

# Lagoon Point Newsletter

February 2008

**Board meetings:** The LPCA Board meets Tuesday evenings. LPCA members are welcome to attend all board meetings.

Next board meetings will be: **March 4** (7 PM at Linda Armstrong's home), **March 11** (6:30 PM at Greenbank Clubhouse), **April 8** (7 PM at Linda Armstrong's home), **April 15** (6:30 PM at Greenbank Clubhouse)

## From the President – Bill Brown

The new year has started, the new administration has taken office and the first crisis has been addressed. See the dock replacement article below.

The dredging project, finally initiated with great persistence and skill by the past administration, continues and will remain the priority focus of the board until Heron Island is gone and the eel grass is thriving again. There are still unknowns to be discovered and decisions to be made that will affect the ultimate cost and longevity of this dredge. Most of the decisions will require concurrence between the LPCA board and the Architectural Committee representing the interests of Divisions 2-3-4. Andy Messer, past president of our board, has just been elected to the AC, and we welcome him back to community government. Dialogue between the board and the AC will be an ongoing essential element for project success, and it is underway.

Our community continues to evolve. Long-vacant lots are seeing home construction. New owners join us every year. We have new full-time residents, new vacation home owners and owners converting their second homes into their primary residences. LPCA has only one class of members, and all are welcome. For new members, a great way to meet your new neighbors and become a part of your new community is to get involved with our activities. We are looking for committee volunteers and an assistant secretary. See below. People who have been here for a while but are sitting on the sidelines are also urged to raise their hands.

I have noted during my few years on the board, how essential it is to have open and participative discussion on all important decisions. This was the key to revising the Division 2-3-4 covenants and to approval of the recent dredging ballot. I am committed to continue this approach in future deliberations. To that end, all members are reminded that our board meetings are open to all. If you attend from time to time, you will keep current on the issues we are facing and you will help make sure we are dealing with them in the best interests of the membership. You may even find an issue or activity in which you want to participate.

Bill Brown, LPCA President

## **Linda Armstrong rejoins board**

Immediate past president Linda Armstrong has graciously agreed to serve as vice president until a willing and qualified candidate can be found, and the board made her appointment at their January meeting. The VP position became vacant when Mike Stevens, under doctors orders, decided not to run for reelection after the nominations were closed last fall. We will miss Mike's wise counsel and many years of Lagoon Point corporate knowledge. Linda has led our difficult deliberations over the last few years to resolve the greatest and most contentious problem our community has ever faced, the dreaded dredging issue. We are pleased to have her sage guidance as we execute our dredging program and face new issues.

## **Volunteers needed for committees and vacant board position**

Assistant Secretary - As noted in the board member roster later in this newsletter, the assistant secretary position is currently vacant. The assistant secretary takes on a share of LPCA's administrative duties, attends board meetings one or two times a month and hopefully goes on to stand for higher office in the future. Anyone interested in the position or wanting more information should contact Aaron Lowen, the current secretary, or Bill Brown.

We are also seeking volunteers for several committees as listed below:

Maintenance Committee – Roy Blackwell is building a list of members with skills and a willingness to help out with maintenance projects on the community common property. Committee work may involve actually doing maintenance work or coordinating with contractors and county agencies. Maintenance volunteers may also have opportunities to assist other community members under the Neighbors Helping Neighbors program, see below. Anyone with knowledge in the areas of landscaping, yard maintenance, carpentry, plumbing, electrical work, construction, facilities maintenance, engineering, general contracting or just tinkering is urged to contact Roy.

Neighbors Helping Neighbors – NHN has a small fund of contributions and potential volunteer assistance to aid community members in need. The board wants to establish an independent committee to administrate the fund and coordinate assistance efforts. Interested community members should contact Bill Schmid or Bill Brown.

