

KIWANDA SHORES



KSMA June 2026

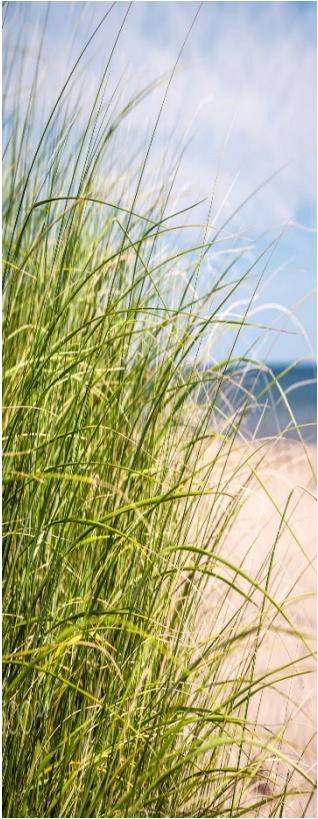
Welcome Homeowners!



Enjoy Meeting Your Neighbors Right Now

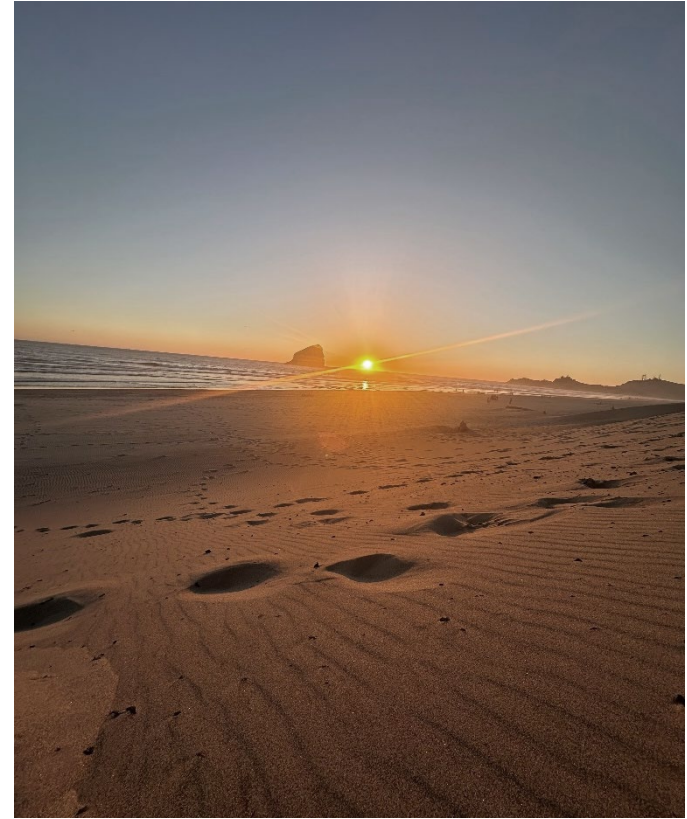
- We'll get started officially at ~10:15
- Sign in and fill out a name tag
 - Maybe add your street name
 - Be sure to supply your email if we don't have it already
- Help yourself to refreshments and water
- Note that annual meeting will now always be
 - The first Saturday in June



A vertical photograph on the left side of the slide showing tall, green grasses blowing in the wind against a blue sky with light clouds.

Agenda

June 2026 KSMA Annual Meeting



Agenda

- Introductions – Board and Contributors
- Vote on current board
- Call for volunteers
- 2025-26 accomplishments
- Fire and safety = Always!
- Finances, budget and expenditures
- Roads and maintenance
- Architectural Committee
- STR issues and rules
- Dune grass pilot project
- Updates on Astound fiber internet
- Feral cats
- Q&A
- Addendum



2024-5 KSMA Board and Contributors

Board Member	Role
Susan Caney-Peterson	President
Doneg McDonough	Secretary
Peggy Halley	Treasurer
Jeff Snow	Architectural Committee Chair
Ray Kimball	Member-at-large
Paul Schmidt	Member-at-large
Kaye Houk	Member-at-large

Other Contributors	Role
Scott Culp & Linda Meinig	Roads & Maintenance
Ryan Sturmer	
See slide	Beachfront Sand Permits coordination
Robin Curtin*	Bookkeeper
Travis Perreira*	Webmaster

*KSMA's only paid contributors; all others are volunteers

Vote on Current Board and New Faces

- We need to vote to officially extend the terms of the current board
 - Those who agreed to continue next year are listed below

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- Easy
 - We meet via Zoom every other month
 - Sometimes we conduct business via email
- Benefits
 - Contribute to your community
 - Earn free prizes (jk)
- How about you?
 - Would anyone else like to step up to serve?



