

MAY/JUNE 2018 LAGOON POINT

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LPCA 2018 EVENTS

- 2nd Friday of the Month LPCA Board of Directors Meetings * 7:00pm
- **07/01/18 LPCA ANNUAL FEES ARE DUE**
- **07/07/18 LPCA Annual Yard Sale**
- 09/01/18 LPCA Fishing Derby
- 09/15/18 LPCA Annual Membership Meeting Greenbank Hall 7:00pm
- 12/08/18 LPCA Christmas Party Greenbank Hall 5:00pm

* Board of Directors Meetings are held at Whidbey Water Services 5585 Lotto Ave Freeland.
Board of Directors Meetings are open for observation by all LPCA Members.

ON POINT:

by Duane Rawson lpca.pres@gmail.com

There is so much going on at Lagoon Point I hardly know where to start. The Lagoon Lake tide gate system has at long last been repaired and a huge “Thank You” is owed to Waterway Committee Chair Bill Brown who has accomplished what others failed to do. Chuck Hammer, after doing a fantastic job on the “Annual Lagoon Point Yard Sale” last year, has stepped up again to organize this year’s event. Chuck, also known as the “Oyster Guy” is in charge of oyster testing and could use your help. The Division 2-3-4 Architectural Committee is busy considering the adequacy of their Waterway Fund and updating the covenants. Tom Markley is raising money for the Neighbors Helping Neighbors Fund by selling Lagoon Point License Plate Frames. Voting on the budget and other issues has been certified and the outcome indicates this Community is in agreement on important issues. The University of Washington completed another trapping for the invasive green crab over a three day period last week on Lagoon Lake.

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The good news is... they only found one. The piling replacement permits are awaiting final approval thanks to the herculean efforts of Jo Peyton. Fishing Derby Chair Pat McDaniel is preparing for the Derby scheduled for September 1st, Labor Day weekend.

There is a lot going on at Lagoon Point because so many members are voluntarily taking part in making this Community an even better place to live and play. You can read about their efforts (including a rant from the President about fog horns and crab pots) in this newsletter. Read on.....and enjoy being a part of this great Community.

Duane Rawson, President

Fog Horns, Crab Pots and Other Navigational Annoyances:

by Duane Rawson lpca.pres@gmail.com



1997 photo courtesy of Jim and Larry Tuggle, Oceanside Drive

Summer time means more traffic on our waterway. Recently I was following a discussion on “Next Door Neighbor Lagoon Point” about where the fog horns we hear are coming from. Someone pointed out they are coming from ships right off our beach that are intent on avoiding collisions. To be specific they are complying with “International Regulations for Preventing Collisions at Sea” known as COLREGS 72. These regulations are often referred to as the **“Rules of the Road”** and they not only govern vessel movement around the world and off our beach but also within our private community waterway. Every boater should be aware of the potential for collisions especially in the jetty channel where only one boat at a time can safely transit. Deeper draft displacement vessels such as sailboats have little chance of stopping and backing out of the channel without running aground, especially on a windy day. Larger power vessels would likely not fare much better. “The Rules of the Road” address this:

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Rule 9 (narrow channels) (f) *“A vessel nearing a bend or an area of narrow channel or fairway where other vessels may be obscured by an intervening obstruction shall navigate with particular alertness and caution and shall sound the appropriate signal prescribed in Rule 34 (e)”.*

Do not enter the jetty channel without signaling your intention and until you know it is clear. If the unthinkable happens, the skipper following the “Rules of the Road” will be glad he did.

Some small boats have been observed anchoring right at the jetty channel entrance to fish. This area on the south side of the entrance is often the only spot deep enough for larger vessels to transit and this location is not visible to a vessel exiting the channel until it is too late. The “Rules of the Road” address this: *(c) A vessel engaged in fishing shall not impede the passage of any other vessel navigating within a narrow channel or fairway.*

Summertime also means more crab pots in our waterway. According to Steve Bondelid, crabs move quickly across the bottom, going from pot to pot looking for the best offering. Much like humans looking for the best restaurant, they can be picky. Having your pot in the front row, close to or in the navigation area to catch the first customers may not be the best strategy. Having the best bait is the best strategy. **Setting your pot too near the channel is a hazard to navigation** and you could be held liable for damages. Lines can foul props and rudders rendering steering and propulsion systems useless and on a windy day this could spell disaster. Large vessels require much more room to negotiate our waterway than most people realize. **The community waterway in the vicinity of the bridge is the designated crabbing area.** Plenty of room in the large square area near the bridge was provided in the original design of Lagoon Point for this very purpose. **Keep your pots clear of the main channel and the boat ramp.** If you are on one of the private canals, **keep your pots close to your dock and not in the canal right of way.** The canals are for boat navigation. Boat size has increased at Lagoon Point over the years and what used to be met with a "wink and a nod" for skating past the official pot placement rules, is no longer acceptable. Last year there were a few crab pots dangerously close to navigation areas and someone was actually setting pots off the community boat ramp.

