

WINTER 2020

Website: lagoonpoint.com

Email: lpca99@gmail.com

IN THIS ISSUE:

- On Point – Message from the President
- Tsunamis
- I'm in Charge of My Own Damn Lights
- New Rules Proposed for Dock & Piling Projects
- LPCA Contacts & Information

LPCA EVENTS

- 3rd Thursday of the Month LPCA Board of Directors Meetings 4:00pm *
- April 18, 2020 LPCA Annual Meeting at the Greenbank Hall
- Community Yard Sale - TBD
- LPCA Fishing Derby & Community Potluck - TBD
- December 11, 2020 LPCA Christmas Party 6:00 pm Greenbank Hall

* Board of Directors Meetings are held at Whidbey Water Services 5585 Lotto Ave Freeland.
Board of Directors Meetings are open for observation by all LPCA Members.

ON POINT:

by Duane Rawson lpca.pres@gmail.com

It has been 60 years since this association was formed in 1960, known then as the "Lagoon Point Improvement Club". Tuesday November 19, 2019 marked the 50th year since the beginning of the Division 2,3,4 Architectural Committee. As Lagoon Point ages things change. For example, I confess my lack of enthusiasm for updating the community bulletin board at the top of Westcliff drive. While once a vital means of communication, members can now access everything online at lagoonpoint.com with a computer or smart phone while enjoying a cup of coffee from the comfort of home. I know some of you like to visit the bulletin board and I admit to possessing a certain nostalgia for the 60s myself but.....if we had a volunteer to keep it updated.....hmm.

Another change has been the disappearance of civil defense sirens to alert us to impending disaster. If you ever wondered what might happen in the event of a tsunami and what you can do about it, read Tom Markley's article on "**Tsunamis**".

There is nothing new about **pet waste**, it has always been a nuisance however there are now more pets and more poop and it is becoming a significant source of pollution and a human health hazard. The first victim to be impacted by pet waste run off is shellfish.

Two pet waste bag dispensers have been installed for your use. One on the north end of Shorewood near the bridge and one at the bulletin board on Westcliff. The proper way to dispose of pet waste is to put it in a plastic bag and drop it into **your garage can**. Please keep our water clean and healthy by doing the right thing. 🗑️ More info can be viewed at:



<https://s3.wp.wsu.edu/uploads/sites/2069/2018/08/Dealing-with-Dog-Waste-Summer-2018.pdf>

The **disappearance of the night sky** is another problem that got little notice in the 1960s. However years ago during a total blackout of New York City, EMS was swamped with calls from frantic New Yorkers reporting the sky had taken on a dramatically strange appearance. Today large parts of the night sky have been vanquished by electric lighting and only those who sail far offshore or travel to remote places see it.....then there's your neighbors' floodlight shining directly into your home. A number of you have brought this to the attention of your Area Representative. See the article by Area 4 Representative Allan Darr, "**I'm In Charge Of My Own Damn Light Switch**".

Aging private **docks and pilings** will be replaced by their owners in the future and as in the past those members may require the use of the boat ramp for launching new docks and or pilings. The LPCA Board is proposing implementing a policy to regulate member's use of the Lot C boat ramp and parking lot to protect the common property from damage and the membership from liability that could result from those projects. Our Bylaws require any new rule proposal to be published in the newsletter and allow for member comment. Please see the article "**New Rules Proposed for Dock & Piling Projects**". This is your opportunity to weigh in on this important subject before it goes into effect.

Lagoon Point Community Association Newsletter

After many years of service in various capacities **Bill Brown** has resigned as **Waterway Committee** Chairman. **Carl Haslam**, formerly in charge of infrastructure for the city of Bellevue and recently retired has agreed to serve. Carl is clearly overqualified and we are as lucky to have him as we were to have Bill Brown. Carl has been busy updating the old **signs** at Lot C. Some are new, some are refurbished, they all look great.

On April 18th we will hold the **Annual General Meeting** and elect a **new Board of Directors**. The last day to have your name appear on the ballot is March 7th. Most of the current Board Members have served a long time and are eager for replacement by Members with new ideas and energy.

