

MAY/JUNE 2017

LAGOON POINT

Website: lagoonpoint.com

Email: lpca99@gmail.com

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LPCA 2017 EVENTS

07/01/17	LPCA Dues are Due
07/01/17	LPCA Garage Sale 9:00am to 3:00pm
07/29/17	LPCA Fishing Derby
09/09/17	LPCA Annual Meeting 7:00pm Greenbank Clubhouse
12/09/17	LPCA Community Meeting & Christmas Party 6:00 pm

LPCA FISCAL YEAR 2017 – 2018 Dues are due on July 1, 2017

You should have received your LPCA invoice for F/Y 2017-2018 by now. Your payment is due by July 1, 2017. Please pay by July 1 to avoid penalties. Those of you who have mailed your payments, Thank You.

If you have not received an invoice send an email to lpca99@gmail.com.

ON POINT - FROM THE LPCA PRESIDENT

Lagoon Point Awakes To Summer!

Today is the first day of summer. The quiet sleepy winter is over as Lagoon Point comes to life with activity of all sorts:

Construction of the Seashore Avenue Bridge, the Internationally Infamous Garage Sale and the Annual Fishing Derby. Boating, fishing, crabbing, paddle boarding, kayaking, walking, bird watching, you name it, all this and more is why Lagoon Point is, as Allan Darr puts it, “**the place to be**”. Give Allan’s article: “**A Delicate Balance**” a careful read.

Besides the variety of activities that make Lagoon Point so attractive to us all, there is the **July 1st** “Internationally Infamous”no.... I would say “famous” **Garage Sale**. I say “famous” because in the past I have witnessed a steady line of traffic heading up island making for the Lagoon Point Garage Sale. People



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actually come from off island for this event and Chuck Hammer, volunteer chairman for the garage sale is making sure it gets the press it deserves. Advertisements in Craig's list and local publications as well as signs in Greenbank and Freeland will in Chuck's words, "lead people in". So clean out that garage, that closet, that yard and prepare to trade that stuff for cash on **Saturday July 1st**. Chuck's green signs appear in this newsletter and he suggests you may want to print some of them yourself and put them out.

Next on the summer agenda is the **Fishing Derby**. Please see the article by Fishing Derby Chairman Pat McDaniel in this newsletter for the details. Even if you are not officially entering the Derby, it is a great social tradition. Bring food and show up for the free hot dogs, drinks and fun on **Saturday July 29th**.

Also in this newsletter is Andy Messer's article on the completion of the **bathymetric survey**. When I first started boating I was told there are two types of boaters: Those who have run aground and those who are going to run aground. I scoffed! I soon became the former type boater and quit scoffing. If you prefer to remain the latter type boater you may find Andy's article and chart helpful in navigating our channel safely.

A bit of housekeeping:

Stay off the jetty. The recent injury and rescue of a man off a jetty should be a reminder to us all of how dangerous our jetty can be. Rocks can, have and will move. Please stay off the Jetty.

Pick up your dog poop! This is not modern art. It doesn't belong on the boat ramp, parking lot, in the portable toilet or along side any road in Lagoon Point.....but I bet you already knew that.



The newly constituted **Waterway Committee** under the chairmanship of Bill Brown is rolling up their sleeves to go to work. Steve Kesselring, Ian Buchanan, Tony Hartman and Tim Milligan are all members of this newly formed committee. They are also members of the Emergency Spill Response Team and all deserve our appreciation for their service to the Community. A special thanks to Dave Earp who is rumored to have pressure washed the boat ramp. It was green and slippery and thanks to Dave it looks great.

Rules regulating the use of the waterway, boat ramp, beach and community areas are found on the **fishing/activities** page of lagoonpoint.com. These rules cover things from parking and fishing tags to the setting of crab pots. It may be a good time to review the rules to make sure you understand what is expected. It may also be a good time to consider a warning not to enter the jetty channel when another vessel is either in the channel or entering. Larger deeper draft vessels cannot stop or move over. Make sure the channel is clear and give proper warning of your intentions before entering either end of the jetty channel. Lagoon Point is considered a navigable waterway and is subject to Colregs 72. **Boat safe!**

It's summer. Enjoy the other articles in this newsletter contributed by volunteers for the purpose of increasing everyone's understanding, access and enjoyment of Lagoon Point. So dust off that paddle board, your sailing dinghy, fishing pole, walking shoes or whatever it is for you, that makes Lagoon Point "the place to be" this summer.

