

Lagoon Point Newsletter Insert Courtesy of Neighbors Helping Neighbors

Put this list of phone numbers on your refrigerator for easy reference.

IN CASE OF EMERGENCY, WHEN IMMEDIATE HELP IS NEEDED **CALL 9-1-1**

PUGET SOUND ENERGY

Call 9-1-1 if you have an *electrical emergency*.

Call customer service at PSE at 1-888-225-5773 for non-emergency electrical service issues.

PROPANE LEAKS

Call 9-1-1 if you have a *propane leak*.

Call your propane company for non-emergency issues.

LAGOON POINT WATER DISTRICT COMMISSIONERS

Call 425-335-9396 or 360-678-8752 for *water emergencies*

Contact one of the following regarding other issues with your water service:

Office message phone 678-8399

Bob Boehm 222-3407

Jim Hoel 678-6579

Paul Kukuk 222-3012

Ray Lane 222-3209

Bob VonDrachek 222-3309

ISLAND TRANSIT

Island Transit buses stop at the bus shelter on the corner of Smugglers Cove Road and Westcliff.

Call 1-800-240-8747 or 321-6688 or go to their website at www.islandtransit.org for a current schedule and information on routes and services.

PARATRANSIT

Island Paratransit is a curb-to-curb bus service for registered, eligible disabled persons who are unable to use the regular bus service. Island Paratransit is based upon the same days and hours as the regularly scheduled route service.

Call 1-800-240-8747 or 321-6688 or go to their website at www.islandtransit.org for a current schedule and information on routes and services.

UNITED WAY OF ISLAND COUNTY offers a great many resources for families, including disability resources, Social Services, and health care support services.

Call 2-1-1 or go to their website at www.unitedwayic.org

AMERICAN RED CROSS/FEMA publishes a pamphlet about disaster emergency planning for seniors and individuals with special needs.

Call the local chapter at 1-360-675-2912 or go to their website at www.redcross.org

GREENBANK FOOD BANK

Location: Greenbank Community Clubhouse

Hours: the second and fourth Wednesdays of the month

Call Molly Hughes at 678-8312 or Carol Dyer at 222-3256.

SOUTH WHIDBEY GOOD CHEER FOOD BANK

Location: Good Cheer on Bayview Road

Hours: M,W,Th,F,S: 9:30-4:30, Tu: 12-7

Call 221-6454 for information on eligibility

SENIOR SERVICES OF ISLAND COUNTY provides nutrition, adult day care, case management, transportation, in-home care, Volunteer Chore and other services to seniors and eligible disabled adults. Call Susan Miller at 321-1600, M-Th 9-2 or go to their website at www.islandseniorservices.org for information on all Senior Services programs, including Meal Sites and Meals on Wheels. Senior Information & Assistance can help with property tax deferrals, referrals for client services, and guidance in the preparation of other applications and paperwork. A variety of activities and support services are offered at the South Whidbey Senior Center, located on Highway #525 south of Bayview Road.

*** If you would like to volunteer for any of the volunteer organizations, please give them a call! It's a great way to have some fun, meet your neighbors, and help your community all at the same time. ***

*** A wonderful booklet called *Senior Resources 2009* is available at Community Thrift in Freeland. The South Whidbey Record publishes a monthly newspaper insert called *Senior Currents – Life on Whidbey @ 50-Plus*. ***

Lagoon Point Newsletter

December 2008

Our community Dessert Potluck will be on Tuesday December 9th, 6:30 PM, at the Greenbank Clubhouse. As usual, LPCA will provide plates, cups, forks, spoons, coffee, etc. Please bring a dessert to share and two food packages for the Greenbank food bank. See you there!

Notice of Special Community Meeting – Sunday, January 11, 2009 at 1:00 at the Greenbank Clubhouse. Subject: Policy change on assessment of permanently combined lots.

Next board meetings will be: **December 9** (Dessert potluck 6:30 PM at Greenbank Clubhouse), **January 6** (7 PM at Aaron Lowin's home), **January 13**, (6:30 PM at Greenbank Clubhouse)
All LPCA members are welcome to attend all board meetings.

From the President – Bill Brown

Happy Holidays Party Reminder!! - Please join your Board on December 9th at 6:30 at the Greenbank Progressive Clubhouse for holiday treats. Bring a dessert item to share, meet your neighbors and give us your thoughts about things you would like to see next year and beyond.

