



Leaseholder Newsletter

SALISHAN MAY 2026

Office Hours	Office Phone	Patrol Phone
Monday-Thursday 9am-5pm	541.389.3172	541.992.4300
(Closed 12:30pm-1:30pm for Lunch)	After-Hours Phone	Need More Info...?
Friday 9am-12:30pm	541.678.1894	Salishanleaseholders.com
	Need to email the Office?	
	customerservice@aperionmgmt.com	

From the Chair, Andrea Sevetson

If you have been considering **running for the Board**, or want to talk with Board members about what the heck we do all the time (!), or a particular concern you have, please reach out! Board member contact information is below. In addition, the Nominating Committee will be announced this month, and they would love to hear from you.

A small change to the usual **pool schedule** for the summer (please look elsewhere for details on the hours etc): once the pool is open over Memorial Day weekend, it will be open through the summer! This change is due to the gate system put in place last summer.

Our website: While we have a website right now, it has some issues. We've had a small group of dedicated volunteers looking at this over the past few months, and it looks like we'll be making a change to a new site later this summer. As part of that process, we are inviting committees and members of the community to share their feedback. What would you like to see included? What information or features have been missing? Your input will help ensure the new site better meets the needs of our community. **If you receive a survey**, please take the time to fill it out – due to the small number of surveys being sent out on this, responses will be reviewed quite carefully!

The dates for the **slurry seal** have been finalized as August 3-6. There will be additional communication on this as we get closer to the date, and some is included further down in this newsletter. If you are going to be in Salishan or have friends or family who will be here during this time, please pay close attention to the communications on this.

I look forward to seeing many of you at the virtual **Town Hall on May 7**. Look for more details on topics etc., further down in this newsletter. The Zoom link is included below, and will be posted on the website calendar and I'm sure there will be a reminder in your email a day or so prior to the event!

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



May Calendar Events

Unless otherwise indicated, meetings are open to all leaseholders. In addition to being posted here, zoom links for each meeting are listed on the calendar on the website. Agenda links are added to the calendar as they are provided.

Salishan Leaseholders Town Hall: May 7th 4:00-5:00pm

Board Meeting: May 15, 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: May 15, 10:30am-noon, in the Community Center and on Zoom.

Care and Appearance Committee: May 6th at 2pm

Communications Committee: May 28th at 9am via Google Meet.

Social Committee: May 2nd, 10am in the Community Center

Attitude Adjustment- Friday, May 22nd from 5-7pm the Community Center

Community Coffee-Friday, May 15th 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.

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

For assistance with gate access, programming gate codes, cards or remotes, guest updates, key checkout, brush pickup requests, use of the office dumpster, recycling questions, or picking up a key for the brush pile on weekends, please contact Salishan Patrol.

They can be reached by email at salishanpatrol@gmail.com or by phone/text at **541-992-4300** and will be happy to assist you.

We're pleased to share progress on several community maintenance and improvement projects:

- **Community Center Cleaning:** A full cleaning of the Community Center was successfully completed on Wednesday the 29th. We are currently in the process of obtaining bids for professional carpet cleaning to further enhance the space.
- **Community Signage:** Updates to community signage will be completed in a few phases, all signs in this project have been approved and ordered. The first phase will focus on receiving a few selected house numbers and scheduling their replacements, followed by replacement of the two 'stop for golfers' signs (Salishan Drive), and concluding with the replacement of all the selected street signs. The sign order has been placed, and the signs are anticipated to be completed within approximately 60 days, the installations will follow promptly.
- **Brush Cutting:** Significant progress has been made on community brush cutting, with the majority of work now complete. The vendor is scheduled to return on Monday May 4th to address the remaining areas throughout the community.

New Leaseholders:

- Marie Dion purchased the Gregory home at 321 Salishan Drive



Photo Credits: Lisa Wiser

Architecture Committee, Jon Gustafson- Chair

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

- Window Replacement (2)
- Exterior Painting
- Roof / Gutter Replacement (3)
- Tree Removal and Trimming (5)
- Exterior Repairs (2)
- Decks / Walkways (3)
- House Addition
- Exterior Fire Pit

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

- Exterior Staircase
- Septic Drainfield in Common Area

Lessons from the Past: Evolving Stewardship in Salishan

Occasionally, requests come before the Architectural Committee that raise a broader question: not just what is allowed, but what is appropriate for Salishan.

