

Lagoon Point Newsletter

February 2013

LPCA President's Message *Louise Abbott* lpca99@whidbey.com

Hello to all Lagoon Point Residents,
Though January has passed I would like to wish everyone a happy 2013. During the past few weeks the new Board has been busy working to make sure the duties from last year's Board are transitioned to the 2013 Board. Goals of the 2013 Board include working to update the LPCA Bylaws and website, streamlining homeowner invoicing, and offering an option for automatic payment of homeowner fees. Any proposed changes to the Bylaws will be sent out to the community for a vote.

I would like to welcome the new and returning 2013 Board members:

Jeannette Requa – Vice President, Jill Massa – Secretary, Barbara Gohlke – Asst. Secretary,
Vicki Powers – Treasurer, Tim Milligan – Asst. Treasurer
Glenda Menne – Area 1 representative John Klemser – Area 2 representative
Doug Lockhart, Area 3 representative Ruth Stibre – Area 4 representative
Dick Kuss – Area 5 representative Ken Jobe – Area 6 representative.

I am delighted that all of these people will be serving on this year's Board. They bring experience and a willingness to serve the community that will benefit Lagoon Point. I look forward to working with all of them and to meeting more residents of Lagoon Point.

Board Meeting Schedule for 2013

In 2013 there will be four general LPCA meetings. The meetings will be on Friday evenings from 6:30 – 8:30 p.m. on Feb. 22nd, May 3rd, September 13th and December 6th. All meetings will be held at the Greenbank Progressive Club building at Bakken & Firehouse Rd. During months when there are no general meetings the Board will meet remotely via conference call or other internet enabled means. We had our first meeting via conference call on January 24th; the meeting was well attended and all members provided input and suggestions. The general meetings have been scheduled to coincide with important milestones such as presentation and approval of the budget and Board nominations. With the dredging almost complete and no major projects on the horizon the Board feels this is a good time to try this new schedule on a trial basis.

While most in our community favor keeping governance of LPCA in homeowners' hands, it has become increasingly difficult to find homeowners who are willing to volunteer to serve on the Board. Several Board members are not full time Lagoon Point residents and the 2013 LPCA Board has approved a motion to reduce the number of general meetings on a trial basis in order to decrease the time requirements related to physical attendance at meetings. It is hopeful that this will result in more homeowners attending meetings and volunteering to become Board members. Area representatives are involved in all Board discussions so homeowners are encouraged to contact their Area representative if they have matters they would like to be brought to the Board's attention.

Newsletters will continue to be sent out on a regular basis and email news alerts will be sent if any urgent matters arise. The readerboard at the top of the hill is another source for community information. Please be sure we have your most current email address as this is an important means of communication from the Board to homeowners. Send any updated contact information to lpca99@gmail.com.

Treasurers Report *Vicki Powers*

Late payment statements will be going out by the end of January. There has been a delay in sending these statements due to the transition of LPCA books from Bob Morikado to me and the update from Quick Books 2011 to 2013. Updated LPCA financial reports will be presented at the February 22nd general meeting. We will also be starting the process to file liens on properties owned by owners who are seriously delinquent in payment of dues and assessments. The LPCA Bylaws require the Board to process a lien when an account is overdue for more than a year. Liens allow LPCA to file and record a legal notice that funds are owed to LPCA so that the outstanding debt is on record if there is further legal action or the property is sold.

We still have quite a few people who have not paid the full amounts owed in 2012. If you are having difficulty paying your dues please contact us to discuss a payment plan that meets your needs. Payment plans can be arranged by talking to me or any other LPCA Board member. 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 and late fees are all required under the LPCA Bylaws approved by LPCA homeowners. Anyone interested in a payment plan can send an email to vpowers@windermere.com or call me at 425-635-0096. The new drop box location is 3502 Marine View Drive. Payments can be dropped off at this location as well.

Please consider donating to the *Neighbor Helping Neighbors* and the *Special Assessment Aid* funds. Neither fund uses any LPCA revenue and are completely funded by donations. The Neighbors Helping Neighbors fund allows for some short term assistance when a resident experiences financial difficulties and is administered by a Lagoon Point volunteer. The Special Assessment Aid fund assists qualifying lot owners with their dredging assessment if the lot owner meets the requirements of Island County for reduced taxes.

Budget Committee Volunteers Needed

There is a committee that will be discussing and working on the 2013-2014 LPCA Budget soon. If you are interested in volunteering for this committee, please contact our Assistant Treasurer Tim Milligan at lpca99@gmail.com or (360)639-5050.

Dredging Update *Ken Jobe for the Dredging Committee*

We are awaiting a written proposal specifying a schedule & cost due in this month with the targeted time frame tentatively being September/October 2013. For planning purposes, our target is to do the pre-dredge eel grass & bathymetric surveys in June of 2013, followed by the dredging. Residents Andy Messer, Bill Brown, John Johnson & Bob Morikado have put forth a lot of effort this past year gathering information and contacting different entities to get this project moving.

For Your Information

Many of our community members ask us about their homeowner dues. Here is a summary for your information.