Long Range Planning – The board would also like to establish a long range planning committee to look at community needs beyond the current budget year. This committee would focus on maintenance and improvement projects for future years. Activities will include estimating use life and repair/replacement costs of current infrastructure, defining and gathering cost data for potential community property improvements and assessing community interest in such improvements. The committee would make recommendations to the board on the adequacy of and annual assessment for the long term reserve fund. Anyone with an interest in serving on this committee or suggestions for projects to be considered by this committee should contact Bill Brown

## **Dock replacement**

Where is the Boat Ramp Dock? – Anyone visiting the boat ramp these days may wonder at empty space where the old faithful dock used to reside. The answer - it lost its battle with the elements and has been hauled to the landfill. What was its problem? On January 8th, the new LPCA board met to plan an agenda for the January 15<sup>th</sup> regular board meeting. At that time, Roy Blackwell volunteered to head up a maintenance committee. We asked Roy to look into a few maintenance issues, including the dock, which was reportedly missing a board. Roy was to have the dock sections hauled out and inspected and to get repair estimates. The situation turned out to be much worse than expected. The dock design was such that many wood members were in constant contact with the water, and most of these members were heavily rotted. One section was so deteriorated that it fell apart during the attempted haul-out. Some sections of foam floatation had washed away, and additional floatation was loose. Stability and, in particular, safety were at risk. A cost to replace the dock was provided by Bob Governor, who has built many of the canal docks. The cost to repair the old dock was estimated to be at least as much as the cost for a new dock. Bob also informed us that unless the new dock was in place by March 15th, we might not be able to have a dock until fall because of juvenile fish migration.

Board Action – Faced with this situation, the board authorized up to \$25,000 for a new dock under the emergency spending provisions of our bylaws. Roy and Bill Brown were authorized to contract for the new dock and to seek favorable terms, including removing the old dock and securing necessary permits. Bob Governor's proposal was calibrated by seeking a competitive estimate from the EZ Dock dealer in Olympia. The Honeymoon Lake Association installed an EZ Dock at their community waterfront in 2007. The EZ Dock price for a new installed dock was about the same as Bob's, but the standard EZ Dock configuration would not work well with our landing and piling geometry. Also, with EZ Dock, we would have to do our own permit work, which could lead to delays. Bill and Roy decided to go with Bob, and a contract was signed on January 16th.

Outlook – The old dock is already gone, as noted above. Usable hardware from the old dock was salvaged. The permit applications have been submitted, and the initial estimate for permits is 45 days (early March). If that milestone is met, we should have a new safe dock by the end of March. Initial conversation with Washington Fish and Wildlife indicated that we will not be prohibited from launching new docks after March 15<sup>th</sup>, as we will not be doing construction work over water. None the less, we are not slowing the replacement process or reconsidering the emergency nature of the expenditure, as the dock is an essential part of our community property infrastructure.

## **Dredging update – Aaron Lowin**

First permit application has been submitted - In mid-January we submitted our application for a permit to sample and analyze the sediment we intend to dredge out from the bottom of Lot C and the adjacent canal areas. Any dredging and disposal of the resulting 'spoils' requires that the applicant first show that those spoils will not be environmentally harmful - that is, they contain no substances that could likely harm people or other living creatures, and the composition of the spoils is not inappropriate for where we want to put the spoils.

The application went for approval to the Puget Sound Dredge Materials Management Office (PS-DMMO), a cooperative unit of the various governmental agencies that control dredging and disposal in the Puget Sound area. We've been told the review of the Sediment Analysis Plan (SAP) we submitted should take about three months. When our plan is approved, we will engage a sediment coring boat to come to Lagoon Point and take deep core samples at the locations we specified in our application. The sample cores will then be sent for assessment to an environmental laboratory.

We expect no problems at this stage, since we believe the sediment at the bottom of our silting basin and nearby is silt, sand and gravel brought in by 'littoral drift' from the Admiralty Inlet beaches nearby and the cliffs to the east.

