

Spring
2025



Home Improvement | Decor
Real Estate | Construction

Check out these booths & so much more at the 2025 Tillamook Headlight Herald Home & Garden Show

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Old House Dalias, pg 4



Tillamook Beekeepers' Bee Days will feature a demonstration hive as well as a fundraising raffle for a hive constructed by Rick Stelzig and painted by local youth, pg 7

Monkey Business 101, pg 4



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Mortgage term options explained

By TLC, a Division of Fibre Federal Credit Union

IMPACT OF TERM ON TOTAL COSTS OF BORROWING

Choosing your mortgage term is one of the most important financial decisions you'll ever make since it impacts your financial situation now and in the future.

WHAT IS A MORTGAGE TERM?

This is the amount of time you get to pay back the money you've borrowed for your home loan, plus interest. Terms range from 10, 15, 20, and 30 years. Shorter terms offer better interest rates but have larger payments, and longer terms have a higher rate with lower payments and the option to pay off faster.

You want to choose the shortest loan term that gives you a monthly payment you can comfortably afford. A 15-year term means you'll pay significantly less interest over the lifetime of your home loan compared to a 30-year term. You may find a 20-year term is a sweet spot in the middle! Of course, the mortgage team you work with will help determine which term works best for your income and financial situation.

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A LONGER TERM MIGHT BE BEST IF:

- You'd prefer lower monthly payments.
- You need a larger or more expensive home. If you plan to stay for a long period, you may be able to comfortably buy a more expensive home because of the lower monthly payments.

Best wishes on the next phase of your home ownership journey!

Cannon Beach real estate report

Will Chappell

After a period of high activity during the coronavirus pandemic, Cannon Beach's real estate market has cooled off in the last several years, with prices holding steady.

Duane Johnson Managing Principal Broker Michael Henderson said that he expects to see that trend continue, especially in the second-home market, as most owners are happy with their properties.

"Whenever you look at these things, it's all about supply and demand, right, and the demand is down," Henderson said. "I think there was just a lot of movement in the last handful of years and that most people that have second homes are settled in their second

homes."

As of mid-February, there were 21 active listings in Cannon Beach, and only one home had sold so far in the year to date. Looking back at 2024, Henderson said that the average list price for a home in Cannon Beach was \$1,439,000, while the average sale price had been \$1,243,000, indicating a buyers' market.

Henderson said that there had also been an increase in inventory recently and that he thought one of the reasons behind it was aging baby boomers selling properties as they looked to divest and settle their estates.

Paired with a decrease in demand, Henderson said this had led inventory to reach its highest level in a decade but that he expects



Beachfront Homes Cannon Beach, OR.

Photo by Katherine Mace

more transactions to take place as the winter gave way to spring. "It's been very, very quiet for the first part of the year," Henderson said. "I do expect that to increase, but overall, the

inventory is very, very high; it's the highest that it's been in probably a decade."

Despite the abundance of available properties, Henderson said that he was not concerned about values

falling because of Cannon Beach's paucity of buildable land. "Cannon Beach real estate, historically, never loses its value, they're just not making any more of it, so I don't know if you'll see much of a dip in property values," Henderson said.

The slower market and uptick in inventory have led some owners interested in selling to delay their listings, to avoid a crowded market where homes are listed for an average of 70-80 days before selling. "Nobody really wants to put their property on market when there's a glut of inventory," Henderson said.

While these trends hold true in the second home market, which comprises most Cannon Beach transactions, Henderson said that he was seeing more

movement in the primary home market in Cannon Beach and other areas in Clatsop County. He attributed this to young professionals tiring of paying rent and moving into home ownership despite higher interest rates.

Henderson also said that he felt that the recent change in presidential administrations and the ensuing uncertainty had also had a chilling effect on the market by decreasing consumer confidence.

"I think a lot of it does play into just the changing leadership politically," Henderson said. "Regardless of which side of the aisle you're on, how those policies with that change will take form and shape, I think that's caused a lot of people to hit the pause button."

Tillamook real estate report

Staff report

Following a strong 2023, high interest rates slowed sales of non-beachfront homes in Tillamook County in 2024, leading to a large inventory drop midyear.

However, Pam Zielinski, Principal Broker for Berkshire Hathaway Home Services Northwest Real Estate, said that she had already seen an improvement in listings in January and was feeling positive about the rest of the year.

"I'm optimistic about having a good 2025 and it already has kind of started off to be much better than it was," Zielinski said.

