

# Lagoon Point Newsletter

May/June 2008

## ***This year's Lagoon Point Garage Sale will be on Saturday July 5<sup>th</sup>***

We will place ads in local newspapers.

Sellers are asked contribute 10% of your proceeds to 'Neighbors Helping Neighbors.'

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

Next board meetings will be: **June 3** (7 PM at Linda Armstrong's home), **June 10** (6:30 PM at Greenbank Clubhouse), **July 8** (7 PM at Linda Armstrong's home), **July 15** (6:30 PM at Greenbank Clubhouse)

### **From the President – Bill Brown**

Summer is almost here, at least according to the calendar, and it's time to enjoy all Lagoon Point's favorite features. The new community dock is in place and ready for our launchings and haul-outs. The annual garage sale is coming up on Saturday of July 4<sup>th</sup> weekend, so round up your surplus stuff and plan to inspect everyone else's. We hope for another good fishing season, but that remains to be seen. The Lagoon Point fishing derby is scheduled for September 30<sup>th</sup>, so keep track of the runs as they progress.

For those of you who spent the colder months elsewhere, welcome back. Be aware that over the winter, the Port Townsend ferry capacity was severely reduced to just one 50-car boat. Reservations for specific trips can be made up to 30 days in advance. If you will be making an excursion to the Olympic Peninsula, plan accordingly.

The permit phase of our dredging project continues on track, and the first special assessments for the actual dredging will be due soon. These assessments will be a hardship for some, so please contribute to the Neighbor Aid program if you can.

My final thought is a call for volunteers. This month we lost two of our long serving and hard working board members and picked up only one new face. We need to reverse this trend before the board room empties out.

Bill Brown, LPCA President

## **Bill Schmid and Bob Vierra Resign from Board**

Two long-time, valued members of the LPCA Board have resigned. Bill Schmid, our Assistant Treasurer, and Bob Vierra, Area 1 Representative, have moved on. Bill will be attending to a much busier family life and Bob will be spending more of the year in Arizona. Carl Edelblute has agreed to take Bob's place as Area 1 Rep, and was appointed to that position by the Board until the next election of officers. Bill's position is now open for a new volunteer (See below). Both Bill and Bob have been instrumental contributors to balanced consideration of community issues over the past years. We thank them for their service and wish them well in their "retirement".

## **Volunteers Needed for Committees and Vacant Board Positions**

Our community depends totally on volunteer members for the administrative efforts associated with common property maintenance. LPCA will soon be billing lot owners for over \$115,000. This is a significant amount, and it requires thoughtful management to ensure it is collected, invested and deployed in the best interests of the community. Please consider helping with this process by joining the board or one of the committees listed below. The alternatives are to hire out more work (pay more/get less) or leave important things undone (high risk).

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 Lowin [alowin@earthlink.net](mailto:alowin@earthlink.net), the current secretary, or Bill Brown [bbrown99@whidbey.com](mailto:bbrown99@whidbey.com).

Assistant Treasurer – We also need an Assistant Treasurer. This position is traditionally the keeper of the keys to the boat launch. He/she also serves on the Finance Committee and helps the Treasurer as may be required.

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 doing actual 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 Brown.

## **Volunteers Needed for Committees and Vacant Board Positions (Continued)**

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 with suggestions for projects to be considered by this committee should contact Bill Brown.

## **Annual Budget/Ballot/Community Meeting**

A ballot for the 2008-09 operating budget and regular assessment was sent out last week, and your vote must be in by June 17<sup>th</sup>. The proposed operating budget and regular assessment are basically the same as last year, with the assessment per lot at \$120.00. Our own bylaws and the state Homeowners Association Act provide that if the annual budget is not approved, the last previous approved budget will apply to the new year. Thus, our bill will be the same whether the ballot is voted up or down. Notwithstanding this, the Board interpreted the bylaws as requiring a vote, anyway. We also thought it was a good idea to have annual participation of all community members in the budgeting process. We urge all to cast their votes and to approve the new budget.

Anyone wanting more information on the budget or wishing to provide additional input is invited to the June 10<sup>th</sup> Board meeting at 6:30 at the Greenbank Progressive Club House. Time will be set aside at the beginning of proceedings for a Community Meeting on the subject.

Note that the operating budget and regular assessment covered by the ballot does not include the special dredging assessment of \$100.00 per year, which was approved in December 2007. Annual bills to be sent out later in June will include both assessments for a total of \$220.00 per lot for LPCA. Lot owners in Divisions 2-3-4 will also have Division 2-3-4 administrative costs and Special Waterway Fund assessments on their June bills (See below).

