

JULY/AUGUST 2017

LAGOON POINT

Website: lagoonpoint.com

Email: lpca99@gmail.com

IN THIS ISSUE:

- On Point - Message from the President
- Nominations for LPCA Board of Directors & Div 2,3,4 Architectural Committee
- LPCA Annual Community Meeting Saturday September 9th at 7:00pm
- Results of the Fishing Derby
- Whose Mucking Around the South Edge of Lagoon Lake
- The New - Div 2,3,4 Architectural Committee
- LPCA Contacts & Information

LPCA 2017 EVENTS

09/09/17	LPCA Annual Meeting 7:00pm Greenbank Clubhouse
10/01/17	The \$100 late fee required by the Bylaws for accounts past due will be applied to accounts that have not been paid by 10/01/17. Please do not let this happen to you.
12/09/17	LPCA Community Meeting & Christmas Party 6:00 pm

ON POINT - FROM THE LPCA PRESIDENT

The Times They Are A Changin

The quaint timber bridge is gone and gives way to the sleek concrete and aluminum structure that is rising from the banks of Lagoon Point.

The Lagoon Point Improvement Club was founded in 1960, just three years before Bob Dylan wrote, "the times they are a changin." The Lagoon Point Community Association is now 57 years old and has seen many changes.

As the new arrives and the old passes away, it's still Lagoon Point. It's still a permanent home to many and a weekend Shangri-La escape for others. Whether Lagoon Point is a



Lagoon Point Community Association Newsletter

pause at the end of your busy work week or your daily way of life, we all have an interest in Lagoon Point and in making it a little better than we found it. In many ways Lagoon Point is timeless and worth of our best efforts.

What does not change is the kind of people who gravitate here to become the people who make up this very attractive community of like minded souls. Linda Patrick, who has lived and worked all over the world, chooses to make her home Lagoon Point and is one of the new members of the Architectural Committee. Times they are a changin and her article found in this newsletter will inform you.

Another member, Penny Harger, volunteers for a project to protect our marine environment. Her article will let you know who is mucking about in our Lagoon Lake.

The previous Architectural Committee, Andy Messer, Janet Bondelid and Bob VonDrachek are three of those people attracted to Lagoon Point who stayed and made Lagoon Point better than they found it.

A funny quirk of human nature; we move to a new place because it's different from where we are living and then set about making it just like the place we left. Lagoon Point is probably not like the place you left and you were likely attracted here because it is different. And yet the times they are always a changin, so how do we get it right?

We work together, we communicate, we vote, we attend the Community meetings and social events, we get to know and respect our neighbors. Your Board is very concerned that we get it right and we need your help. If you have questions about the Association and cannot find the answer on the website or newsletter; email us at lpca99.com. We will respond to your email. And please attend the LPCA annual meeting, Saturday September 9th.

All of us working together to make Lagoon Point a little better than we found it. I like the sound of that.

Duane Rawson

President lpca.pres@gmail.com

*Trivia "The times they are a changin" Written by Bob Dylan in 1963 and released as the title track of his 1964 album of the same name.

NOMINATIONS FOR LPCA BOARD OF DIRECTORS & DIVISION 2,3,4 ARCHITECTURAL COMMITTEE

Board of Directors:

It is that time of year again. Each year the LPCA asks for nominations for the Board of Directors. The Officer's will serve for one year (2018) and the Area Representatives 2, 4, 6 will serve for two years (2018, 2019).

If you would like to be nominated to run for either an Officer or an Area Representative for Area 2, 4, 6 please contact your Area Representative or send an email to LPCA99@gmail.com. Note: To be an Area Representative you must own property in that Area. Area 1, 3, 5 Area Representative will be open for election in 2018 for two years (2019, 2020).

If interested in running you should read the Bylaws (located at lagoonpoint.com under the tab "Documents & Maps"). In the Bylaws you will find a description of the positions and also how the Board operates in accordance with the Bylaws.

