



Leaseholder Newsletter

SALISHAN JUNE 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 Communications Committee held a **Town Hall** in May. About twenty-five people attended and discussed communications, beach access, and financial health. I'm pleased to report the technology worked correctly allowing us to use the zoom breakout rooms (whew!), and good conversations were reported. Please see the article further down in this newsletter to get a taste of some of the items discussed.

In April, the Board held a conversation about our **priorities** for the remainder of the year and focused on three things: revision of SLI's bylaws, implementation of a clear process for beach access and revetment projects, and long-term financial health.

I'm pleased to report that our **draft bylaws** have been sent to our legal counsel for review and should be back to the board in early July. At that time, the Board will review any suggested changes from legal, and then we will share the draft with the community and hold some Q&A sessions with leaseholders before we vote.

The second priority, that of a clear **process for beach access and revetment**, is thornier as the processes from both Lincoln County and OPRD continue to change. Lincoln County just announced they are working on some code changes and expect to have this done by the end of the summer, so this will evolve into a longer-term goal.

Following up on the April discussion, in May, the Board took a deeper dive into the issue of **Financial Health**. As a result of that conversation, the Board has created and approved a charge for a Financial Health Task Force. The charter is posted on our Governance Page (<https://www.salishanleaseholders.com/governance>) about halfway down the page. If you are interested in joining this task force, please contact Vicki Howarth (contact information below). You will be hearing about their work over the next year.

It's been a while since I've heard anyone talk about the **old lease and the new lease**. After 16 years with the "new" lease, we still have about 20 percent of leaseholds on the 1995 (old) lease. If you are interested in signing the 2010 (new) lease, please reach out to Heather and she can set up an appointment for you to sign the new lease.

From the Chair, Andrea Sevetson

Finally, I regret to inform you all that our **head of Maintenance**, Mike Thomas, has resigned from his job, effective June 12. We have reconvened the hiring committee from last fall and will be working on steps to get us through the next few months. I am hopeful that this group will also help provide a smoother onboarding and oversight for our next head of Maintenance.

If you know someone who would be interested in, and qualified for, this job, either Cera or I (or both) would be interested in hearing from you! Please note any person interested in this job would need to fill out an application for the job and have a background check conducted.

Board Contact Information

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



June 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: June 19, 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: June 19, 10:30am-noon, in the Community Center and on Zoom.

Care and Appearance Committee: June 11th at 3pm

FAC Committee: June 3rd at 2pm.

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

Social Committee: Saturday, June 6th, 10am Planning Meeting at the Community Center

Attitude Adjustment- June 12th AND June 26th from 5-7pm at the Community Center

Community Coffee- Friday, June 19th 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

This is a reminder that the **Phase Two Roadway Slurry Project will commence on August 3**. Slurry work will be performed in the following areas:

- Community main entrance and office areas
- East Bay Point Road
- Alder Lane
- West Bay Point Road
- Huckleberry Lane
- Par 3 Lane
- Big Tree Lane
- Spruce Glen Drive
- Ridge Crest Road
- Dune Point Drive and adjacent side streets, from the 4-way stop to the end of Dune Point

With the exception of the main entrance and office area, all roadways affected are too narrow and must be slurried in a single pass. It is essential that the slurry be allowed to dry before cars can drive over it – which means that access into or out of homes on these streets **will not be possible** while this operation is underway, unless an emergency occurs. Access through the main entrance will be staged to allow ingress and egress as required.

Additional schedule detail on a street-by-street basis is forthcoming. We have scheduled this work for what we hope will be the warmest week of the summer in the hopes that, with proper conditions, the slurry will dry quickly. 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.

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



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

Community Reminders

The Salishan Leaseholders Directory is available to all leaseholders and is a wonderful way to stay connected with neighbors. Participation is completely optional, and each resident may choose exactly what information they would like included. Some leaseholders choose to list only their name and email address, while others also include phone numbers and mailing addresses. The choice is entirely yours.

