane* (Leaseholders: Eversley (9,11), Carton (15))
- *Big Tree Lane* (Leaseholders: Hodgkins (1), Nelson (3), Hargis (7), Linder (8), Wilson (11), Hurd (12), Rohrbach (17))
- *Spruce Glen Drive* (Leaseholders: Strickler (4), Bierwag (8), Lockwood (10), Massad (12))

Wednesday August 5

- *West Bay Point Road* (Leaseholders: Langford (107), Montgomery (117), Collier (123))
- *Huckleberry Lane* (Leaseholders: Hermann (4))
- *Par 3 Lane* (Leaseholders: Hanson (3), Schmitz (6))
- *Dune Point Drive* (Leaseholders: Soleglad (21), Martin (27))
- *Dune Crest Lane*
- *South Bay Ridge Road*
- *North Bay Ridge Road* (Leaseholders: Baxter (20), Roth (23))
- *Dune Point Lane*
- *Bay Ridge Loop*

Thursday August 6

- Community main entrance and office areas (north lane - ingress and egress will be maintained)
- *Ridge Crest Road* (Leaseholders: Felts (102), Maughan (111), Silvas (114), Wellman (116), Hartsall (117), Briggs (119), Klein (124), Allen (126))
- *Ridge Crest Lane* (Leaseholders: Richter (6))
- *Woodthrush Lane* (Leaseholders: Stillman (1), Ambrose (3), Jasud (5))

IMPORTANT – PLEASE READ: SLURRY SEAL PROJECT

With the exception of the main entrance and office area, all roadways affected are narrow and must be slurried in a single pass. It is essential that the slurry be allowed to dry before cars drive over it – which means that access into or out of homes on the streets listed above **will not be possible** while this operation is underway, unless an emergency occurs. **This will include all deliveries - UPS, FedEx, Amazon, DoorDash, etc.** Access through the main entrance will be staged to allow ingress and egress as required, but only to roadways not affected by this project.

This work has been scheduled for what we hope will be the warmest week of the summer, and, with proper conditions, the slurry will dry the day it is applied. Unfortunately, many of the streets to be slurried are in shaded areas that will require longer to dry, thus our planning for the warmest possible temperatures. Flaggers will be present while this work is happening and cars will not be allowed to enter roadways with wet slurry.

We are looking for volunteers to help with traffic management within the community during the project! Please contact Vicki Howarth at director1@salishanleaseholders.com if you would like to help out.

It is suggested that affected owners park a car at the golf course/Salishan shops the night before work begins on their street - or plan on remaining in your home until work is complete.

Please contact Cera Blakely with any questions at cblakely@aperionmgmt.com.



From all of the Staff- (Management, Patrol, & Maintenance)

A Note from Cera- Hello Leaseholders! I just wanted to let you all know that I will be out of office on July 3rd for the Holiday, July 9th and 10th, and July 20th through 24th. This information will be reiterated in my email if you reach out to me during these dates with whom you can contact in my absence, but as always please feel free to contact Patrol at 541-992-4300 if you need onsite assistance.

Rules and Regulations for Oregon Beach Fires- Let's keep it safe and fun for all. For current status regarding beach fires check with Depoe Bay Fire at 541-764-2202 and Oregon State Parks 800-551-6949.

- Beach fires are to be smaller than 3 feet by 3 feet (height and diameter).
- Burning driftwood is against the law.
- You must bring your own wood to burn.
- Never leave a fire unattended.
- If the wind is 15 mph or higher, do not burn.
- All beach fires must be a minimum of 50 feet west of any riprap, cliff or vegetation line.
- Never build a fire around driftwood.
- Beach fires must be a minimum of 50 feet from any beach access area.
- When leaving, completely extinguish your fire with water. Do not bury it in the sand.

Reminder: Carelessness is the most significant cause of wildfire. Escaped fires of any kind resulting in property damage requiring efforts from a fire agency or multiple fire agencies, may result in fines and individual financial responsibility for damage caused and for fire response recovery, per Oregon Revised Statute; 476.920- Billing owner of property for cost of extinguishing fire.

Community Center Update

Beginning July 1, 2026, the Community Center will be open and available for Leaseholder use during pool hours. Please note that this does not mean staff will be present at all times. If maintenance or restocking is needed during the day, please contact Patrol at 541-992-4300, and they will assist as appropriate.