Duane Rawson lpca.pres@gmail.com

LAGOON POINT CANAL SURVEY – REPORT

Wilson Engineering, the company who did the Bathymetric Survey for our September 2013 Dredging Project, completed a follow up survey last March 2017. This survey included: the silting basin on Lot C, to measure the silt accumulation since September 2013; the Jetty channel and entrance, to provide depth soundings for Mariners as well as data for Jetty maintenance and repair; and a first time survey of the Private Community Waterways in Divisions 2, 3, & 4 to determine any potential dredging requirements.

The survey was conducted from a small boat equipped with GPS, computer and depth measuring equipment. The crew launched from our boat ramp on Lot C and cruised slowly along grid lines in the canals and jetty channel recording depth, position and time. The data collected was later processed and correlated with tide levels, producing detailed bottom contour maps which may be viewed on the Lagoon Point Website:

<http://www.lagoonpoint.com/c.aspx?n=docs-maps>

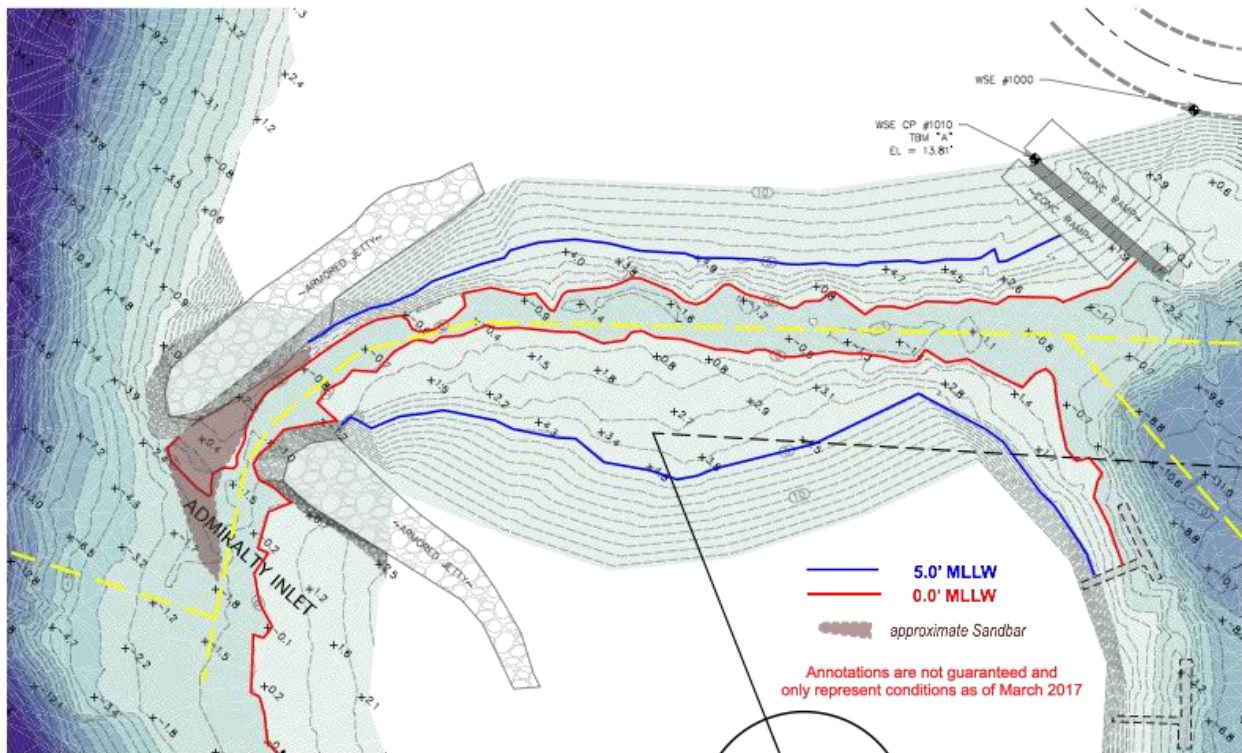
The bottom contour of the 2013 dredging area was compared with this 2017 contour of the same area to produce a “Cut & Fill” report showing the silt accumulation over the intervening 3 ½ years. The net “fill” is 2,800 cubic yards or about 800 cubic yards per year. This suggests planning the next maintenance dredge for around 2025. The East and West Canals do not require dredging at this time; however the northern portions of both canals should be included in the next maintenance dredge.