The following are the positions for Board of Directors that are up for election and also the name of the incumbent that is running again. The Vice President has decided not to run for 2018 and we have one nomination for that position.

OFFICERS

President - Duane Rawson incumbent

Vice President- Paula Ratcliffe, new nominee

Secretary – Melody Carney, incumbent

Assistant Secretary – Chris Anderson, incumbent

Treasurer - Vicki Powers, incumbent

Assistant Treasurer – Cheryl Kuss, incumbent

AREA REPRESENTATIVES

Area 2 – John Klemser, incumbent

Area 4 – Allan Darr, incumbent

Area 6 – Pat McDaniel, incumbent

If interested, contact your Area Representative (their email addresses are on the last page of this newsletter) or send an email to LPCA99@gmail.com. If you do not know your Area Representative, you can find it in the Bylaws or send an email to LPCA99@gmail.com. Nominations will be accepted at the Annual meeting.

Lagoon Point Community Association Newsletter

DIVISION 2,3,4 ARCHITECTURAL COMMITTEE:

If you own property in Division 2, 3 or 4, you will be asked to vote for the Architectural Committee. According to the Covenants, if a person is appointed to replace a vacancy on the Committee, that person will serve until the next scheduled election and the balance of that term is then open for election. In this case, all three members were appointed on July 10, 2017 by the previous Architectural Committee. Therefore the balance of each term will appear on the ballot. Additionally any eligible Division 2,3,4 lot owner may be nominated to run for any of the three positions. If you are interested contact your Area Representative.

Cliff Lenz incumbent Term Jan 1, 2018 Dec 31, 2020

Linda Patrick incumbent Term Jan 1 2016 Dec 31, 2018

Reed Dow incumbent Term Jan 1 2017 Dec 31, 2019

The following statement to explain these appointments was issued by the Architectural Committee on July 10, 2017.

Three highly qualified new volunteers have been found to relieve the current committee members and fill their unexpired terms. This was accomplished as each resignation was followed by appointment of a new third member by the remaining two members. *(Janet resigned, Bob & Andy appointed Linda / Bob resigned, Andy & Linda appointed Cliff / Andy resigned, Linda & Cliff appointed Reed)*

LPCA ANNUAL COMMUNITY MEETING – SEPTEMBER 9, 2017 7:00 pm

Please attend the LPCA Annual Community Meeting. Nominations for any open position in the LPCA will be accepted from the floor.

When: **Saturday September 9, 2017**

Time: **7:00 pm**

Where: **Greenbank Progressive Club.**

Address: 3090 Firehouse Road, Greenbank. (corner of Bakken and Firehouse Roads)

The following topics will be presented:

Bridge Replacement Project Update

New Division 2, 3, 4 Architectural Committee

Accepting Nominations for LPCA Board of Directors Officers, Area Representative and Division 2,3,4 Architectural Committee Members.

FY 16/17 Budget Report

Bylaw Changes

RESULTS OF THE FISHING DERBY

The Fishing Derby was a great success, good weather, wonderful neighbors, lot of foods and prizes.

Thank you to the following:

Pat McDaniel for doing a great job as the Chairperson and putting the Derby together.

Chuck Hammer for weighing the fish, selling raffle tickets and did a great job as the M/C

John Klemser and Dick Kuss for cooking the hot dogs, they were perfect.

Cheryl Kuss for selling raffle tickets.

To the Businesses that gave prizes for the raffle.

Especially Kim Olsen (Payless) for donating \$1,000 dollars worth of Payless gift cards.

To the people who helped clean up after the potluck.

Jim and Melody Carney for hauling the garbage to the dump.

To all the people that fished in the Derby and attended the potluck, you made it a great day.