Some people find fog horns annoying although I happen to like fog horns so much my door bell is a fog horn. I like crab too but not wound around my prop or rudder. A rant about navigational safety and crab pots can certainly be annoying, however the picture above, taken from the LPCA archives illustrates the ultimate navigational annoyance. Be safe!

Annual Fees are due on July 1st:

by Chris Anderson, Assistant Secretary

Please submit your LPCA Annual Fees by July 1st. If you did not receive your invoice please send an email to LPCA99@gmail.com. Thank you to Vicki Powers, Treasurer and Cheryl Kuss, Assistant Treasurer for processing the checks for 444 properties.

Lagoon Lake Infrastructure Project:

by Bill Brown, Chair of the Waterway Committee



Photo by Bill Brown

For a number of years the system connecting Lagoon Lake to our waterway had fallen into disrepair and was not functioning properly. The culvert that provides drainage and filling was up to 60-70% clogged with barnacles and other marine growth. The valve that protected the lake from high winter tides had fallen apart. The trash grate at the lake end had nearly rusted away. The net result was that high winter lake levels threatened nearby septic systems and diminished circulation in and out and was thought to be contributing to poor lake water quality. The LPCA Board and the Waterway Committee have implemented corrections which we hope will improve the situation.

Most of the bio-fouling in the culvert has been removed by a combination of hydro-blasting and a 24 inch rotary wire brush. Perhaps you saw the big grey Bravo Engineering truck at work. Inflow and outflow is greatly improved. We need to add this operation to our long-term maintenance schedule every 4 to 5 years. The valve has been repaired with new stainless-steel parts. It is currently tied open to maximize circulation but will be closed in the fall to protect against the winter high tides. A new aluminum trash grate has been installed, but it regularly collects significant bunches of eelgrass and other weeds. We hope the rate of fouling will

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subside as the increased circulation cleans the Lake. The following is the cost of repair and cleaning of the culvert:

Budget	\$6,000
Costs	
Bravo Co.	\$4,623
Metal Screen	\$ 435
Repair Tide Gate	<u>\$ 811</u>
Total Cost	\$5,869
Variance	\$ 131

Special thanks to Andy Campbell and his crew from Whidbey Water Services for supporting Bravo Engineering and accomplishing the valve repair and trash grate replacement.

Community input from lakeside property owners are requested as to how the above actions are affecting lake levels and water quality. For questions and observations, contact your Area Rep. or members of the Waterway Committee (see page 9 in this newsletter for names and email addresses).



Photos by Bill Brown



Andy Campbell modeling the new trash grate.

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LPCA Yard Sale – JULY 7, 2018 9:00am to 4:00pm

by Chuck Hammer, chair of the LPCA Yard Sale

It is once again time for the internationally famous (infamous?) Lagoon Point Community Yard Sale. With the 4th being on a Wednesday and everyone I asked split on what day we should have it, a dart was thrown and **July 7th** won. So **0900-1600 otherwise know as 9:00 am to 4:00pm July 7, 2018** has been designated the official day and time.

We will be running ads in Craigslist, Drewslist and the South Whidbey Record. Anyone else having a sale is encouraged to run their own ads as well, especially in Craigslist. The more advertising the more buyers show up.

We will be putting those bright lime green signs and arrows up the morning of the sale as well. The signage will start on 525 at Greenbank and Freeland with arrows continuing into the community. All the ads I run will remind shoppers to please drive slowly throughout the community. This has shown to be a great way to get rid of all that junk that has been accumulating through the winter as well as a way to renew with some of our neighbors that escape the NW during the winter.

If any of you having a sale would let me know then my ads can say 10 or 15 or 50 families will be selling. Contact me at capthammer2003@yahoo.com . Again, just a way to get more people to come spend their spare change. Cross your fingers for a nice sunny day.

Oysters at Lagoon Point

by Chuck Hammer, the Oyster Guy

LPCA has resumed testing of our oysters for PSP levels by sending samples into the State. We will be testing every other week unless our levels rise above a certain threshold. At that point the health department will close harvesting in our area until levels go below the threshold. If this should happen we will start testing weekly. The State will post signs at the public accesses, I will put a small reader board at the entrance to the community and will be posted on the Lagoon Point website lagoonpoint.com. Once we get 2 safe levels in a row the signs will come down and harvesting can resume.