Like any long-standing community, Salishan has evolved over time. Earlier decisions—often made with the best intentions and limited precedent—helped shape the neighborhood we know today. At the same time, those decisions do not always provide a roadmap for the future.

In hindsight, there are moments where a different approach might have been taken. A home that stretches just a bit taller than its setting comfortably supports, or a design that reflects a catalog more than the character of the coast. Individually, these decisions may seem minor, but over time they can begin to influence the overall character of the community.

As Salishan matures, so does our understanding of what preserves its unique qualities. The coastal environment, the original design philosophy, and the shared nature of common spaces all require consistent stewardship. In some cases, this means recognizing that past approvals are not always precedents to be repeated.

Consistency matters. When similar requests are evaluated differently over time, it can create confusion and unintended consequences. For that reason, the Committee works to apply today's standards with clarity and fairness, even when that leads to different outcomes than in the past.



This is not about revisiting prior decisions, but about protecting the future. Each decision is made with the long-term character of Salishan in mind—maintaining architectural harmony, preserving open space, and ensuring that individual improvements contribute to the community as a whole.

Photo: Photo Art Studios, American Builder
1966 - Gray family archives

Care & Appearance, Doug Wride- Chair

The summer season is close and if you are in Salishan, you are seeing lots of projects underway. If you have repair or construction projects, tree trimming, or any other type of work started or anticipated, please be sure to submit the appropriate approval applications in advance. There have already been unapproved projects that had to be stopped, reversed, or modified. This is difficult and costly for everyone involved.

Over the winter, we have covered the most common types of maintenance and repair projects that we all face at one time or another. As the neighborhood fills to its summer levels, we want to remind everyone about basic daily rules.

Trash cans, when stored, should not be visible from the street or your neighbor. They should not be put out on the street for Wednesday pick-up until Tuesday afternoon/evening and they should be stored away by the end of the day on Wednesday.

Outdoor light bulbs should not be visible and should be in compliance with our Dark Sky policies. They should be shielded so that they direct their light down to the ground and they should not be left on overnight. Light bulbs for security lighting can be visible but should be on a motion sensor timer so that they only stay on for a limited time. Please remember, as you consider replacing/updating any aging light fixtures, they do need to be approved by the AC. Even just switching your light for the same model should be evaluated...believe it or not, your old light may not actually be compliant.

Ocean Front Committee, Michael Paquin - Chair

The Oceanfront Committee meeting focused on beach access improvements and floodplain permit issues. The main discussion centered around a proposed \$175,000 concrete stair project at location 331, which the OFC opposed, arguing there were better alternative locations like 265. However, we felt this was primarily a Beach Access Committee issue and one that the Board will eventually make a determination on.

The Committee also discussed a new technology from Mineralize company that uses electrified wire mesh to combat erosion. While seemingly a possible solution to the issues surrounding revetment we suggest a "wait and see attitude" while the technology is still in the beta phase. Testing will begin this summer on the east coast. A copy of the presentation is posted on the website, at the bottom of the Community Resources page under "New Ideas" (<https://www.salishanleaseholders.com/community-resources>).

The Committee reviewed progress on floodplain permits, with Katie reporting that AKS Engineering had helped resolve compliance issues with the county's FEMA policy, and a test case application had been submitted for Beach Grass Lane revetment. The conversation ended with discussion of deteriorating riprap conditions at the Longhouse property and nearby homes at 289 and 291, with agreement to issue new notices to the property owners.

Communications Committee, Brad Graff- Chair

Please join us for our first Salishan Town Hall! It will be held (exclusively over zoom) at 4-5pm on Thursday, May 7th. It is designed to create a structured, inclusive forum for leaseholders to share information, discuss priorities, generate solutions, and strengthen community engagement. There will be 3 break out sessions - you can join and participate in the topic you find most interesting. Each topic will be co-led by a pair of community facilitators who are primarily there to ask questions, listen, and collect feedback. The 3 topics are:

1. The **Beach Access (Nicki Fox, David Ditz)** session will provide background on the original accessways, recent impacts from erosion and shoreline protection efforts, and the increasing role of permitting to maintain these paths. We'll outline current challenges and potential solutions to improve safe access for residents and guests. Leaseholders are encouraged to attend, learn more, and share their perspectives and priorities as we shape the path forward.
2. The **Financial (Gigi Ditz, John Collier)** session will present an overview of the source of income and expenses for the two Funds, (Operation and Reserve) and how these funds are utilized and managed including the expense approval process within Salishan Leaseholders. This session will encourage leaseholders to share their views on desired and important funding priorities and the way to ensure financial health.
3. The **Communications & Transparency (Brad Graff, Lora Miro)** session is a chance for the community to speak up about how we share information—and how we can do it better. What information isn't readily available? What's hard to find or access? We want to hear from you. Your input matters and will play a direct role in shaping the refresh of our website and other communication tools this year. We truly appreciate your time, your perspective, and your willingness to help strengthen our community

