



Leaseholder Newsletter

SALISHAN
AUGUST 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

I'm always amazed at the amount of work that goes into keeping our community running - many committees and people involved at all levels. I have seen a lot of this over the past months as we have planned for the slurry seal taking place next week. David Ditz kept the FAC advised as to the project and dates. A group of community members came together to share what they were concerned about, which formed our communications and actions plan. Our Community Manager Cera drafted the yellow slurry flyer detailing the dates for each street and what people need to know, volunteers have delivered the flyer to leaseholds and patrol handed out the flyer in the office and answered questions, while other leaseholders coordinated by Board member Vicki Howarth have volunteered to help out by staffing the streets being slurried.

We are all now crossing our fingers and toes so that this goes as smoothly as it can!

Slurry seal:

- **The project is scheduled for August 3-6.** Please note this in your calendar! A longer communication on this project is below. We have shared a flyer on the project with each home that is in the areas to be slurried and there are sandwich boards in those neighborhoods now.
- **ALL leaseholders** need to be aware that the entrance and exit into Salishan will be affected on Tuesday and Thursday August 4-6. Please plan for extra time from the gate to the Loop Road!
- **NEW** - Monday August 3, pothole repair will be taking place.
- **Communication:** There will be daily emails during the project to keep everyone updated on the progress and the drying. Check out the Facebook page and webpage for maps and copies of the communications: <https://www.salishanleaseholders.com/slurry>
- Those in neighborhoods being slurried will have **trash pickup** on Wednesday, Thursday, or Friday, depending on the status of the roads.

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



August 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: August 21, 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, August 21, 10:30am-noon, in the Community Center and on Zoom.

Care and Appearance Committee: August 13th at 3pm

FAC Committee:

Communications Committee: August 26th at 8am via Google Meet.

Social Committee: Saturday, August 1st, No Planning Meeting at the Community Center

Attitude Adjustment: PLEASE NOTE CHANGE: August 14th & 28th. Doors will be unlocked at 4:30 for those leaseholders meeting for the potluck.

Community Coffee: Friday, August 21, from 2:30-3:30pm at the Community Center

Ocean Front Committee: August 21, 1-2pm in the Community Center and on Zoom.

September 5, 11am, Salishan Leaseholders Inc Annual Meeting:

<https://us06web.zoom.us/j/81992226292?pwd=bDvNxD3EKgwPWEJtOMh4qILrHZKq1t.1>

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 Seal Project, which will commence on August 3**. The work schedule has been established as shown below.

Monday, August 3 - Equipment and materials delivered to Salishan, potholes repaired prior to slurry

Tuesday August 4

- Community main entrance and office areas (south lane - ingress and egress will be maintained but be one lane, flagged)
- *East Bay Point Road*
- *Alder Lane*
- *Big Tree Lane*
- *Spruce Glen Drive*

Wednesday August 5

- *North Lincoln Sanitary garbage service is being rescheduled for the roads below*
- *Pothole patching on Ridge Crest Road, Ridge Crest Lane*
- *West Bay Point Road*
- *Huckleberry Lane*
- *Par 3 Lane*
- *Dune Point Drive*
- *Dune Crest Lane*
- *South Bay Ridge Road*
- *North Bay Ridge Road*
- *Dune Point Lane*
- *Bay Ridge Loop*

Thursday August 6

- Community main entrance and office areas (north lane - ingress and egress will be maintained). There will be no access through the Pro Shop to the traffic light.
- *Ridge Crest Road*
- *Ridge Crest Lane*
- *Woodthrush Lane*

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. **Residents on affected streets must reschedule any contractor or other service provider work on the day their roadway is being slurried.**

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! Please contact Vicki Howarth at director1@salishanleaseholders.com if you would like to be a part of helping with traffic management for this community project!

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! This summer I have received a large amount of communications from you all, so I wanted to compile a few of the most asked questions in the event it could benefit anyone else in the community.

