



Leaseholder Newsletter

SALISHAN
SEPTEMBER 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

After much planning and outreach, the slurry is done. After what feels like a foggy summer, the weather turned out well for us, and I felt like the process went smoothly. I hope you all feel the same way.

As we approach the Annual Meeting (Sept 5, 11am, up at the Lodge and on Zoom) the committees and the Board are doing a bit of reflecting on the past year – what we have gotten done and where we are on the projects that are still underway. While we've revised and updated the charters for most committees and posted them on our website, after 30 years without revisions, the Bylaws are still a work in process. I'm hoping we will be able to share a draft in late September (crossing my fingers!).

Barbecue at the Community Center: When we were preparing to open the pool in early June, we received notice that we could no longer use the barbecue due to the distance from combustible material. That is, the barbecue is less than 10' from the fence and community center, and that's a bit too close for the Fire Marshall. Once we had a desired plan in place, with the Board's approval, we reached out to Lodge management and got their approval to move our fence out a bit on the north side (closer to the tee boxes on 13). After we've done the necessary repairs to the fence around the pool, we'll be able to put the barbecue back into use.

New website: This issue of the newsletter includes details about the new website, including the need for leaseholders to register to log into the new site. Because we are changing web hosts, this is necessary, though a bit of a pain!

From the Chair, Andrea Sevetson

When the change is made, there will be information emailed about how to do this. *Please make sure you have the no-reply@aperionmgmt.com email in your list of contacts to help keep this information from going to your spam folder!*

Community Survey: And one final communications announcement: the next Community Survey about budget priorities is being announced in this newsletter. Please take a few minutes to participate - I can assure you that we take the results seriously and the Board members read *all* the comments.

Looking back: As I write this final column, I want to thank the community for trusting me to serve on your Board and to work on your behalf for SLI. These past 2+ years have been a very interesting time here and I've gotten a deep appreciation for the many things that make Salishan tick.

We are a community with aging infrastructure (including roads and trees), an ongoing threat along our ocean front, and numerous opinions about how to make things better without a lot of money to spend. For about the last six months I've spent 20-30 hours per week on all things Salishan – in meetings, on the phone, reading documents, creating documents, and more. While things may not always progress at the speed with which we might want them to, I'm generally convinced we come to the right actions and decisions. I look forward to returning to civilian life here and wish the new Board all the best.



Board Contact Information

Andrea Sevetson- chair@salishanleaseholders.com
Sue Sanman- vicechair@salishanleaseholders.com, 503-789-4165
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Martha Hodgkinson- director3@salishanleaseholders.com
Vicki Howarth- director1@salishanleaseholders.com
Michael Paquin- director2@salishanleaseholders.com



September 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: Sept. 18, 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: Friday, Sept. 18th, 10:30am-Noon, in the Community Center and on Zoom.

Care and Appearance Committee: Sept. 3rd at 3pm

FAC Committee: TBD

Communications Committee: Sept. 23 at 8am via Google Meet.

Social Committee: Saturday, Sept. 5th, Annual Meeting- No Planning Meeting at the Community Center

Attitude Adjustment: PLEASE NOTE CHANGE: Sept. 25th 5-7 pm. Doors will be unlocked at 4:30pm for those leaseholders meeting for the potluck.

Community Coffee: Friday, Sept. 18th, from 2:30-3:30pm at the Community Center

Ocean Front Committee: TBD

Salishan Leaseholders Inc Annual Meeting, Sept 5, 11am, at the Lodge and on Zoom:

<https://us06web.zoom.us/j/81992226292?pwd=bDvNXD3EKgwPWEJtOMh4qLrHZKqJt.1>

On-Site Staff Days: On Thursdays there will be at least one staff member present in office. Cera will be onsite and in the Salishan Office September 3rd -5th for the Annual Meeting.

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

We are happy to announce and welcome a few new members to the management team!