Throughout 2024, 433

homes sold of 743 listed across Tillamook County, with the county seeing 40 or more sales each month between May and October. The average sale price for a home in the county was \$612,000, while the median was \$495,000 and the most expensive property transacted \$3.5 million.

Inventory tracked up through the first half of the year, rising from 40 homes in February to a peak of almost 100 in July, before a big dip back down to just over 40 in September, with a further decrease to just 20 homes on the market by December.

Zielinski said that the big dip had likely been caused

by sellers who tested the market with aggressive prices due to the strong conditions in 2023 before making the decision to pull their listing when there was a lack of action.

"It's definitely an indicator that over the last year there are more people who expected higher prices because the market was so brisk the prior year," Zielinski said. "So, they put their house on the market at a price that they really wanted to get, then reality hit them, and nothing is happening then they take it off the market."

Hard hit in the softening market were higher end properties in beach communities with water views

but no direct beach access. Zielinski said that demand for properties along the beach had remained strong, but that those up the hill or even across the street were sitting on the market.

Another factor in the challenging market is high interest rates, which Zielinski believes are keeping people, especially those looking for homes in the \$350,000-650,000 price range, from buying. Despite the challenge, Zielinski said that houses in that price range in good condition and cheaper houses were still selling and that interest rates weren't as bad as many perceived.

"I know everybody thinks interest rates are high, and they're higher than they had been, but they really aren't awful," Zielinski said. "They're okay, they're manageable."

Zielinski also said that she believed the updated rules governing real estate agents' relationship with prospective clients that went into effect in August had impacted the market. The new regulations require agents to sign contracts with prospective clients outlining the fees they will charge, which Zielinski said had been a challenge for many brokers initially but has since been getting better.

Another trend that

Zielinski said she has noticed in recent years is an increase in people moving from out of state to escape hot climates or relocate following a natural disaster. She specifically mentioned that she had sold five homes to former residents of Paradise, California, after a fire devastated the community in 2018 and said that she expected to see a similar influx following the Los Angeles area fires earlier this year.

"I think once they kind of get over the initial shock we're going to get a lot more people coming up here wanting to buy a house in our area," Zielinski said.

Headlight Herald Home and Garden show returns April 26-27

Get ready for the summer with the 36th annual Tillamook Headlight Herald Home and Garden Show at the Tillamook County Fairgrounds on April 26 and 27, cohosted by Tillamook County Solid Waste.

The show will feature a wide selection of vendors selling goods to help get your home and garden looking tip top, as well as the 2025 Bee Days hosted by the Tillamook Beekeepers Association and food

from the team at Pacific Restaurant.

Bee Days will feature the association's demonstration hive as well as a fundraising raffle for a hive constructed by Rick Stelzig and painted by local youth, with proceeds going towards the club's operations.

The Kiwanis Club of Tillamook will also be fundraising for scholarships for local youth and Stelzig will be selling his handmade, wooden American flags,

with proceeds supporting American Legion youth programming.

Vendors will include Old House Dahlias, Monkey Business 101, LP Designs, photographer TR Russell and many more.

Monkey Business 101's booth will feature a wide variety of fruit and vegetable plants, from blueberries to strawberries, grapes and tomatoes, flowers and, of course, monkey trees, while Old House Dahlias will have dahlia clumps,

including for the striking Holyhill Black Widow.

Pacific Restaurant will be serving Five Rivers coffee and fresh baked goodies before 11 a.m. on Saturday and lunch from 11 a.m. until the end of the show on both days, featuring popular favorites.

So, mark your calendar for 9 a.m. to 4 p.m. on April 26, and 11 a.m. to 4 p.m. on April 27 to prepare your home and garden for all their spring and summer needs.



Enter to win handcrafted cedar planters filled with spring flowers and many other prizes at The Kiwanis Club of Tillamook booth. Proceeds go to Tillamook County High School Scholarships.

The Holyhill Black Widow is back!

Join Old House Dahlias owner Mark Harvey at the Tillamook Headlight Herald Home and Garden Show April 26 and 27. This is a good opportunity to stock up on dahlia clumps at a super affordable price. Mark will be selling single clumps for only \$6, or two clumps for \$10. Come early to get the popular Holyhill Black

Widow variety before they sell out!

Other varieties for sale will be dahlia balls, miniature dahlia balls, water lily varieties, informal decorative and formal decorative dahlias. Most of these are cut flower varieties. Mark is happy to answer questions about growing dahlias here on the Oregon coast.

What is a dahlia clump?