Beginning to plan where to put the spoils - On February 2, the Architectural Committee and LPCA Board met to review sediment disposal options. The beach nourishment option needs clarification before we can begin to approach any beachfront lot owners for their cooperation. Dumping the spoils at an approved open-water site out in Admiralty Inlet is certainly possible but complicated because our inlet channel may be too narrow for barges, and in any case would be dearly expensive. Several other options were suggested. We have asked our permitting consulting firm, Grette and Associates, and our marine geologist, Jim Johannessen (who is a subcontractor to us, under Grette) to advise us on the feasibility of several of the disposal options, alone or in combination.

## **Boat vandalism**

Over the Christmas holidays, several boats were broken into on the east and west canals. Liquor was stolen and vandalism occurred. Also, a ferry ticket was stolen from a vehicle. Boats were entered from both land and water. Boats adjacent to occupied as well as vacant homes were affected. A police report has been filed. Anyone with additional knowledge of the incidents should inform the Island County sheriff's office. This is now old news, and it is a crime unlikely to be solved now. However it is an alert to all of us to be on the lookout for unusual or suspicious activity in our neighborhood.

## **New e-mail address - [lpca@whidbey.com](mailto:lpca@whidbey.com)**

Lagoon Point is changing over to a single new and simpler e-mail address for all our correspondence. Please make a note of the new em address: [lpca@whidbey.com](mailto:lpca@whidbey.com). The new em address, which recognizes the name change we implemented last year, will take the place of both our previous em addresses. With the new system it will be easier for us to monitor our incoming email promptly. We will be able to retain and file our incoming and outgoing out e-mails in sensible folders, and we will be able to pass on our email archive and address book to the next generation of LPCA officers.

We will run the new and old em addresses in parallel for the next 4 months, to give everyone time to update their own address books and habits. Early this coming summer we will shut down the old e-mail address forever. Please start using the new address right away.

Our Lagoon Point website address remains the same as before: [www.lagoonpoint.com](http://www.lagoonpoint.com).

Thank you to Hilde Mott-Schneider for sponsoring our old em address these last many years!

## **'Neighbors'**

From Jim Hoel - Last month, we received an email from Jack Maxwell, who is a long-time Lagoon Point resident on Oceanside, and who has recently moved to the Holmes Harbor area. Jack made us aware of the passing of two long-time residents who left here several years ago, but will surely be remembered by many of us "older residents".

They were Bob & Nancy Hunt who lived on Smugglers' Cove Road. Bob and Nancy both passed away a few months ago at an assisted living facility in Oceanside, CA. After leaving Lagoon Point, they moved to Las Vegas and then one more move (I believe to New Orleans), before their Oceanside venture. Many of us remember both of them as being very active, dynamic, energetic people and great contributors to our community. They were active on the Board, serving in different offices, including President. Bob also served as a commissioner in the Lagoon Point Water District. Most of those years were as the Chairman of the Board. He was instrumental in such projects as property acquisition for new wells, construction of our 300,000 gallon storage tank, and the efficient day to day operation of our water service that too many of us take for granted. One of my most vivid memories of Bob was seeing him along with our maintenance man, Bob Howarth, knee-deep in icy, muddy water, repairing a leak in the water main on Westcliff Drive.

Due to the new "Privacy Laws" it is difficult, if not impossible, to provide any more details of their passing. We can all be glad and appreciative of the work that they did while they were here.

## **Paid advertising in the newsletter**

The board is considering paid advertising in the newsletter in order to defray publishing and mailing costs. Community members would still be able to post on the bulletin board without charge. If you think this is a good idea or a bad one, let us know.

**THE BULLETIN BOARD** *Space is limited (usually). Ads will run once unless otherwise arranged. To add or end an ad e-mail us at [lpca@whidbey.com](mailto:lpca@whidbey.com) or call 222-3178*