- **What is my gate code? How can I get a new one? I'm having access issues at the pool what do I do?** Please call Patrol for on-site and immediate assistance with any access issues or code inquiries. They are there 7 days a week to be able to assist with on-site matters and are always happy to help!
- **I want to complete a project on my home, what do I need to submit and where? Where can I find architectural request information and guidelines?** An architectural request needs to be submitted for any exterior improvement, modification, or replacement of any kind. There are specifics for what requests require what documents/items within the Architectural Guidelines that can be found in your Smartwebs portal. Through this portal is where you can submit your architectural request and all photos, plans, proposals, etc. Moving forward when there are applications delivered to the office or emailed to staff, we will be directing all Leaseholders to their portal to submit. If you have any portal access issues or need assistance navigating the portal, please let me know.
- **Where is my Resident Portal? How do I log into it?** You can login to the portal here: <https://sts.smartwebs.com/core/login?signin=21ceda483e228bc02185b7f19751e6cb> Want a refresher or need a quick guide on navigating the portal, click here: <https://solutions.smartwebs.com/en-us/smartwebs-solutions/user-guide-resident-portal>
- **I need to pay a balance on my account where can I pay? How can I pay it?** Using the above links you are able to pay directly through your portal or even set up auto payments.

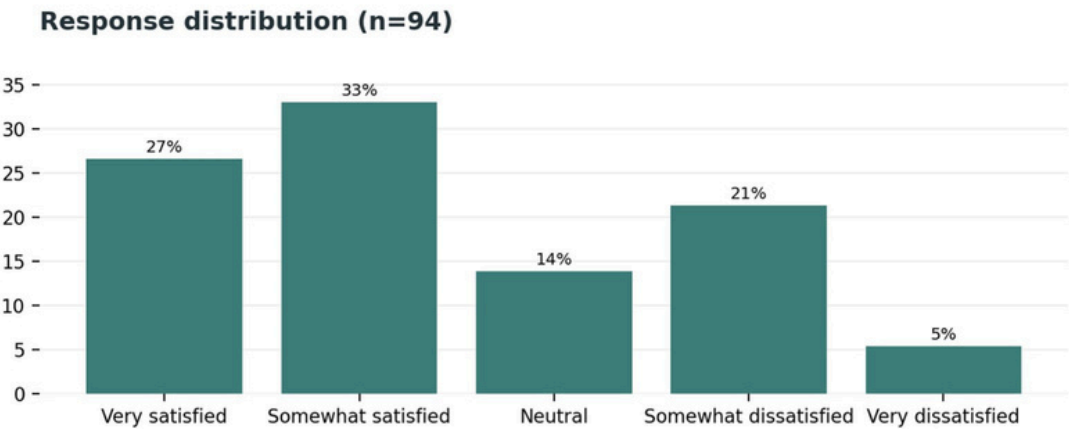


Q2 Leaseholder Satisfaction Survey - Big thanks to the 97 residents who shared their feedback! The results offered valuable insights into leaseholder satisfaction and have already been reviewed by the Board. We'll now run this survey annually to help us track and improve our community experience over time....

Below is question #1. The full report was distributed on the Official Salishan Facebook page (<https://www.facebook.com/groups/officialsalishanleaseholders>) and emailed to all leaseholders. Please contact me if you did not receive it.

How satisfied are you overall with your experience as a Salishan leaseholder?

RESULTS



WHAT THE RESULTS SUGGEST

A majority of respondents reported a positive overall experience: 60% were very or somewhat satisfied, while 27% were dissatisfied and 14% were neutral. The results suggest that residents continue to value Salishan strongly, but satisfaction is uneven and shaped by day-to-day service and maintenance experiences. Positive comments emphasize the community's setting and long-standing appeal. Critical comments most often point to difficulty reaching management, slower service, maintenance conditions, and beach access.

REPRESENTATIVE COMMENTS

- "Salishan has been our family's second home for over 30 years and we feel fortunate to be part of the community."
- "This place is amazing. I smile every time I wake up here."
- "I would like to be able to reach someone at Aperion for more hours each week."
- "Aperion is slow to respond and slower to react."
- "Beach access is horrible and has gotten worse every year."

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. This will be published before the annual meeting in September.

Website: Redesign work is in progress. The team is working with the designer and we hope to have the new site up in time for the annual meeting.

Architecture Committee, Jon Gustafson- Chair

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

Exterior Painting (1)

Exterior Repairs (3)

Window/Door Replacements (1)

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

Garage Door Replacement (1)

Exterior Deck Enclosure (1)

Before You Begin...

As construction season gets underway, the Architectural Committee would like to remind leaseholders that Architectural Committee approval is required before beginning most exterior projects.