If you would like to be included in the directory, or if you need to update your current listing, please contact Heather at hmcguire@aperionmgmt.com. If you are already listed, please take a moment to review your information at salishanleaseholders.com to ensure it is current and accurate. Please note that you must be a registered member of the website in order to access the directory.

A friendly reminder to observe posted speed limits at all times and encourage your guests and vendors to do the same. Please use extra caution on Highway 101 and throughout Salishan. Speeding remains a top concern. Please adhere to the posted 18 mph limit. While it may feel slow, higher foot and bicycle traffic during this time of year makes it essential for everyone's safety.

If you are in need of a new gate access code or are having issues with your code, please contact Patrol directly. If a contractor access code has been issued for a project, please notify the office or Patrol once the work is complete so the code can be removed.



Architecture Committee, Jon Gustafson- Chair

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

- Window Replacement
- Exterior painting (6)
- Tree Removal and Trimming (3)
- Exterior Repairs
- Siding Replacement
- Window Replacement

Salishan by Design: A Community Shaped by Northwest Architecture

One of the things that makes Salishan feel so distinctive is that it was never meant to be a typical coastal subdivision. From the beginning, the community was envisioned as a place where homes would feel rooted in the landscape—designed to sit naturally among the trees, dunes, and changing light of the Oregon coast.

That vision attracted an impressive group of architects whose work helped define both Salishan and the broader Northwest Regional style. Among the best known was John Storrs, architect of the original Salishan Lodge. His work embraced natural materials, strong rooflines, and a deep connection between indoors and outdoors—qualities still recognizable throughout the community today.

Salishan's architectural story also reflects the influence of noted Northwest modernists including Van Evera Bailey and Saul Zaik, whose work across Oregon helped shape a regional design language built around cedar, glass, asymmetrical forms, and a strong response to site and climate.

A number of architects with ties to major firms—including principals from Skidmore, Owings & Merrill—also contributed to the community over the years, bringing ideas from nationally recognized practices while adapting them to Salishan's uniquely coastal setting.

Taken together, these homes form something rare: a community with a shared architectural heritage, but tremendous variety from one site to the next.

As you walk Salishan this summer, it's worth taking an extra moment to notice the thoughtful rooflines tucked into the trees, the way cedar and glass catch the coastal light, and how many homes feel like they truly belong exactly where they are.

That legacy of design—and care residents continue to bring to it—is one of Salishan's enduring strengths.

Care & Appearance, Doug Wride- Chair

Memorial Day is behind us and Summer is here. We now have our increased seasonal population in Salishan, so please be extra conscientious for your neighbors. This includes not leaving your exterior lighting on and keeping your trash cans put away properly and in a timely manner. (See SLI website for specific direction https://f8684bad-79d3-4556-a5ff-7414c3ec0345.filesusr.com/ugd/f81f57_180b3defbf7b4fe29aa80c18c48145cd.pdf)

As our weather improves, so does the volume of home maintenance and improvement projects. Please be sure to notify the Architectural Committee and obtain their approval before commencing any and all projects. We too often hear after the fact that it was considered to be a minor maintenance or repair project. But painting the same color, window replacement, rebuilding a deck, and the like, are not small tasks and do require advance approval. Please help us all out and get out in front of these issues by obtaining advance approval.

This summer your C&A Committee will be working on the enforcement of our outdoor lighting guidelines. We are a Dark Sky Community and exterior lighting is to be fully shielded with only downward lighting focused where needed for safety and only left on when needed, not all night. Over the years, many unapproved and non-compliant fixtures have been installed. We will work to get those fixtures identified and replaced.

Five Lighting Principles for Responsible Outdoor Lighting

 

Responsible outdoor lighting is

- 1 Useful**
Use light only if it is needed
All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats. 
- 2 Targeted**
Direct light so it falls only where it is needed
Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed. 
- 3 Low Level**
Light should be no brighter than necessary
Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended. 
- 4 Controlled**
Use light only when it is needed
Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed. 
- 5 Warm-colored**
Use warmer color lights where possible
Limit the amount of shorter wavelength (blue-violet) light to the least amount needed. 