Kaden Moresco

Hello, everyone! A little bit about me- I studied Anthropology as an undergraduate at Arizona State University. I love history, the natural world, and oil painting. I'm also a certified EMT, firefighter, and rope rescue operator. I look forward to getting to know the community and meeting all of you, so don't be a stranger!

Kaden is the new Assistant Community Manager, working alongside Cera and Katie on the management team. His primary responsibilities include providing Leaseholder support and assisting with Architectural and Care & Appearance Committee requests and processes.

Currently, Kaden works in the Salishan office with Cera on Thursdays from 9:00 a.m. to 5:00 p.m. However, he is accessible during normal office hours Monday through Friday at kmoresco@aperionmgmt.com.



Eric Gordon

Howdy, everyone! My name is Eric Gordon. I am 68 years old and semi-retired from the HOA industry. I'm really excited to be involved with your community as the Compliance Coordinator for Aperion Management!

Eric will be on-site twice a month to drive through the community, inspect leaseholds and lots, and work alongside Kaden and the Care & Appearance Committee to help maintain and establish community standards.



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

Throughout August, Cera and Kaden have spoken with many Leaseholders about a few recurring topics. We would like to share some of that information here in case it may be helpful to other Leaseholders as well.

How can I access my Smartwebs Portal? How do I find what I'm looking for?

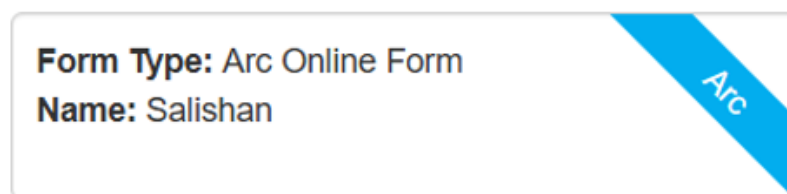
You can login to the portal here (I would recommend bookmarking the link to access easily in the future): [Smartwebs Portal](#)

And here is a quick guide on navigating the portal: [User Guide- Resident Portal](#)

I need to submit an Architectural Request, but where do I do that?

When you log into your Smartwebs portal, when you scroll down through the page you will come across a button under 'Quick Actions' that is the 'Arc Online Form':

Quick Actions



Form Type: Arc Online Form
Name: Salishan

You will be able to go through the application and submit directly into the system to be reviewed! Please make sure at the time of submission you have all the applicable documents for your request is i.e. painting = paint colors, landscaping = types of plants and the designs, construction = before photos and renderings, etc. If you have any questions about what might be needed for your application, you are welcome to look through the Design Guidelines or reach out to Kaden for clarifications. Design guidelines can be found on your Smartwebs portal right below the Quick Actions under Documents > Association Documents > Architectural Committee > Design Guidelines.

Communications Committee, Brad Graff - Chair bradgraff@gmail.com

We are launching the Q3 survey today... Likely the most important one we have created since starting these over a year ago. This survey is designed to gather input for the Board, Financial Health Task Force and the Financial Advisory Committee (FAC) as they develop the 2027 budget and longer term spending priorities. Although this is a non-binding poll, your feedback is crucial to guiding the decision-making process. We strongly encourage participation from all 365 leaseholds. *(note: any change(s) to dues will require an official vote with >75% of leaseholders approving, per the lease.)*

Please take the survey at: <https://www.surveymonkey.com/r/VS287KH>

Note: we have some reports that the survey is not formatted correctly on some mobile devices. If that happens, try a computer or another device

Starting at the annual meeting, and over the next year, the Board, FAC, and Financial Health Task Force will establish multiple methods to engage with the community on the budget priorities. This is only the first step. Please take 3 minutes and let your voice be heard. We will publish the consolidated results to the full community.



A New Community Website, Kristen Walrod

Back in January, the Communications Committee created a Website Work Group (Brad Graff, Andrea Sevetson, Barry Howarth, Kristin Walrod, Carol Dillon) to explore revising the current Salishan Leaseholders website to make it a more dynamic and informative resource for the community. The goal of the new website is to be a content rich website that can serve as a primary location to access SLI information. Over these last eight months, the group met at least two times a month, gathered feedback from the community, received bids, worked with a web designer, and reviewed and revised web navigation and content.