One of the most common misconceptions is that routine "maintenance" does not require approval. In fact, the Uniform Lease requires approval before improvements are constructed, altered, or maintained. Depending on the scope of the work, projects such as repainting, reroofing, replacing siding or windows, tree removal, and many landscaping projects require review before work begins.

Unfortunately, we've recently had several instances where exterior work began without the required approval. In those cases, stop-work orders were issued while the projects were reviewed, and in some situations completed work may need to be removed, modified or redone—an expense that is almost always avoidable.

If you're planning an exterior project and aren't sure whether approval is required, please contact the Architectural Committee before work begins. A quick conversation can often save significant time, expense, and frustration.

Our goal is to help leaseholders complete successful projects while preserving the natural beauty and architectural character that make Salishan such a special place to live.

Care & Appearance, Doug Wride- Chair

The Care & Appearance Committee continues our increased focus on exterior lighting compliance and therefore, much of what has been written previously, warrants repeating. 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 or bulb should be shielded so that it is not visible from the street or from a neighbor's property. The light should generally be turned on and off by a switch or motion sensor 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. We have noticed a number of instances of solar cell driveway lighting, which were not approved. It would be helpful if such lighting was merely removed without the necessity of Care and Appearance notification processes.

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.

In an effort to help with this decision making, we are providing some examples of both compliant and non-compliant lighting. These are not the only compliant and non-compliant options, nor are they intended to call out specific residences either way.



Care & Appearance, Doug Wride- Chair

Compliant Lighting Examples



Non-Compliant Lighting Examples



Yard Trimming

Care and Appearance has 2 yard trimming requests for all Leaseholders.

1. 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. We have noticed that many of these address markers are partially or completely blocked by sea grass, shrubs, or tree branches.
2. Our Salishan roads are very narrow. You 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, large and small, 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 this edge 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. 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.

Finance Committee, Gigi Ditz- Chair

The FAC July meeting was held July 28 to review the June 2026 Financial Statements.

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

- Income: Over budget of \$23.4K from Fees, Interest, Fines, lease transfers; Operation Fund interest income
- Expenses: Under budget of \$96.5K: from lower salary and legal expenses and delayed expenditures and implementation dates.

Approved expenditures:

- PaveNW bid for Pothole repairs prior to Slurry Seal - \$5,000

Discussion:

- Board Transition and 2027 Budget Plan development
- Annual Meeting Prep
- Ongoing Capital Projects:
 - o 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.
 - o 50B Access/Mavis Smith SPS Project: All engineering is complete; contractor responses to amended stair bid package have been received; the project budget has been updated and reviewed with the FAC but not yet formally submitted to the Board for approval. Permitting process remains 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.
 - o 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.
 - o Comm Center Fence Replacement: The fence perimeter along the north side is being realigned to accommodate Health Department requirements for 10' clearance between the barbecue and the fence. That process is being coordinated with the Lodge and Golf Course. The Recommendation for Award to Forbes Fencing (Salem) was approved by the FAC at its June 29 meeting but pricing will be adjusted to accommodate the change in the fence perimeter as noted above. The work will be performed in September after the pool closes for the season.
 - o Security Cameras Upgrade Project: Equipment has been received; installation will commence August 7 (Brad Graff and David Ditz).
 - o Entry Gate Spike Strips: The prior installation will be modified to add a second recessed spike strip unit alongside the first.

The next FAC meeting will be following the distribution of July Financial reports on August 20, 2026.

Ocean Front Committee, Michael Paquin - Chair

There was no meeting in July.

Effective September 5th, I am terming out as chairperson of the OFC and stepping down as a board member. Due to changes bringing the applications for the revetment process under the umbrella of the Architecture Committee, the board will be reviewing the OFC mandate to ensure it is still viable, and making any required changes.

Additionally, all SLI oceanfront projects are currently on hold pending internal discussions at the county level regarding the FEMA floodplain issue.

Beach Access Committee, Sue Sanman - Chair

The last few weeks have been perfect for exploring our beaches - just enough sunshine and very little wind, combined with low tides. I hope you've had a chance to enjoy the beach.