Rev. 08-2023

Communications Committee, Brad Graff- Chair

Our first town hall was held May 7th. We had 3 simultaneous breakout rooms and 2 facilitators per topic. It turned out very well, and allowed for some direct discussions from the community about our finances, beach access, and communications & transparency. Attendees will be getting a short survey this week - please let us know if it was useful. We had about 20 folks attend - not bad, but lower than hoped. We are considering moving the format to more of a quarterly educational topic... Both in-person and zoom, to cover areas of interest to leaseholders. Some ideas include birding at Salishan, Dark Skies, Firewise, the Ocean Front mineralization project, etc... Let me know if you have other ideas for topics. We'll update as we have a more concrete plan. Summaries of the three town hall topics are:

Communications & Transparency: Participants had a number of comments about what was going well and what could use improvement. One of the specific suggestions was to make posting easier on the Official Facebook page (and not require moderator approval). This was a good suggestion, and the change was made 2 weeks ago. [Moving forward, all members of the Official Facebook page can post directly](#) (note: as always, subject to the rules of the group).

Please join 131 of your fellow leaseholders on our Official Facebook page at:
<https://www.facebook.com/groups/officialsalishanleaseholders>

Beach Access: Historical background on the twelve access points was provided, including that over the years, sand has come and gone from the spit... the very significant erosion encountered in the late 1960's was eventually resolved by sand coming back to the beach and completely covering the emergency revetment work performed in those years. While the current erosion issues we are facing are not necessarily permanent (and, in fact, so far this calendar year quite a bit of sand has come back onto the beach in many areas), it is clear that climate change is yielding stronger winter storms that create more erosion, particularly during King Tides. Further, permitting requirements at the state and county level have become more extensive and are taking significantly longer to complete – all of which is creating greater challenges for Beach Access. The objectives of the Beach Access Stairway program were reviewed: Safety, Durability, Aesthetic Compatibility, and Economy – all four objectives must be met for the program to be considered successful. A description of the various options that have been studied for this program were reviewed (concrete, steel, rock, and wood), with an emphasis on concrete appearing to be the best overall solution. Seasonal placement of sand at various revetted access locations is an ongoing program – but here again, more stringent permitting requirements have added time and complexity to what was previously a simple process.

Finances: There was an overview of the management and utilization of the Operation and Reserve Funds at SLI. This overview is available to leaseholders that were unable to attend. Discussion included use of funds for Maintenance and Repairs on the property and Reserve allocations.

Leaseholder Satisfaction Survey - We have a new survey that we intend to publish every summer (annually). We will gauge leaseholders' satisfaction on a couple of metrics (e.g. *How satisfied are you overall with your experience as a Salishan leaseholder?*). By measuring annually, we will have data trends to see if the community is satisfied (or not) with governance, maintenance, customer service, etc... and take actions as problems are revealed. Please take 3 minutes to complete. We will publish the results in next month's newsletter. (survey will close on June 15th)

[Take the Survey Here!](#)

Finance Committee, Gigi Ditz- Chair

The FAC will hold a meeting to review the April Financial statements on June 3, 2026.

Year-to-Date Operating Budget Variances as of April 30, 2026:

- Income: Over budget by \$12K: \$9.4k from Fees, Interest, Fines, lease transfers
- Expenses: Under budget by \$58K: \$20K less on salaries and legal expenses, \$38.8k in delayed expenditures and implementation dates.

Ongoing Capital Projects: Beach Grass Lane: Awaiting issuance of the County Floodplain Development Permit (FDP). The OPRD (state) permit application will be submitted upon issuance of the Floodplain permit and execution by the County of the State-required Land Use Compatibility Statement (LUCS).

