

February 2016

LAGOON POINT

Lagoon Point Community Association Newsletter

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A MESSAGE FROM THE LPCA PRESIDENT

By Bob Morikado

Allow me to introduce myself. I am Bob Morikado, you're newly elected LPCA Board President. I want to thank you for your vote. I am honored and humbled to be able to serve you and I consider it a privilege. This community, as a group, is the most considerate, caring, and conscientious of any of which I have been a part.

Area Representatives

Please join me in welcoming two new Area Representatives. *Richard Gohlke* will serve Area 1 and *Peter Janiszewski*, in Area 3.

I would like to upgrade the existing role/use of our Area Reps. Our bylaws establish the function of the Area Representative to "act in a community relations fashion by keeping in touch with all residents in the respective Areas, welcoming new neighbors into the community and informing the LPCA Board of any changes of occupancy within his/her area", this includes names and addresses.

I have been involved in many conversations with those who walk past

our home. These conversations revealed to

me, the need to increase communications within the community. We need to listen to the concerns of the residents and address them, be it by the Area Representatives or the Board as a whole. Most important - Talk with Your Area Rep!

EMERGENCY HOME OWNERS CONTACTS

Recently we had an emergency that caused some significant property damage as a Lagoon Point Water main broke and flooded a nearby home. We had no readily available method to contact the property owner and it was some time before they were notified to begin the activity of damage mitigation and activate their insurance coverage.

The most desirable approach would be to maintain a method for emergency contact for each Lagoon Point property owner. To meet that objective, we are requesting a method of contacting each property owner. Please insure that we have your email address, home phone number, cell phone numbers, or all three to be used only if an emergency arises. If you are willing to join in this effort, please forward your number to your Area Rep. We assure you that we will take the appropriate precautions to keep them properly secured.



Lagoon Point—on any given beautiful summer day

TREASURER'S REPORT

The collection of 2015-2016 Dues & Assessments has gone very well. We are continuing to collect funds from members on payment plans. We have collected \$450,000 to date. There is approximately \$40,000 still outstanding from payment plan members. We are also diligently attempting to collect \$26,000 from members with seriously delinquent accounts. Our amended by laws state there is an immediate \$100 late fee due and \$100 will be added to each delinquent account at the beginning of each subsequent quarter.

At this time there funds in the amount of \$900,000 in LPCA's Reserve & Operating Accounts.

At this time, Dues and Special Assessment for 2016-2017 - \$130.00 Special Assessment + \$200 Annual Dues per Lot.

At this time, Dues and Special Assessment for 2017-2018 - \$230.00 Annual Dues per Lot (\$130.00 to be applied to Reserve Funds).

EMERGENCY NUMBERS

Water Repair and Emergency Shut Off
Pager (425) 335-9396

Fuel and Oil Spillage in the Waterways -
Also posted on shed in Lot C

Bill Brown	(360) 222-3178
Jim Menne	(360) 678-8785
Janet Bondelid	(360) 222-3182
Don Shull	(360)-222-3218

NEWSLETTERS

We intend to post each Newsletter on the Lagoon Point bulletin board located on the south side of the entry to Lagoon Point. Hopefully they will contain information of interest to you.

We have also been concerned that not all owners have been receiving these newsletters. For that reason, this single newsletter will be delivered through the USPS to the best address we have for you. In

most instances these addresses are directly from your tax records, although some are from other direct knowledge of your present mailing address. If you are aware of any neighbor, acquaintance, property owner who has not received this newsletter, please advise your Area Rep.

MEETING MINUTES

It is our intent to keep you aware of the LPCA Board activities and to be as open and current as possible. To that objective we will post a copy of the meeting minutes of all board meetings on a site on our Lagoon Point web page restricted to Lagoon Point owners. We will post these minutes to this select site to insure only Lagoon Point members will have access. Recognize, however, that there are some sensitive discussions with respect to payment plans, fee's due etc. which will not be incorporated in the open minutes and not shared the community

GATE UPDATE

The current gate will be moved, electrical power will be provided, and an electronic locking system acquired and installed. There are still some concerns about Lot C which need to be vetted and resolved. We will report to you on the discussions with the users and the Board in our next newsletter.

BRIDGE UPDATE

Bridge Permit:

Our land use consultant, Larry Kwarsick of Sound Planning Services, submitted our Shoreline Substantial Development and Shoreline Conditional Use permits on Jan 21, 2016. We have received the Notice of a Complete Application which is the County's formal recognition that the permit process is underway. The next actions include:

1. Public Notice of Application in newspaper (2/3/16)
2. Post a Public Notice Sign NLT (2/3/16)

3. Return a signed affidavit of posting to the County. (3/4/16)
4. Entertain a Public Comment Period of 30 days.
5. County review and action on the applications.