We appreciate everyone's cooperation in helping keep the Community Center clean, orderly, and available for all Leaseholders to enjoy. The facility will be opened each morning and monitored periodically throughout the day by the Salishan Team. If staff observe misuse of the facility, damage, or behavior that does not comply with community rules, they may temporarily close the Community Center with approval from Management or the Board.

Please also be aware that the Salishan Team has the authority to ask individuals to leave the facility if community rules are not followed or if behavior is disruptive or otherwise unacceptable.



Photo Credits: Lisa Wiser

Architecture Committee, Jon Gustafson- Chair

The AC reviewed and approved applications for the following types of projects last month:

- Exterior painting (8)
- Tree Removal and Trimming (4)
- Exterior Repairs (1)
- Siding Replacement (1)
- Window Replacement (2)
- Deck/Walkway (2)
- Roof Replacement (1)

A New Chapter at 21 Spouting Whale-

If you've recently driven along Salishan Drive near the intersection with Spouting Whale Lane, you've probably noticed construction activity on the prominent corner lot. Although the property's official address is 21 Spouting Whale Lane, the home is oriented toward Salishan Drive, where most residents will see it taking shape.

The project has been years in the making. Like every new home in Salishan, it has progressed through an extensive design review process with the Architectural Committee, followed by approvals from Lincoln County and other permitting agencies.

Building a new home in Salishan is no small undertaking. Every project must respond not only to the needs of its owners, but also to the unique characteristics of its site—the topography, neighboring homes, the views, and the natural landscape that defines our community.

We wish the Schweitzer family and their construction team a successful project and look forward to watching another thoughtfully designed home become part of our community.

Care & Appearance, Doug Wride- Chair

The Care & Appearance Committee continues our increased focus on exterior lighting compliance. As a community we are committed to Dark Sky guidelines. These are in both our Salishan Design Guidelines and Care & Appearance Policies.

All exterior lighting fixtures and installations must comply with dark skies guidelines (i.e., are fully shielded, only point downward, only light the area needed, are no brighter than necessary, are only on when needed and minimize blue light) and are subject to review and approval by the Architectural Committee.

These guidelines mean that the light source should be shielded so that it is not visible from the street or from a neighbor property. The light should generally be turned on and off by a switch and should not be left on all night or for more time than necessary for safety purposes. Remember to check all exterior light switches when you leave your house for an extended time, as there have been a number of houses with exterior lights left on for weeks. Lights that are activated on solar cells such that they turn on at dusk and turn off at dawn are not acceptable and represent unapproved lighting.

Whenever you are replacing existing outdoor lighting, you should get Architectural Committee approval. You may wrongly think that approval is not necessary because you are only replacing existing fixtures with the same or similar fixtures. But it may be that the old fixtures were not appropriate or in compliance. Salishan has experienced Leaseholders changing to non-compliant fixtures for decades and this is the issue we are trying to correct.

English Ivy

A few years ago, there was a sustained effort to decrease the prevalence of English Ivy in our community. This is a destructive, difficult to control, non-native plant. It tends to grow up on trunks of trees and over time, can kill the trees. As it spreads along the ground, it's roots are very difficult to remove and it will choke out all other plant growth, if left unchecked.

So we ask you to be vigilant with removing English Ivy as soon as you see it on your property. If it is already growing up the trunk of your trees, cut the vines all of the way around the base of the trunk. Pull the vines off of the trunk to the degree possible and dispose of the cuttings. Do not leave the cuttings on the ground or they will root where you leave them.

If during your neighborhood walks, you see Ivy on Salishan Common Property, please alert Aperia so that they can have Maintenance work on removal.



Communications Committee, Brad Graff- Chair

bradgraff@gmail.com

Leaseholder Satisfaction Survey - We have received 89 responses so far. We are leaving it open until we get to at least 100. This is a very short survey and we need your input. Please take a minute and reply.... <https://www.surveymonkey.com/r/8HQ59MW>. We will publish the results in the August newsletter.

Q3 Survey: Leaseholder financial priorities. To align with the annual budget cycle, the Q3 survey will ask leaseholders for their inputs into where we should be spending, and prioritizing. This will provide valuable input to the FAC. Financial Health Task Force, and the Board. Look for this in the August or September newsletter.