It is the cluster of tubers associated with a dahlia plant that grows under the soil. When the dahlia plant is harvested in the late fall, the clump can be washed and stored for replanting the following spring "as is", or it can be divided into numerous tubers.



Edible and Bee-friendly Landscaping

This year Monkey Business 101 returns to the Tillamook Headlight Herald Home and Garden Show with an outdoor space near the exhibit hall entrance. Operated by Barbara Brown, this year's inventory will be concentrated on edible and bee-friendly landscaping plants that are appropriate for larger spaces to container gardening. In addition to selling plants, Barbara will be at the show to consult with her clients about how to become more self-reliant through establishing

secure food resources and good crops. She will provide planting and care consultation as well as information on cross-pollination to ensure successful outcomes for years to come.

At this year's show expect to find fruit trees, blue berry bushes, strawberry plants, mints, and herbs. Aficionados of Heritage roses will be delighted to find an array of varieties for sale. There will be flowering perennials, shrubs and monkey puzzle trees to select from.



WELCOME HOME SPRING 2025

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It's Time to Be Thinking About the 2025 Home and Garden Show

Written by Rick Stelzig

I joined the Tillamook Beekeepers Association in 2014, and back then, we held a "Bee Day" event at Fairview Grange, coinciding with the Home and Garden Show weekend. In 2016, Claire Moody and I decided to relocate our club event to the Home and Garden Show at the fairgrounds. This move significantly increased our visibility, allowing us to better educate the public on the importance of saving bees and other pollinators.

That year was also the first time we raffled off a beehive, which Claire had purchased and donated to our club. Following that, we began custom-building hives for raffles, with one hive raffled at the Home and Garden Show and another at the Tillamook County Fair. This year's raffle hives are already constructed, and completed with the painting of six children who decorate the hive fronts with floral designs; they look fantastic.

Beyond beekeeping, I've taken on another significant task: helping to reestablish American Legion Tillamook Post 47. The Legion is well-known for its youth programs, and veterans here are deeply committed to supporting the younger generation. With the help of three school districts in the county, we sponsored



**Rick Stelzig,
U.S. Marine Corps**

five high school students to attend the Oregon State Police Law Enforcement Career Camp at Camp Rilea in Warrenton, OR.

My goal this year is to sponsor 12 students across three different American Legion programs—four from each of the high schools in our county. We're looking at supporting students for the Law Enforcement Career Camp, Boy State, and Girl State. While we've received generous donations from three individuals, we need additional funds to meet these goals. At this year's Home and Garden Show, our post will again have a booth where I'll be selling custom-made American flags, with 100% of the proceeds going towards these youth programs.

This task feels natural to me; many years ago, as a young U.S. Marine, I was stationed at the 8th & I Marine Barracks in Washington, D.C., where I guarded the Presidential Gate at the Washington Naval Yard. During the winter of 1973 to the spring of 1974, amidst President Nixon's impeachment trial.

Later, with a top-secret clearance, I moved to Camp David as part of the presidential security team. My wife Denise, our first child Christine, and I settled in Gettysburg, PA, a community rich with patriotism, especially as we approached the U.S. bicentennial in 1976, where our second child, Richard Collin, was born.

One memorable incident involved President Ford's Inauguration. At Camp David, I helped document and crate all the presidential and military flags for the event. Shortly after, an FBI visit ensued due to the mysterious disappearance of those flags post-inauguration, but I was cleared of any involvement.

The Home and Garden Show is not just an event for showcasing local talents and initiatives; it's a platform for community engagement and education. I invite everyone to join us, learn about our local beekeeping efforts, and support our youth through the American Legion's programs.



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Flags at Home and Garden Show support youth

Staff report

In what is becoming an annual tradition, the Tillamook Headlight Herald Home and Garden Show will feature hand-made, wooden American flags from Rick Stelzig in support of the American Legion's youth engagement efforts.

Stelzig, a Tillamook native who served in the Marines, said that he will bring 23 flags to the show and that he hopes to help the Legion reach its fundraising goal of \$4,600 to support a dozen youth in their programs for the year.

American Legion Post 47 in Tillamook returned to active status in 2023 after a period of dormancy and ramped up its offering for local students last year, taking a group of five to the Law Enforcement Career Camp at Camp Rilea in the summertime.

Stelzig said that the group plans to take another group to the camp



Rick Stelzig's wooden American flag wall hangings are selling at the home and garden show with proceeds going to support American Legion 2025 youth programs

this summer as well as the legions Boys State and Girls State conferences. Legion members are also working to stand up a youth sport shooting program in conjunction with Tillamook 4H and the Tillamook Gun Club.