While leaseholders will still receive emails with monthly newsletters and important information, you will also be able to find relevant and timely info on the site.

Examples:

- **The Calendar** is live on the site,
- **The Newsletter** is prominently featured,
- **QUICK LINKS** on every page:
 - to Pay Fees, the Directory, the 2026 updated Handbook, Architecture Info (including a helpful Q&A), Facilities & Pool info, and up-to-date Beach Access information.

We are piloting new ways for leaseholders to connect and share based on suggestions:

- a **Classifieds** page where members can post items for sale or donation
- a revised **Service Provider Recommendation** page populated by leaseholders

The new website should be live by the end of September and you will receive information about how to register for the member portal. We apologize for the inconvenience of this needed step.

Please be patient with any kinks as we roll out the new website. Many volunteer hours went into it, and we are committed to making it useful and easy to use. Ongoing we've created a Volunteer Website Coordinator position and our thanks go to Barry Howarth for taking on this role.

Architecture Committee, Jon Gustafson- Chair

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

- Deck & Patios (4)
- Exterior Doors (1)
- Window Replacement (1)
- Landscaping (2)
- Exterior Repairs (2)
- Exterior Screening (1)
- Tree Trimming and Removal (2)

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

- Window Replacement (1)
- Parking Area (1)

ASK THE AC

Questions Nobody Has Actually Asked Us... Yet

The Architecture Committee spends a surprising amount of time answering questions about houses, trees, paint colors, landscaping, remodeling—and occasionally things that have absolutely nothing to do with architecture.

So, in the interest of public service, we thought we'd answer a few questions that absolutely no one has asked us:

Q: Can I paint my house fluorescent orange if I describe the color as “Coastal Sunset”?

A: We admire both your creativity and your optimism. No.

Q: My architect says the addition will be “a bold counterpoint to the existing structure.” Should I be concerned?

A: We are.

Q: My house is adjacent to the golf course. Can I install a 30-foot net to protect it from golf balls?

A: Congratulations. You have successfully turned a golf-course problem into an AC problem.

Q: My house was built in the 1970s. Can I update it so it doesn't look like it was built in the 1970s?

A: You may be misunderstanding one of the reasons people like Salishan.

Q: If a tree falls in Salishan and nobody submitted an application, does it still make a sound?

A: Yes. And someone will probably email the AC about it.

Architecture Committee, Jon Gustafson- Chair

Now for the serious part...

We actually would like your questions.

Beginning with this newsletter, we'd like to make Ask the AC a regular feature. If you've wondered whether a project requires approval, why a particular guideline exists, what the AC considers when reviewing an application, or simply have a question about Salishan's architecture, landscape, or design history, send it our way.

We'll select questions of general interest and answer them in future newsletters. We promise the real answers will be slightly more useful than the ones above.

Send questions to: AskTheSLIAC@gmail.com

And if you've always wondered something but thought, *"That's probably a dumb question..."* Perfect.

Those are usually the interesting ones.

Care & Appearance, Doug Wride- Chair

The Care & Appearance Committee (C&A) continues our efforts to increase Leaseholder awareness of areas where you as individuals can voluntarily correct things present on your property. These are generally areas that are massive if taken as a whole across Salishan, but very manageable if we each take responsible corrective action.

C&A will continue to use this Newsletter and the SLI Website as the means of communicating these issues to Leaseholders. This is far more cost effective and efficient than individual letters. So please respond positively and with action.

EXTERIOR LIGHTING

We have addressed this issue in the past few Newsletters and while our efforts continue, we will highlight other areas this month.

STREET FRONTAGE CLEARANCE TRIMMING

Our Salishan roads are very narrow, generally between 16' and 18' wide. You may have noticed that the side-by-side passing of two normal sized passenger cars can be delicate and involve both cars pulling over to the edge of the road to pass, let alone when trucks are involved. This can result in vehicle sides and mirrors being scratched by shrubs and tree branches where these have grown right up to or beyond the road edge. If this is the case along your property, please consider trimming them back 12 to 18 inches from the road's edge. We have over 5 miles of roads within Salishan or over 10 miles of road edges.