A group of us who grow oysters volunteer to do the testing but we could always use others who could do a test throughout the summer. It is a simple process of taking 6 oysters and 30 mussels off our pilings, putting them in a box and dropping them off for shipment at Sound Business in Freeland. All the materials are furnished by the State and they pay the shipping as well. Anyone wishing to help out is encouraged to contact me Chuck Hammer via email at capthammer2003@yahoo.com or just drop by the house if they see me working out front.

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Results of the May LPCA Vote:

by Chris Anderson, LPCA Assistant Secretary

On June 8th the LPCA Board of Directors certified the May LPCA Vote. The following are the results:

FY 18/19 Operating Budget	YES: 235	NO: 7
FY 18/19 Annual Fees \$248	YES: 208	NO: 34
Waive the Financial Audit	YES: 229	NO: 12
Replace two pilings at Ramp	YES: 161	NO: 76

The yes vote to waive the financial audit authorized a financial examination called "Agreed Upon Procedure". When this examination is completed the report will be made available to the Membership.

55% of the 444 properties voted in the LPCA May Vote.

Thank you to Cheryl Kuss, Dick Kuss, Pat McDaniel and Paula Ratcliff for counting the ballots.

Lagoon Point License Plate Frames:

by Tom Markley, Oceanside Drive



If you have not purchased your Lagoon Point License Plate Frames and if you would like 1, 2, 3 or more, now is the time. The proceeds from the sale of the frames are deposited in the Lagoon Point Neighbors Helping Neighbors account.

If you would like to purchase please contact:

Tom Markley
360-321-9245
Oceanside3671@outlook.com

Message for DIVISION 2-3-4 Property Owners:

by Cliff Lenz, Architectural Committee



Photo by Paul Peyton

1. To better serve the Division 2-3-4 community the Architectural Committee is seeking the feedback of residents in Divisions 2-3-4 for the purpose of revising and improving the Covenants. The Covenants are posted on the LPCA website, lagoonpoint.com under the tab "Docs & Maps". If you have concerns about them or suggestions for their improvement, please email them to the Architectural Committee at the following email addresses:

Division 2
Division 3
Division 4

Cliff Lenz
Linda Patrick
Reed Dow

c.lenz@comcast.net
tolindawpatrick@gmail.com
reed@reeddow.com

2. The Architectural Committee is inviting residents of Divisions 2-3-4 to participate in a meeting to discuss revisions in the Division 2-3-4 Covenants. If you are interested, please submit your name to the Architectural Committee at the above email addresses and we will inform you of a date and time for that meeting.

3. Future Lagoon Point Dredging Project

The Architectural Committee is notifying residents of Lagoon Point Divisions 2-3-4 that we have \$260,000 in the Waterway Fund in an account at Whidbey Island Bank. Projections for a future dredging (2024) indicate that costs will exceed the current reserve amount. To keep the reserve viable for its intended future use, we're investigating the reconstitution of a collection for the Waterway Fund to avoid a future special assessment to Division 2-3-4 property owners. We will be sending you further information when we have determined what the projected cost will be for the dredging. If you have questions, please contact the Architectural Committee.

LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS:

LPCA 2018 BOARD MEMBERS

President	Duane Rawson	lpca.pres@gmail.com
Vice President	Paula Ratcliff	plratcliff1954@gmail.com
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

AREA REPRESENTATIVES

Area 1	Richard Gohlke	lpca.area1rep@gmail.com
Area 2	John Klemser	johnek@infionline.net
Area 3	Vacant	lpca99@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, 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.

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.

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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
- c. If your buyer requires Board Meeting Minutes, Annual Member Meeting Minute and/or Financial Reports, you can find them at the website lagoonpoint.com under the tab "Members Area". It is your responsibility as a current LPCA property owner to supply a prospective buyer and/or real estate agent with the information.

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

WEBSITE – MEMBERS AREA PASSWORD:

In order to access the Members Area of the Lagoon Point website you must have a password. The following are the instructions on how to receive your password:

First you go to the Lagoon Point web site Home Page lagoonpoint.com

2nd click on the Members Area tab on the far-right side.

3rd click on Private Information tab.

4th a dialogue box pops up on your screen. Click on "Register" in the lower left corner.

5th another dialogue box pops up titled "Register for this site" where you enter all your own information. You choose your own sign in name and your own personal password. Save your information.

Once you register for the Members Area, our iHost web site server will notify us of a pending new member for verification. Once LPCA is notified of your registration, we can grant you access to LPCA private access. We don't set up your private info, you do.

If you have questions or need help contact:

Rob Powers

rob@rdpowerssalvage.com

Office: 425-635-0095 Cell: 206-953-5363