

Lagoon Point Newsletter

May 2005

Upcoming Board meetings: All Board meetings are open to LPIC members. 'Discussion' and 'agenda-planning' meetings are used for informal discussion: No actions taken, no decisions made, no minutes kept.

Next Board agenda-planning meeting: Tuesday, May 31, 7 PM, Linda Armstrong's home.

Linda's home is at 3412 Marine View Drive. If planning to come please call Linda ahead: 678-1425

* * * A brief LPIC Membership meeting will be held Tuesday, June 7, 2005, 6:30 PM, at the Greenbank Clubhouse, to consider ratification of the budget proposed for 2005-06. Explained below.

Next regular monthly Board meeting: Tuesday, June 7, 2005, 6:40 PM, at the Greenbank Clubhouse.

The July regular Board meeting will be Tuesday, July 12, same time and place.

About the brief Membership meeting, Tuesday, June 7th, 6:30 PM

This caught us by surprise. We just noticed that the Washington's Homeowners' Act at RCW 64.38.025(3) requires that when a proposed budget is put out for approval a meeting of the property owners must be held to consider it. Voting can still occur by mail, and a quorum needn't be present at the meeting, but a meeting you have to have. To be on the safe side the President is calling a brief meeting of the LPIC membership, to be held during the first 10 minutes of what would otherwise be our regular monthly Board meeting. This is your official notice.

From the President – Linda Armstrong

Dear Friends and Neighbors. Not much to report to you this month, except to say Spring has come and beautified and complicated our paradise. Walking about I see the daffodils have given way to the iris, and the cherry blossoms are falling—as they are fated to do, always too soon. The light-filled chartreuse of new growth is as beautiful on the new willow leaves as it is on the emerging horsetails, and the stinging nettles make a fine tea if you're careful. I guess it's all in how you look at it. But one thing you don't want to look at is junk floating in our waterways—grass clippings, shrubby sticks, plastic bottles, just plain trash. Please remember: our waterways are not a public disposal site; what goes in floats around, and looks awful to everyone for a long time. And it can make you very, very sick. Please treat the waterways as you would your own street: Don't discard stuff there, no bottles, no lawn clippings, no cut brush.

Our heartfelt thanks to Judy Miller, who has just resigned her post as chair of the Environment and Public Improvement Committee. Judy's own garden on Marine View Drive is one of the showplaces of our neighborhood, lovingly tended and vibrant. I'm sure you've walked by there and admired her gardens, though you might not have known then whose place it is. For years Judy has donated to us those same gardening skills, in the upkeep of Lots E and EE, coaxing beauty out of what had once been wilderness. It's time now for someone else to step up.

Speaking of lots E and EE: the Board is just beginning a discussion about possibly offering the two lots for sale, individually or as a pair. There are strong feelings about these lots, and if the Board gets serious we will probably call an open meeting to hear everyone. More on this later in the Newsletter.

From the Treasurer – Bill Schmid

In April we realized significant income for this generally slow time of the year. We happily received \$2552 from four property owners paying delinquent assessments. These funds will help us greatly in paying our spring bills on time.

We are down to 13 delinquent accounts, owing \$5,408. LPIC has liens on ten of those properties.

Good turnout, and both bylaw amendments passed strongly – Aaron Lowin, Secretary

Over 175 lot owners sent in over 210 votes. (The 210 votes represent about 40 percent of our community's 523 voting lots. That's a good turnout!) Ballots were counted April 21. For their help here we thank Bobbie Armont, Judy Miller, Don Franett, Tom Heerhartz, Andy Messer, and Bob Vierra.

Both amendments passed handily. The amendments on penalties for non-payment of assessments were approved by 80.2 percent of the votes: 168.5 Yes, 41.5 No. The amendments to the elections bylaw were approved by 95.5 percent of the votes: 200 Yes, 9.5 No.

The new-revised bylaws will soon be posted on the LP website.

The test of secret voting was popular and successful. Over a third of the voters chose the optional secret voting method. And the ballot counters had no problems in handling the two-part secret ballots. The secret ballot option is being offered again for the 2005-06 budget ballot, now out for your vote, and if that experience too is positive secret balloting will likely continue to be offered.

Speaking of ballots, we've sent you in the mail ... From Bill Schmid, Treasurer

You should have found in your mailbox a ballot we sent you over two weeks ago to vote on next year's (2005-06) LPIC annual budget. The annual budget funds the maintenance and administration of our common properties and adds funds to our reserves for future maintenance work.