- **FOUND:** Purple yoga mat found on Seaside Avenue. Please call to claim if its yours! Kathy Pulley 360-222-3208
- Need sewing done? Embarrassed by droopy seams? Experienced seamstress - will prepare what you would like done. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower. Monica Vierra 678-6310 (nx)
- Upholstery work — all kinds: boat, auto, truck, furniture. Have mobile unit. 40+ years experience.  
All work guaranteed, free estimates. Pat McDaniel 360 222-3275 (nx)
- Needed: Your donated wood furniture can have a second useful life for charity.  
Carrie: 360-646-6053, or stop by at 3546 Seashore (June, Aug, Oct)
- South Whidbey Pet Nanny - I will pet sit at your home. Licensed and insured  
Call for free estimate and info - Robyn Wozab 360.661.5837 or [wozabs@aol.com](mailto:wozabs@aol.com) (nx)

## ***Do we have your address wrong?***

We're still not perfect. Tell us and we'll fix it. We can't fix a wrong address we don't know about.

Have you moved? Planning to move? Send us your new postal address before you move. For every postal address we use that's not current, the Post Office charges us \$1 extra to notify us of your address change, and even so they won't forward this newsletter. The Post office keeps charging us, every month, until you send us your address correction.

## ***Let us send this newsletter by e-mail. . .***

Join the many Lagoon Pointers who get the LPCA Newsletter by e-mail. You'll get the newsletter days sooner and won't have to trudge through the snow to your mailbox. LPCA saves \$0.90-1.00 for each copy we don't have to print and mail. Send your request for e-mail delivery to us at: [lpca@whidbey.com](mailto:lpca@whidbey.com).

We will post this newsletter (as well as previous editions) on our website: [www.lagoonpoint.com](http://www.lagoonpoint.com), but the web posting is delayed. It is far better to get the newsletter by e-mail.

(And if you change your e-mail address, let us know about that too, and we'll immediately re-route your newsletter to your new e-mail address.)

**Suggestions for the Board ? Questions ? Contact your Area Representative**

Your 2008 Board members are listed below:

President	Bill Brown	222-3178	<a href="mailto:bbrown99@whidbey.com">bbrown99@whidbey.com</a>
Vice Pres	Linda Armstrong	C 206-795-3487 at LP: 678-1425	<a href="mailto:lindaarms@earthlink.net">lindaarms@earthlink.net</a>
Treasurer	Karen Edelblute	360-678-6151	<a href="mailto:kedelblute@whidbey.com">kedelblute@whidbey.com</a>
Asst Treas.	Bill Schmid	360-544-8626	<a href="mailto:schmid@whidbey.com">schmid@whidbey.com</a>
Secretary	Aaron Lowin	C 206-498-8090 at LP: 678-1425	<a href="mailto:alowin@earthlink.net">alowin@earthlink.net</a>
Asst Sec'y	(Vacant)		
Area 1 Rep	Bob Vierra	678-6310	<a href="mailto:schmid2@whidbey.com">schmid2@whidbey.com</a>
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Area 3 Rep	Roy Blackwell	360-321-2014 C 425-210-4180	<a href="mailto:Chydro@aol.com">Chydro@aol.com</a>
Area 4 Rep	Todd Brunner	425-771-5148 ext 23	<a href="mailto:todd@brunnerconstruction.com">todd@brunnerconstruction.com</a>
Area 5 Rep	Tom Heerhartz	678-7787	<a href="mailto:pheer@whidbey.com">pheer@whidbey.com</a>
Area 6 Rep	Janet Bondelid	222-3182	<a href="mailto:jsbond@whidbey.com">jsbond@whidbey.com</a>

If you have a worthy news item, jot it down and pass it to your area rep (names and contact info above) or direct to the newsletter editor.

The Lagoon Point Newsletter is edited by Bill Brown. You can reach him at [lpca@whidbey.com](mailto:lpca@whidbey.com) or at [bbrown99@whidbey.com](mailto:bbrown99@whidbey.com) or by mail to: LPCA Newsletter, PO Box 123, Greenbank 98253.

Sorry, we don't publish opinion items or other controversial stuff.

**LAGOON POINT COMMUNITY ASSOCIATION**

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**Next board meetings:**  
Mar 5, 7 PM at Linda Armstrong's home  
Mar 12, 6:30 PM at Greenbank Community Ctr