There are other governmental agencies that also have jurisdiction over this shoreline project.

State Department of Ecology

Once the County approves the Shoreline Conditional Use Permit it is sent to Ecology at the end of the local appeal period. Ecology must either approve, deny, or condition the CUP within 30 days of receiving a complete permit application.

State Department of Fish & Wildlife

Reviews and issue Hydraulic Permits

Federal:Corp of Engineers - Army Corps Permit

US Coast Guard - Bridge Permit.

The (USCG) has already issued their request for public comment to those persons adjoining the small inlet north of the proposed bridge and received two individuals with concerns. These comments have been addressed to the individual's satisfaction. The major concern of the two commenters and the USCG was that navigable waterways (yes, the channel under the bridge is considered one since row boats can pass under the bridge) remain open. This was easily addressed since the clearance under the bridge will remain at least 4.9 feet at the high water mark which is considered enough clearance for small row boats. Several other comments were also addressed.

BRIDGE REPLACEMENT DESIGN, ACQUISITION & SUPPORT STRUCTURES

The water crossing structure selected by a vote of the community is a prefabricated reinforced concrete Con/Span fabricated by Contech, which will be transported to Lagoon Point. It will then be placed upon a support structure constructed by a separate contractor, which will become the foundation

for the concrete bridge. The board is reviewing three different methods of paying for the Con/Span fabricated structure based upon varying degrees of commitment to contractor functions of placement into the fabrication queue, completion of engineering, and payment schedule.

The cost for these various alternatives ranges from \$127,000 to \$162,000. Obviously, such considerations fixing early fabrication date, early payment, obligation to purchasing the product on more favorable terms for Contech is less costly. The planned support foundation will be comprised of multiple metal pipes (piles) driven into the soil at both ends under the bridge abutments. They will then be capped and filled with reinforced concrete with the bridge structure placed on top. Concrete wing walls will complete the structure installation. Afterwards backfill at the bridge ends and paving over the structure will complete the project. Several contractor suggestions are being considered. Further information will be provided in the next newsletter.

A MESSAGE FROM THE VOLUNTEER BOARD

By Jeannette Requa, Asst. Secretary

Lagoon Point is a wonderful community with amazing features that are exclusive to our neighborhood. Today if a developer were to re-construct the Lagoon Point common areas they would have to spend millions of dollars, and couldn't come close to what exists today. There are benefits for every homeowner in this community. Some of our assets consists of:

- ❖ Several acres of land including the community beach front
- ❖ One of the only deep water protected waterway with a bridge
- ❖ A protected rock jetty
- ❖ 2 concrete boat ramps with a nice dock and pilings
- ❖ A large secure parking area with a soon to be installed security gate

The board is committed to plan for the future maintenance of these assets. The board deeply

values the community we live in and wants to preserve it. The board is reluctant to defer maintenance costs until something becomes critical and requires a special assessment.

You will not be seeing the want ads in the newsletter and will now find a great place to advertise for free on the Nextdoor website. It's super easy to become a member, if you haven't already. Go to www.lagoonpoint.nextdoor.com or send an email at lpca99@gmail.com and we will send you an invite to become a member. This is an exclusive website for the community, not managed by the board. All community residents are welcome to join.

Please provide us an email address if you haven't already as it saves time, money, paper and it's a better way for us to communicate quickly and efficiently.

Volunteers Needed for Current Projects & Activities

There are many opportunities to volunteer to help in the maintenance of our community and we need your help. Your help keeps our homeowner dues low and also gives you a chance to make a difference. Please contact us at lpca99@gmail.com or contact Bob Morikado.

- Maintenance Operations
- Waterway committee
- Fishing Derby Committee
- Christmas Party/Social Committee
- Neighbors Helping Neighbors



2016 LPCA BOARD OF DIRECTORS

President	Bob Morikado	lpca.pres@gmail.com	
Vice President	Ray Lane	lpca.vicepres@gmail.com	
X Treasurer	Vicki Powers	lpca99@gmail.com	
X Asst. Treasurer	Cheryl Kuss	lpca99@gmail.com	
X Secretary	Melody Carney	lpca99@gmail.com	
X Asst. Secretary	Jeannette Requa	lpca99@gmail.com	
Area 1 Rep	Richard Gohlke	Lpca.Area1rep@gmail.com	360-222-3492
Area 2 Rep	John Klemser	Lpca.Area2rep@gmail.com	360-222-3422
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Area 4 Rep	Allan Darr	Lpca.Area4rep@gmail.com	425-488-4077
Area 5 Rep	Dick Kuss	Lpca.Area5Rep@gmail.com	425-355-1226
Area 6 Rep	Pat McDaniel	Lpca.Area6Rep@gmail.com	360-222-3017
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