Please take the time to express your opinion by your vote. We are a small community - your vote – every vote - counts a lot. So please vote and return your ballot. (You have as many votes as you have assessed lots.) A secret ballot option is again available.

All votes must be received back by May 26. Results will be reported at the June 7 Board meeting and in the June Newsletter.

And in next month's mail ...

... will be your annual property owner's assessment. Whether the new budget passes or whether we continue using last year's, the LPIC assessment will remain at \$65 per lot. Divisions 2, 3, and 4 will see an additional \$18 per lot assessment for their Waterway Fund. All payments will be due June 30th. After June 30th penalties begin to accrue, so don't put this off.

What's this about Lots E and EE ?

As mentioned in 'From the President,' the Board is beginning to consider selling these two community-owned lots, either individually or as a pair. We know there are strong feelings about these lots, pro and con. There will be lots of discussion, and what the Board will recommend or when is by no means clear.

Not everyone knows where those two lots are situated. Lots E and EE form the southern corner of the entryway to Lagoon Point. (Arriving from Freeland, they are at your left as you make your left turn into Lagoon Point.) The lots were separately purchased in the early 1990s to develop a more attractive entry to the community. The lots were overgrown then and up for sale, and the thinking was they could become uglier yet if bought by someone who would erect unsightly structures or use them for storage.

LPIC has since invested several thousand dollars in clearing the underbrush and landscaping the properties. Maintenance and taxes come to over \$1000 per year, and as long as LPIC owns the lots we don't get our lot assessments, \$65 per year per lot. Regular maintenance of the grounds is required to keep the lots from again becoming overgrown.

Selling the lots would yield funds for the community's use, add two lots to our assessment base, and reduce our maintenance costs. But we would be giving up the attractive open southern corner at the entry to our community, and possibly doing more with that community property later on.

How much LPIC could realize from a sale (net of commissions and taxes) depends very much on whether the properties perk, separately or together. Current county assessor rolls show both lots as No Perk, but together they could well perk and offer a buildable view lot.

Before spending money on perk tests the Board at its last meeting decided that it first wants to get rough estimates of land value, from real estate professionals: each lot separately and the two combined as one, perk or not perk. There was general agreement that any proposal to sell would have to be approved by a vote of the lot owners.

If the Board gets serious about this idea it will likely call an open meeting to hear community views. If you have an opinion one way or the other and don't want to wait, talk with your Area Rep or one of the LPIC officers. Tell us what you're thinking.

Board considers setting maintenance assessments based on properties' County assessor-set values

Proposals along this line have been made to the Board many times over the years. LPIC has always assessed all lots equally for basic maintenance and administration, regardless of the value of the lot.

The Board considered this suggestion at its May 3 meeting. The Board decided against this proposal because it would be very labor intensive, because all lots regardless of size or value enjoy equally the benefits of using the community waterways and improvements. The Board knows of no Homeowner Association that assesses maintenance dues by property value.

In the next months the Board will consider a related but narrower proposal, to reduce assessments for combined or unbuildable lots. If you have a strong opinion, talk with your Area Rep or an LPIC officer.

May non-lot owners sit on the LPIC Board?

The Board at its May meeting also considered this question. The matter was raised for the Board by a non-lot owner who participates often in Lagoon Point deliberations.

The Board concluded that non-lot owners may represent lot owners at Board and committee meetings but may not sit on the Board. The LPIC Bylaws (Article III, Sec 2) expressly allow only LPIC members to be Board members, and limit LPIC membership to Lagoon Point lot owners (Article I, Sec1).

Reminder of summer events at Lagoon Point

The Lagoon Point clear-it-all out Garage Sale will be held on Saturday, July 2nd.
The Fishing Derby will be on Saturday, August 27th.

Has your neighborhood or Area set a date for a summer picnic? Let us know, and we will mention the event and date in our next issue.

We're doing coliform testing at Lagoon Lake ('Lot A')

We'll be taking water samples at Lagoon Lake to check coliform levels. Excessive fecal coliform is an indicator of unhealthy lake water, possible septic system failure. Testing will be done three times a year: in spring (after the flapper valve is re-opened), late summer (after the valve has remained open and the lake flushed by tides), and mid-winter (after the flapper valve has remained shut for some time).