What We Need as a Community



- Participate as you can
 - Become a board member; we have no limit on board #s
 - Volunteer for a specific position if you like
 - We could use additional Architecture Committee members
 - We meet 5 times a year via Zoom; emails otherwise
- Assist the board in an ad hoc manner
 - Let us know your skillset or interests
 - We especially appreciate email/MS office skills
- Fill the doggy bag dispensers; pick up trash



2025-26 Accomplishments

- Astound contract approved after legal review
- Provides free installation for owners
 - Special monthly rates for those who signed up early
 - More on a slide about that
- Our updated website is working well, including various forms
 - Webmaster Travis maintains site and helps with periodic emails
 - He ensures it is safe and backed up; posts updates
- Annual Tree professional tree trimming and removals
- Paving project on Seaswallow and Neptune completed
- Architectural reviews for new construction ongoing
- Expanded dune grass pilot project
- 3 new home and 8 exterior improvement/maintenance applications approved



2025-26 Accomplishments, cont.

- Created and track separate capital expenditures budget
- Memorial Day weekend debris cleanup
 - Scotch broom and dead limbs
 - Plans for fall dumpster bin rental based on demand
- Feral cat efforts taken (more on that slide)
- Gate keypads replaced
 - Note you must enter * after gate code
- Insurance audit passed
- Bookkeeper Robin does annual billing and updates contact info
- Multiple communications to homeowners via email and Contact Us on website



Fire and Safety are always our concern

- We continue to trim dead trees and branches in the community
- We urge you to:
 - Weed-whack a perimeter around your home
 - Remove dead branches from nearby trees
 - Consider sprinklers during construction or remodeling
 - Upgrade your siding or roof to fire-resistant types
- Ask your friends or visitors to drive with kids & animals in mind
 - It's hard to drive 15 mph unless you really try
- Follow our fire safety rules about nothing that emits flames or embers
- No outside wood fires **or fireworks** ANYWHERE in Kiwanda Shores or on the upper beach
- Tell your renters



Finances: Update

- **Peggy Halley**, a past KSMA president, is our Treasurer
 - She has put in lots of hours to set up accounts and other paperwork
 - She pays bills that are not on autopay and works with Robin on finances
 - There always two people who review finances and checks to be written
- **Robin Curtin** is our paid bookkeeper and does the annual billing
 - She tracks our income and expenditures to prepare financial reports
 - If you have a change in address or contact info, be sure to let Robin know
- We have robust account balances (see following slides)
 - Paving the last portion of roads was our only capital expense in 25-26
 - Our reserve funds are in a higher-yield savings account
- Our annual dues are modest compared to other HOAs
- Your money is in good hands
- We work to avoid unnecessary assessments



Finances: Account Balances

ASSETS	
Current Assets	
Checking/Savings	57845
High Yield Savings	28118
Reserve Acct	50007
Total Checking/Savings	135970
Accounts Receivable	
Dues Receivable	4451
Total Accounts Receivable	44513
Total Current Assets	140422
TOTAL ASSETS	140022

LIABILITIES & EQUITY	
Equity	
Opening Bal Equity*	-429
Retained Earnings	99717
Net Income*	41134
Total Equity	143864
TOTAL LIABILITIES & EQUITY	140422



\$ As of June 1, 2026 Entries are rounded



Finances: Profit & Loss Statement, Jan 1- April 7

ORDINARY INCOME/EXPENSE INCOME	
Membership Dues	51,800
Penalties & Interest	388
Transmitter/Remote Sales	
Total Income	52188
Cost of Goods Sold	
Cost of Transmitters	
Total COGS	
GROSS PROFIT	52188
EXPENSES	
Accounting	1550
Gate	398
Landscape Maintenance	468
Total General Maintenance	866

EXPENSES CONT.	
General Liability Insurance	3990
Total Legal and Professional	2312
OR Corp Fees	50
Postage/Printing/Mailing	520
Gifts	175
Post Office Box	120
Record Storage	390
Meeting Place rent	145
Utilities	285
Website	1168
TOTAL EXPENSES	11453