Care & Appearance, Doug Wride- Chair

STREET FRONTAGE CLEARANCE TRIMMING (cont.)

Much of the road edge is common SLI property, but not all of it. We can't expect our maintenance people to prune back and maintain 10+ miles of road edge. Please do your part and help. In most cases this appears to be an issue that can be resolved within a 1 hour effort and only requires annual maintenance. Please note that this is not an approval to remove or perform major pruning of trees or shrubs, which require Architectural Committee approval.

STREET ADDRESS NUMBER MARKER VISIBILITY

Please make sure that plant growth is trimmed such that your grey wood block street address number is easily visible from the street. This is a simple fix and is important for guests, deliveries, and, most importantly, First Responders to be able to locate your property. Many of these address markers are partially or completely blocked by sea grass, shrubs, or tree branches. This is a 10 minute fix. Please note that this is not an approval to remove or perform major pruning of trees or shrubs, which require Architectural Committee approval. The examples provided here are real, not photo-shopped. You may have to look close, but you will find evidence of a marker.



DRIVEWAY MAINTENANCE

Many Salishan Leaseholder driveways have weeds or other plant material or debris encroaching from the edges onto the driveway. Please keep this cleaned up and trimmed back to no more than 1 foot of encroachment. This should require less than 30 minutes of effort if done regularly. Please note that this is not an approval to remove or perform major pruning of trees or shrubs, which require Architectural Committee approval.

Paved driveways should not have weeds or sea grass growing up through cracks. Please keep these removed. Generally less than a 1 hour effort, depending upon how long it has been since this issue was addressed.

Gravel driveways should not have weeds growing in the gravel. Generally less than a 1 hour effort, depending upon how long it has been since this issue was addressed.

Finance Committee, Gigi Ditz- Chair

The FAC July meeting was held August 25, 2026 to review the July 2026 Financial Statements.

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

- Income: Over budget of \$29.5K from Fees, Interest, Fines, lease transfers; Operation Fund interest income
- Expenses: Under budget of \$107K: salaries, legal expenses and delayed expenditures and implementation dates.

Approved expenditures:

- Removal of hazardous tree on Dune Point

Discussion:

- Reserve Study -August 28 RSG site visit
- CPA Financial Review
- Firewise RFP/bids
- Maintenance RFP/Bids
- Fees Schedule Audit
- Lodge Gate Entry fees
- FAC/AC email addresses added to SLI
- Maintenance Yard Container
- Budget Plan – Timeline
- Patrol Underpayment of Payroll

Ongoing Capital Projects:

Beach Grass Lane – The County Floodplain Development Permit was issued July 29. The County LUCS certification, required for the OPRD revetment application, was issued August 19. The OPRD application package was submitted August 20 to Tyler Blanchette at OPRD; a completeness check is pending. We do not anticipate receipt of the OPRD permit prior to the end of December.

50B Access/Mavis Smith SPS Project – All geoengineering is complete; an environmental assessment is underway. The budget has been brought to closure, reviewed by the FAC, and will be reviewed by the Board at its September meeting. We await completion of the County's Floodplain Ordinance Amendment process; applications are not being accepted at the County until this process is completed (hopefully in September). The County Planning commission has reviewed the proposed ordinance amendment and has voted to recommend adoption by the County Commission. The next Commission meeting is September 2. Whether the OPRD SPS Permit review process will be able to run concurrent with the County's Floodplain Development Permit process is not clear at the present time.

Finance Committee, Gigi Ditz- Chair

331-333 Beach Access – All geoengineering is complete; an environmental assessment is underway. Similar to the 50B project, the permitting process is on hold pending completion of the County's amendment of Floodplain Ordinance.