Website: As Andrea mentioned above, we expect/hope to have the new SLI site up and running by the annual meeting. Lots of work getting it up and going. More soon...

Next Town Hall meeting: We are looking to hold a Q3 Town Hall to talk about the bylaw updates. Likely in person, with a zoom option. More to come on this in the next month or so.

Ocean Front Committee, Michael Paquin - Chair

OFC June minutes: The meeting focused on updates regarding the two outstanding oceanfront projects pending county approval due to FEMA issues, and the introduction of a new coastal protection technology called Mineralize. The county's delay on FEMA floodplain decisions means permits for both the Smith and Mavis projects won't be available until at least September, potentially pushing work into winter.

The group discussed the challenges of emergency permit processes and the potential for using Mineralize's technology, which uses solar-powered electric current, steel mesh, and sea water to harden beach sand as an alternative to traditional revetment rock. The leaseholder at 333 Salishan Drive volunteered her property as a test site for the new technology, and the group agreed to consult with Stacy from AKS before approaching county and state agencies about implementing a pilot project.

The beach access at 331-3 no longer has emergency revetment in place and will require considerable scrutiny, given its vulnerable condition coupled with the onset of winter storms later this year. There was some limited discussion regarding this area as a potential beta site (along with 333) for the "Mineralize" process.

Finance Committee, Gigi Ditz- Chair

The FAC June Meeting will review the May 2026 Financial Statements on June 29, 2026.

An overview of the May Financial Statements and a review of actions from the FAC May Meeting held on June 3 follows below:

Year-to-Date Operating Budget Variances as of May 31, 2026:

- Income: Over budget by \$17.7k: \$14.8k from Fees, Interest, Fines, lease transfers; Operation Fund interest income
- Expenses: Under budget by \$62.4k: \$30K less on salaries and legal expenses, \$38.1K in delayed expenditures and implementation dates.

Actions:

- Review of Fee Schedule from 2022; updates to be received from AC and recommendations will be sent to BOD for approval at July meeting
- Issue Summary recommendation completed for Maintenance Yard

Approved expenditures:

- Certerra add-service: \$1950 for BGL
- Monthly (June – Sept) charge of \$1800 for outside pool service: cleaning, chemicals etc.
- Security camera Issue Summary: Approval from Committee for NTE \$2300; The group agreed to approve the camera installation contingent on developing an operational plan defining how the system will be used, who will be trained, and who will be responsible for its operation.

Ongoing Capital Projects:

- Beach Grass Lane: All engineering is complete; awaiting release of Lincoln County Floodplain Development Permit and the County's execution of the Land Use Compatibility Statement for the State OPRD permit application.
- 50B Access/Mavis Smith SPS Project: All engineering is complete; awaiting contractor responses to amended stair bid package. Permitting process is on hold pending completion (late summer) of the County's amendment of Floodplain Ordinance #537 to resolve apparent conflicts with FEMA guidelines, which is also holding up completion of the AKS environmental assessment.
- 331-333 Beach Access: All engineering is complete. Permitting process is on hold pending completion (late summer) of the County's amendment of Floodplain Ordinance #537 to resolve apparent conflicts with FEMA guidelines
- Comm Center Fence Replacement: Recommendation for Award to Forbes Fencing (Salem) to be reviewed by FAC at its June 29 meeting. The work will be performed in September after the pool closes for the season.
- Security Cameras Upgrade Project: Equipment has been ordered and should arrive the week of June 29. Installation of all equipment will be completed next month.



Beach Access Committee, Sue Sanman - Chair

At our June meeting, we discussed the delays in getting floodplain development permits from Lincoln County due to their pending amendment to their ordinance. At the time of our meeting, the exact changes to the ordinance were not known. Until the county formally approves the amendment, our permits for adding sand at the Community Center Access (aka 50B) as well as 281-283 Salishan Drive are on hold. Once the amendment is completed and we obtain flood permits, we can then re-submit a complete package to OPRD in hopes of getting OPRD permits to add sand at these locations.

We are happy to have the engineering for the new armor stone pathway completed at 331-333 Salishan Drive. David Ditz is working to obtain the necessary bids and narratives, while we also wait for the County's amended floodplain permit requirements.