Lagoon Point is a great place to live largely because of the people who live here. Especially those talented members who since the 1960s have been willing to give their time and effort to make this place a little bit better than they found it. LPCA is **seeking nominations for the Board of Directors**. Contact lpca99@gmail.com

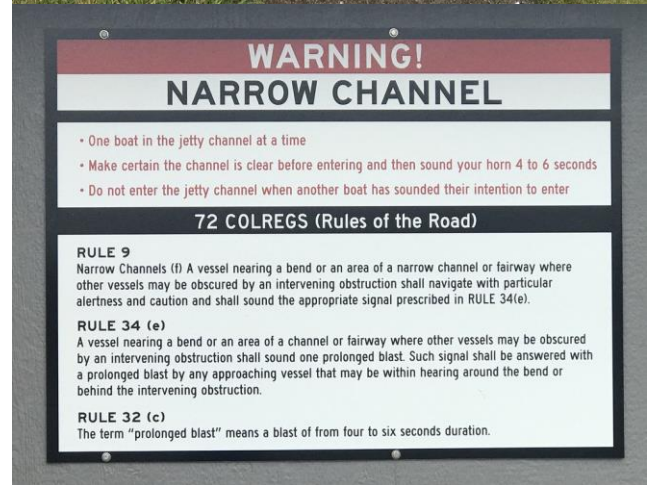
I assume the speed limit is one thing that has not changed at Lagoon Point since 1960 and yet 60 years later some of us still don't get it. Your Area Representatives have brought to the attention of the full Board your numerous **complaints of vehicles driving too fast**. The good news is most of us Members are observing the **20 mph limit**. The bad news is the offenders are mostly contractors and vendors hired by us the Members. We have no means of communication with these people unless the Members who hire them are willing to remind them to drive slow. You could say: **"it's bad for business to drive like an idiot"**.

In 1960 you were not able to read this electronic newsletter without first walking to the mailbox. This newsletter is a large one because we failed to produce the Fall 2019 edition. There should be something of interest for everyone in this one, so kick off your shoes, grab your coffee or glass of wine and enjoy these articles provided by your neighbors.

"TSUNAMIS":

By Tom Markley, Oceanside Drive

Last April at the Annual General Meeting I asked for volunteers to look into what would happen to Lagoon Point if and when a tsunami occurs. Would we received sufficient



Lagoon Point Community Association Newsletter

warning and are we prepared to evacuate? I asked for volunteers partly in response to concerns expressed by Members but also from my own sense that we may not be sufficiently warned or prepared to evacuate in time. Tom Markley has been pursuing this matter on behalf of this Community and what follows is a letter by Tom explaining his efforts to this point. And a second a letter to Lagoon Point Members from Island County's Director of Emergency Management Eric Brooks explaining the prospects for a warning siren and also internet links for Members to educate themselves on what to do. A recent development in Tom's effort is that Eric Brooks has requested a meeting with the LPCA Board and when a definite date is agreed upon it will be announced for those Members who want to attend.

Dear Neighbors,

Back in 2016 I got to wondering about the Tsunami Evacuation Route sign on Westcliff Drive, near Smugglers Cove Road. I then contacted and asked Island County how I (we) am supposed to know when a tsunami is approaching so that I should take the evacuation route. I pointed out that there is a siren (kind of like what we had for Civil Defense purposes back when I was young) at Port Townsend and asked if there are sirens on Whidbey. I was advised that there is/are siren(s) in Oak Harbor but, because of the communities with much fewer people on the island, they do not have such emergency warning systems. I asked if sirens could be installed near us at Lagoon Point as well as, say, along highway 525 to alert people to stay away from the water because of impending danger, and I was advised that it would be too costly to do that. However, there are programs (apps) which can be downloaded to cellphones that will give people emergency alerts, and there is a National Oceanic and Atmospheric Administration (NOAA) alert that would be sent out if you have the proper radio equipment to receive it. I presented the argument that the 400+ Lagoon Point households have some people with no cellphones, or that they don't have their cells on all of the time, or the cell reception isn't necessarily that great for some in Lagoon Point, and a few other issues. And my guess is that not many have the radio equipment to receive the NOAA warnings.