As of July 1, 2026 \$ Entries are rounded



Roads and Maintenance

Scott Culp is one of our most valued assets

- He's not officially on the board but he does a yeoman's share of work
- He coordinates work with our service vendors
 - Coastway Construction, Tillamook PUD, Iconipro and Metro Gate (gates), etc.
- Scott is the contact for remotes (\$20) and lives in Kiwanda Shores full-time
 - His partner, Linda Meinig, is also helping out with remotes
- Ryan Sturmer is apprenticing with both of them on these issues



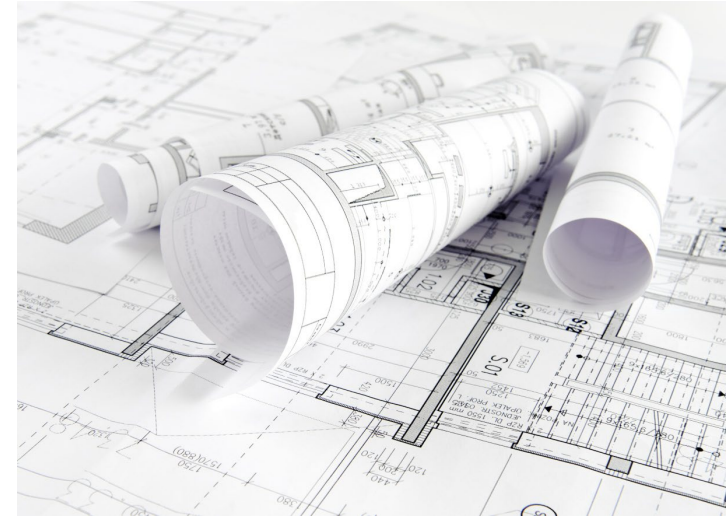
Latest updates:

- The fences need constant fixing; rails and posts are stockpiled
- The gates are in good working order thanks to routine maintenance by Metro Gate
- Scotch broom and Tansey ragwort are under control and being monitored
- Sand buildup is our biggest challenge, especially at the entrance points



Architectural Committee

- **Jeff Snow** heads up this committee
- It could use more volunteers
 - Helpful to understand architectural drawings but not critical
 - Must review the KSMA architectural guidelines
 - Respond to emails from group in a timely manner
- This year 3 new home and 8 exterior improvement/maintenance applications were approved
- Reminder: Go to kiwandashores.org to review our guidelines and submit forms before you build or change your exterior



Short-Term Rentals (STR) Issues

- Have an issue with renters at a home with an STR permit?
 - In an emergency, call 911
- If it is safe to do so, contact the guests directly
 - Remind them of our Rules for Livability
 - They should be posted in the home
- If you can't or don't want an in-person contact, call the number listed on the home as property manager
- Vacasa has an 800 number, but the local property manager is Mason, 541-921-4529
- If that fails, call the STR NON-Emergency Complaint Hotline: 503-850-0402
- STR Online Complaint Portal: <https://secure.hostcompliance.com/tillamook-county-or/complaints/type>



Homeowners with STR rentals

- Homeowners who rent are required to follow all Tillamook County rules for STRs, including
 - Proof of weekly garbage service
 - Sufficient bins and enclosures
 - Sufficient parking
 - Contact signage, including new hotline number
 - Non-Emergency STR Hotline 503-850-0402
- <https://www.tillamookcounty.gov/commdv/page/short-term-rental-license-requirements>

Helpful Information

STR	Short-term Rental (under 30 days)
STR Hotline	503-850-0402 (non-emergency)



Dune Grass Pilot Project

- Efforts to seed grass on the south end of the beach have largely failed
- Doneg led a new approach on the north KSMA lot in Feb. 2024 as a pilot
- Included large clumps of transplanted dune grass from Kiwanda Shores lots
- Planted upright on lower foredune (roughly 5' x 10' area)

