

Lagoon Point Newsletter

February 2012



From the President Janet Bondelid lpca99@whidbey.com

Not a lot visibly going on but Lagoon Point homeowner volunteers are doing things.

Maintenance: A project started late last fall is getting stainless grates installed on either side of the Lagoon Lake valve. We are in the process of talking to Island County to ensure we are going about the process correctly. Several board members will contact Mike Stevens to be educated about the valve, how it works, etc. so there will be continuing knowledge of this unique system.

HOA Reserves: We have been made aware of the Washington State law that homeowners associations such as ours with property that needs maintenance also need reserve studies to ascertain maintenance and replacement costs. We are very grateful that Carl Edelblute was instrumental in getting that done several years ago so we have a base to work from. The money that we have been setting aside for long term maintenance is very close to what we are required to set aside.

Logs at Boat Ramp: A homeowner near the boat ramp has been observed keeping the boat ramp cleaned off. Thank you! The driftwood logs can settle under the dock and could damage the floats. A committee of interested people that would regularly check the dock after high tides and especially stormy conditions would be appreciated. If the logs can be pushed off before they settle on the ramp it would save some wear and tear on the dock. Anyone interested can call me at 360-22-3182.

Notice: Taking driftwood off the beach at Lot C is not allowed.

Frontier contacted: A homeowner requested that Frontier Communications be called about their telecommunications site by the top of the hill. It had potholes covered in plywood, yellow caution tape that was almost white from being out in the weather for so long and was obviously a project that hadn't been finished. I spoke with several contacts at Frontier about this and they said the issue is with PSE and providing power. The last person I talked to thought it should be taken care of within a month.

Stolen Property: We have had several burglaries/robberies in Lagoon Point this last month. Everyone please be aware of your neighbors, strange cars, and keep your valuables locked up. A camera was taken out of a car in a driveway; a 48" Viking range out of a house for sale; an outboard motor off a boat on Shorewood. It is easy to get to be casual in our neighborhood because this hasn't been a problem in the past. I would say one half to two thirds of our homeowners aren't here right now. Since we are only traveling at 20 mph it isn't hard to check your neighbor's house as you drive by. Be aware and note anything out of place or that doesn't look like it usually should. Most of these incidents have happened at night. Motion detectors or solar lights in the yard and driveway might help. Don't make it easy for something to disappear.

Assessment Payment Plans: We still have quite a few people who have not paid their full 2011/2012 assessments. Payment plans can be arranged by talking to me, your president or our treasurer, Bob Morikado. Arranging a payment plan means the financial charges stop (5% a quarter) as long as you follow through with the agreed payments. The finance charges, etc are all part of the by laws passed by the homeowners. We want to work with you if you need more time to make your homeowner dues payments. Please call me (360)222-3182 or Bob Morikado (360)222-3487. If you meet the requirements for reduced taxes with Island County we have a Special Assessment Aid fund that LP homeowners have contributed to which will cover some of the dredging assessment dues.

Misuse of LP Tags and Keys: At the February board meeting a homeowner mentioned that a lot of the fishing people on Lot C are not homeowners but have the use of our LP tags and keys for the boat launch. Fishermen are observed parking outside the chain at Lot C and using our beach. When challenged as not being a homeowner, some have become belligerent. The tags and keys were never meant to be permanently given to friends. Electronic gates, new keys for different locks, etc have been talked about as abuse of the system is seen. We have 470 homeowners. With homeowners, family and friends, there are plenty of people using our common properties.

From The Treasurer *Bob Morikado* LPCAT@whidbey.com

Reserve Accounts In 2008, the Washington Condominium Act, RCW Chapter 64.34 was amended to encourage homeowner associations to *establish reserve accounts and prevent the need to levy large special assessments* for larger maintenance and repair projects. Effective January 1, 2012 House Bill 1309 added additional requirements for homeowner associations in terms of maintaining reserve accounts and requiring disclosure of reserve information during the budgeting process. The LPCA Board will soon be submitting a budget for FY 2012/2013 for your approval. Beginning with the 2010/2011 fiscal year, the Board planned for additions to our reserve accounts in the LPCA budget. It is the Board's belief that by establishing healthier reserve accounts now we can reduce the probability of the need for future special assessments.

