

## Winter 2024



Website: [lagoonpoint.com](http://lagoonpoint.com)

Email: [info@lpcawa.org](mailto:info@lpcawa.org)

### IN THIS ISSUE:

- Annual Call for Volunteers
- Viewpoint – Message from the President
- Waterway Project Update
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### LPCA EVENTS:

- 3<sup>rd</sup> Thursday of the month – LPCA Board of Directors Meetings 4:00 pm\*
- March 2024 - Ballots are mailed out
- April 26, 2024 – LPCA Annual General Meeting  
Greenbank Progressive Club 3090 Firehouse Road
- July 1<sup>st</sup> – Annual Fees are due
- July 4<sup>th</sup> - Dinghy Regatta
- July 6<sup>th</sup> - Lagoon Point Community Yard Sale

\*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

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## Call for Volunteers:

*Teresa Becker, [president@lpcawa.org](mailto:president@lpcawa.org)*

At the end of March you will be receiving the LPCA annual ballot in the mail. It is your opportunity to weigh in on the selection of the LPCA Board of Directors, Area Representatives for areas 1, 3 & 5, the operating budget, reserve funds, a financial audit and proposed capital projects. The ballots can be returned by mail, delivered to the LPCA dropbox at 105 Salmon Street or cast at the LPCA Annual General Meeting on April 26<sup>th</sup>, 2024.

We have been lucky to have members returning for another term and have had new members step forward to fill vacancies. Any Member in good standing wishing to serve on the Board of Directors and have their name on the ballot should submit their name to the Board no later than March 10, 2024. At that time nominations will be closed in order to approve and print the ballots. You may contact your area representatives or contact me directly before that date if you wish to volunteer or discuss the requirements of any of the positions. [President@lpcawa.org](mailto:President@lpcawa.org)

Besides being a board member there are other events and opportunities to volunteer for in the community. Email [info@lpcawa.org](mailto:info@lpcawa.org) to let us know of your interest.

## VIEWPOINT:

*Teresa Becker, [president@lpcawa.org](mailto:president@lpcawa.org)*

Winter should be over any day now. We have had our share of wind, snow and rain. And that was just in the past week. Looking forward we have started spring cleanup with some work on Lot E. Last month Low Impact Forestry reviewed the stand of fir trees on the property at Westcliff Drive and Smugglers Road. There were safety concerns about large limbs and a tree top that were caught up in the branches. One of the firs was also found to be partially rotted at the base. Those limbs and the tree have now been removed safely.

Firewood rounds have been left on the property for any member who may be interested in them.