The zoom link is:

<https://us06web.zoom.us/j/87384699108?pwd=Ag9faUbypKwR5e5UOfAnmUmE8iJif4.1>



Finance Committee, Gigi Ditz- Chair

The FAC will not hold the April meeting to review the March Financial statements until April 28, 2026.

Our initial Year-to-Date Operating Budget Variances as of March 31, 2026:

- Income: Over budget by \$10.1K. This is due largely to Owner fees and lease transfers.
- Expenses: Under budget by \$64.7k. \$11k was due to reduced spending in payroll and \$44k was due to delayed expenses for Firewise, Beach Access and BGL that have not occurred as expected as these projects go through revisions and regulatory delays pushing out project implementation dates.
- Ongoing capital projects under review: Community Center fence replacement; stair accesses at 50B, and 331/333.
- Reserve Study updates: Asset components list finalized; the implementation timeline adjusted to current needs. These are ready for submission to RSG for a revised Level 3 report for review by FAC and BOD.
- Expenditure Approvals: Patrol Uniforms, Community Center Annual Cleaning, New Signage, Maintenance yard debris clearing, Common area mowing. These will be posted in the April Financials.
- Resolution 2023-04: Review of Issue Summary template and guidelines documents from Aperion being reviewed by FAC for recommendation to the BOD.
- FAC completed the Draft Charter for approval by the BOD.

Slurry Seal Work Coming!

A note about the upcoming Phase 2 Slurry Seal work for the Dune Point neighborhood as well as the West/East Bay Point Road, Ridge Crest Lane, Spruce Glen, Big Tree, and related side streets: Pave NW has confirmed that this work is scheduled to take place **August 3-6**, weather permitting. Because the roadways being addressed are narrow, the work cannot be phased, and in order to give the slurry the best possible chance to cure properly, no vehicle traffic will be allowed on the affected roads while the work is taking place.

If you are a full-time resident who will be affected by this work, please make note of these dates in your personal calendar!

Additional and more detailed information will be forthcoming.



Beach Access Committee, Sue Sanman- Chair

The unusually mild spring weather has created great opportunities to enjoy the beach. Here are the beach accesses currently available:

- **163-165 Salishan Drive:** Accessible via rock stairs.
- **Beach Grass Lane Park Area:** Access is available via the path across from the basketball courts or at the end of Beach Grass Lane. Please be cautious near this access for a few days, as the Gray's revetment project is complete, but the Kauffman crew may still be finishing clean-up and restoration.
- **347-349 Salishan Drive:** The sand slope is somewhat steep but manageable for some, as the trail is gradually being restored.
- **281-283 Salishan Drive:** This path uses rock stones. Many people are using it, but please assess your own abilities, as it may not be suitable for everyone.
- **End of Spit:** Several trails lead to the beach here. The original path is currently being used for descent, but ascending may be challenging.

As with the ocean shore itself, our beach access pathways vary in elevation and difficulty. We urge you to consider your physical limits when choosing an access point.

Our committee is working diligently on the OPRD permitting process to place sand at the 50B/Community Center access and the 281-283 Salishan Drive access. OPRD has requested more documentation this year compared to last, which is causing delays. We understand the community's desire for more open pathways, and please know that these permits are a constant priority for the committee.

Access Project Updates:

- **331-333 Salishan Drive:** The Board recently voted unanimously to move forward with HG Schlicker's 2019 design for a rock pathway at this site, which was damaged during last winter's King Tides. This type of pathway is built using armor stone, where the outer layer is specifically selected and placed in a pathway configuration. Stone selection is a key requirement for this design. Kauffman has successfully built similar pathways in our community, and we are hopeful for a successful outcome here as well. We will provide updates as the engineering and permitting processes progress.
- **50B/Community Center:** David Ditz is continuing to spearhead the effort to secure a viable design, materials, and contractor for a new stair option at this location.

We strongly encourage you to attend the **Town Hall on May 7th**, which will include a dedicated session on Beach Accesses. Your input is vital in helping us align our work with the community's needs and desires.