Conditions at
planting:
Feb 20, 2024

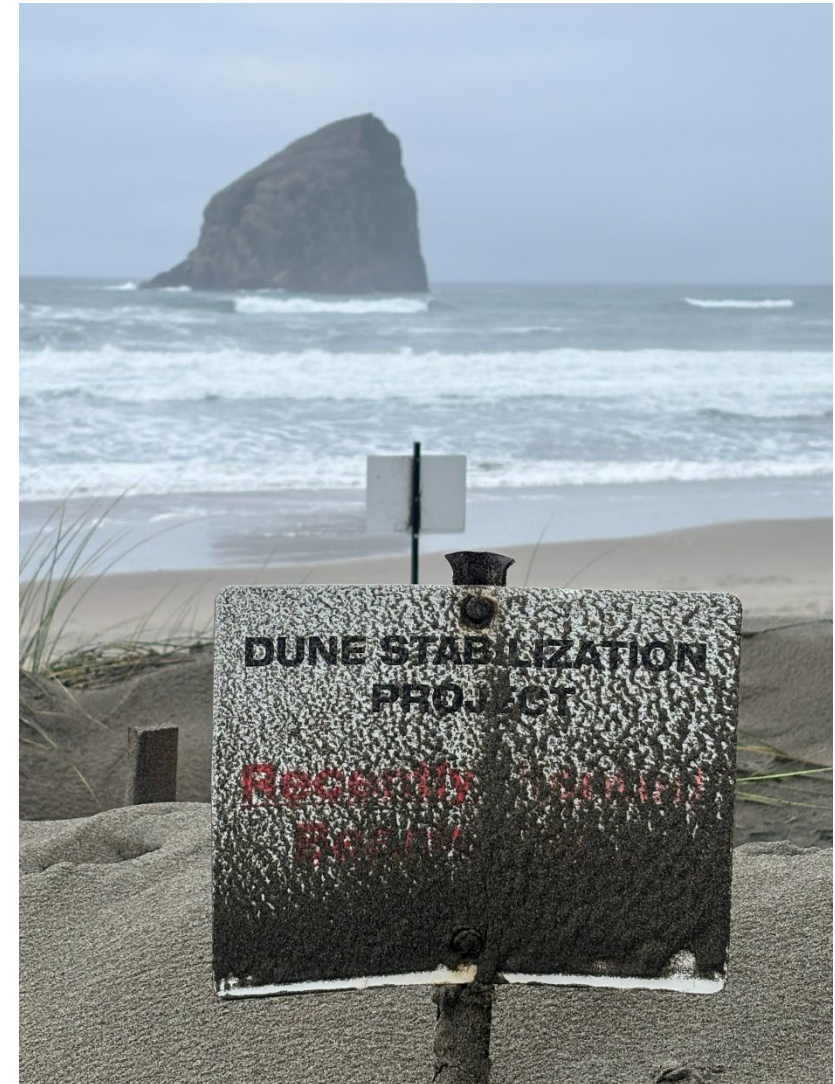


Dune Grass Pilot Project, cont.

- A third section of planting took place earlier this year
 - On south side of the access path and
 - On north side of the path, lower on the foredune.



- The stakes and signage have helped to protect the planted area, but it is rough out there



Dune Grass Pilot Project, cont.

- Some success: regrowth!
- Total expenditures: ~\$800
 - For signs, stakes, moving dune grass

Current status: May 2026



Dune Grass and Sand

- Cautions and thoughts on grading and beach grass:
- Our primary goal is to find a way we can grade sand away from our homes
 - to both protect our homes from inundation and
 - to protect the views and access to the coastline for the benefit of the entire community
- The only way to do that legally is to be permitted
 - An emergency “Remedial Permit”
- Community permits no longer allowed
- We know from many years of experience that planting grasses on our stretch of the beach will be difficult if not impossible to properly establish the grasses
- Homeowners are encouraged to utilize the county and state Remedial Permit process to enable them to move sand away from their homes



Astound fiber internet



- KSMA's representative from Astound is **Clint Redding**
 - He is familiar with the KSMA contract vs. general Astound Customer Service
- If you are interested in signing up with Astound, call him at **971-421-3679**
 - Astound calls this their "white glove service"
- His email is Clint.Redding@astound.com
- Astound books a few weeks out for installation appointments
- June 4th: Price for Life offers start at \$50/mo or less, with autopay election
 - Details and disclaimers are on flyers provided at the meeting
- Note that this is internet only; not cable TV



Feral Cats



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- Black cats with no owner showed up at a Kiwanda Shores home & began multiplying
 - The homeowner humanely feeds them at personal cost
- A volunteer organization captured and spayed & or neutered 15 of them
 - The “fixed” cats have tiny nicks in their ears
- There are no spaces in local shelters for cats needing adoption
 - We have searched for solutions but not found any humane ones
- There remains an issue of cats entering crawl spaces or living under nearby decks
 - Seal off access to your crawl spaces; not just cats can take up residence
 - Use rosemary or pine cones soaked in essence of citrus to deter their presence