As required by Bill 1309, the proposed budget will include the status of our reserve accounts and a review of the adequacy of our current contributions to these accounts. The proposed budget will be based on the current special assessment amounts and will list our proposed expenditures, the status of our reserves, reserve adequacies, and the projected future contribution of funds into our reserves. Look for some significant changes to the information you will receive for the next budget ballot.

Collections In prior newsletters, we mentioned that funds were owed and actions were being taken by the Board to collect past due amounts. Our bylaws require us to process a lien when an account is overdue for greater than a year. Liens allow us to record, with entities other than LPCA and the lot owner, that funds are owed so that if ownership of the property is transferred the outstanding debt to LPCA is paid. Although the bylaws also allow the Board to initiate foreclosure proceedings in the case of seriously delinquent accounts, this recourse has never been pursued. This past year, we deemed it appropriate to initiate a court action for legal judgments against several significantly delinquent accounts. This action was taken only after repeated and lengthy attempts to collect on these overdue accounts including offering opportunities for

payment plans. This process is now nearing completion and has resulted in many past due amounts being paid. Our bylaws require the losing party to pay for all legal costs associated with LPCA pursuing the judgment so LPCA will not have to assume the legal costs, which in some cases may be greater than the amount recovered. The Board believes it is necessary to take these actions to insure that lot owners who are making payments in a timely fashion are not impacted because of nonpayment by some homeowners. At this moment there remains about \$50,000 uncollected.

Dredging Project Update – Another Milestone

Our dredging permit application, previously approved by Island County, has now been approved by the State of Washington Department of Ecology. Two more state agencies to go plus final review by the Army Corp of Engineers. We have made initial contact with dredging contractors and diving companies. Contractor selection and scheduling will occur when we receive the permit. Preliminary diving survey is planned for June. Dredging will start after July 15, 2012. Dredging should take about 5 weeks. Provisions for boat traffic during the project will be made. Details will be announced once the work schedule is set.

Second Call: Canal Lot Owners, do you need dock pilings?

We are once again gathering information regarding new or replacement dock piling needs. Five lot owners have responded so far. We are now organizing the project to obtain permits and a contractor. Costs and timing will be determined once we have final details from all of the participants. If you are contemplating piling replacement or additions, contact Andy Messer 360-222-3787 or Ted Hofstad 360-222-3004 for more information, or to be included in the project.

Notices

Please Remember:

- The Lagoon Point Waterway Speed is “NO WAKE”
- Absolutely no bilge pumping or any kind of pumping from boats.
- When maintaining your property no grass or brush dumping into the waterways
- Speed Limit in Lagoon Point is 20 mph.
- Dogs should always be on a leash. Please scoop and dispose of dog waste in your home garbage.

Drop Box Location

Please note that the Lagoon Point Drop Box is now in at 3664 Shorewood Avenue. Save yourself a stamp and drop your items for the Treasurer here.

Red Tide Information

WA State Fisheries - Shellfish Toxin Hotline # is 1-800-562-5632.

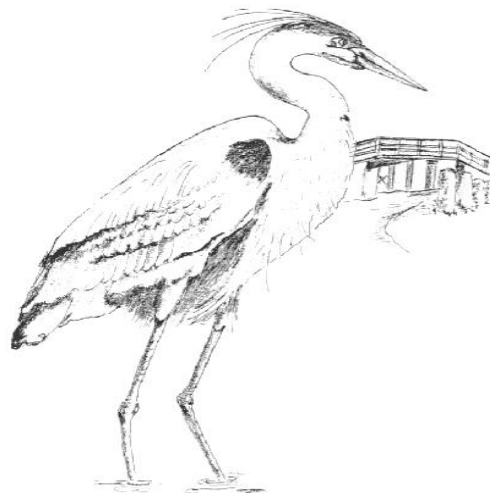
Board Meeting Schedule The next LPCA Board Meeting is scheduled for **Tuesday, March 6th at 6:30 p.m.** Meetings are held at the Greenbank Progressive Clubhouse.

