

Fall 2023



Website: lagoonpoint.com
Email: info@lpcawa.org

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LPCA EVENTS:

- 3rd Thursday of the month – LPCA Board of Directors Meetings 4:00 pm*
- December 2, 2023 – LPCA Holiday Party 5:00 PM
Greenbank Progressive Club 3090 Firehouse Road
- March 2024 - Ballots are mailed out
- April 26, 2024 – LPCA Annual General Meeting
Greenbank Progressive Club 3090 Firehouse Road

*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.

From the LPCA Bylaws

"The purpose of this association shall be to develop and maintain the common properties in the plat of Lagoon Point."

Lagoon Point Community Association Newsletter

VIEWPOINT:

Teresa Becker, president@lpcawa.org

The Holiday/King Tide season is here. It seems like the fall and summer has flown past. The first round of the King Tides were this past week. All was well, but higher tides will occur later in December and January.

Hopefully we won't experience an extreme low pressure system at the same time. Last year's king tide coincided with a low pressure system that caused flooding and damage to properties on Whidbey and included some here in Lagoon Point.

This tide chart from Washington Sea Grant shows the tides at Port Townsend. If your property is prone to flooding you may want to refer to NOAA tide predictions for the Bush Point station as it more closely represents our location.

Port Townsend

Nov 28	6:14AM	9.6
Nov 29	7:01AM	9.7
Nov 30	7:47AM	9.7
Dec 26	5:28AM	9.8
Dec 27	6:08AM	9.8
Dec 28	6:45AM	9.8
Jan 13	6:53AM	9.7
Jan 14	7:24AM	9.7
Jan 15	7:55AM	9.7

Island County wrapped up their roadway construction on Lagoon View Drive just in time for the Thanksgiving holiday. Next year they have plans to resurface the hill and perhaps some other roadways within the neighborhood

The recent roadway project sparked discussion on the Nextdoor App. While the app may work well for some types of individual conversation, it is not a good tool for the LPCA to use to communicate with our members. It is too easy for information to get misinterpreted or lost in a string of posts. In order to communicate with all of our members we use email notifications and posts on our website Lagoonpoint.com. If you ever have any questions about a LPCA project or issue on our community property please email us at Info@lpcwa.org. The LPCA database has the ability to include 2 email addresses for each property.



This weekend we will hold our LPCA Holiday Party. Jim Carney was definitely among the best dressed last year. Drag out your holiday finest or ugliest Christmas sweater. Prizes and special recognition to the best dressed. See you at 5:00 PM at the Greenbank Progressive Club. Saturday December 2nd.

Santa Claus will be coming through Lagoon Point on Central Whidbey Fire and Rescues Fire Truck on the evening of December 18. They will be accepting non-perishable food bank donations.

HOA Rights and Responsibilities:

The state of Washington regulatory code RCW 64.38 governs how HOA's operate. Within the code are rules about the transparency of the member information that is intended to allow for members to be able to contact each other outside of the board of directors reach. In the past the LPCA allowed members to request email addresses of other members. A current list of member contact information is vital to make sure we can collect annual fees, notify you about the meetings and ballot information. We also use the newsletter, email communications and website to keep our members informed about issues facing the community.

Recently many members received a communication that was not sent by the LPCA. This mailing caused us to review our procedures. The board is in the process of creating a policy to guide how information is accessed and shared. LPCA communications are sent out with the addresses blind copied to maintain member privacy. Use of member emails will be for LPCA business only. The law requires us to share the physical mailing addresses of all members to any other member who requests it. We will not share your personal emails or phone numbers.

Waterway News:

The gate in the pipe that allows water to flow into Lagoon Lake from the channel has been closed for the winter king tide season.

Work is progressing on the permit and design phase of the waterway projects. Below are some of the recent activities that Carl Haslam, some of the Waterway Committee members and myself have been working on.

- August LPCA entered into a contract with Marine Surveys (MSA) to act as co-lead with the Waterway Committee for the permitting, environmental and biological assessments for the Shoreline Restoration and Waterway Maintenance Dredge project
- October Pre-application conference with Island County. We received a planning department summary of the proposed permit requirements in November.
- The Waterway Committee has been contacting multiple firms for proposals to provide the design and environmental reports necessary for the permit application.
- November the LPCA board approved several firms for the necessary reports and sampling. See the Board meeting minutes on the member site of Lagoonpoint.com for specific company names.
- January 2024 – Pre-application conference on site with WDFW and Army Corps of Engineers. Also several activities are scheduled to occur in the Lot C basin. Wilson Engineering will perform a bathymetry survey to determine the siltation levels. Gravity Consulting will be drilling core samples to determine the type of material within the dredge prism.

We will keep you informed as the project progresses. More specific project information will be prepared for the Annual General Meeting on April 26, 2024.