Special Community Meeting Notice – In January we need to get back to business. See the combined lot assessment article below. This has been a lingering issue at Lagoon Point since before my time. The Board is dealing with it now, and hopes to put it to bed for good. It will affect all of us, and the board may have no choice but to enact this rule. Our two attorneys for this matter have advised that once an owner provides us proper documentation that multiple lots have been legally combined into one, LPCA must assess the combined lots as one. expect the end result will be a reduction in our "tax base" (the 523 lots now subject to assessment) of about 2-4 % over the next two years This will mean a corresponding increase in the relative assessments applied to the remaining lots. To further complicate things, we are trying to implement the policy change through a process contained in our bylaws but not heretofore used or tested. Part of that process is a community meeting on Sunday, January 11th at 1:00 at the Greenbank Progressive Clubhouse. If you want to understand the intricacies of the issue and/or have a say in the process, please come to the meeting.

Neighbors Helping Neighbors – The tradition of helping each other at Lagoon Point has been revived by a new group of volunteers. They have provided the page 1 and 2 resource information sheet at the beginning of this newsletter, and they are working on other projects to help our fellow Lagoon Pointers. Ideas and additional volunteers for the group are most welcome, and anyone with knowledge of a neighbor in need should bring the situation discreetly to the attention of a NHN contact.

Other Items - Special thanks to Mike Stevens who has closed off the Lagoon Lake supply and drain pipe for the winter.

Remember that bright lighting at night can disturb your neighbors. Please shade your yard lights and aim your floodlights down.

Bill Brown, LPCA President

Assessment of Combined Lots

LPCA's policy for assessing combined lots has been a lingering issue since under our previous LPIC name, we formally changed our operations from a club to a home owners' association earlier this decade. As a Club, membership was voluntary for Division 1 and View Tracts, and assessment were made to each "membership". As a home owners' association, membership in the association, along with the incident rights and obligations, is linked to and conveyed with the ownership of each "lot". Lot owners now pay one assessment share for each lot owned and are entitled to one vote for each lot owned on association ballots. Based on good faith interpretation of legal advice provided at the time, the Board established a policy in 2002 under which lots as originally defined by the plats of the respective Lagoon Point divisions are used as the basis for assessment and voting purposes.

The policy continues to be questioned by owners who have combined originally platted lots, and in 2008 the Board sought additional legal advice on the issue. We are now in receipt of two corroborating opinions advising that if the owner of legally combined lots so requests we must recognize "legally" combined lots as single lots for assessment and voting purposes. Note that Island County has two categories of lot combination. The first is called "for tax purposes" and is for the administrative convenience of providing a single property tax bill for multiple lots. These combinations are easily disestablished and pose no impediment to developing and/or selling the lots individually. The second type combination is a "legal" combination which makes the resulting lots into single entities for development and sale. Under current zoning, it would be extremely difficult, if not impossible, to re-subdivide these combined lots. It is this second category of combined lots that we have been advised to recognize.

The Board has initiated a process to change our "lot" definition to be consistent with our most recent legal advice and to record the new policy in a governing document, so that it will be clear to all current and future lot owners. The Board has therefore decided to establish and document the revised policy as a "rule" under the provisions of bylaw Article IV, Section 8. This section provides as follows:

"The Board by majority vote of the directors may enact rules to regulate the use and maintenance of the common areas and to exercise powers necessary and proper for the governance and operation of the association. Thirty (30) to sixty (60) days before voting on a proposed rule the Board shall publish a notice of the proposed rule in the LPCA newsletter and invite lot owners' comments. Before voting the board shall also hold a property owners' meeting on the proposed rule."

Under this bylaw the proposed rule may be adopted by vote of the board, and does not require a vote of the entire community. Pursuant to the bylaws, a draft of the rule under consideration is printed below. The required property owners' meeting will be held on Sunday, January 11, 2009 at 1:00 at the Greenbank Progressive Club clubhouse. Anyone with comments that you want the Board to consider can pass them along to any Board member or e-mail them to lpca@whidbey.com. The draft rule on combined lots is as follows:

Draft Board policy (rule) re. assessing legally combined lots

Lots that have been legally combined into one lot through a boundary line adjustment under the lot combinations authority of Island County Code, Section 16.06, shall be deemed to be one lot and assessed accordingly. The number of votes assigned to a lot owner under various provisions of the Lagoon Point Community Association bylaws will concurrently be adjusted in like manner. To effect this reduction in assessment and voting rights, the owner of the combined lots must first provide the LPCA President adequate documentation of Island County's approval of said boundary line adjustment/lot combination. Assessments levied after the date of adoption of this rule or the date the lot owner has provided LPCA the required documentation, whichever date is later, shall be adjusted accordingly. Assessments levied prior to the date of adoption of this rule or prior to the lot owner's providing the necessary documentation, whichever date is later, shall not be adjusted retroactively.