Currently open beach accesses are:

- 163-165 Salishan Dr - stairs to the beach, some parking on Salishan Drive
- Beach Grass Lane Park Area, via the path across from the basketball court or Beach Grass Lane. There's a low sandy slope to the beach.
- 281-283 Salishan Drive - accessible by some going over the rocks at the end of the sand path. The sand has come up in this area so some are using the rocks as steps, but if the rocks or your shoes are wet, please consider another pathway. Knowing your own comfort level and abilities are important at all of our accesses.
- 331-333 Salishan Drive - sandy slope down to the beach, steeper than what you will find at Beach Grass Lane. Coming back up is harder as the sand is soft. It feels like 3 steps up to actually go 1. Again, you may want to consider another path for getting off the beach.
- 347-349 Salishan Drive - Sandy path to and from the beach. This one changes frequently, so best to use your own judgment on whether this one fits your agility and comfort. Many are using this one on a regular basis.
- End of Spit Park Area - the main access pathway is usable again, both up and down the slope. This one is steeper than Beach Grass Lane, but not as steep/tall as 331-333 Salishan. There continue to be other pathways along the dune bank that have a lower slope as well.

Beach Access Committee, Sue Sanman - Chair

Clarification on 299-301 Salishan Dr. I've had a couple leaseholders, my husband included, ask if we can use this access since the sand has come in, and there are several "steps" at the bottom. These are "steps" that Morris Excavation installed when attempting to build rock stairs to the top. I was onsite before this area was overtopped with sand and know that the rocks under the sand are not "steps". They look more like the surrounding armor stone, jumbled. If there isn't enough sand overtopping these, someone could step into a crack or crevice below and get hurt. That being said, some are using this access. In time, if enough sand is added at the top, this could re-open. For today, we have to consider it closed due to the greater risk of injury.



Update on Sand Permits:

Unfortunately, the update is that we don't have any new information on these. We continue to wait for Lincoln County to amend the Floodplain Development Ordinance. The Lincoln County Planning meeting that was scheduled for early July has been re-scheduled to August 10th. Community members can attend in person at the County Office in Newport, or via Zoom with prior registration. Information on the meeting can be found on the Lincoln County Planning Department website. The county has also indicated that they are in the process of drafting a letter to the owners who have submitted permits, that will provide information on next steps.

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

UPDATE: ATTITUDE ADJUSTMENT:

As life is ever-changing, so is our regularly scheduled Attitude Adjustment. Due to an unexpected family issue, we have been unable to adhere to our previously scheduled BBQ on the 2nd and 4th Friday of the summer months. HOWEVER- we have made arrangements for the Community Center to be unlocked and open by 4:30pm (2nd & 4th Fridays) for those who want to gather for a potluck. A list of basic instructions will be posted in the kitchen area. The propane BBQ is available for use for those who want to bring food to BBQ. We hope that you will continue to meet and enjoy our beautiful Community Center while we have such nice weather. Your patience and understanding are appreciated due to our ever-changing schedule!

SAVE THE DATE: September 5, 2026, Salishan Leaseholders Inc., Annual Meeting

ANNUAL PICNIC-SEPTEMBER 5, 2026

The Annual Picnic is scheduled following the Annual Meeting. We will be BBQing sliders and dogs for those who attend.

What can you bring? Appetizers, side dishes, salads, desserts, your beverage of choice.... and yourself!

How can you help? Show up Friday afternoon after the pool closes 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!!

More details will be provided as we get closer to the event.

UPDATES ON LOCAL HAPPENINGS-

Chapter One Restaurant, 10 Bay Street, Depoe Bay 541-921-8707-(Vegan, Gluten Free, Vegetarian)

The former chefs from Whale Bites Cafe and servers from The Bay House have finally opened their new restaurant with dinner service starting August 3rd. Reservations are being accepted. Call or text them for your reservation request. More information can be found on their Facebook page.

Check Oregon Coast TODAY for updates and times

BRUSH PILE IN THE MAINTENANCE AREA

The 30-yard brush debris container will be delivered to the Maintenance Shop Yard on the morning of Monday, August 3rd. Please note that the delivery time provided by Lincoln Sanitary is an estimate. If you are planning to bring brush debris to the container that day, we recommend contacting Patrol beforehand to confirm that the container has arrived. Patrol can be reached at 541-992-4300.

As a reminder, this container is designated only for brush and yard waste. It may not be used for household trash, furniture, or any other waste items. Please make sure that all debris are placed directly inside the container, there will be a door on the end of it for easier access. Additionally, vendors and landscapers are not permitted to use the brush container for debris they collect while working on-site. Any brush or yard waste generated by vendors must be removed and disposed of by the vendor individually.



Photo Credits: Brad Graff

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

Thank you for reading!