Assessments Paid By ALL Property Owners As Of July 1, 2010

Annual assessment - \$160. This funds the approved budget and includes funds for long-term maintenance.

Assessments Paid by ALL Property Owners as of November 1, 2010

Annual special assessment for Dredging - \$200. Creates a reserve fund dedicated to the cost of dredging Lot C (Association-owned) areas, to minimize the cost of borrowing funds for dredging.

Additional Assessment Paid by ALL Division 2, 3, & 4 Property Owners in July

Annual Assessment for Architectural Committee Administrative Fund - \$15.

Additional Assessment Paid by OWNERS OF CANAL LOTS in Division 2,3, & 4.

Annual Special Assessment for dredging of **Canal areas** - \$415 (not in Association-owned areas). This assessment is made in two increments: \$215 in July and \$200 in November. Special payment arrangements for hardships may be made with the Architectural Committee by contacting LPCA.

Nextdoor website helps connect Lagoon Point residents

A new community website is available for all Lagoon Point Residents. Recently a neighbor, Stephanie Vuolo of Oceanside Drive, asked several of the board members to try out a new website that is exclusively for our neighborhood called Nextdoor . We liked it and thought it might be a good way for neighbors to help neighbors keep informed on what's happening in the neighborhood. If we have your email address, we have sent you an invitation to join.

If you didn't receive an invitation please visit the website to sign up, <https://lagoonpoint.nextdoor.com> This website is interactive and you can let your neighbors know about anything you think might be useful. One neighbor, Ryan Peterson, on Oceanside Drive put up a real time weather link. It's pretty cool. Check it out if you haven't already.

Notices

LP License Plate Frames For Sale – Great gift idea, plastic frames with “Lagoon Point” on bottom of frame, \$15.00 each. Please contact Janet Bondelid at [360-222-3182](tel:360-222-3182) or janet@bondelid.org This is a fundraiser for the Neighbors Helping Neighbors fund for those in need in our community. Many thanks to Kim Olsen for purchasing and donating the frames.

Please Remember:

- The Lagoon Point Waterway Speed is “NO WAKE”
- 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.**
- **Absolutely no bilge pumping or any kind of pumping from boats.**

Board Meeting Schedule In 2013 there will be four general LPCA meetings. The meetings will be on Friday evenings from 6:30 – 8:30 p.m. **Feb. 22nd, May 3rd, September 13th and December 6th.** As always, residents’ attendance at meetings is welcome and encouraged. Meetings are held at the Greenbank Progressive Clubhouse.

Red Tide Information

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

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

Please Check your Spam file Please make sure that our email address lpca99@gmail.com is in your address book as an acceptable email. Some computer programs could be throwing it into your “spam” file as we are getting more emails returned as undeliverable that are valid. Thanks!

LPCA 2013 Board Members Suggestions? Questions? Contact your Area Rep or an Officer

President	Louise Abbott	(360)222-3486	louiseabbot@whidbey.com
Vice Pres.	Jeannette Requa	(425)481-2788 or (360)222-3492	jnet@windermere.com
Treasurer	Vicki Powers	(425)-635-0096	vpowers@windermere.com
Asst Treas.	Tim Milligan	(360)639-5050	LPCAT@whidbey.com
Secretary	Jill Massa	(206) 661-7328	jiliwigs@comcast.net
Asst Sec.	Barbara Gohlke	(360) 222-3422	Goke1@msn.com
Area 1 Rep	Glenda Menne	(360)678-8785	gmenne@cablespeed.com
Area 2 Rep	John Klemser	(360)678-3937	JOHNEK@INFIONLINE.NET
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

- **Do you have vintage costume to better jewelry that you are interested in selling? If so, please call Shelly Ess at 360-929-1116 or 678-2913. I am an LP resident for over 18 years and would be happy to meet with you. Thanks!**
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- **50’ Moorage available. Power and water. 360-222-3601**
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- **Mortgage Broker- Residential Refinances, including Reverse Mortgages
Robert Fulton 360-222-3236**
- **Handyman Services - Local, reliable, bonded and insured, call Doug Hammer, A-2-Z Handyman Services at 360-678-5925**

- **Computer Services** – Local quality computer repair and service. Apple/Mac and PC/Windows; desktops and laptops. Call Frank Cargill at 360-222-3616.
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- **Sewing Machine Service** - all brands and sergers too! Fast turnaround in my home shop. Bernina Certified Tech. 360-222-3182.
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- **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.** wzabs@aol.com or 360-661-5837 Robyn Wozab
- **Tax and QuickBooks** Experienced CPA and QuickBooks advisor. Competent and personable service. Mary Hollen 360-222-3601
- **Moon Mobile Signing** – I will come to your home to notarize documents. Sandy Moon 360-672-8320.
- **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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- **FREE Facial & Newest Anti-aging info** in Lagoon Pt. Call Mike at 253-334-5424.
- **Moorage Wanted** for vessel up to 28'. Trading welcome. Mitch icscn4@yahoo.com