Community Center Fence Replacement – The Lodge and Golf Course ownership has approved our request for a small encroachment into the golf course for the proposed realignment of the north boundary of the fence, and an agreement is being executed. Project pricing will be revisited to include this additional work.

Security Cameras Upgrade Project – Aperion has provided the necessary network credentials to allow the new cameras to be added to the existing office wifi network. Installation work was held up until this information was received. Installation work will continue in September.

Entry Gate Spike Strips – The FAC has approved installation of an additional recessed spike strip adjacent to the existing one. Materials ordering is pending.

Financial Health Task Force, Vicki Howarth - Chair

At this year's Annual Meeting, leaseholders will be introduced to Salishan's new Financial Health Task Force: Members include Vicki Howarth, John Collier, Wayne Getchell, Bill Hermann, Don Leek, and Kevin Radey. Our purpose is to define what financial health means for Salishan and recommend a practical, prioritized path for achieving and sustaining it.

The Task Force is advisory and reports to the Board of Directors. We will work closely with the Financial Advisory Committee (FAC), drawing on its financial knowledge and analysis as we develop findings and recommendations for the Board's consideration.

Our work is still in the information-gathering stage, and we are not beginning with predetermined conclusions or solutions. We are reviewing historical operating expenses and maintenance fees, identifying deferred maintenance and other financial needs, and analyzing Salishan's upcoming reserve study.

As our work progresses, we will consider what it costs to maintain Salishan, how well we are preparing for major repairs and replacements, how competing needs should be prioritized, and what resources will be needed to keep our community financially healthy over the long term. The Communications Committee will support this effort through its finance-focused third-quarter survey. Leaseholder participation will be important in helping us understand the community's priorities and expectations. Our work has just begun, and we look forward to sharing what we learn with the community.

Ocean Front Committee, Michael Paquin - Chair

The recent OFC meeting, held August 21 at the Community Center, was the last meeting to be held by the current members. The board has been notified and is tasked with the responsibility of determining the committee's future. The OFC has recommended that the Committee be merged with the Architecture Committee as revetments are now being reviewed there, however, final determination will be made by the board.

Several updates:

- The Garcia/Grey/Mueller projects have all been completed.
- The Smith application process continues to move forward, currently awaiting the draft report for the habitat assessment.
- The future of 50B is unclear and further information is required for the board.
- The Stock application (333-341) has been submitted to OPRD. Construction is expected to begin in the spring of '27.
- The "Mineralize" technology is currently being reviewed, and that process is led by Aperion.
- The BGL project has been submitted to OPRD, work expected to begin in early 2027.



Beach Access Committee, Sue Sanman - Chair

I finally get to share a little good news about adding sand to a couple of our beach access pathways. We recently received the LUCS (Land Use Compatibility Statement) from Lincoln County for the access at 281-283 Salishan Drive. By the time you are reading this, the OPRD application package will have been submitted. The Floodplain Development Permit, to be issued by Lincoln County, is pending until their Ordinance revision has been approved. At the last County planning committee meeting, they hoped this revision would be completed and approved by early September, allowing the county to resume issuing flood permits.

The LUCS for our pathway at 50B/end of Sea Dunes is in process with Lincoln County. The OPRD application package for adding sand at this pathway will be submitted upon receipt of the LUCS. Similar to the 281-283 Salishan pathway, we will need the flood permit for this project as well.

Katie with Aperion, and David Ditz, our Capital Projects Volunteer, are planning to schedule a meeting with the new Board in September to review the engineering plans and bids for a possible concrete stair structure at the 50B / end of Sea Dunes Ln / Community Center pathway.

We also have the engineering and bid for the pathway between 331-333 Salishan Drive. Our committee and the Board voted unanimously to try to install the HGSA designed pathway steps at this location. Adam Large with HGSA indicates that this is a viable option in a 10' pathway, but we understand that stone selection and placement by the excavation company is critical to the success of this project. We are working with DKE for this project.