Veterans and gun club members will provide instruction for the students, while 4H will handle the logistical and insurance responsibilities. Stelzig said that he hopes 20 kids will participate and that the group will focus on gun safety education and sport shooting, but that

there will also be an opportunity to go to competitions.

To support the youth activities, Stelzig has raised donations from locals but most of the funds have come from the sale of his handmade, wooden American flags.

After discharging from the Marines in the 1970s, Stelzig spent the rest of his career working as a tile layer on construction projects around the northwest. During his career, Stelzig said that he picked up skills from observing the various other crafts-

men working at jobsites, among them woodworking.

When he retired, Stelzig threw himself into woodworking. "I had a background with wood, that's what I enjoy doing, working with wood," Stelzig said. "And I'd like to be a welder, but I don't know how to weld, but I know. How to work with wood, and it was easy for me to build things."

Stelzig got into woodworking in support of a cause via the Tillamook Beekeepers Association, which he joined in honor of his dad, and has built beehives for the group to auction at the Home and Garden show since 2016. Stelzig still crafts the hives and is helping to construct a new building for the beekeepers at the Port of Tillamook Bay and added the flags to his rotation last year.

For anyone who wants to reserve a flag in advance, they can make a donation of \$150 to American Legion Post 47.



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Raffle hive for Home and Garden Show

Pictured right:
This raffle hive is for
the 2025 Home and
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Top left: Ashton
Andrus age 7 and
Paisley Andrus age 9

Bottom left:
Hazel and Russell
Stelzig both age 9

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Red-tailed Hawk at Dawn, photograph by TR Russell

TR Russell Photography at Home & Garden Show



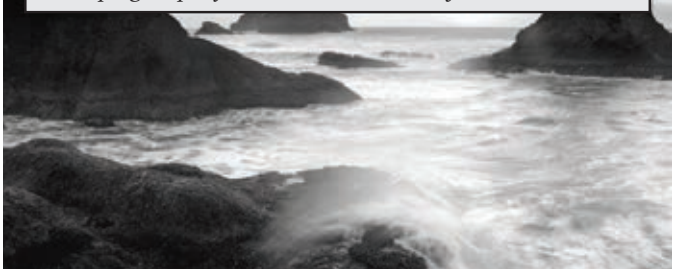
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Upcycling pallet wood for garden products



Visit the LP Designs booth at the Tillamook Headlight Herald Home & Garden Show April 26-27 to stock up on garden planters and bird houses—all made in Garibaldi by the Welch Family. They will also be selling small 4ft x 4ft chicken coops that can house 2-4 chickens comfortably. The garden planters come in two sizes. The large unit is 40" x 28" x 12" and smaller one is 40" x 18" x 12". LP Designs uses reclaimed pallet wood for their products. The wood is heat treated to resist bugs and rot. They are organically treated and safe for gardens and birds. The Welch boys, Wyatt (9) and Raylon (8) make the birdhouses out of the scarp pallet boards remaining after the larger items are built.



Wyatt and Raylon Welch with their handcrafted birdhouses. Submitted photos



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- Food by Pacific Restaurant
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Featured Home & Garden Show Food Vendor



Pacific Restaurant

Come to the Tillamook Headlight Herald Home and Garden Show April 26 and 27 with an empty stomach so you'll be able to enjoy award-winning cuisine cooked to order by Nelia and her crew

from Pacific Restaurant of Tillamook. If you come after 9 a.m., there will be Fiver Rivers coffee, fresh baked cinnamon rolls and cookies, croissants and more. After 11 a.m. both days, fresh burgers, smoked

pulled pork sandwiches, tri-tip wraps, tri-tip bowls and BBQ platters will be served. Seating will be available. Nelia's sister, Ona Matthew from ONAS Patisserie of North Plains, will of-

fer Hawaiian-style baked goods. Fresh sourdough loafs crafted with a 48 hour fermentation process will be baked throughout the weekend and sold to Home and Garden show attendees.

Spring planting pointers

Many people view spring as a season of rejuvenation. That renewal may be somewhat metaphorical for human beings, but it's literal for lawns and gardens that begin to grow anew as temperatures rise and hours of

daylight increase in spring. Each spring presents an opportunity for homeowners to get back outside and tend to their gardens. As the temperatures rise, homeowners can consider these spring planning pointers to ensure

their landscapes look lush and full in the months ahead.

