

Lagoon Point Newsletter

March 2004

Next regular open Board meeting: 6:30 pm, Tuesday, April 6th 2004, at the Greenbank Clubhouse

Jetty Permit Status – Progress and Delay

With the receipt of the Jetty Repair Building Permit, all required Island County permits are in hand. We have begun preliminary contactor bid reviews. However, March 3rd we learned that the Army COE failed to pass on to us a request for additional information from one of the Federal reviewing agencies, which the corps had received in November 2003! We have now responded to that request. Although we do not expect any significant changes, we have requested expeditious handling to help us recover from their error.

Jetty Assessment Payment Status – 87%

As of February 29, 2003, we have received \$88,445.35 of the \$101,985 approved for the Jetty Repair Assessment. Of 393 property owners, 351 owners have paid per approved options: 334 have paid in full; 14 have made two of three payments. 42 property owners are \$13,540 delinquent including 32 who have made no payments. Reminder: a 5% penalty will be added to the past due balance on April 2nd 2004.



The Board of Directors

The Board of Directors met Tuesday evening March 2nd at the Greenbank Clubhouse. Following a report by Roy Blackwell, regarding a meeting with our LPIC liability insurance agent, the board voted unanimously to increase policy limits to appropriate levels. The policy had not been updated for many years. The board has also agreed to support the Division 2, 3, 4 Architectural Committee's request for administrative support, provided that proper funding is obtained. The LPIC President, Vice President and Treasurer met with the Architectural Committee March 6th to discuss this in detail.

Financial Support for Unique Division 2, 3 and 4 Requirements

Matters pertaining to the basic Restrictions in the Dedication to the Plat of Lagoon Point apply to all of the lots in Lagoon Point and are funded by all of the lot owners. Matters pertaining exclusively to the Restrictive Covenants of Divisions 2, 3 and 4, which apply only to Division 2, 3 and 4 lots; must be exclusively funded by the owners of Division 2, 3 and 4 lots.

Why? As a result of our bylaw change June 17, 2003, LPIC became a homeowners' association. All funding for maintenance and administration of our common areas now comes from our Annual Lot Owners Fees paid by all lot owners. These funds may only be used for maintenance and administration pertaining to matters directly related to the entire community of Lagoon Point. Voluntary activities, such as social and charitable functions, must be separately funded by the participants, as provided for in LPIC bylaws.

Prior to June 17, 2003, LPIC had provided financial support to the Division 2, 3, 4 Architectural Committee in its duty to implement and enforce the Division 2, 3, 4 Covenants. However, that financial support came from LPIC general funds. LPIC Board Resolution #02-01, affirming that financial support, was rescinded December 2, 2003 on the advice of our LPIC attorney.

Next? As a Homeowners Association, LPIC has the responsibility to provide support for such activities "to promote the general betterment of environmental conditions in the community, to cultivate a community spirit and to foster social fellowship" (LPIC Constitution), provided that funding is from the proper source. Although, in the past, there have been various other financial practices, some incorrect and some no longer valid, we are now adjusting to new realities and are making corrections as required.

A new resolution is being drafted for approval of Division 2, 3 and 4 Lot Owners. It will provide for funding of administration matters relating exclusively to Division 2, 3 and 4; exclusively from Division 2, 3 and 4 Lot Owners.

Lagoon Point Dredging Funding Committee Report

The Dredging Funding Committee has completed refinements to a proposal and is ready for presentation to the board.

Oil Spill Boom

We have an emergency oil spill boom for use in the Lagoon Point waterway, to contain pollution in case of an event within our waterway, or to prevent pollution from entering the waterway in case of an event in Puget Sound. The equipment is in our storage building on the Lot C parking lot across from the boat ramp. The "WHO HAS THE KEY" notice is posted on the building and the "OIL SPILL BOOM DEPLOYMENT INSTRUCTIONS" are posted inside the building.