The following beach access pathways are open as of this writing:

- 163-165 Salishan Drive, stone steps to the beach and limited parking
- Beach Grass Lane park area, accessed via the trail across from the basketball courts or Beach Grass Lane. No on-site parking; we suggest parking at the Community Center overflow lot
- 331-333 Salishan Drive, sand trail up and over to the beach. It is a little steep so please know your abilities when using this one.
- 347-349 Salishan Drive, sand trail up and over to the beach. This one changes frequently and is also a little steep. Again, know your abilities.
- End of the Spit park, sand trail to the beach with parking lot. The original trail is usable again, along with several others around the park area.

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

ANNUAL PICNIC-SEPTEMBER 5, 2026-Community Center doors will be open at 9 am to drop off your goods

The Annual Picnic is scheduled following the Annual Meeting. Since we have been made aware that the BBQ does not meet current fire code, we will NOT be BBQing sliders and dogs for those who attend. However, we will be providing pulled pork for sliders and hot dogs (with condiments), a "summer" dessert and coffee, tea and iced tea plus plates, napkins, and utensils.

What can YOU bring?

- Appetizers-relish tray, finger foods, chips, salsa, dip...,
- Side dishes-,salads-potato, fruit, coleslaw, green salad, baked beans
- Desserts-cookies, brownies, cake, pies
- Your beverage of choice.....and yourself!

Don't want to bring food??? Your cash donation will be gladly accepted \$\$\$\$

How can you help? Show up Friday afternoon after 4:30 pm to help with set up.

Help set up the potluck before we eat and/or stay after to clean up and put things away.

We appreciate all who pitch in and help make our annual gathering a success!!

Attitude Adjustment is scheduled for September 25th from 5-7 pm. The changes that we experienced this summer (Fire code shutting down the BBQ and family medical issues), we were offered an opportunity to make changes to our previous model and offer a more casual, open "drop in" model going forward.

What to expect-doors will be open at 4:30pm. You show up, bring what you want, invite your neighbors to join you. Tune in the TV for games if you want, Eat, drink, enjoy a wonderful environment with your fellow leaseholders!!!

The Social Committee will be there to assist and help where needed, however, our goal is to create an open atmosphere and time for leaseholders to interact freely. We are open to hosting specific events, like the Annual Picnic and the Holiday Get-together, but are excited to create an open event time for our leaseholders to gather! We are looking forward to this more casual atmosphere!

OCTOBER-Social Committee meeting-October 3rd-WHAT'S NEW?

The Social Committee is scheduled to meet the first Saturday of each month at 10 am.

Starting in October, we are extending our meeting time from one to two hours to provide time for new and current leaseholders to attend or stop by the Community Center to:

- Ask questions about processes, where can I find., etc.
- Receive assistance on"navigating" the websites(SLI and Aperion)
- Chat about SLI history, processes, concerns, etc.

Our goal is to provide an in person resource for leaseholders to ask questions and receive information that may not be easily found. We all know how overwhelming it is to join our community and not have a resource to ask a question to.....so, we are trying this as a potential solution to that need. We look forward to seeing you there!

Social Committee, Kayla Soleglad- Chair

Redeemable Bottles and Cans- We appreciate every can and bottle that you donate. The funds that we receive from your donations are used to help keep easy-to-open, non-perishable items stocked in The Little Food Pantry located outside the Lincoln City Community Center and provides food for those who are in need of a little extra help.

PLEASE NOTE: Wine bottles and milk jugs should NOT be disposed of in this container.

Glass Recycling is available at the Maintenance Yard next to the Cardboard Recycling bin.

YARD DEBRIS RECYCLING IN THE MAINTENANCE AREA

The Financial Advisory Committee submitted recommendations to the Board in June, changing the way this area has historically been used. The Board agreed to do a trial through August, of having a dropbox brought in monthly, until it was full or a maximum of 14 days per month. The first dropbox filled very quickly. The second box took a little longer, but not 14 days, and the third box is now on site.

Leaseholders will have the opportunity to share feedback on this process in the September survey. The survey feedback will help drive our decision on how to use this area in the future.



Photo Credits: Brad Graff

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

Thank you for reading!