

SALISHAN

NOVEMBER
2026

COMMUNITY NEWSLETTER

OFFICE & MANAGEMENT

Aperion Office Hours:
Monday-Thursday 9am-5pm
(closed 12:30-1:30 for lunch)
Friday 9am-12:30 pm
Aperion Onsite Salishan Days: Thursdays
Aperion Office Phone 541-389-3172
Emergency After Hours Phone
541-678-1894
customerservice@aperionmgmt.com

PATROL & BOARD

Salishan Patrol Phone 541-992-4300
Patrol Hours:
Everyday 8am-6pm
salishanpatrol@salishanleaseholders.com
[Board contact information](#)

From the Chair, Sue Sanman

November signals the start of our winter storm season. I want to share updates regarding our community's coastal infrastructure and remind everyone of safety tips to protect our coastal homes.

Protecting our shared shoreline and common area infrastructure from further severe wave erosion remains one of our community's top priorities. A public hearing has been scheduled by OPRD on November 18th at 2pm to review our pending Beach Grass Lane riprap revetment permit application. We are actively developing our neighborhood response, and learning the logistics for the hearing.

With an active storm season arriving, please take a few moments to ensure your household is fully prepared for power outages, high winds and ocean surges. In addition to checking your emergency kits, please make sure your contact information on record with Salishan is up to date. Please send any recent updates to your phone number, email address or mailing address to the management office right away. Contact information is listed above.

If this is your second home or you plan to travel during storm season, please coordinate with a trusted friend or neighbor who can physically check on your property during or after a major storm event.

Lincoln County Fire & Rescue's St Claire station offers free sand and sandbags, October through April. Details can be found on their website. If we experience the Super El Nino that some are predicting, we could see more standing water on our roadways, or flooding.

Sandbags can help direct water away from entryways and vulnerable foundations.

As Thanksgiving approaches, and we focus on gratitude, I am incredibly thankful for the unique beauty of Salishan and the dedicated neighbors who work together to help preserve and protect our little sanctuary on the coast. What is it about Salishan that you are thankful for this season? I'd love to hear about it at our next Board Meeting, Friday, November 20th at 3:30 with coffee hour starting at 2:30.

We have some committee updates this month: Gretchen Cole is our new Board Liaison to the Care and Appearance Committee, and Melody Montgomery is our new Board Liaison to the Social Committee. The Social Committee and Board are offering Saturday morning coffee gatherings in the Community Center. Please check the Social Committee section for more details.

With gratitude,

Sue

chair@salishanleaseholders.com

Board Retreat Sets Direction for the Year Ahead

The SLI Board met on October 17 at the Community Center to discuss Salishan's future, identify priorities for 2027, and strengthen how we work together and serve leaseholders.

Our shared vision is for Salishan to be a welcoming coastal community that preserves its natural beauty and peaceful character through responsible stewardship, service, and leadership—a place where leaseholders feel connected and valued.

Our discussions focused on five priorities:

- Financial health: Fund future needs while spending responsibly on the services, maintenance, and improvements our community needs today.
- Maintenance and beach access: Plan and prioritize care of our common areas and improvements to beach access.
- Management accountability: Clarify service expectations and improve task tracking, responsiveness, and follow-through.
- Community connection: Strengthen communication, welcome new leaseholders, and create more opportunities to connect with one another and the board.
- Board effectiveness: Improve coordination, delegation, and tracking of commitments.

We are translating these priorities into action items with assigned responsibilities and timelines. We look forward to sharing progress and hearing your ideas as this work moves forward.

Calendar of Events

To view upcoming events and committee meetings please visit the website calendar. Unless indicated all meetings are open to Leaseholders, Zoom links are provided.

Please check the website calendar to ensure the meeting is still taking place at the time and location listed here (things change...)

November Meetings:

- 7th, 10-Noon, Social Committee, community center, planning and Leaseholder assistance with navigating our community & website.
- 19th, Architecture Committee. Closed to Leaseholders
- 20th, 10:30-noon, Beach Access Committee, community center
- 20th, FAC meeting. Closed to Leaseholders
- 20th, 2:30-3:30, Community Coffee before the Board meeting, community center.
- 20th, 3:30-5:30pm, Board of Directors meeting, community center.
- 20th, 5:30-6:30, Attitude Adjustment, community center
- 21st, 10-Noon, Meet your Board members, community center
- 25th, 8:00-9:00 am, Communications Committee, via Google Meets

[View Calendar of Events](#)

From all of the Staff-

(Management, Patrol, & Maintenance)

Maintenance Update

Your maintenance team continues to spend a great deal of time throughout the community caring for Salishan's roadsides, common areas, recreation spaces, and beach access areas.