The following are the results of the fish caught that day:



Lagoon Point Community Association Newsletter

Adults	Weight	Name
1 st Place (two winners)	15 lbs 9 oz	Pat Moody Carl Haslam
2 nd Place	13 lbs 12 oz	Glen Barnett
3 rd Place	12 lbs 13 oz	Bill Charbonnea
4 th Place	11 lbs	Dale Roppe
5 th Place	7 lbs 12 oz	Theresa Becker
6 th Place	3 lbs 4 oz	Rob Kyamme

Kids	Centimeters	Name
1 st Place	26 ½ cm Bullhead	Jemma
2 nd Place (three winners)	25 cm	Evan Jace Brent
Most Fish Caught	All Lot	Lilly
2 nd Most Fish Caught	2 nd to a All Lot	Louisa
Catching Bullheads or Perch		William, Miles, Ethan, Emilia, Seth, Braxton, Kamden, Sydney, Cormick, Emma, Delaney, Augry, Georgie

WHOSE MUCKING AROUND AT THE SOUTH EDGE OF LAGOON LAKE?

Article by Penny Harger, LPCA Member

Ever noticed four people setting and retrieving traps at the south end of Lagoon Lake? Why would anyone do that? Simple: in hopes of NOT finding green crabs. The European green crab (*Carcinus maenas*), considered one of the world's worst invasive species, recently entered inland waters of Washington. If a population establishes, it could threaten native habitats and species.

Lagoon Point Community Association Newsletter

Volunteers from Sound Water Stewards (formerly Beach Watchers) are participating in a long term study sponsored by WA Sea Grant, WA Department of Fish & Wildlife, U.W. and other partners. The goal is early detection and monitoring to improve our understanding of native salt marsh and pocket estuary organisms and how they could be affected by green crabs.

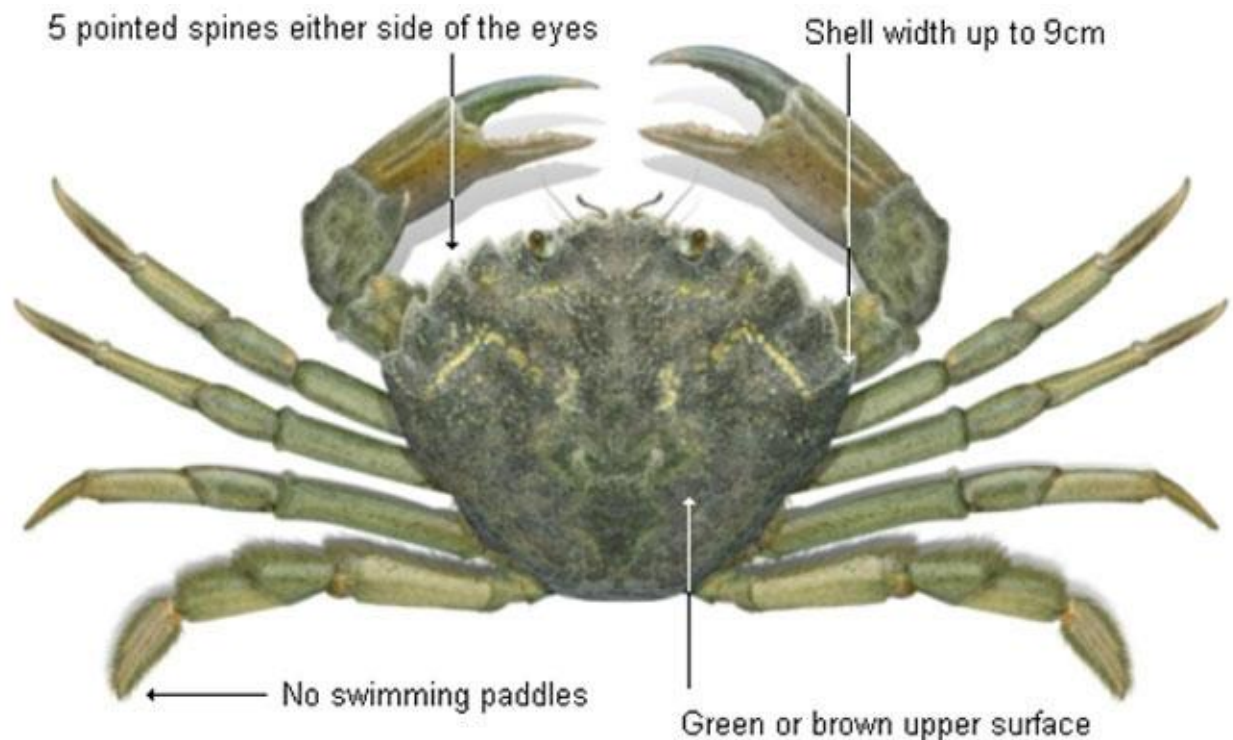
This is the second year that volunteers at dozens of sites around the Strait of Juan de Fuca have gone out to assigned spots once a month from April thru September when there are very low tides to set traps. The traps are left in place for 24 hours and then everything in them is recorded. This spring, green crabs were found at Dungeness Spit, but none yet at Lagoon Point.

