

Thank you for all the blog postings highlighting a small group of members masquerading as environmentalists solely to avoid compliance with existing and agreed HOA height restrictions in place since 1965.

There are many homes that have views (and a view can be more than just of the ocean) from various locations in Surfside. Many homes that have ocean views are appraised higher because of the view (as noted in the sites Hot Topice – The Value of a View). The 2023 Pacific County appraisals for properties have been completed. A detailed analysis of over 1,740 Surfside properties indicate an increase of appraised property value of 47.44% between 2022 and 2023 and an increase of 99.66% between 2019 and 2023. We purchased with the faith that the HOA would maintain the covenants and, in turn, we would have an ocean view. This view issue ties into the recent update of the County's Shoreline Management Program.

The Pacific County Shoreline Master Program update that is going before the Pacific County commissioners for approval contains language for the SMP areas that are within Surfside - specifically the 200 feet from the ocean eastward and the Skating Lake area on the east side of Surfside. For those who oppose tree height covenants, they have tried to manipulate the understanding of the language of the SMP and the CARL Ordinance 180 of Pacific County. The current CARL Ordinance 180 recognizes that there are covenants that supersede the CARL Act which include the ability to trim trees for views. The volunteer scrub pine trees that have proliferated the peninsula and Surfside, due to invasive beach grasses building dunes in a loss of dune prairies, create a negative environment for native species of birds and plants as well as creating a significant fire danger. No where in the Surfside restrictive covenants regarding tree heights does it include the term of "tree topping."

Surfside has been the fastest developing area on the Long Beach peninsula. It meets the criteria of an urban growth area, but has not been recognized by the state as such. The SMP describes Surfside as a crossroad community which is a small retail space within Surfside. The planned community development of Surfside Estates developed 2800 lots, but one cannot compare volunteer scrub pine trees to a purchase of 18,000 acres of timber in Pacific and Wahkiakum Counties by Hampton Lumber in August 2022. All those trees will be headed for fiber milling at Hampton lumber mills. Those environmental forests will be gone. Where is the hue and cry over thousands of acres of forest being clear-cut in Pacific County? Surfside is a planned community development, not a forest. Surfside trees seem to have had more scrutiny than an 18,000 acre clear-cut logging operation. We need to weigh apples to apples, and oranges to oranges.

In 2022, the following article was published outlining the environmental issues that affect native plants and birds as well as adding fire danger to our peninsula.

To read the rest of the article just click the link below.

https://rebeccalex.com/invasive-beach-grass/?fbclid=IwAR2sCgkZxp_t_Qv7CN4Pp1EKHU2UB-l4vfxq_FK_1VEukH_8z2RDCGQBQk0

More information on the Willapa Wildlife Refuge at <https://www.fws.gov/refuge/Willapa/>