## **Division 2-3-4 Ballot Results**

The ballot to approve a substantial increase in the payment to the Division 2-3-4 Special Waterway Fund was approved on March 15, 2008, by an 80% majority of the 122 of 173 (70.5%) lots which voted. The approved increase will appear in the LPCA billing for annual fees due July 1, 2008.

## **Neighbor Aid Program**

At the suggestion of our homeowners/neighbors here in Lagoon Point, the Community Association is asking you to consider a donation to assist those neighbors for whom the special dredging assessment will be a hardship. This donation will help pay their special assessment only. A Neighbor Aid program in line with suggestions made at community meetings last year has been approved by your Board and will be implemented for the 2008-09 fiscal year. Details of the program, including eligibility criteria and application procedures, will be included with the June annual billing materials. Please include a donation with your annual assessment payments, if you can help out. We ask that you make this donation payment on a separate check. Any amount will be appreciated. If you have any questions regarding the Neighbor Aid program please contact any LPCA board member for more information.

## **Dock Replacement**

The new community dock is in place and ready for the summer boating and fishing season. We experienced a few unexpected delays in getting all required permits, but we did not cut any regulatory corners. Note that the new dock has safety plates between the sections to prevent accidental stumbles. Thanks to Roy Blackwell for incorporating this feature and for supervising the project.

## **Waterway Caution – Sandbar at the Jetty Entrance**

Boaters beware: A sandbar has been reported at the entrance to our harbor. The sandbar extends from the west end of the north jetty, southwest about two thirds of the way across the outer jetty channel. The height of the sandbar appears to be about one foot above MLLW. Adjust your departure and arrival timing with respect to low tides accordingly. It is also advisable to take a walk out to the Lot C parking lot at low tide to familiarize yourself with this potential hazard. This sandbar appears from time to time, as a result of winds and currents and it disappears the same way. Also, sometimes it forms from the tip of the south jetty.

## **Dredging Update – Aaron Lowin**

Earlier in May, we received the lab report on the sediment in our silting basin, and the news is good. The lab report indicates no troublesome chemical contaminants in the sediment, and grain size generally large enough to allow us use the sediment to rebuild nearby beaches. (This is called “beach nourishment.”) This absence of contaminants and large enough grain size should come as no surprise –the sediment in our silting basin comes, after all, from nearby beaches, carried in by tides, especially high tides during winter storms.

Were there no man-made jetty channel and silting basin at Lagoon Point the sediment carried by the tides would have settled downstream on nearby beaches, where it would have replaced sediment being washed away from there. Returning the sediment from our silting basin to nearby beaches would in effect reverse ten or more years of beach erosion on those beaches. Rebuilding nearby beaches would also help recover biological habitat lost with that erosion.

The Division 2-3-4 Architectural Committee and LPCA Board jointly discussed the sediment lab report on May 10th and decided that they would ask the beachfront lot owners along Oceanside

Drive whether they would be agreeable to having their beaches rebuilt (at no expense) by using the sediment from dredging our silting basin.

But before we approach the Oceanside property owners, we will first gather information on the shape and size of the proposed beach rebuild and expert professional opinion on the process and consequences of rebuilding that section of beach. The beachfront lot owners are bound to have lots of questions about what we might be proposing to do on the beach, and we want to be prepared to answer those questions as best we can.

In future updates, we'll let you know what we've found out about beach nourishment.

**New E-mail Addresses - [lpca@whidbey.com](mailto:lpca@whidbey.com) and [lpca@whidbey.com](mailto:lpca@whidbey.com)**

Please make a note of our new e-mail addresses: [lpca@whidbey.com](mailto:lpca@whidbey.com) and [lpca@whidbey.com](mailto:lpca@whidbey.com) for the treasurer. The new e-mail addresses, which recognize the name change we implemented last year, replace our previous "Club" e-mail addresses. Correspondence relating to your assessment account and other financial matters should go to the lpca address, and all other items should go to the lpca address.

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

**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*

- 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)
- I would like to buy your vintage costume jewelry or would be happy to consider any vintage/antique item(s) you may care to sell. Please contact me at 360-929-1116 and ask for Shelly
- Discounts – One of our neighbors has reported that Ferrellgas offers a propane discount, on request, to Lagoon Point residents. If you know of other companies that offer Lagoon Point discounts on fuel or anything else, let us know, and we will publicize it.

### ***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.	(Vacant)		
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	Carl Edelblute	360-678-6151	<a href="mailto:cedelblute@whidbey.com">cedelblute@whidbey.com</a>
Area 2 Rep	Ed Duddridge	222-3420	<a href="mailto:ekdudd@whidbey.com">ekdudd@whidbey.com</a>
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:**

Jun 3, Jul 8 - 7 PM at Linda Armstrong's home  
Jun 10, Jul 15, - 6:30 PM at Greenbank Progressive Club House