With the removal of the emergency revetment at 331-333 Salishan, which was required by the emergency permit, we now have a sand pathway at this location. As the higher tides come back in late summer/early fall, we will be keeping a close eye on this pathway as we expect it will need emergency work again this fall. The 10' pathway portion does not have any existing/original revetment which puts the pathway and the neighboring homes at risk of erosion when the higher tides return. You may have noticed the armor stone being stored at the overflow parking lot near the Community Center. This was the only option available to us for the emergency stones, and does require a floodplain development permit from Lincoln County for storing equipment and materials.

Our meeting minutes can always be found on the salishanleaseholders.com website. These include a list of all our beach accesses, which ones are open or closed, and the terrain/topography of each.

Beach Access Committee, Sue Sanman - Chair

Update on Lincoln County Planning Commission Meeting re: Flood Hazard Management Code Amendment

After our June meeting, I was able to find a link to the Lincoln County Planning Commission meeting, and the proposed changes to the permitting requirements for properties in a flood zone. The meeting is open to the public, either in person or via Zoom. More details can be found using the link below. The proposed amendments to the code are also available at the

<https://www.co.lincoln.or.us/1289/01-TA-26---Flood-Hazard-Management-Code->

It's important to note that these regulations apply to any property in a flood zone within Lincoln County, not just oceanfront properties. A significant portion of Salishan is within a flood zone, or within 175' of a flood zone, where these rules apply. Most of the spit, both bayside and oceanside fall under the regulations, as do areas around the golf course, creeks, and lagoons. Routine maintenance of roads, driveways, roofs - essentially anything on your property that changes the flow of groundwater or rainwater - is likely to require a flood permit. I encourage everyone to read up on these regulations, and understand when your property may require a permit.



(Above = Stairs at 163-165 Salishan Drive)



(Above = closed pathway at 143-145 Salishan Drive. The higher area in this photo is about 8' above the sand. Some leaseholders are climbing over here, but we do not recommend it due to the risk of a fall, twisted ankle, etc. The point of this picture is to show how much sand has come back at this location).

Social Committee, Kayla Soleglad- Chair 503-913-2021 ksolegl@gmail.com

Word of the month.....January. Definition: experiencing June 2026 with January weather. Yes, it's been one of those months where we went from sunny and VERY warm to pulling out our "Winter Warmies" and contemplating turning the furnace back on!

We still managed our twice a month Attitude Adjustment with a few edits to comply with new information we received from the Health Inspector.

Out with the charcoal grill. In with the propane grill.

Out with any food or drink on the pool deck. In with moving all food and drink activities into the club house.

Please check out the Updates on Local Happenings section for information on local fireworks, parades and new eateries!!

Redeemable Cans & Bottles:

Thank you for all your contributions. We continue to use these proceeds to purchase food for the local food pantries. There is a definite need for this type of donation in our community.



Brush Pile in the Maintenance Area

At the June meeting, the Board voted on a proposal to manage the bush pile (sometimes called the debris pile or the burn pile) in the Maintenance area. We will now provide a 30 yard/4-ton drop box during summer months (May-August) for the first half of each of these months. If the box is filled up earlier than 14 days, it will be picked up and a new box will be provided the next month. The estimated total cost of this is \$3575.

In the past, things have been put in this area that are not yard debris, resulting in extra problems having this material hauled away. Please do not put anything other than yard waste into these boxes!

An email will be sent to the community when we have the delivery date and time period that the dumpster will be here in July.

UPDATES ON LOCAL HAPPENINGS-

50th Anniversary Celebration of the UNESCO Cascade Head Biosphere Reserve at Knight Park. July 18th, 1-5pm and 8-10pm. <https://www.cascadehead.org/events/50th-anniversary>

Check Oregon Coast TODAY for updates and times

GLENEDEN BEACH PARADE-JULY 4th

FIREWORKS-DEVIL'S LAKE-JULY 3rd and JULY 4th

NEW RESTAURANT AT THE MARKETPLACE: El Sazo'n del Pariente- I have heard good reviews from several who have eaten here. "Great authentic Mexican food!" The menu looks great. Their liquor license is pending. So nice to have a new eatery in our area! Check out their Facebook post on the I Love Lincoln City-A Great Place to Try New Things page!



Photo Credits: Brad Graff

Newsletter created and assembled by the Communications Committee
Newsletter formatted for publication by Cera Blakely (Aperion)

Thank you for reading!