Leaving the discussion with the Island County contact, I then proceeded to try to contact U.S. Sen. Maria Cantwell, since I recalled that she was spearheading the project to install tidal wave detection equipment in the Pacific Ocean to send early warnings to the appropriate government people. It took a while to finally get a response, but in October Sen. Cantwell responded and told me that we needed to contact our local WA representatives about the issue, and she gave me the contact information for Rep. Dave Paul and Rep. Norma Smith. I sent an email with information about my concern to both.

Shortly afterwards I attended an Emergency Preparedness presentation in early November in the Freeland Library and learned some things that we should all do to prepare for both earthquakes and tsunamis. I will pass that information on to you when I gather some more details. However, what I did learn specifically about tsunami preparation is that when the swell of a Pacific Ocean's tsunami reaches the entrance to the Strait of Juan De Fuca, the swell will probably be just 6 feet or so, and will travel the

Lagoon Point Community Association Newsletter

length of the Strait of Juan De Fuca at a speed of maybe 60 miles per hour. That means that when the swell grows and it reaches the shallower water next to Whidbey Island, it will have taken about 60 minutes and the swell will possibly be very big. To escape the large tsunami, we will probably need to be at least 50 feet up from our sea level homes, and we will need as much time as possible to get to, say, the 200 feet or so elevation which Google Earth indicates is the height around Smugglers Cove Road. There we can park our cars on Smugglers Cove and then walk back to Westcliff and Lagoon View Drive to watch the devastation below that the tsunami will probably bring. Or, better yet, head to some gathering place that is yet to be determined to clear any congestion that everyone parking on Smugglers would cause. I will work with the LPCA officers on establishing such a meeting place and you will then be given details about a better evacuation location., but in the meantime, please drive your car at least to Smugglers so that your neighbors who follow you will be able to get to safety.

Please note, I mentioned that we would have maybe 60 minutes from the time the tsunami swell enters the Strait until it reaches us. And if a siren could be used before the swell even reaches the Strait, that would give us even more time to evacuate.

After attending that meeting at the Freeland Library, I felt I needed to move our tsunami preparedness more quickly along, so I sent Island County a copy of my correspondence with Rep. Paul and Smith. Eric Brooks soon replied with a lengthy email that indicated he (Island County) and WA State have been in discussion about this issue since he and I communicated back in 2016 and that the WA State Legislature has now approved \$928,000 to install emergency equipment at a number of WA sites, beginning with the coastal communities (understandable) and communities along the Strait of Juan De Fuca (ditto). Lastly, Whidbey Island's communities, primarily on the island's west side, would have such warning systems installed probably 2-5 years later, and that each emergency installation will cost about \$62,000. In response to learning that, I made a proposal to both Island County and to the State of WA that I think could reduce the time we'd have to wait for such emergency assistance. I will let you know if I hear from them and if the siren(s) can be installed sooner for Lagoon Point. In the meantime, the correspondence from Island County has been included below to give you more specifics about what is being done to try to give us as early warning as possible about any impending emergencies (tsunami, earthquakes, etc.) so as to save as many lives as possible.

Tom Markley

3671 Oceanside Drive

The latest correspondence from Eric Brooks, Director of Island County's Department of Emergency Management follows:

Good Afternoon Mr. Markley,

Thank you for your concern and efforts on behalf of the Lagoon Point community. The information that I provided to an assistant to Representative Smith is as follows. As part

Lagoon Point Community Association Newsletter

of the WA State 2019-2021 Operating and Capital Budgeting process, Island County requested from WA State EMD eight additional sirens for Island County. In total there were 45 requests statewide. The WA State legislature approved \$928,000 of General Fund State to procure and install all-hazard alert broadcast (AHAB) sirens to increase inundation zone coverage for the State of Washington. With the additional siren funding, WA State EMD began conducting site evaluations of the original 45 siren requests received from counties earlier in the year. As part of this process, on May 2nd WA State EMD requested from Island County potential site locations so that they could conduct some siren long-range planning. We provided the following list based on the latest tsunami modelling and inundation maps:

1. Deception Pass (State Park)
2. Joseph Whidbey (State Park)/West Beach Road
3. Coupeville Ferry (WSDOT)/Ft. Ebey, Ft. Casey (State Parks)
4. Lagoon Point (Private Neighborhood with County Park in area)
5. Bush Point (Private Neighborhood)
6. Cultus Bay/Sandy Hook (Private Neighborhood)
7. Driftwood Shores (Private Neighborhood)
8. Iverson Beach (Private Neighborhood)
9. Livingston Beach (Private Neighborhood)
10. Duguala Bay (Land Trust) extends to SR 20

I attached a labelled map that I provided to the State for reference. The list is in order of geography from North to South and not in order of priority. As you can see, Lagoon Point is included in the list provided to State EMD. WA State determined that they could install 15 sirens with the funds (a cost of approximately \$61,867.00 each). This is a massive 2 year installation project. Nine sirens will be installed next year with the other six to follow. Priority is being given to jurisdictions along the outer coast and Strait (those that face the highest risks) before moving on to address the needs of the Salish Sea, Puget Sound and Hood Canal (see attachment of proposed AHAB locations).

WA State EMD also submitted a decision package to fund another 40 sirens including those for Island County with general locations in Joseph Whidbey State Park, the Coupeville ferry terminal, Lagoon Point, Bush Point, Cultus Bay, Driftwood Shores, Iverson Beach, and Livingston Beach. If they receive the full amount of funding, they can install these as quickly as their field engineer can manage - about 2-3 years for Island County sirens. However, if they don't receive the full funding, they will be stuck at a much slower pace of approximately 2 sirens a year, in which case they unfortunately might not be able to install ours for 5-10 years. And of course, if they receive partial funding, or if Island County can find alternative funding sources, then this timeline would change. We are also looking at the viability of relocating the current siren in Oak Harbor to a higher risk area.

I have not seen the Local Community Project form so I'm not sure what the requirements are. Is this through the Department of Commerce? I would be happy to

Lagoon Point Community Association Newsletter

provide information where I can. To ensure you have the correct and latest information pertaining to risks and hazard (including tsunamis), please refer to our website (<https://www.islandcountywa.gov/DEM/Pages/IslandCoTsunami.aspx>). You can see the latest tsunami modelling based on the L1 scenario. You can also visit our Hazard Mitigation Plan page that includes the Risk Analysis ([https://www.islandcountywa.gov/DEM/PLANS/IslandCountyHMP_Vol1%20\(1\).pdf](https://www.islandcountywa.gov/DEM/PLANS/IslandCountyHMP_Vol1%20(1).pdf)). We are currently in the process of updating the Mitigation Plan as part of the 5 year cycle. The Department of Emergency Management also gives numerous presentations around the county to ensure the correct information is disseminated.

Aside from the cost, all of the specifications and parameters for the AHAB siren that I provided to you in an earlier email remain accurate. While it provides a loud audible warning to people outside and within proximity to the siren, the capabilities are limited. I would still recommend that people also sign up for our Emergency Alert System (<https://public.alertsense.com/SignUp/?regionid=1137>) to get accurate and updated information and warnings.

Again, thank you for your work and commitment to helping us keep our community safe. I look forward to talking with you soon. Have a wonderful Thanksgiving if I don't talk to you before then.

Sincerely,

Eric

Eric Brooks, Director
Island County
Department of Emergency Management
Office: 360-240-5572
Email: e.brooks@co.island.wa.us<<mailto:e.brooks@co.island.wa.us>>
Web: www.islandcountywa.gov/dem<<http://www.islandcountywa.gov/dem>>

I'm in Charge of My Own Damn Light Switch:

By Allan Darr, Area Representative 4 Seashore Ave

Light pollution is "excessive, misdirected, or obtrusive artificial (usually outdoor) light." To the point and put as tactfully as possible, when lighting is not properly directed, it is rude, annoying, unhealthy to humans, animals and the environment. We need to be aware of the illumination of security lights, porch lights, garage lights and yard lights. This subject is particularly problematic in the winter as the dark nights are long and lights are more in use.