The Jetty Channel is another matter. Boaters should review page 1 of the new contour maps (see lagoonpoint.com). There is significant sandbar on the North side of the Jetty entrance in the channel. In addition, a rock on the inside of the South Jetty near the entrance, at a tide level of 5 feet, sticks out from the other rocks. This is a good tide gauge, but at higher tide levels this rock is underwater and presents a hazard if you get too close. An enlarged section of the Jetty Channel Map containing additional annotations is also included at lagoonpoint.com.

Boaters should also visit the Jetty during the summer low tides, to view the potential risks of transiting the channel at minimum tide levels. The sandbar is constantly changing. A Port Townsend tide level of “Draft plus 2 feet” may not quite be enough to clear the sandbar if you get too close to the North side of the entrance.

LINDSAY’S LAW
WHEN YOU’RE DRAFT
EXCEEDS THE WATER DEPTH
YOU ARE MOST ASSUREDLY AGROUND

Lagoon Point Jetty Chanel – March 2017



Andy Messer, Architectural Committee

A DELICATE BALANCE - Enhancing Our Community Through Voluntary Compliance

Whether residing here part-time or full-time, Lagoon Point is recognized as a special community, a revered place. Obviously, the summer seasons offer everything we have come to appreciate. Spending twice the cost of a gourmet dinner to catch fish or simply stretching out on the deck of your boat like a well-fed seal, this is the place to be. We find even the winter shows off it's own beauty and mystic, all the while driving wind and rain into our windows and sending waves crashing into the shores.

Assuring neighborhood pride, community standards and physical infrastructure, we have a governing Board, the Lagoon Point Community Association (LPCA), the By-Laws under which it operates and Covenants which govern the appearance, maintenance and enhancement of properties within the community.

The LPCA Board works in an open, transparent and communicative manner to support the community. Further, it clearly recognizes and accepts its historical role of reviewing, maintaining and enacting policies guided by the By-Laws and the Covenants.

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Allow me to speak to each aspect and then put it all together. The LPCA is charged with implementing the By-Laws. The purpose of the Covenants is to “promote and maintain the appearance of the community and enhance and retain property values through reasonable restrictions, with freedom for innovation and a variety of architectural styles.” The Architectural Committee, referred to within the Covenants, is charged with enforcing the Covenants.

If you think I am into this deeper than a geoduck can hide, you are correct. This subject is painful, fraught with controversy and convoluted as it pertains to the enforcement responsibilities of the Board, By-Laws and Covenants. Yet, the Board must address the subject as it is faced with several complaints. Those complaints include storage of boats, automobiles, sheds and travel-trailers on vacant lots.

Noted earlier in this article, The Architectural Committee is charged with accepting and resolving complaints rather than the LPCA Board. Hence the need for an explanation and a bit of community education.

The Board recognizes decisions with respect to infrastructure require a vote, whereas compliance with Covenants, as it pertains to individual property owners is a bit more difficult.

The Board understands the position of the Architectural Committee and the delicate balance required to resolve a property issue brought forward by a member of the community. Both insist on respect for all residents in seeking resolution. The Board and the “Committee” realize in most situations, the challenges are historical in nature and will not be solved overnight. Yet, the “Committee” is required to follow its governing document, the Covenants and take up the issue. So, the first step in the process is the Architectural Committee.