The Lagoon Point team consists of Penny Harger, Finn Gatewood, Kes Tautvdas and Bridget Simon. An extra benefit to the community is that they always pick up and dispose of all trash in the survey area.

For more information about green crabs and the project, go to:

wsg.washington.edu/crabteam

European green crab (*Carcinusmaenas*)



THE NEW - DIVISION 2, 3, 4 ARCHITECTURAL COMMITTEE

Article by Linda Patrick, Division 2,3,4 Architectural Committee

Purchasing a lot or home in Lagoon Point is an easy choice for most of us and filled with the anticipation of enjoying a myriad of activities that most people can only dream about. When you bought your lot or home, you most likely were made aware of the HOA, Lagoon Point Community Association and that there are covenants and restrictions that you are expected to follow. You already knew that it would be a privilege to be part of this small and unique neighborhood, but it does take some time before you realize just how special this particular community that includes the water, fish, crab, shrimp, oysters, view and the wonderful character of this small population. This all comes with certain responsibilities in order to sustain this valuable lifestyle.

I would like to take this opportunity to introduce the newly appointed **Division 2, 3, 4 Architectural-Committee** members to the LPCA.

Cliff Lenz resides in Division 2, is a former King 5 news broadcaster and later developed a successful music program for youth.

Reed Dow resides in Division 4, is a restoration and business consultant and has vast experience in HOA issues.

Linda Patrick resides in Division 3, is a former law enforcement professional.

The changes occurred under guidelines from the Division 2,3,4 Covenants, whereby the former Architectural Committee positions became vacant and as required, two of the remaining Committee members appointed a volunteer to replace the vacancy. LPCA members will have the opportunity to vote to fill these positions in future elections. Meanwhile, three new Committee members are willing to work together as a team and with the whole of the Lagoon Point residents in order to provide fair and consistent enforcement of covenants in Division 2, 3 and 4.

In addition to our individual lots and homes, we all understand that the entire Lagoon Point Community has shared areas to enjoy. This includes the boat ramp, sections of the beach, Lot C, and the bridge. With this enjoyment comes a shared responsibility that is well described in the Division 2,3,4 Covenants for the LPCA. For most of us, we buy the lot or the home and soon forget the Division 2,3,4 Covenants. We are fortunate to have an active LPCA Board that keeps us up to date on the LPCA web site (lagoonpoint.com) and

Lagoon Point Community Association Newsletter

encourages us to use this web site for staying on top of activities, changes, amendments and just about anything you need to know to stay connected with your neighbors.