More instructive, we are a community of a sizable number of part-time residents. Some who tend to believe, when leaving, lighting is a form of security.

Lagoon Point Community Association Newsletter

A particular example of which I write is those who reside around Lake Lagoon. The homes are directly across from each other. Residents who fail to recognize or simply ignore their lighting can be the subject of a grumpy neighbors.

What are the alternatives? You can draw your blinds, hang a sheet over your windows or (which I don't recommend) sneak over to the offending residence, remove the light or reposition it.

Lighting challenge can be solved or mitigated rather simply. Consider the following:

- a. Shield your lights properly and inspect frequently
- b. Use lights only where absolutely necessary
- c. Determine when leaving, whether or not it is necessary to light the premises.
- d. Utilize energy efficient bulbs
- e. Monitor and inspect your lighting

We are a caring, respectful and welcoming community. Every action we take within our community should emphasize those attributes. Nothing should blind us to the courtesy of being good neighbors

New Rules Proposed for Dock & Piling Projects

By Duane Rawson LPCA President, Howard Conant Vice President, Allan Darr Area 1 Representative

We the LPCA Board believe there is significant risk of damage and liability to the Membership from the unregulated use of the boat ramp and parking lots by Members engaged in dock and piling replacement projects. During the 2018 piling replacement project there was damage to LPCA property and complaints by members who were inconvenienced by the project. Fortunately, LPCA was a participant in that project and was able to exercise control over the Contractor and require LPCA to be protected by the Contractors' insurance and to repair damages. Since 2018 some recent dock replacement projects have caused problems resulting in complaints. In all these cases the owners and contractors were cooperative and the need for a policy is not a reflection on any of these owners or contractors. However, having a policy in place could have prevented most of the problems benefiting both the project participants and the membership.

This policy proposal is being present to the Membership in this newsletter as prescribed in the Bylaws. It can also be viewed at lagoonpoint.com Please read the Policy Proposal and send your comments and suggestions to: lpca99@gmail.com or mail to: LPCA PO Box 123 Greenbank, WA 98253

Bylaws: Article IV Section 8 H.

H. By a majority vote by the Board, the Board may enact new rules related to the use and maintenance of LPCA common properties and may exercise powers deemed in good faith to be necessary for the governance and operation of LPCA.

Lagoon Point Community Association Newsletter

Prior to the vote by the Board, at least 30 days but no more than 60 days the proposed new rule is published in the LPCA Newsletter to invite Members' comments. The Board may, but is not required to, modify the proposed rules based on such comments.

Lagoon Point Community Association

SPECIAL USE POLICY, APPLICATION and PERMIT/CONTRACT for use of LOT B and LOT C parking lots and launch ramp for PRIVATE DOCK or PILING projects.

PURPOSE:

1. Allow the use of the LPCA Community launch ramp and parking lots which belong to all owners, for the replacement of private docks and or pilings by LPCA members.
2. Limit and regulate these activities by requiring a special use permit and oversight by the LPCA Board.

GUIDING PRINCIPALS:

1. The replacement of private docks and pilings enhance Community appearance and safety and individual members should be allowed to utilize the launch ramp and parking lots for this purpose.
2. This activity should be regulated to protect LPCA Membership from unreasonable inconvenience, liability and damage to LPCA common property.

SPECIAL USE ACTIVITIES MAY INCLUDE:

1. Hauling out and launching dock units/sections and or pilings.
2. Staging completed docks, pilings and or equipment prior to installation.
3. Connecting completed dock units/sections too large to transport via truck/trailer.