Along Salishan Drive, crews have been clearing the roadway shoulder and removing accumulated debris to improve conditions for pedestrian use. Mowing was also completed along Salishan Drive and Aster Lane, including the area extending to the bench. Debris collection has continued with the maintenance truck and is being hauled to the dump by staff.

Routine cleanup has continued throughout our shared spaces, including the beach access areas, Community Center, basketball court, four-way stop, Spit, tennis area, and associated parking areas. Crews have been picking up garbage, blowing and clearing debris, and keeping dog-waste bag stations stocked as needed. Leaf and debris cleanup will continue throughout the fall.

The team has also assisted with a drainage investigation, clearing brush to help locate a drainage inlet and identify a blockage.

Patrol Reminders

A few friendly reminders from our Patrol team can help keep things running smoothly throughout Salishan and help everyone do their part in caring for our community:

Trash cans: If you are leaving Salishan for the week, please make arrangements to have your trash cans put away after pickup. With bear sightings up, it is especially important that cans are properly stored rather than left outside before or after collection.

Entrance directory: Please remember to keep your phone number current in the directory at the entrance. Having accurate contact information helps ensure that your contractors, service providers, and guests can reach you when they arrive at the gate.

One vehicle per gate opening: Please allow only one vehicle through for each gate opening. Staff continue to see instances where owners or guests attempt to follow another vehicle through before the gate closes. Doing so can result in contact with and damage to the gate arm. Taking the extra moment to allow the gate to operate as intended helps protect the equipment and avoid unnecessary repairs.

Thank you for helping with these simple reminders. A little extra attention from each of us goes a long way toward keeping Salishan orderly, welcoming, and well cared for.

A Note from Cera, Kaden, and Katie

As we move further into fall, there continues to be a great deal happening throughout Salishan. From planning for the year ahead to maintaining our roads, common areas, and community spaces, the management and maintenance teams remain focused on both the day-to-day needs of the community and the longer-term projects that help care for Salishan.

We appreciate the questions, observations, and feedback we receive from leaseholders. Staying connected with residents helps us identify needs and continue taking good care of this special community.

Management Update

A major focus recently has been planning for 2027. Management has been supporting the budget process through preparation of budget revisions, assumptions, labor analyses, comparisons, and final adoption materials as the Board and FAC worked through the upcoming budget.

We are also continuing to work on roads and infrastructure. Staff reviewed Salishan roads to identify locations where additional shoulder gravel may be needed and prepared an initial map of those areas. That work will help further define the project scope in preparation for future contractor pricing and competitive bidding.

Along the oceanfront, management continues to coordinate with owners, contractors, consultants, committees, Board leadership, and OPRD on active shoreline projects and permitting questions.

Management also continues to provide administrative and operational support to Salishan's active committees, helping our community volunteers move projects and initiatives forward. Behind the scenes, work also continues financial reporting and account follow-up, architectural and compliance matters, records organization, administrative improvements, and staff cross-training to provide greater continuity in Salishan operations.

Communications Committee, Brad Graff – Chair

bradgraff@gmail.com

The newly revised www.SalishanLeaseholders.com website has been live for about a month. We hope you are enjoying the new layout and find it easier to navigate. If you encounter any problems or have suggestions, please email us

salishanleaseholderswebsite@gmail.com – Barry or I will see this and get back to you.

Service Providers at Salishan! Have a painter or landscaper you like and want to share with your neighbors? Or looking for a recommendation for an electrician or plumber? This is our Salishan community generated list on the new website. The “OLD” list was woefully out of date... many of the businesses were closed or had changed phone numbers. The new list will be recommendations FROM THE COMMUNITY. Please take some time to add your favorite folks to the list. We need to grow it from the currently very small (but accurate) list to something everyone can use.

[Check out the Service Providers Page](#)

Architecture Committee, Jon Gustafson- Chair

architecture@salishanleaseholders.com

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

- Decks & Patios: 2
- Repairs: 4
- Roofing & Gutters: 2
- Exterior Lighting: 3
- Exterior Doors: 3
- Tree Trimming/Removal: 1

- Windows: 1
- Siding & Trim: 1

The AC reviewed and declined applications for the following types of projects last month: None

ASK THE ARCHITECTURAL COMMITTEE

When Is a Replacement Really “Like-for-Like”?

Q: I'm planning to replace some deteriorating exterior materials on my home. If I'm simply replacing what's already there, do I need Architectural Committee approval?

A: Generally, routine maintenance and repairs that replace existing materials with identical materials, finishes, colors, and dimensions are considered like-for-like replacements and do not require Architectural Committee (AC) approval.

However, the distinction between maintenance and modification isn't always as straightforward as it might seem.

For example, replacing deteriorated siding with the same type, profile, and finish would typically qualify as a like-for-like replacement. But substituting a different siding material, changing the width or orientation of the boards, or introducing a new finish would constitute an exterior modification requiring AC review.