You are encouraged to view this web site frequently to stay up to date on opportunities, changes and announcements that have an impact on you and your property. Once you review the Division 2,3,4 Covenants (lagoonpoint.com tab "Documents & Maps"), you will notice that the lots and home owners of Division 2, 3 and 4, those located on the waterways, have further restrictions in the amended Covenants approved in 2009. This change came about as recognition that those lots and homes located on waterways require more protection and additional financial responsibility in order to protect the environment located on waterfront access. The Architectural Committee was formed in order to enforce those restrictions in order to sustain the quality and value of the waterways.

The intent of the newly appointed Architectural Committee is to provide a consistent and fair approach to resolve complaints related to noncompliance with the Covenants. There are several current, unresolved complaints that need to be addressed. Property owners who had been previously notified of not being in compliance with the Covenants should be aware that the "Committee" has been provided the files containing the specific date of notification of the violation as well as identification of the specific Covenants. We understand there are many reasons to delay compliance, although from what we understand, time has run out. It is our intention and plan to address those outstanding violations within the first months of our voluntary commitment to enforce the Covenants. We would be absolutely delighted to have those property owners who are aware of the violations, to voluntarily comply with the prior notice. The Architectural Committee will be making personal visits with those property owners in order to determine what measures need to be taken in order to comply.

The Architecture Committee is also responsible for ensuring the building requirements and restrictions for new construction are in compliance with the Covenants. We look forward to serving our community in the most neighborly, community conscience way possible.

Lagoon Point Community Association Newsletter

LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS:

LPCA 2017 BOARD MEMBERS

President	Duane Rawson	lpca.pres@gmail.com
Vice President	Janet Bondelid	janet@bondelid.org
Treasurer	Vicki Powers	vpowers@windermere.com
Assistant Treasurer	Cheryl Kuss	nana.cherylkuss@gmail.com
Secretary	Melody Carney	melodyc@frontier.com
Assistant Secretary	Chris Anderson	caanderson1978@gmail.com

YOUR AREA REPRESENTATIVES

Area 1	Richard Gohlke	lpca.area1rep@gmail.com
Area 2	John Klemser	johnek@infionline.net
Area 3	Peter Janiszewski	lpca.area3rep@gmail.com
Area 4	Allan Darr	allanbdarr@comcast.net
Area 5	Dick Kuss	lpca.area5rep@gmail.com
Area 6	Pat McDaniel	patm@whidbey.com

DIVISION 2,3,4 ARCHITECTURAL COMMITTEE

Division 2	Cliff Lenz	c.lenz@comcast.net
Division 3	Linda Patrick	tolindawpatrick@gmail.com
Division 4	Reed Dow	reed@reeddow.com

WATERWAY COMMITTEE

Bill Brown	bbrown99@whidbey.com
Steve Kesselring	sskess@msn.com
Ian Buchanan	ian@vistadx.net
Tony Hartman	deepseatrucker@yahoo.com
Tim Milligan	tims2nd@yahoo.com

If you have questions about Lagoon Point and do not know who to contact send an email to:

lpca99@gmail.com

Has your Email, Phone Number or Mailing Address changed? Send an email to lpca99@gmail.com with your current contact information.

Lagoon Point Community Association Newsletter

Drop Box Location – for dues payments, ballots and written correspondence: 3675 Oceanside –box attached to the fence, right of the driveway when facing the house.

Or Mail Dues and Ballots to:

LPCA
P.O. Box 123
Greenbank, WA 98253

If you sell your home please do the following:

- a. Contact LPCA email lpca99@gmail.com that you have sold.
- b. Return your (2) LPCA Fishing tags, (1) LPCA Parking Hang Tag and (1) Boat Launch Gate Card to Dick Kuss prior to closing or you will be charged a \$150 fee at escrow. All 4 items must be turned in to avoid the fee. The address to return is 3675 Oceanside Drive. Email: lpca.area5rep@gmail.com

GATE CARD, FISHING TAGS, PARKING PASS:

If you have not picked up your Gate Card, Fishing Tags and Parking Hang Tag contact Dick Kuss at lpca.area5rep@gmail.com.