PROHIBITED ACTIVITIES:

1. Commencement of a project without a permit or continuation of any project outside the approved Application/Contract dates, work hours or approved project description.
2. With the exception of connecting completed dock components together which are too large to transport, construction or demolition is prohibited. New construction or demolition must occur off site. Size reduction of old dock units/sections too large to transport must be performed off site prior to being floated to the launch ramp for haul out.
3. The use of sharp fasteners such as nails and screws is prohibited.
4. Odiferous refuse such as old docks with attached marine life must not remain overnight.
5. Activity which significantly blocks or impedes boat launching and trailer parking.
6. When possible, large projects requiring multiple days or staging of material or equipment should be performed outside the busy fishing and boating season.

Lagoon Point Community Association Newsletter

SPECIAL USE PERMIT IS REQUIREMENTS:

1. A **Special Use Permit must be obtained**“ for utilization of Lot C and or B” by completing this Special Use Application/Contract form and delivering it to the LPCA Board. Mail to P.O. Box 123, Greenbank, WA 98253 or deliver to the LPCA mailbox at 3675 Oceanside Drive.
2. Project dates, work hours, detailed scope of work and schedule must be included in the application and complied with unless otherwise approved by the Managing LPCA Representative.
3. LPCA areas that have been affected shall be restored to original condition, including regrading of gravel areas, fence, gate and other facility repairs as needed. Any applicable restoration work needed as a result of this activity shall be included within this Permit and schedule.
4. One LPCA Board Member, hereinafter called “LPCA Managing Representative” will manage each activity. A pre-activity meeting with that LPCA Managing Representative is required unless waived by him/her and an alternate means of coordination and approval is implemented.
5. Any change to an Application/Contract must be submitted in writing and be approved by the LPCA Board or the LPCA Managing Representative.
6. LPCA members are responsible for their employees and or contractors compliance with this policy and the terms and conditions of the Application/Contract. The approved Application/Contract must be signed by the LPCA property owner and by the owner’s contractors, if any.
7. Prior to commencement of a Board approved project, the LPCA Member shall submit a Waiver and Release of Liability. If the Member employs workers, the Member must submit a Certificate of Workers’ Compensation Insurance naming LPCA as additionally insured.
8. Members’ contractors, if any, must submit a Certificate of Insurance for Workers’ Compensation Insurance naming LPCA additionally insured and a Certificate of Liability Insurance in the amount of \$2 million naming LPCA as additional insured.
9. LPCA reserves the right to impose daily monetary penalties without limit on a Member and or their authorized contractor(s) who fail to follow the terms and or conditions of the Permitted Use Permit and fail to immediately remedy any condition that is hazardous, noxious or seriously impedes Members’ use of LPCA facilities.
10. Once a permit is approved the Board reserves the right to assure compliance.
11. A final permit sign off by the LPCA Board is required for project closure out.

Lagoon Point Community Association Newsletter

APPLICATION and PERMIT/CONTRACT for LOT B-C Special Use. Part-1

Instruction: Complete Part 1. Part 2 to be signed when application is approved.

Applicant Name:			
Lagoon Point Property Address:			
Mailing Address:			
Phone Number:			
Email address:			
Project Address (if different)			
Date(s) of Project: (include move on/off)			
Will you have an employee?	Yes	No	
Will you hire a contractor?	Yes	No	
Will you stage material or equipment at lot B or C?	Yes	No	
Project description. (Attach additional pages if necessary)			
Additional Requirements imposed by the Board:			
Approved Commencement Date: Required Completion Date: Your LPCA Representative is: _____ Phone email			

Lagoon Point Community Association Newsletter

APPLICATION and PERMIT/CONTRACT for LOT B-C Special Use. Part-2

PROOF OF INSURANCE

Prior to contract execution, the Contractor shall file with the Lagoon Point Community Association, with the address of, LPCA, PO Box 123, Greenbank, WA 98253. Certificates of Insurance evidencing the minimum insurance coverage required under this permit. Owner shall also provide Certificates of Workers' Compensation Insurance if he employs workers who are employees.

WAIVER

The Owner and Contractor shall defend, indemnify and hold the LPCA, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the LPCA. Owner shall be solely responsible for any and all damages to LPCA property under this permit including damages caused by its' employees, contractors and uncompensated volunteers.

It is agreed by the undersigned that this document is a binding contract.