We'll report the results here.

Change at the Division 2-3-4 Architectural Committee

Gary Walsh has resigned from the Division 2-3-4 Architectural Committee. The other Committee members, Bert Pack and Bob Von Drachek, have selected Bill Charbonneau to replace Gary. Bill owns property in Division 4. His telephone number is 425-771-6000.

A speed limit idea that may work in your neighborhood

Area 1 neighbors have posted along Marine View Drive a half-dozen 18x24 hand-lettered plywood signs: Speed Limit 20 / (on reverse) Please slow down. These may actually work (well, better than some of our past ideas) because being hand-lettered they signal the driver that neighbors (not strangers in uniforms) are asking their neighbors to slow down. Other areas might try similar signs.

Community announcements

Please keep *EVERYONE OFF* the jetty

The rock walls of our jetty are inherently dangerous. Climbing, even walking, on the walls is very unsafe! The jetty rebuild has not changed that. Even the biggest jetty rocks can become unstable due to wind and wave action, and some do tumble down. And the rocks may be slippery, so footing is uncertain. Between the rocks are gaping holes large enough for a small child to fall in, or for your ankle to slip in and snap.

Keep your kids and yourselves **OFF the jetty**. If someone is on the jetty walls, warn them to get off.

We have put up warning signs and a temporary barrier fence. A more durable fence is under consideration.

Planning on using the Lot C Parking Lot? Fishing from the beach? Your Lagoon Point Decal is Required

This announcement has had good results so far. Soon after we ran it last month several lot owners inquired about getting keys and decals. Thank you !!

The summer fishing season is almost here. Please help us reserve the Lagoon Point common areas for ourselves, our neighbors and our visitors. Our common properties are not public parking or fishing areas. Some of your neighbors, especially your neighbors who live near our common properties, get upset and complain to us when they see our common areas being used by someone who is apparently not authorized to be there. That's why we provide decals. Your neighbors will appreciate your showing your decal.

Leave the **large decal** prominently in view in your vehicle when parked at the boat launch or Lot C Parking Lot. When fishing on the Lot C beach, wear your **smaller decal**.

To avoid arguments at the Parking Lot (this happens a lot), *we will report unauthorized vehicles to the sheriff's office.*

What? You have no decals? No key to the Parking Lot? We will gladly provide these: Call Bill Schmid at (360) 222-3305. As it takes time to make one of our special security keys (a local locksmith can't do this), contact Bill soon to ensure you have decals and key in time for the summer fishing season. And good luck with the fishing!

Does your address label show an error?

Tell us. We'll fix it ! We can't fix an error we don't know about.

Have you moved? Planning to? Save us money. Send us your new address now !

Please send us your new address before you move. For every address that is not current, the Post office charges us \$1 extra to forward your newsletter.

Send your address label correction or address change to LPIC, PO Box 123, Greenbank WA 98253

THE BULLETIN BOARD

Space is limited. Ads will run twice unless otherwise arranged.

To add an ad or delete one send an e-mail to lpic@whidbey.net or call 678-1425

- 'LP HERON' hooded & regular sweatshirts, T's! Any size, any color, they Benefit "Neighbors Helping Neighbors", our own voluntary LP help organization. Call Margo Lane, 360-222-3209
- Dock for rent: \$100/month (power available). Capt Joseph Smith USCG (Ret) 206-236-1016, or e-mail to: yohoho@comcast.net (1x)
- For Sale: 1993 Grady White Fishing Boat, 20' 4", Beam 8' 1", Yamaha 175hp outboard, Galvanized Tandem axle trailer, loaded with extras, \$24,000.00 Call Rosalyn Williams (206) 365-2873 or Keith Williams (206) 605-0200 (last x)
- Need sewing done? Embarrassed by droopy seams? 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 specialize in Happy Pets – yours. I would like to walk or take care of your pets for you. My rates negotiable & reasonable. 678-2913.
- Need anything done around the house? Odds and ends, babysitting, yard work? Please contact me, Elena Caldwell, I would love to help you out! My rates are reasonable. 678-9332

Watch your speed



The speed limit throughout Lagoon Point is **20 MPH !!**
Your neighbors are watching you !

20 MPH is really **S L O W** Relax. Slow down.
Be considerate of your neighbors and enjoy the pace of the island.
Please caution your friends, relatives, visitors, and your contractors in a hurry.