- Start with the soil. Soil can serve as the starting point each spring. Winter can take its toll on a garden and even overwhelm the area with debris over the colder months. Clear rocks and other debris from the area before loosening the soil. The Farmer's Almanac recommends loosening soil to a depth of at least eight inches if planting a new garden. An existing garden may only need to be loosened to a depth of around six inches, after which homeowners can mix compost into the soil in early spring. Compost is organic matter that provides nutrients and helps to build strong plant roots.

- Consider a raised garden in colder climates. The Farmer's Almanac notes raised gardens can help homeowners in colder climates dry out and warm up wet, cold soils more quickly. Homeowners in such regions also can cover their beds with black plastic or cardboard prior to planting. Doing so can protect the beds from late-season snow and spring rains and also helps to overcome erosion.



- Take soil temperatures. Unpredictable weather is among the noticeable effects of climate change in recent years. That lack of predictability can make spring planting a little more tricky than it once was. Experts note that soil temperatures around 50 F are best for cool-season crops, while soil should be 60 F or warmer when planting warm-weather plants such as tomatoes.
- Work with a garden center to identify what to plant. The right plants for one region may not be ideal for

another, so homeowners are urged to work with a local landscaper or garden center before planting. Such a consultation can be especially useful for homeowners planting a new garden. Landscapers and garden center professionals will know which plants work in the local climate.

- Consider planting vegetables in the spring. Various garden experts note that spring is an ideal time to plant a vegetable garden. If planted at the right time, a vegetable garden can save homeowners

money on their grocery bills and provide a season's worth of fresh veggies. Lettuce and spinach are sun- and shade-friendly vegetables, which can make them good options for a spring garden. Cool-season root vegetables, which include beets, carrots and swiss chard, are some other notable veggies that can thrive in early spring.

Spring is a season of rejuvenation for gardens. That's even more true when homeowners consider some conventional planting wisdom in early spring.



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1525 Ocean Highlands Parkway



Spacious Supreme Quality home with oversized garage including a separate craft room. Bamboo floor, granite counter, see thru fireplace.

Broker Pam Zielinski 503.880.8034

Oceanside

MLS 25-1 \$750,000
240 Capes Drive



Whitewater Ocean Vistas from gorgeous and well maintained Craftsman in gated community. 2 ensuite bdrms plus a den & 3rd full bath.

Broker Pam Zielinski 503.880.8034

Oceanside

MLS 25-30 \$1,100,000
5235 Capes Loop



Oceanfront Gorgeously Remodeled Craftsman in gated community. Pine flooring, party sized stone shower, updated masonry fireplace.

Broker Pam Zielinski 503.880.8034

Oceanside

MLS 25-89 \$399,000
5415 NW Grand Avenue



Most Affordable Home in Oceanside today! 2 bdrm 1-level with woodstove & deck & plenty of off-street parking. Broker

Mary Kay Campbell 503-354-4501

Oceanside

MLS 24-636 \$435,000
5430 Grand Avenue



Oceanview from Great Soaking Tub, 2 bdrms, 2 full baths, Open Concept greatroom with fireplace and deck, oversized single garage.

Broker Pam Zielinski 503.880.8034

Oceanside

MLS 24-624 \$699,000
2665 Radar Road



Across Street from Beach with transferrable Short Term Rental Permit. 3 bdrms, 1.5 baths, 1-level, covered hot tub with ocean view, detached garage.

Broker Pam Zielinski 503.880.8034

Tillamook

MLS 24-584 \$1,980,000
17805 Highway 101 S



65 Acre Farm Property with gorgeous barndominium & sturdy farm buildings and underground manure tanks plus irrigation system.

Broker Pam Zielinski 503.880.8034

Rockaway Beach

MLS 25-36 \$799,000
317/319 S. Neptune Street



Duplex Near the Beach! Brand new construction, contemporary design, upscale interiors. 3 bed/2.5 bath with 1,526sq ft. Broker

Mary Kay Campbell 503-354-4501

Oceanside

MLS 24-606 \$395,000
Chinook Avenue #Tax Lot 11801



(Chinook) Flat Oceanview Building Lot just 2 blocks to beach and located in the heart of the village near great restaurants. Mostly cleared. Gorgeous.

Broker Pam Zielinski 503.880.8034

Contact your Berkshire Hathaway today for more information on these great listings near Tillamook County's pristine beaches. COASTALBRANCH.BHHSNW.COM



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