Property owner signature: _____ Date: _____

Contractor signature: _____ Date: _____

Lagoon Point Community Association Authorized Board signature:

signature title Date:

Final acceptance by the LPCA Board upon project completion and inspection. The Applicant has satisfactorily fulfilled his/her obligations under this permit. This permit is hereby closed out.

Lagoon Point Community Association Authorized Board signature:

signature title Date:

Lagoon Point Community Association Newsletter

LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS:

LPCA FISCAL YEAR 2019/2020 BOARD OF DIRECTORS:

President	Duane Rawson	lpca.pres@gmail.com
Vice President	Howard Conant	konavu@gmail.com
Treasurer	Vicki Powers	vpowers@windermere.com
Assistant Treasurer	Cheryl Kuss	nana.cherylkuss@gmail.com
Secretary	Louise Abbott	louiseabbott@whidbey.com
Assistant Secretary	Chris Anderson	caanderson1978@gmail.com

AREA REPRESENTATIVES

Area 1	Richard Gohlke	lpca.area1rep@gmail.com
Area 2	John Klemser	johnek@infionline.net
Area 3	Bev Chan	lpca.area3rep@gmail.com
Area 4	Allan Darr	alybdar81@gmail.com
Area 5	Dick Kuss	lpca.area5rep@gmail.com
Area 6	Chuck Hammer	capthammer@cablespeed.com

DIVISION 2-3-4 ARCHITECTURAL COMMITTEE

Position 1	Cliff Lenz	c.lenz@comcast.net
Position 2	Jim Norton	jknorton@whidbey.com
Position 3	Reed Dow	reed@reeddow.com

WATERWAY COMMITTEE

Carl Haslam	carlhaslam@msn.com
Ian Buchanan	ian@vistadx.net
Tony Hartman	deepseatrucker@yahoo.com
Carl O'Brien	obmech@hotmail.com

If you have questions about Lagoon Point, send an email to lpca99@gmail.com .

Has your Email, Phone Number or Mailing Address changed? Send an email to lpca99@gmail.com with your current contact information.

Drop Box Location – for dues payments, ballots and written correspondence: 3675 Oceanside –box attached to the fence, right of the driveway when facing the house.

Or Mail Dues and Ballots to: LPCA
P.O. Box 123
Greenbank, WA 98253

If you sell your home please do the following:

Lagoon Point Community Association Newsletter

- a. Contact LPCA email lpca99@gmail.com that you have sold.
- b. Return your (2) LPCA Fishing tags, (1) LPCA Parking Hang Tag and (1) Boat Launch Gate Card to Dick Kuss prior to closing or you will be charged a \$150 fee at escrow. All 4 items must be turned in to avoid the fee. The address to return is 3675 Oceanside Drive. Email: lpca.area5rep@gmail.com
- c. If your buyer requires Board Meeting Minutes, Annual Member Meeting Minutes and/or Financial Reports, you can find them at the website lagoonpoint.com under the tab "Members Area". It is your responsibility as a current LPCA property owner to supply a prospective buyer and/or real estate agent with the information.

GATE CARD, FISHING TAGS, PARKING PASS:

If you have not picked up your Gate Card, Fishing Tags and Parking Hang Tag contact Dick Kuss at lpca.area5rep@gmail.com

WEBSITE - MEMBERS AREA PASSWORD:

In order to access the Members Area of the Lagoon Point website you must have a password. The following are the instructions on how to receive your password:

First you go to the Lagoon Point web site Home Page lagoonpoint.com

2nd click on the Members Area tab on the far-right side.

3rd click on Private Information tab.

4th a dialogue box pops up on your screen. Click on "Register" in the lower left corner.

5th another dialogue box pops up titled "Register for this site" where you enter all your own information. You choose your own sign in name and your own personal password. Save your information.

Once you register for the Members Area, our iHost web site server will notify us of a pending new member for verification. Once LPCA is notified of your registration, we can grant you access to LPCA private access. We don't set up your private info, you do.

If you have questions or need help contact:

Rob Powers Office: 425-635-0095, Cell: 206-953-5363, rob@rdpowersalvage.com