Q&A

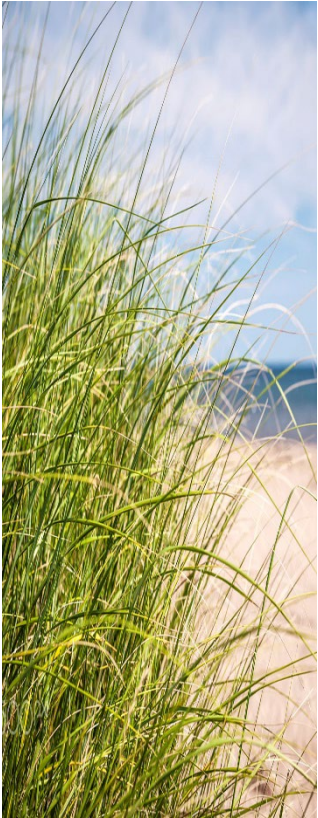
- We expect you are more than ready to leave but let's have a short Q&A period
- We do have Frequently Asked Questions posted on our website
- They cover many of the typical issues, such as garbage, parking, CC&Rs, etc.
- You can also meet individually with board members
- And you can contact us via the website



Thank you for coming!

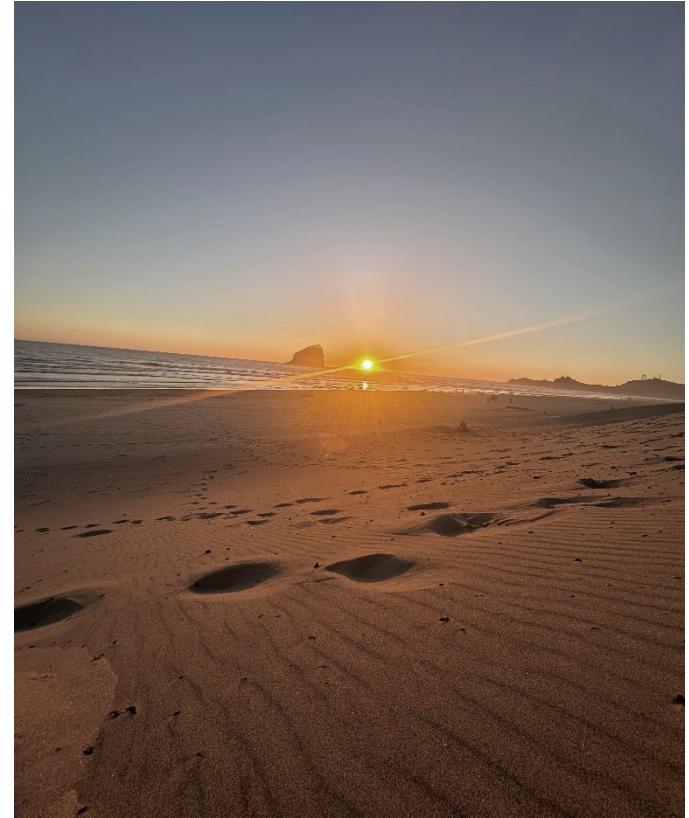
- Your participation is part of what makes Kiwanda Shores livable
- Look for handouts if you didn't get them