- 50B Access/Mavis Smith SPS Project: Geoengineering (Certerra) and stairway structural engineering (Cascade Engineering) are substantially complete; preparation of the required Environmental Assessment and No Net Loss analysis is underway. The County FDP application will be delayed until the County completes a required amendment of the floodplain ordinance. The OPRD (state) permit application cannot be submitted until the FDP has been issued.
- 331-333 Beach Access/Stock SPS Project: Geoengineering (HG Schlicker & Associates) is believed to be substantially complete but has not yet been issued; preparation of the required Environmental Assessment and No Net Loss analysis is underway. The County FDP application will be delayed until the County completes a required amendment of the floodplain ordinance. The OPRD (state) permit application cannot be submitted until the FDP has been issued. The OPRD (state) permit for the state-mandated removal of the emergency revetment work performed last winter has been issued; that work will be completed this coming week.
- Community Center Fence Replacement: Multiple bids have been received and are under review; an Addendum has been prepared to clarify various construction details. This project will commence in September, following the closing of the pool.
- Security Cameras Upgrade Project: Project scoping and budgeting are complete; FAC to review a Funding Request at the June 3 meeting.

Reserve Study updates: RSG has requested a site visit prior to issuance of next update. Aperion is coordinating this.



Ocean Front Committee, Michael Paquin - Chair

This month's meeting covered updates on several ongoing projects, including Gray, Smith, Freres/Veit, and Stock. Much of the discussion focused on floodplain permits. John O'Leary from the county said the current code language related to the FEMA policy is flawed, which is delaying several projects except the Freres/Veit application. The county plans to revise the code, but the changes must be approved by the County Commissioners and are not expected to be finalized until late summer. In the meantime, the Stock and Smith projects and other pending applications remain on hold. The meeting also included an update on beach access at 331-333, where emergency rock is currently in place and must be removed by July, as well as discussion of a potential beach stabilization technology using solar panels and wire mesh. Although this technology will likely not be available until 2027, pending field testing and validation, it is important to monitor its progress. We are requesting a Zoom call with Wendy Lurie, their CEO, along with Katie Anderson, Andrea Severson, and Michael Paquin to discuss their progress to date and plans for 2026-27.



Beach Access Committee, Sue Sanman - Chair

Longer summer days are here, giving us more time to enjoy our beaches! Unfortunately, our floodplain development permits for adding sand to 2 pathways are held up at Lincoln County while they amend their floodplain development ordinance. We are also waiting for updated estimates from DKE for adding sand to have what we believe is a complete package for the OPRD portion of these permits. The BAC shares your frustrations with this new process, and we are working diligently to get accesses back open and usable.

As of this writing, the following beach access pathways are accessible (address note the houses that the pathway lies between):

Beach Access Committee, Sue Sanman - Chair

163-165 Salishan Dr - rock steps to the beach, Paved parking along Salishan Drive.



Beach Grass Lane - accessible via pathway across from basketball courts, or the end of Beach Grass Lane. Recent projects in this area are completed:



End of Spit (recommend using this alternative pathway, 100' or so north of the original pathway, following the top of bank):



We know that many of you are using other pathways within the community based on your own risk tolerance and agility. The pathways here are the pathways we consider to be safe for most leaseholders. Below are a few pictures of the remaining pathways so you can see their current condition:

Beach Access Committee, Sue Sanman - Chair

Across from the Community Center / 50B:



281-283 Salishan Dr

265 Salishan / 20 S Lagoon / the 4-way. This was taken during a 4-5' tide in May:



331-333 Salishan Drive (emergency riprap will be removed in June to meet permit requirements):



Beach Access Committee, Sue Sanman - Chair

347-349 Salishan Dr (this one changes weekly)



Original pathway at End of Spit:



We were asked during the Town Hall to provide more frequent updates on our beach access pathways during the summer months. We are working on a plan for how to do that, but in the meantime you may see the posting on the SLI website at <https://www.salishanleaseholders.com/community-resources> or directly at https://www.google.com/maps/d/u/0/viewer?mid=1xQ8WEEC_CiYyZwqBsYztzq_p4B2Zx-Q&ll=44.897996668799706%2C-124.02971216860455&z=15



Brush Pile in the Maintenance Area

A reminder that the brush pile in the maintenance area is for yard debris only. When this area was cleaned out we found a dresser, many plastic bags, and a broken wheelbarrow.