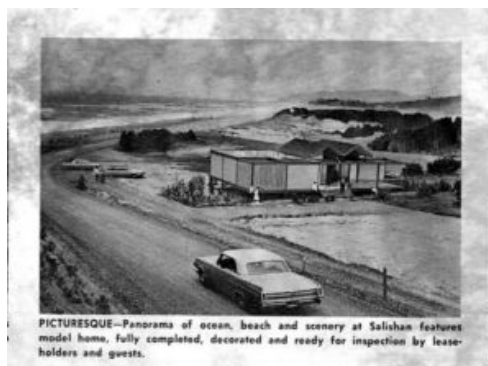
The same principle applies to windows, doors, decking, railings, and other exterior architectural elements. Even when the purpose is simply to repair or replace something that has worn out, changes in materials, appearance, or design can affect the architectural character of a home.

When in doubt, ask before you begin. A quick inquiry to the AC can help determine whether your project qualifies as routine maintenance or requires an application. Our goal is to help leaseholders maintain their homes while preserving the distinctive architectural character of Salishan.

Have a question you're curious about? Send it to AskTheSLIAC@gmail.com

Now, a question for you;

Do you know where the original model home was located? Or what became of it?



If so, the AC is seeking information. Please share what you know with Architecture@Salishanleaseholders.com

Ask the AC

Have a question of your own?

We'd love to hear it! Whether it's about an upcoming project, a provision in the Design Guidelines, or something you've always wondered about Salishan's architectural character, send it to:

AskTheSLIAC@gmail.com Your question might be

featured in a future newsletter. And yes, we'll even let you remain anonymous!

Care & Appearance, Doug Wride- Chair

The Care & Appearance Committee historically moves to meeting every other month by October, as we have moved out of the season of non-emergency exterior projects. This year we will meet in November and then plan to move to the winter season schedule through May 2027.

Our community-wide efforts on the previously described large scale Care & Appearance (C&A) issues listed below, continue with initial positive results. We will continue our emphasis here in the Newsletter and our new SLI Website, to make these improvements voluntarily as a community. Please note that as we move through 2027 and the voluntary resolution phase, some instances of these issues will escalate and involve enforcement.

All of these issues have been covered in previous newsletter articles, so if you are new to Salishan, or haven't taken the time to read the articles, please go to the website to review them.

The issues are:

- Exterior Lighting
- Street Frontage Clearance Trimming
- Street Address Number Marker Visibility
- Driveway Maintenance
- Signs

Eventually, all uncorrected instances will move to the enforcement phase. So we ask you to consider your Leasehold as it relates to these community-wide efforts and take corrective action over the next few months.

Spring/Summer 2026 Observations were that we had a significant number of Leaseholder projects throughout Salishan. A common reflection from Leaseholders has been that the project success was enhanced by early planning and securing schedule commitments from trades people. These projects included roofs, windows, siding, painting, decks/railings/steps, and driveway repair and sealing. All of these projects involve Architectural Committee (AC) approval, so please plan early and benefit from AC input. Early planning also allows your volunteer AC to not have to rush the process because your project is scheduled to start in 2 days.

Finance Committee, Gigi Ditz- Chair

The FAC October meeting was held on October 30, 2026 to review the September 2026 Financial Statements.

Year-to-Date Operating Budget Variances as of September 30, 2026.

- Income: Exceeds budget by \$42.8K This is again due largely to excess income received from lease transfers, fees and operating fund interest earned.
- Expenses: Under budget by \$89.1 Legal and BGL expenses less than budget, grounds and maintenance payroll under budget (no maintenance manager on payroll), no fire wise expenses yet YTD.

Discussion:

Review and approval of September Financial Package.

The SLI FY 2026-27 Budget was completed by the FAC and approved by the BOD. Leaseholders were notified of the new budget as well as the Maintenance Fee increase of 3.4%.

Reserve Study is in final revision for review and approval.

SLI Comm Center fence replacement expenditure approved by FAC and recommended for approval to BOD.

Fee schedule updates and charges to leaseholders

Comm Center pool expenditure to drain, clean and refill approved.

Employee Handbook revisions reviewed for approval

November FAC meeting will be held following the distribution of financial statements on November 20th.

Financial Health Task Force, Vicki Howarth Chair

Five-Year Expense Review (2021–2025)

The Financial Health Task Force has been reviewing SLI's expenses over the past five years to better understand our operating costs and future financial needs.

From 2021 through 2025, SLI spent approximately \$2.6 million, averaging \$519,000 annually. Expenses remained relatively stable from 2021 through 2024, averaging \$491,000 per year, but increased to \$632,000 in 2025, largely due to higher legal expenses, Firewise projects, and Beach Grass Lane expenditures.