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|----------------------------|
| Fine schedule for speeding |
| 1- 5 mph \$91 |
| 6-10 mph \$101 |
| 11-15 mph \$132 |

Contact your 2005 Area Representative

Area 1 Bob Vierra 360-678-6310

Area 2 (vacant)

Area 3 Roy Blackwell 425-347-9312

Area 4 Mike Stevens 206-542-7139

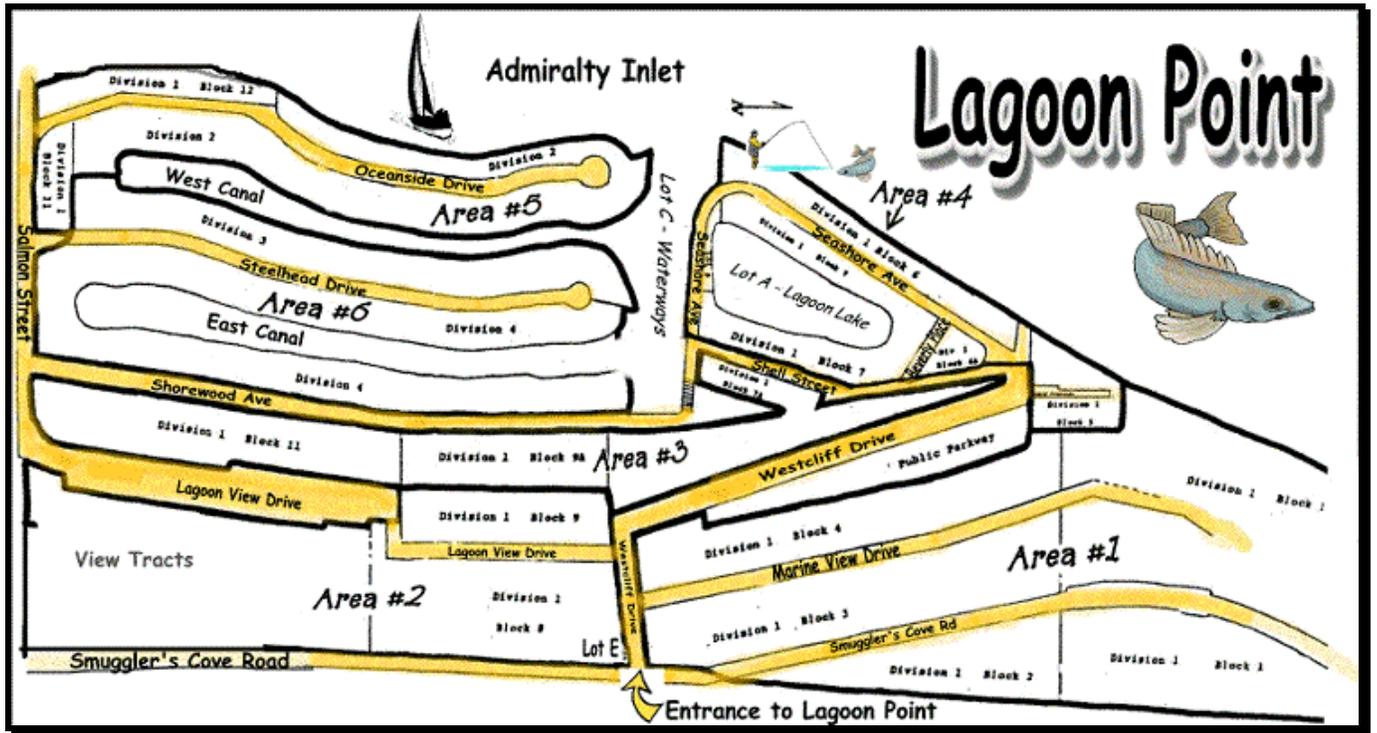
or 360-678-3689

Area 5 Tom Heerhartz 360-678-7787

Area 6 Janet Bondelid 360-222-3182

For technical reasons, the Newsletter is not (yet) distributed by e-mail.

Back issues are posted on our website, www.lagoonpoint.com. Look under Newsletter.



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The Speed Limit Throughout
 Lagoon Point is

**20
 MPH**

Thank You for Your
 Cooperation

Official notice: A brief LPIC Membership meeting will be held to consider the budget proposed for next year: Tuesday, June 7th, 6:30 PM, at the Greenbank Clubhouse