Avoiding the subject by either the Board or the “Committee” is kicking the can down the road and has brought us to where we now find ourselves.

Should the Architectural Committee side-step issues, it would be acting irresponsibly, violate its duty to represent the residents and place on the Board responsibilities not covered in the By-Laws.

This is our community. It is a close and caring community with approximately 400 residents. We can speak with one another. We should not hesitate to ask our neighbors and ourselves to take corrective action should we find our property out of compliance. While “documents” are enforceable they can become barriers to communication.

Residing within a community **governed** by documents has both benefits and detriments. We can accentuate the benefits and minimize the detriments the old fashion way, simply talking with our neighbors.

The Bylaws and Covenants I address are located at lagoonpoint.com under the “Docs & Map” tab. The latest information will soon be posted on the “home buying” page on the website. It will provide information on covenant restrictions and Island County ordinances governing all Divisions of Lagoon Point. If you have questions send an email to lpca99@gmail.com

Thank you for your time and patience in slogging through this information. We will address this subject with further details and explanations in additional newsletters.

Allan Darr – Area 4 Representative

INTERNATIONALLY INFAMOUS
LAGOON POINT COMMUNITY GARAGE SALE

Saturday, July 1 2017
9 AM to 3 PM

Somewhere between 10 and 15 families usually sell during this annual event. If you can imagine it you will probably find it here.

Follow the lime green signs and then the arrows in from the highway 525.

Lagoon Point is a small community located out Bush Point/Smugglers Cove Roads. You can also find us by heading West from Greenbank or West on Christiansen Road until you run into us. There will be sales all over the community so don't give up if you find just a couple of sales up on the main drag. Come down the hill and explore both the North and South sides.

Lots of walkers, lots of kids, dogs and other types so please keep your speedwell below the posted 20mph limit.

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LAGOON POINT FISHING DERBY – JULY 29TH 2017 6:30am to 3:00 pm

The only Saturday in the July 15th to August 16th salmon fishing season this year when the tide will make it at all practical to hold the Lagoon Point Salmon Derby is July 29th. It will be held from 6:30am to 3:00pm .

The tides are not ideal, so you need to be aware. At 6:30am it will be at 3.7 feet and coming in. High tide is at 10:00am at 6.2 feet high. At 3:00pm it's at 3 feet and going out. These are only tidal predictions, actual time and height may vary.

Derby Rules:

Only fish caught between 6:30am and 3:00pm will qualify.

Weigh in will be from 8:00am to 3:00pm

The limit is two Salmon each but only one hatchery Chinook can be retained. The rest can be any combination of Coho or Pinks. All native Salmon must be released.

The boundaries are: North – Bombing Range
South – Bush Point
East – Lagoon Point
West – Marrowstone Island

The derby is open to Lagoon Point residence and guests.

Adult tickets are \$5.00 and Children under 12 are \$3.00.

Cash prizes of \$100.00, \$75.00 and \$50.00 will be awarded to adults with the three heaviest Salmon and \$35.00, \$25.00 and \$15.00 for the three heaviest salmon caught by a child.

There will be a lot of merchandise awarded to the adult runner-ups and kids for bottom fish.

Tickets can be purchased from your Area Representative (see the last page of the Newsletter for your Area Representative's name and email) or the Derby Chairman, Pat McDaniel at 360- 222- 3275 or email at patm@whidbey.com.

Please bring your favorite dish, a salad or dessert to share (we ran short of food last year). Hot Dogs with all the fixings, soft drinks and water will be provided thanks to Payless Foods. Plates, cups and utensils will be provided.

If you are not participating in the Fishing Derby come watch the award presentation and enjoy the hotdogs and potluck. (Bring your favorite dish). The award presentation should start after 3:00pm.

This is a great time to get together and have fun with your neighbors. There will be lots of prizes for Kids.

SEE YOU AT THE DERBY – Pat McDaniel, Fishing Derby Chairman, Area 6 Representative

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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	johnnek@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 MEMBERS

Andy Messer	acm@whidbey.com
Janet Bondelid	janet@bondelid.org
Bob VonDracheck	bv1@whidbey.net

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

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

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.