Our review identified several key trends:

- Administration was our largest expense area, with legal costs increasing significantly over the five years.
- Roads and Grounds was our second-largest expense area, with costs varying depending on maintenance and special projects.
- Patrol costs remained relatively stable.
- Special and unexpected expenses, including storm-related costs and Beach Grass Lane, caused some of the year-to-year fluctuations.

An important takeaway is that historical spending does not necessarily reflect what it costs to properly maintain Salishan. Some years include unusual expenses, while others may reflect deferred maintenance.

What's Next?

The Task Force will continue separating recurring operating costs from extraordinary expenses and incorporating the updated Reserve Study to identify future maintenance and replacement needs.

Our goal is to determine what it realistically costs to operate and maintain Salishan, ensure adequate funding for future repairs and replacements, and develop recommendations for long-term financial stability.

Beach Access Committee, Sue Sanman - Chair

The Beach Access Committee meets on the 3rd Friday of each month, in the Community Center and via Zoom, from 10:30- noon.

At our October meeting, in addition to reviewing the conditions of each access to determine which should be open or closed, we discussed HGSA's rock step design that we will attempt at the 331-333 Salishan Drive access. Adan and Marcos from DKE recently shared that they had not previously seen the engineered design, and upon review with their primary excavator operator, he feels confident that he can build these for us. The 2019 HGSA report on the SLI website includes this design. It is expected that the additional labor cost will be \$8-12,000 to build the steps.

OPRD recently noted that they could not find a permit for the current revetment on our pathway at 281-283 Salishan and gave us until Nov 1 to let them know what our plans are for curing the unpermitted improvements. We are in contact with Certerra, HGSA (Schlicker) and DKE on this. Subsequent to our meeting, Adam Large with HGSA shared copies of the original permits from 1973, and repair permits from 2016 that show our pathway was included in both projects. There is not a separate permit for SLI, but ORS regulations and OPRDs prior

processes did not require that. We are hopeful that this will be sufficient for us to proceed with adding sand here rather than rebuilding the revetment under a new permit.

The permit package for adding sand at 50B/Sea Dunes is complete, the LUCS received from Lincoln County, and Katie has submitted the application to OPRD.

The committee is also considering a request to add benches at one or two closed beach accesses, creating viewing areas for our leaseholders.

Currently open beach access pathways are:

- 163-165 Salishan Dr, rock steps
- Beach Grass Lane Park area, either via the pathway across from the basketball court, or the end of Beach Grass Lane, sand path

- 331-333 Salishan Dr, sand dune that's a little steep coming up back
- 347-349 Salishan Dr, sand path
- End of the Spit, sand path

I've noticed an increase in e-bike use on our beach access pathways. Oregon State Parks passed new e-bike regulations last year that do not allow e-bikes on sand dunes or dry sand areas of the beach. This helps protect delicate coastal zones and wildlife habitats. Please park your e-bikes at a paved trailhead before you head out to the beach. You can find the new regulations here: <https://stateparks.oregon.gov/index.cfm?do=v.page&id=131>

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

New Opportunities for Leaseholders-

We have two sessions each month for leaseholders to meet at the Community Center to share your ideas, talk about events and get technology and resource assistance for the website and SLI process questions.

The first Saturday of the month: join the Social Committee for planning leaseholder events as well as technology support and resource assistance.

A second session on the third Saturday of the month is being spearheaded by Melody Montgomery, our Board Liaison, and offers an additional socializing opportunity. We will have two to three Board members in attendance for you to get acquainted with.

The Community Center will be open from 10a.m. until noon for both events and we plan to offer these opportunities each month.

Please feel free to drop in with your suggestions, ask questions, learn to navigate the new website or just chat about our wonderful Salishan environment. We always appreciate your input and ideas.

As November brings us the Thanksgiving holiday, we are switching up Attitude Adjustment. We will offer Coffee Hour one hour before the Board Meeting as usual, with Attitude Adjustment after the Board Meeting. We will be offering our usual sweet fare but also some holiday appetizers. Leaseholders can bring their own adult beverages for the Attitude Adjustment time, if they so desire.

With Christmas falling on the fourth Friday of December this year, we are asking for suggestions on what you would like to do for our Holiday Party. A potluck before or after Christmas? A cookie exchange? Wine tasting and appetizers? Send me a text or email with your suggestions.

A bit more about giving back: your redeemable can and bottle donations continue to help put food in the Little Food Pantry located outside the Lincoln City Community Center. Thank you for your donations.

YARD DEBRIS RECYCLING IN THE MAINTENANCE AREA

The Board will be reviewing a proposed plan for the yard debris recycling area at our December meeting. Our maintenance team has historically used this area for community wide debris as well. We recognize that this is an important service to leaseholders with varying opinions of how it should be managed. Some of the discussions we are having this year are also found in prior Board meeting minutes dating back to the 90's. In the meantime, you may contact the maintenance team if you need a pick u

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Newsletter created and assembled by the Communications Committee
Thank you for reading!