LPIC Records *by Paula Ratcliff*

The Board of Directors Records Committee has completed the daunting project of inventorying, organizing and archiving our LPIC minutes, correspondence, newsletters, ballots, rosters, financial records and other historical records; including an index to important documents. Still missing are minutes from: 1966, 1967, 6 July 1963, May 1967, 1969, Nov 15, 1977 and Oct 1982. We would also like to request old newsletters that anyone may have kept. We will be happy to make copies and return originals to them. Please contact the **LPIC Assistant Secretary Paula Ratcliff at 360-222-3027 or 678-1065**. We have a safe archive storage area and procedures for proper preservation of our LPIC historical documents.

Small Dogs, Cats, Coyotes, Owls, Raccoons and Night *by Andy Messer*

Every few months I see a notice posted around Lagoon Point looking for a lost cat. I am saddened by the high probability that the pet will never be seen again. I am compelled to write this to alert those who are new to Lagoon Point to the dangers threatening small pets at night. Coyotes roam the island and have been seen in residence periodically in Lagoon Point. Small, house pets don't stand much of a chance if attacked by a coyote. Great Horned Owls also frequent Lagoon Point. They are great aerial night hunters. A small cat is not much different than a big rabbit to them. Although dogs are to be on leashes unless confined, a yard is no protection at all for a small dog at night, if attacked by an owl. Raccoons, while not hunters, are fierce fighters with long claws and sharp teeth. Many raccoons travel in small groups and work very well together. A pet dog or cat can get in serious trouble in a confrontation with a combat team of raccoons.

What to do? Easy. Keep your pets indoors at night. That's why they're called "house" pets.

Neighborhood Watch

The most effective way to increase security in our neighborhood is to look out for each other. If you see something that looks out of place, but you don't feel like it warrants a 911 call, you may report the situation to the Island County Sheriffs Department Dispatcher:

North Whidbey: 678-6116 or 679-9567

South Whidbey: 321-4400

Take note of vehicle descriptions, license numbers, time of day, etc. The report may not generate a police call, but all information is useful. The dispatcher has a bigger picture of what is going on, and you might have the missing piece to put it all together.



Watch your speed - The speed limit throughout Lagoon Point is 20 MPH

So who is it that is tearing up and down our streets at 30 to 40 MPH anyway? Sadly it is mostly residents! Although some contractors, delivery vehicles and guests are seen driving well over 20 MPH, residents don't have any excuse. 20 MPH is really SLOW. Relax. Slow down. Enjoy the pace of the island. We take walks in these streets. There are no sidewalks. Please caution your friends, relatives and visitors as well.

Dogs Adrift – Reminder

The County Dog Leash Ordinance requires that **dogs must not be allowed to run free** here in Lagoon Point.

\$\$\$ PROPANE Group Purchase

Ferrellgas is offering a propane group purchase program in our community that will offer significant cost savings. Enough Lagoon Point residents have already signed up to get this program started. The more members, the lower the price. For details call Debra Jones, Ferrellgas Customer Service Representative at 800-595-3033.

LPIC e-Bulletins

LPIC is publishing bulletins and announcements via email, to augment our monthly printed newsletter and our website: www.lagoonpoint.com. If you would like to receive the LPIC e-Bulletin, email your request to LPIC@whidbey.net and please include your name and phone number.