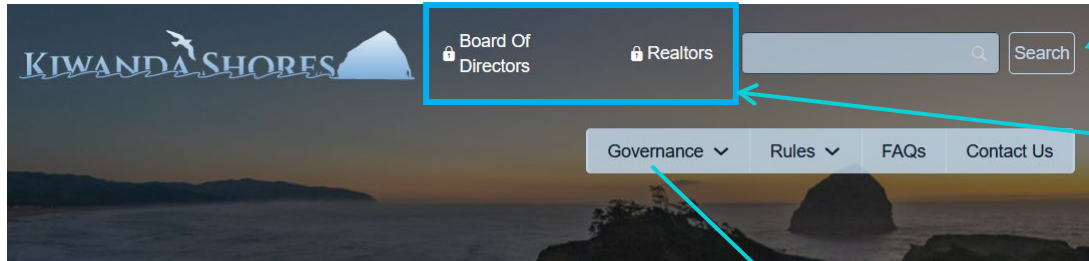
Addendum

Some additional info for reference



New and improved website reminder

<https://www.kiwandashores.org/>



Search now works
within our many PDFs

These two pages are
password protected

Quick Menu

Governance

Rules

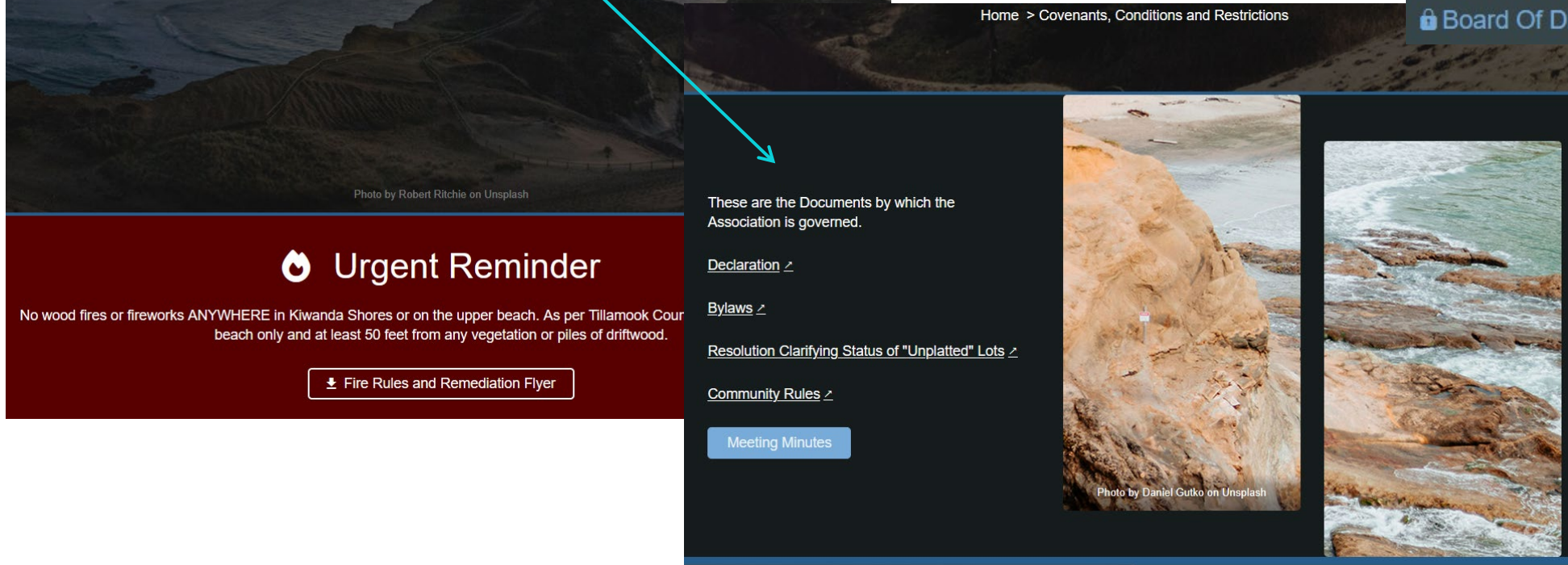
FAQs

Contact Us

Website Accessibility

Sitemap

 Board Of Directors



Community Comes From You

- A sense of community in Kiwanda Shores is a living thing
- Every interaction of people contributes to it and changes it
- It's a vibe on the street; it's a feeling of welcome
- A healthy community hangs together when it can
- It's as much about the people as the buildings
- The more we enjoy our environment; the more we care for it
- The more we care for it; the more we enjoy it
- The more we see smiling faces, the happier we become

Know your neighbors. Look up when you are walking. Greet people. Help a lost dog or person. Have a block party. Pick up litter. Stock the doggy bag dispensers. Listen to the birds. Watch out for deer. Drive slowly. Start a tradition. Ask for help if you need it. Share your skills. Make an effort to connect. Take a neighbor fishing. Visit the Little Free Library. Give visitors the benefit of the doubt.



Nestucca Rural Fire & Rescue (NRFPD) Services

Help EMS find you in an emergency:

- Reflective address sign markers
<https://www.nrfpd.com/online-forms>
- Available with (\$35) or without (\$25) the mounting hardware and post

NRFPD Contact info

- 503-392-3313
- 30710 Highway 101 S, Cloverdale OR 97112

Office hours:

- Monday - Friday 8 am - 5 pm
- Saturday - Sunday Closed
- Holidays Closed
- Email joeder@nrfpd.com