Social Committee, Kayla Soleglad- Chair

We enjoyed a pleasant get together at the April Attitude Adjustment on the 24th, with a nice mix of new attendees as well as regular and returning leaseholders. The beautiful weather was enticing us to try to move the gathering outdoors, but the weather reminded us quickly that it was still April!

May will be the last once-a-month Attitude Adjustment on the 22nd. With the pool opening Memorial Day weekend, beginning in June, we will be switching to the summer schedule with the "Burgers and Dogs" BBQ on the 2nd and 4th Friday of the month. We look forward to firing up the "barbie" and sitting by the pool with our fellow leaseholders!

Aperion is getting the Community Center scheduled for its springtime cleaning before the pool opens for the summer. We look forward to seeing preparations for the Pool/Community Center being completed before the Memorial Day opening!

Please continue to donate your redeemable cans and bottles at the containers by the pool gate and inside the pool gate. Your donations this winter have been used to help fill the Little Food Pantry outside the Lincoln City Community Center. SLI is one of several groups working together to keep this pantry filled. On a recent stop to add donations, one woman stopped to say thank you. She stated that the pantry donations she had used had helped keep her family fed when they were tight on funds. It's always nice to know that little things can help others in so many ways!

Community Reminder

For vehicles other than cars, within Salishan, the Leaseholders Handbook notes that *no one should park a house trailer, truck camper, mobile home, or similar vehicle on a homesite. If you or your guests have one of these vehicles, you need permission from our manager for an acceptable temporary parking location.*

Salishan Real Estate Update

Last quarter, we started a section with Salishan real estate sales. Here is the update covering data from 4/1/25 through 3/31/26.

16 homes sold for an average price of \$882,365 at \$417/sqft with average living area sqft of 2,266. That compares to the 2025 data of an average price of \$835,146 or \$396/sqft at an average size of 2,246 sqft and the same number of overall sales. Average days on the market was 178 for these last 12-months which included one outlier of 811 days.

Salishan Real Estate Update (Continued)

	Address	Price	Price /SQFT	Date Closed	Days on Market	Beds	Baths	Living Area SQFT	Year Built
1	321 Salishan Dr	\$580,000	\$403	3/30/2026	811	2	2	1,440	1970
2	297 Salishan Dr	\$1,133,000	\$500	2/20/2026	142	3	2	2,268	1990
3	27 Spouting Whale Ln	\$922,500	\$461	1/8/2026	111	3	3	2,000	1980
4	110 Ridge Crest Rd	\$915,000	\$294	12/23/2025	65	3	4	3,114	1967
5	131 E Bay Point Road	\$555,000	\$217	11/21/2025	208	3	3	2,562	1983
6	111 Salishan Drive	\$549,000	\$410	11/7/2025	101	3	2	1,340	1976
7	311 Salishan Dr	\$1,425,000	\$472	10/31/2025	221	4	3	3,022	1987
8	23 Blue Heron Lane	\$770,000	\$284	10/9/2025	76	3	3	2,711	1972
9	11 Shorepine	\$743,000	\$363	9/16/2025	29	3	3	2,048	1978
10	167 Salishan Dr	\$664,000	\$659	9/15/2025	62	2	2	1,008	1964
11	250 Salishan Dr	\$590,500	\$275	7/10/2025	517	3	2	2,144	1982
12	167 Salishan	\$530,000	\$721	7/9/2025	34	1	2	735	1964
13	28 Spouting Whale Lane	\$1,540,700	\$425	6/6/2025	312	4	3	3,629	1969
14	281 Salishan	\$1,000,000	\$500	5/22/2025	29	3	2	2,000	1980
15	13 Driftwood	\$800,140	\$317	5/14/2025	46	3	2	2,523	1963
16	269 Salishan Dr	\$1,400,000	\$377	5/9/2025	79	5	4	3,711	2013
	Average	\$882,365	\$417		178			2,266	

Updates on Local Happenings

Lincoln City Sunday Market- Season opens May 3rd at the Lincoln City Cultural Center-every Sunday (weather permitting) from 10-2-supporting local farmers, makers, musicians and the community!

Artisan Faire at Salishan Marketplace- Every Friday and Saturday starting May 2nd through October 3rd (weather permitting) from 10am-4pm

MEMORIAL DAY- 80th Annual-Fleet of Flowers Ceremony-May 26, 2026-Depoe Bay
10:33am- F-15 Flyover 11:00am-Ceremony
Check their website for more details <https://www.fleetofflowers.com/event-info>



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

Thank you for reading!