

# POLO RIDGE



*The Clatsop Plains are named for the tribe, that for 10,000 years, found here all the pleasure and necessities of life. A place of broad meadows between lines of low ridges that were once sand dunes, it became pastureland in the late nineteenth century and farmhouses dotted the plain. Today, the area remains one of great natural beauty where deer and elk roam fields surrounded by evergreens.*

Story by Dwight Caswell | Photos by Barbara Maltman & Justin Grafton

Stand upon a particular ridge and to the east and south you see the blue silhouettes of the coast range, and to the west you overlook pastureland and a horse barn, and across the pasture you see Surf Pines. It is a commanding view. Where cattle once grazed horses now wait for their chance to gallop across the field that gives name to the place, and the new community that is growing here: Polo Ridge.

Overlooking the polo field are 19 splendid one-acre view lots, with ten more planned for the next phase, and just below the lots there is open space, about 20 acres of it, reserved in perpetuity as wetlands and butterfly habitat—and for hikes and horse riding. Located between Seaside and Astoria, and convenient to both, Polo Ridge is a short distance from shopping, the beach, Fort Stevens State Park, lakes, restaurants, parks, and golf courses, among many other outdoor activities. Mere minutes away are the sands of Del Rey Beach.

One house has already been built on Polo Ridge, and is listed for sale for \$499,000. Construction on a second home is almost complete. Both homes are about 2,000 square feet, with walls of traditional cedar shingles. They look out on mountains and plains, but seem a part of the place, as though they had grown there instead of been built.

The lots range in price from \$89-99,000, which seems a modest sum for such a location. Gas, power, and water are already in place, underground, so that the view will never be spoiled, and the lots are approved for bottomless sand filtration septic systems.

All this and it's only about a half-mile walk to the beach. All that remains is for people to come and build their dream homes.

What is planned for Polo Ridge is not simply a collection of houses, but a quiet and private community that is as

much a part of the place as the homes. There is a homeowners association, which means that there are annual dues, but \$300 seems a reasonable amount for road, gate, and common land maintenance.

The appearance of the Polo Ridge community is guaranteed by stipulations regarding the type of home that can be built here. A minimum of 1650 square feet, for example, which doesn't include the 2-car enclosed and attached garage. The maximum building height is 29 feet, and because of the way the lots are situated no home will block the view from another. Manufactured homes are not allowed, but one detached outbuilding is permitted, so if you enjoy woodworking, there's your shop. Or perhaps you enjoy fishing or traveling in an RV: boats and RV's are permitted in a garage, shop, or behind a screening fence.

If you don't fish or RV, perhaps you garden. If so, you should consider planting dogwood, cosmos, asters, coneflowers, and the like, plants that attract butterflies, because this is prime butterfly territory and home to the endangered Oregon Silverspot butterfly.

However you build, and whatever your taste in landscaping, be sure there's a place for a few Adirondack chairs where you can sit back and watch the sunset. Polo Ridge is surrounded by natural landscapes, panoramic sunsets, and plentiful wildlife. The large lots allow privacy, room to roam, and a feeling of seclusion from the hustle and bustle of life.

Sound enticing? Visit Polo Ridge and you'll be impressed. Perhaps it's time you stopped dreaming and bought a little bit of paradise. The way to get started is to call Barbara Maltman. She's a broker at the Gearhart office of Windermere Stellar Real Estate, and her number is 503) 503-717-2154. Or email her at [bmaltman@windermere.com](mailto:bmaltman@windermere.com), or visit her website, <http://barbaramaltman.withwre.com> — you'll find a "Polo Ridge" tab right at the top of the page.