Has your Email or mailing address changed?

Our email address is lpca99@gmail.com Please keep us informed if you have a new change your email or have a new mailing address. By Mail: LPCA PO Box 123, Greenbank, WA 98253

LPCA 2012 Board Members Suggestions? Questions? Contact your Area Rep or an Officer

President	Janet Bondelid	(360)222-3182	janet@bondelid.org
Vice Pres.	Ray Lane	(360)222-3209	lanemr@whidbey.com
Treasurer	Bob Morikado	(360) 222-3487	LPCAT@whidbey.com
Asst Treas.	Tim Milligan	(360)639-5050	TIMS2nd@yahoo.com
Secretary	Jill Massa	(206) 661-7328	jiliwigs@comcast.net
Asst Sec.	Jeannette Requa	(425)481-2788 or(360)222-3492	jnet@windermere.com
Area 1 Rep	Louise Abbott	Jan.-June (360)222-3486.	louiseabbot@whidbey.com
Area 1 Rep	Glenda Menne	July -Dec. (360)678-8785	gmenne@cablespeed.com
Area 2 Rep	<i>Need Volunteer</i>		
Area 3 Rep	Doug Lockhart	(360)222-0114	lagoonpt@gmail.com
Area 4 Rep	Ruth Stibre	(360)678-5946	lagooncrows@gmail.com
Area 5 Rep	Dick Kuss	(360)222-3017	rkuss@acrowood.com
Area 6 Rep	Ken Jobe	(360)222-3482 or(425)238-3163	kenmaryjobe@whidbey.com



THE BULLETIN BOARD

Space is limited. To place an ad please contact jiliwigs@comcast.net or Jill @ 206-661-7328

- **Two Marine View Drive lots for sale.** Side by side. 3531 Marine View Drive. Water meter in. \$78,000 for both. Contact Karl Hoel (253) 859-5365
- **Handyman Services** - Local, reliable, bonded and insured, call Doug Hammer, A-Z Handyman Services at 360-678-5925
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- **Sewing Machine Service** - all brands and sergers too! Fast turnaround in my home shop. Bernina Certified Tech. 360-222-3182.
- **Licensed Massage** in the privacy of your home. Morgan's Mobile Massage, reasonable rates. Contact Morgan Thomas, LMT at 425-343-7968.
- **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 360-310-0936
- **Upholstery work** - all kinds: boat, auto, truck, furniture. Have mobile unit. 40+ years experience. All work guaranteed, free estimates. Pat McDaniel 360-222-3275
- **Licensed Practical Nurse**, available to help with home care, nail care and respite needs. Please call Judy Corbin, LPN at 425-343-8964
- **Cat care and dog walking.** wozabs@aol.com or 360-661-5837 Robyn Wozab
- **I would like to buy your vintage costume jewelry** or consider any vintage/antique item(s) you may care to sell. Please contact me at 360-678-2913 or 360-929-1116 and ask for Shelly.
- **Tax and QuickBooks** Experienced CPA and QuickBooks advisor. Convenient and personable service. Mary Hollen 360-222-3601
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- **Moon Mobile Signing** – I will come to your home to notarize documents. Sandy Moon 360-672-8320.
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- **CNA/RNA Homecare** – All phases of in-home caregiving, assistance specialized to your family's needs. Call Debbie Stone, 360-639-8302. Local references upon request.
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- **21' 1995 Wellcraft** coastal walk around boat with cuddy cabin. Many extras and recent upgrades with rebuilt galvanized EZ Loader trailer, 225 Suzuki outboard, 9.9 Suzuki trolling motor, auto pilot, electronics, includes 2 electric downriggers. Everything in good shape. Always stored inside. Great fishing and family boat. Price \$10,000 as is or \$15,000 with completely rebuilt Suzuki main engine, or best offer. Call Ray or Laurie Gabelein at 360-321-1624 or email mallard@whidbey.com
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- **Rosa Rugosa** Free to good home. Pink blooms all season, beautiful dark foliage. I don't have enough room. Mary Hollen 360-222-3601