The area has not been cleared for re-opening yet and a communication will be sent out to the community when it is available again.



Social Committee, Kayla Soleglad- Chair

The Summer Season is upon us and the pool at the Community Center is ready to welcome Summer activities. The 2026 pool information and usage sheet has been sent out to the community. (Email May 22nd). Please review the updates in the information so you know how to access the area, schedules and usage of the pool area.

ATTITUDE ADJUSTMENT: Summer Schedule-check the SLI Calendar for dates and times.

Starting June 12th, we start the twice a month schedule by starting up the BBQ on the pool deck. Your Social Committee will be providing "sliders and dogs" along with their condiments..

What to bring? Appetizers, salads, hot dish, dessert, your beverage of choice and yourself!

Want something other than sliders and dogs??? There is always room on the BBQ for your option.

Come early and help set up or stay after and help clean up. Your help is always appreciated!! Want to VOLUNTEER? Contact Kayla at 503-913-2021 or ksolegl@gmail.com.

Come and join us for a relaxing time around the pool!

REDEEMABLE CANS & BOTTLES-Thank you to all who have dropped off their donations at the container outside the pool gate. Your donations have continued to be used to purchase food for the Little Food Bank located outside the Lincoln City Community Center. The food box continues to see continuous activity for those who need some help keeping food on the table.

PLEASE NOTE: Now that the pool is open, glass containers can only be deposited in the outside container. Pool rules do not allow GLASS in the pool area when the pool is open.

Interested in reserving the Community Center? Please contact Aperion for more information.

A Note from Kary Hanson:

Dear Salishan Leaseholder and Extended Families,

It is with deep gratitude that I write this letter to everyone. I have dedicated so many summers to being your Recreation Director of Activities at Salishan Leaseholders, Inc. I have seen so many changes, people coming and going, families expanding and then expanding again, I've built friendships and mourn losses of Leaseholders and staff. It wasn't for the money that I continued working here every year, it's seeing the families who return and watching kids grow up to adults and bring back their own family to introduce me to. The Fourth of July activities every year. My dedication to the rules the board sets and providing a safe and clean environment for everyone is something I strived for.

I am honored to be a part of this history and the fact that you all welcomed me into your summer schedules and family. I don't know if you know this but I began visiting Salishan Leaseholders when I was just 7 years old, swimming in the pool, taking tennis lessons and building lifelong friendships. I applied 32 summers ago and got the job, I raised my 3 daughters and gave birth to my youngest on July 15th after providing a BBQ, activities and swimming events to Leaseholders on July 4th, 1998.

I want to sincerely THANK everyone for sharing your time and families with me, I loved listening to all the wonderful stories, I always felt like family to each and everyone of you I've met. I will honor and cherish all the years, and my memories of summers out at Salishan Leaseholders Community Club and Swimming Pool.

If you would like to send me a note or stay in touch my address is: Kary Hanson, 5044 NE K Avenue, Neotsu, OR 97364.

With Love and Hugs,
Kary Hanson

Volunteers Needed: Financial Health Task Force

The Salishan Leaseholders Board of Directors is seeking volunteers to serve on the newly formed **Financial Health Task Force**, chaired by Vicki Howarth.

The Task Force will help define what “financial health” means for Salishan and recommend practical strategies for long-term financial stability and planning.

We welcome leaseholders with experience or interest in:

- Finance or budgeting
- Planning or governance
- Business or operations
- Community stewardship

You do not need to be a financial professional to participate!

The Task Force is expected to meet for approximately 6–15 months and will provide recommendations to the Board of Directors. If you are interested in serving, please contact Vicki Howarth at: director1@salishanleaseholders.com or 541-729-4797.



Photo Credits: Brad Graff

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

Thank you for reading!