If any Lagoon Point lot is divided, each of the resulting lots will be assessed separately.

Jill Massa Joins the Board

Jill Massa graciously responded to the call for new Board members posted in the October newsletter, and volunteered to serve as Area3 Representative. The Board appointed her to that position at its regular November meeting. She will serve until the next elections expected to be in November 2009. Jill replaces Roy Blackwell who resigned earlier this year after several terms of much appreciated service to our community. Jill's phone number and e-mail address now appear on the Board contact list on page 7. Thank you, Jill.

Architectural Committee Election

In that no others responded to the call for candidates in the October newsletter, the A/C decided to follow the LPCA precedent, and to not expend the ballot mailing costs for an uncontested election. Don Chamberlain has volunteered to replace Chris Criswell on the Architectural Committee for the 2009 – 2011 term. (I thought these were 3-yr terms.) Don has a home in Division 3, and is a long term Lagoon Point property owner with an excellent knowledge of the history and development of divisions 2, 3 and 4.

Neighbors Helping Neighbors Is Back! (Not to be confused with our Neighbor Aid Program)

Neighbors Helping Neighbors is a group of Lagoon Point volunteers reaching out to our neighbors in need. If you or one of your neighbors needs assistance or information and doesn't know whom to contact, please give one of our volunteers a call. No request is too big or too small. If you're a newcomer to Lagoon Point, we're here to help you get settled in.

**Do you have time to volunteer for Neighbors Helping Neighbors?
We'd love to have you join us!**

Becky Bolen 222-3487 (Shorewood) Jill Brown 222-3158 (Steelhead)
Carrie Engstrom 678-3137 (Seashore) Judy VonDrachek 222-3309 (Oceanside)
(We'd like to have someone from up on the hill to add to our list)

Dredging Update – Aaron Lowin

Two dredge contractors will be coming to Lagoon Point in December to look over our site and advise us on how they might bring in equipment, dredge our central basin, and dispose of the resulting dredge 'spoils' – on the order of 24,000 cubic yards. For our permit applications we need to specify how we would do our dredging and how we would dispose of spoils. The Lagoon Point site poses difficult challenges for dredging because our inlet channel from Admiralty Inlet is narrow and shallow. However the work is eventually done, because of the access problem, the cost is likely to be very high.

Coyote Alert

A particularly scruffy and bold coyote has been frequenting Lagoon Point for the last few months. His recent haunts include both the upper and lower levels of the neighborhood. He has been reported to the Sheriff and to Washington Fish and Wildlife. Unfortunately these agencies will not get involved unless he starts acting aggressively. If he does bother you, additional reports may eventually bring an intervention. In the mean time, those of you with small pets should not leave them outside and unattended.

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 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 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 (nx)
- 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 (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.
- Lot For Sale - Lot #1 in Block 11, Division 1 (S7310-00-11001-0) located on Shorewood Ave.(south of address 3687) is available for sale. I will consider all reasonable offers for this lot which has a septic tank/pump and drain field installed. The lot has been approved for building a two story house. Contact Don Thomas at 206-729-3742.

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.

We will post this newsletter (as well as previous editions) on our website: 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 2009 Board members are listed below:

President	Bill Brown	(360) 222-3178	bbrown99@whidbey.com
Vice Pres	(Vacant)		
Treasurer	Karen Edelblute	(360) 222-3180	LPCAT@whidbey.com
Asst Treas.	(Vacant)		
Secretary	Aaron Lowin	C (206) 498-8090	alowin@earthlink.net
Asst Sec'y.	(Vacant)		
Area 1 Rep	Carl Edelblute	(360) 678-6151	cedelblute@whidbey.com
Area 2 Rep	Ed Duddridge	(360) 222-3420	ekdudd@whidbey.com
Area 3 Rep	Jill Massa	(425) 774-5145; C (206) 661-7328	jiliwigs@comcast.net
Area 4 Rep	Carrie Engstrom	(360) 678 3137	Engstromcarrie@yahoo.com
Area 5 Rep	Tom Heerhartz	(360) 678-7787	pheer@whidbey.com
Area 6 Rep	Janet Bondelid	(360) 222-3182	jsbond@whidbey.com

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 or at 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

P.O. Box 123
GREENBANK WA 98253
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Next board meetings:
Jan 6 - 7 PM at Linda Armstrong's home
Dec 9, Jan 13 - 6:30 PM at Greenbank Progressive Club House