Lagoon Point Community Association Newsletter

Salmon Derby News:



The wind was blowing and rain spitted at us intermittently for the annual Lagoon Point Salmon Derby on September 23rd. Beach fishing was the ticket for the event. All of the winning fish in the adult category were caught from shore. The rain held off long enough to enjoy some hot dogs and get through the raffle tickets. Many great local establishments donated to the cause. A portion of the proceeds from the raffle go towards the Neighbors Helping Neighbors fund. This fund has been used in the past to assist some of our neighbors who were experiencing short term financial difficulties. They list of donors is included so be sure to say thanks when you visit their businesses.

Adult Derby winners

First Place – John Savel – 8.84

Second Place – Bob Serwold – 8.22

Third Place – Caren Palmquist – 7.47

Youth Derby Winners

First Place – Trent Thule – 6.50

Second Place – Brayden Richards – 6.37

Third Place – Andrew Susnar – 4.40

2023 Fishing Derby Donor list



Donor	Item
Ace Hardware	Fishing Tackle/Gear
China City Restaurant	\$100 Gift Certificate
Deb's and Co Barber Shop	\$25 Gift Certificate
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Forgotten Treasures	\$25 Gift Certificate
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Greenbank Pantry	\$25 Gift Certificate
Greg Hein Marine - Langley	Outboard engine oil change
Island Oil - Freeland	Lube and Synthetic oil change
Janice Larson LPM	1 massage session
LPCA Fishing Derby/Social Funds	Rod and Casting Reel Combo
NAPA	Car Wash Kit
Old Spot's Bistro	\$23 gift certificate
Outdoor Emporium	\$50 Gift Certificate & \$25 Membership
Sebo's Do-it Center	Spinning Rod & Reel
Tae's	\$20 gift card
Whidbey Pies	1 pie
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Kim Olsen - PayLess	Hot Dogs, Buns , Condiments & Sodas

LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS

LPCA FISCAL YEAR 2023/2024 BOARD OF DIRECTORS

President	Teresa Becker	president@lpcawa.org
Vice President	Stan Waldrop	vicepresident@lpcawa.org
Treasurer	Chris Anderson	treasurer@lpcawa.org
Assistant Treasurer	Sandy Duncan	treasurer@lpcawa.org
Secretary	Kim Serwold	secretary@lpcawa.org
Assistant Secretary	Christine Turner	secretary@lpcawa.org

AREA REPRESENTATIVES

Area 1	LouAnn Hepp	louann.hepp@lpcawa.org
Area 2	John Klemser	john.klemser@lpcawa.org
Area 3	John Calkins	john.calkins@lpcawa.org
Area 4	Scott Brunner	scott.brunner@lpcawa.org
Area 5	Dick Kuss	dick.kuss@lpcawa.org
Area 6	Chuck Hammer	chuck.hammer@lpcawa.org

DIVISION 2-3-4 ARCHITECTURAL COMMITTEE

Position 1	Leon Moore	arch234@lpcawa.org
Position 2	Jim Norton	arch234@lpcawa.org
Position 3	Jim Carney	arch234@lpcawa.org

WATERWAY COMMITTEE

Volunteer	Carl Haslam	waterway@lpcawa.org
Volunteer	Scott Brunner	scottbrunner@lpcawa.org
Volunteer	Graham Crippen	waterway@lpcawa.org

If you have questions about Lagoon Point, send an email to info@lpcawa.org

Has your Email, Phone Number or Mailing Address changed?

Send an email to info@lpcawa.org with your current contact information.

For dues payments, ballots and written correspondence:

Drop Box Location: 105 Salmon Street
Box attached to the fence, right of the driveway when facing the house.

Or Mail Dues and Ballots to: LPCA
PO Box 123
Greenbank, WA 98253

Lagoon Point Community Association Newsletter

If you sell your property please do the following:

- a. Contact LPCA email at info@lpcawa.org to notify 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 \$300 fee at escrow. All 4 items must be turned in to avoid the fee. The address to return is 3675 Oceanside Drive. Email: dick.kuss@lpcawa.org
- 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 and Parking Pass

If you have not picked up your Gate Card, Fishing Tags and Parking Hang Tag contact Dick Kuss at dick.kuss@lpcawa.org

LPCA Website – Members Area Password

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:

- Start on the Lagoon Point Members page by clicking on Private Information tab.
- A dialogue box will pop up on your screen. Click on "Register" in the lower left corner.
- The next dialogue box pops up titled "Register for this site" where you enter all your own information. You choose your own sign on name and your own personal password. You will be asked for your Lagoon Point address here on the island, not a mailing address somewhere else. Save your information somewhere safe.

Once you register for the Members Area, our 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 Cell: 206-953-5363, rob@rdpowersalvage.com