



SLI ~ NEWSLETTER

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NOVEMBER 2021

WELCOME NEW LEASEHOLDERS

Salishan Leaseholders is pleased to welcome the following new leaseholders who have recently purchased leaseholds here in Salishan.

Wayne and Marsha Getchell purchased the Hatton home at 109 Salishan Drive

Prashanth Vallabhanath and Evelyn Curioso have purchased the Baker home at 335 Salishan Drive.

Linda Pillard has purchased the Martinis lot at 105 Salishan Drive.

Steve Tee and Danielle Morone have purchased the Hazelbaker home at 10 Big Tree Road.

Brandi Blair has purchased the Yoshii home at 34 Circle Road.

Felix and Priska Bitterli have purchased the Wood home at 143 East Bay Point Road.

John and Mary Rispler have purchased the Christopher home at 10 Ocean Crest Road.

John and Krystyna Klein have purchased the Scott/Stonebreaker lot at 124 Ridge Crest Road.

Laura Kemper has purchased the Heighting/Joachim home at 25 South Bay Ridge.

Devin Howard and Matthew Phillips have purchased the Gauthier home at 167-D Salishan Drive.

Ray Gauthier has purchased the Huffman/Huson home at 167-G Salishan Drive.

Brian Plechaty has purchased the Nelson lot at 13 Big Tree Road.

Joseph and Kimberly Fay have purchased the Lloyd home at 367 Salishan Drive.

CHRISTMAS FUND FOR EMPLOYEES

In accordance with Board policy, the Christmas Fund is again open for holiday gifts to our thirteen Leaseholder employees. The contributions will be divided among them. Please seal your check in an envelope, which may be left at the office or mailed by December 31st. Address the envelope and make checks payable to:

Salishan Christmas Fund

P.O. Box 219

Gleneden Beach, Oregon 97388

In 1974, our Board established a policy that no employee may accept gratuities, gifts, or remuneration directly from any leaseholder and created a Christmas Fund to recognize our employees for their dedication to Salishan. In 1995, your Board reaffirmed this policy and established a committee to receive the contributions, distribute the funds and thank the contributors.

REPAIRS -RIP RAP (Seawall)/ BEACH ACCESS/ COMMON AREA/ ROAD

"Nature goes her way, and all that to us seems an exception is really according to order." ~Goethe

We get asked often about the Rip Rap Repairs that have been taking place currently and over the last few years on the Oceanfront property in Salishan. Many leaseholders are concerned if SLI has to pay for the work being done. The short answer is that while each leaseholder is responsible to maintain their own leasehold property and therefore pay for their repairs; SLI is responsible for all common areas, including all Beach Access's. To date SLI has repaired a total of four beach access, one of which was an emergency last year. We have a few more accesses and some large common areas that may need repairs this year or over the next few years as damage is done.

We also get many inquiries about the paved roads and the damage that is occurring due to all the heavy trucks and equipment. While SLI is responsible for the overlaying of all the pavement on the SLI property, when construction work is done and pavement is damaged due to heavy equipment. It's policy that the leaseholders whose work was being done,

that caused the damage, pays for repairs. Therefore, the Board will determine what area's the leaseholders getting riprap repairs will need to share the expense of repairing. The rest of the SLI overlaying repairs are scheduled out in our current Replacement Reserve Study that was done this last year.

MAINTENANCE RENTAL INCREASE

The Board is authorized to raise the base Maintenance Rental each year by 5% or the percentage increase in the Western Region CPI (formerly the Portland CPI) whichever is the lesser amount. This year the Western Region CPI increase was 5.3%, therefore, the increase will be 5%. The annual billing will be sent out on December 1st. The 2021-2022 budget summary is included with this Newsletter. The summary covers the Operating Fund Revenue and Expenses as well as the Replacement Reserve Fund allocation and expenditures. A copy of the approved Budget, in detail, is available for review at the office. Manager McGowan would be pleased to answer any questions.

REPLACEMENT RESERVE STUDY

It had been since the early 90's that SLI has had a reserve study done to show a replacement schedule and fee schedule. Needless to say, it was long overdue. SLI has gleaned a lot of information from this update and will be addressing some areas of concern over the next year.

➤ **DARK-SKY REQUIREMENT**



Salishan Leaseholders is a Dark-Sky community. The Board and Architectural Committee encourage all leaseholders to take a look at their exterior lighting and make sure it's compliant with dark-sky guidelines. Over the years we have had several leaseholders install non-compliant outdoor lighting. If you aren't sure what this means please click on the attached link to help you understand. <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>

➤ **EARLY MORNING WALKERS**



There have multiple reports from drivers nearly hitting walkers in the early morning. Walking in the middle of the road (including blind corners) while wearing dark clothing is a recipe for disaster. We urge everyone to wear light colors, reflective gear and to stay close as possible to the edge of the road. Your safety is very important to us.

➤ **PET WASTE REMINDER**



Be a good neighbor and please remember to pick up after your pooch. If you take your dog for a walk, be sure to bring a bag to clean up after them. We understand it's not a desirable thing to do, however it is a necessary responsibility of the pet owner and a requirement of your lease. There has been an increase of negligent behavior regarding this and several neighbors have been picking up after others.

➤ **WINTER WEATHERIZING**



If your home is going to be empty for any length of time you can winterize your home in a few simple steps. Start by turning off the water to your house and drain your lines to avoid freezing of pipes. Turn down your thermostat to 50-55 degrees to save on energy and open your cabinet doors. Unplug your electronics and appliances in case of electrical problems or power outages. These simple steps can save you a lot of grief and possible costly repairs to your home. Here's a couple helpful links I found for weatherizing: <https://www.energy.gov/energysaver/weatherize> or <https://blog.constellation.com/2016/10/11/how-to-weatherize-your-home-for-winter-energy-savings/>

➤ **OFFICE HOURS AND SCHEDULING**



The office hours are still 8:00AM to 5:00PM Monday through Friday and 9:00AM to 5:00PM Saturday and Sunday. The SLI Board is continuing to keep the office closed to entry due to COVID. Leaseholders still receive all the same services. **You'll need to call in advance to make an appointment for services such as: notary services, copies, and faxing. This includes inquiries, concerns or complaints for the Manager.** While our team is here to help you, they're often working on projects, handling pre-existing issues or job tasks and constant interruptions hinder progress. Moving forward it will be necessary to make an appointment in advance. The number to call is 541-764-2208, Thank you.



Happy Holidays ~ Christine McGowan, SLI Manager