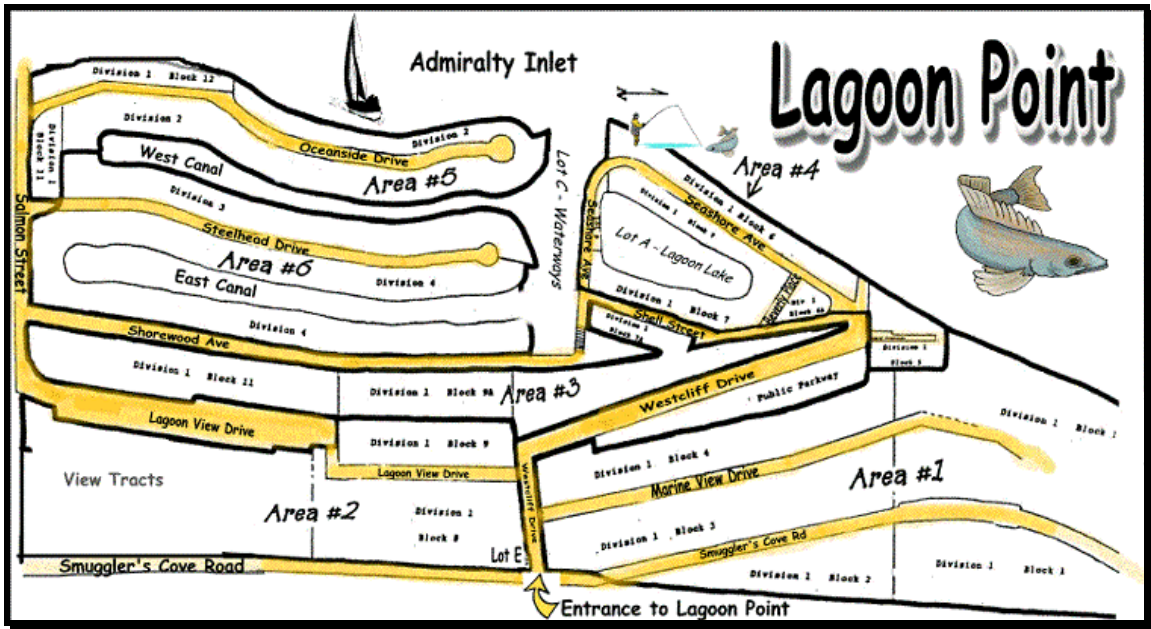
Note: The monthly Newsletter is not currently distributed by email; however, back issues are posted on our website: www.lagoonpoint.com under Newsletter.

BULLETIN BOARD

(Ads will run twice unless otherwise arranged)

- **LP HERON** Hooded & regular Sweatshirts, T's! Any size and color, they Benefit "Neighbors Helping Neighbors", our own voluntary LP help organization. Call Margo Lane 360-222-3209
- Need sewing done? Experienced seamstress. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower. Call Monica Vierra 678-6310.
- Hi, my name is Maddy Ess and I would like to walk or take care of your pets for you. Rates are negotiable & reasonable. 678-2913.
- Missing (STOLEN?) – 150 feet of 4" Tugboat Line, from 3727 Steelhead, between Christmas and early February. It was to be used for landscaping. It's heavy and fills a pickup truck. If you have any information, please call D.J. Hardy 425-478-4600.
- For Sale – Bunk Beds that make into twin beds. With box springs, mattress, linens and bedspreads. \$100 OBO Call Ralph 702-254-5599 –or– 206-419-0916
- We have several large pieces of carpet and pad available **free** for anyone who could use it. If interested, please contact Cindy and Tony at (360) 678-1715.
- Dock Space For Rent – Lot 37, Division 4 (Steelhead Dr). Monthly fee negotiable. Call Marv Earl (253) 631-0750

If you need to delete your ad, or would like to add an ad, please e-mail: lpic@whidbey.net



Contact your 2004 Area Representative:

Area 1	Bob Vierra	360-678-6310	
Area 2	Graham Benson	360-222-3018	
Area 3	Roy Blackwell	425-347-9312	
Area 4	Mike Stevens	206-542-7139	360-678-3689
Area 5	Bob Rodgers	360-678-0770	
Area 6	Janet Bondelid	360-222-3182	

LAGOON POINT IMPROVEMENT CLUB
 P.O. Box 123
 GREENBANK, WA 98253
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LPIC Information Line – 1-866-590-LPIC (5742) or 678-1415