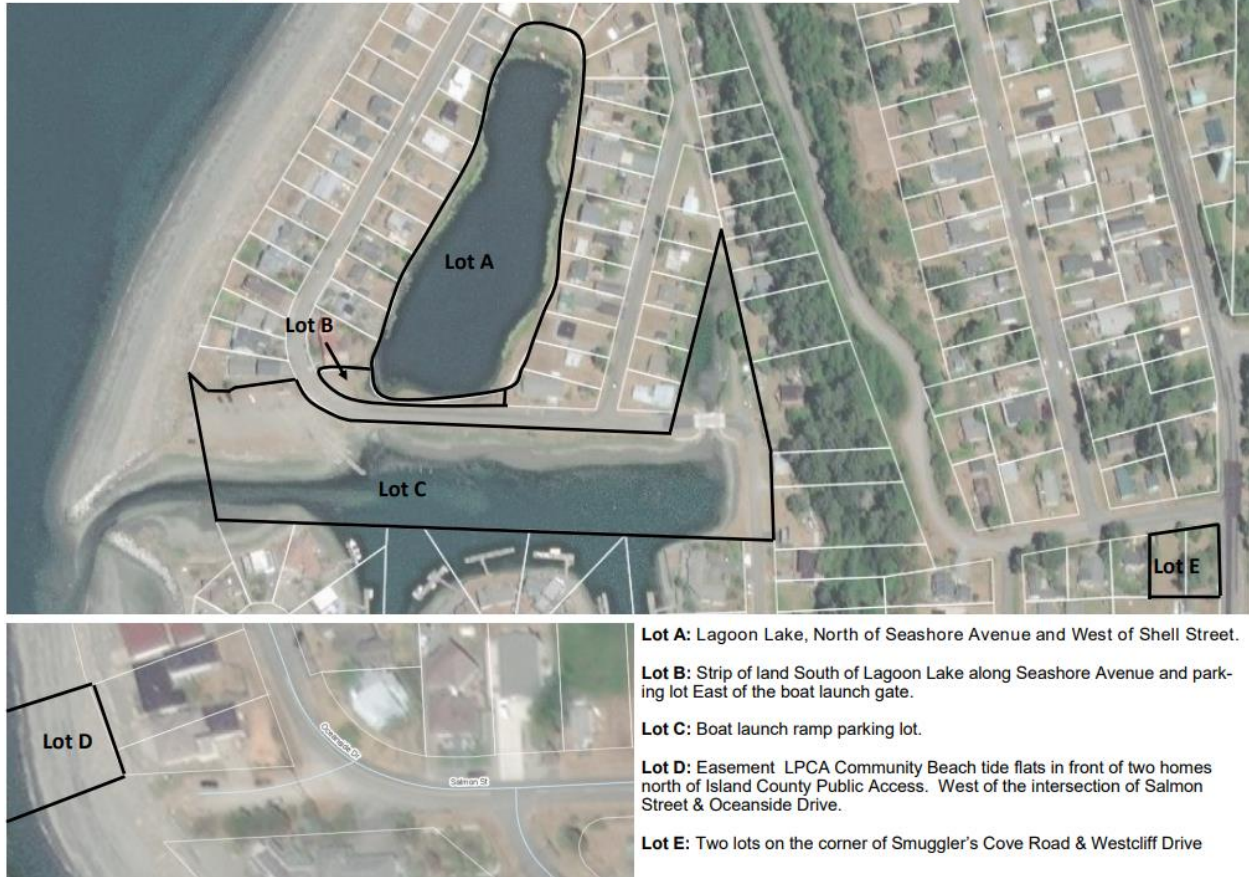




# Lagoon Point Community Association Newsletter

Written at the front of our Newsletter is a statement of our purpose as a reminder. The purpose of the LPCA is for the maintenance and development of our Common Properties. We don't have authority over our member's personal property. Maintaining the waterways, our other common properties and adequately planning for the funding of the maintenance projects requires sufficient attention for the LPCA Board members, Waterway Committee and volunteers.

## Lagoon Point Common Properties



The beauty of our location is one of the reasons we choose to live here. The joy of living in Lagoon Point is just icing on the cake. See the calendar and join in the fun.



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## Waterway Project Update:

The Waterway Committee has been wading through the permit and environmental engineering phase of our waterway projects. We are working to encourage all of the permitting agencies to recognize this project as a maintenance of existing manmade canal system. This would allow for more moderate environmental assessments and mitigation requirements. It is important to establish this at the pre-approval phase of the permits. Pre-App meetings have been held with Island County and on site with WDFW and the Army Corps of Engineers.

Recently Wilson Engineering Services completed another bathymetry survey of the siltation basin that indicated that we currently have approximately 7,000 cubic yards of material that has accumulated since our last dredge in 2013. While a significant storm event can cause a major change, this number actually is close to previous calculations of an annual sediment accretion rate. One area of note is the bar that appeared a couple of winters ago to the south of the launch dock at Lot C. This area was 8' higher than the last survey in 2017. The bulk of the sedimentation accumulates from the jetty canal at the west to the east. As this continues to build east it will affect the ability to utilize the boat launch at lower tide levels.

Carl Haslam has been working to coordinate Chinook Engineering's Bulkhead and Shoreline Restoration plans that were approved by LPCA members in 2019 with a Dredge Design from DCG Watershed. Meanwhile Marine Surveys & Assessments (MSA) is working on a sediment analysis plan and other items necessary for the numerous permits. Gravity Engineering will be performing the sediment cores of the canal later this summer. Nelson Geotechnical Associates is developing a geotechnical report and alternatives analysis for the replacement of segments of the piling wall along Seashore Ave. This is not a complete list of all components, as you can tell there are many parts.

The community waterway is made up of several parts that were each designed with different purposes. Lot C contains the **jetty**, the **jetty canal** and the **siltation basin**. Typically sediments from the bluff north of Lagoon Point are carried and deposited on the beaches to the south. The **jetty** was designed to slow sand and gravels from entering the canal. The **jetty canal** was designed to be narrow enough to be self-flushing at an elevation near 0'. The **siltation basin** is meant to be a large area of deeper water that slowly fills with the sediments and requires routine maintenance dredging. Maintenance dredging is necessary for continued use of the boat launch and jetty canal. The entire LPCA membership is responsible for the cost of Lot C maintenance. The canal owners pay an additional amount for the maintenance and dredging of the area south of the Lot C line. Historic cost agreements will be reviewed as applicable to future cost sharing between the LPCA and the Division 2,3,4 members.

A report of the Waterway Projects will be on the agenda for our Annual General Meeting on April 26<sup>th</sup> at the Greenbank Progressive Club. Monthly reports are included in the monthly LPCA Board of Director's meeting minutes. You can review the minutes and the reports on the member's side of the Lagoon Point website.

## LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS

### **LPCA FISCAL YEAR 2023/2024 BOARD OF DIRECTORS**

President	Teresa Becker	<a href="mailto:president@lpcawa.org">president@lpcawa.org</a>
Vice President	Stan Waldrop	<a href="mailto:vicepresident@lpcawa.org">vicepresident@lpcawa.org</a>
Treasurer	Chris Anderson	<a href="mailto:treasurer@lpcawa.org">treasurer@lpcawa.org</a>
Assistant Treasurer	Sandy Duncan	<a href="mailto:treasurer@lpcawa.org">treasurer@lpcawa.org</a>
Secretary	Kim Serwold	<a href="mailto:secretary@lpcawa.org">secretary@lpcawa.org</a>
Assistant Secretary	Christine Turner	<a href="mailto:secretary@lpcawa.org">secretary@lpcawa.org</a>

### **AREA REPRESENTATIVES**

Area 1	LouAnn Hepp	<a href="mailto:louann.hepp@lpcawa.org">louann.hepp@lpcawa.org</a>
Area 2	John Klemser	<a href="mailto:john.klemser@lpcawa.org">john.klemser@lpcawa.org</a>
Area 3	John Calkins	<a href="mailto:john.calkins@lpcawa.org">john.calkins@lpcawa.org</a>
Area 4	Scott Brunner	<a href="mailto:scott.brunner@lpcawa.org">scott.brunner@lpcawa.org</a>
Area 5	Dick Kuss	<a href="mailto:dick.kuss@lpcawa.org">dick.kuss@lpcawa.org</a>
Area 6	Chuck Hammer	<a href="mailto:chuck.hammer@lpcawa.org">chuck.hammer@lpcawa.org</a>

### **DIVISION 2-3-4 ARCHITECTURAL COMMITTEE**

Position 1	Leon Moore	<a href="mailto:arch234@lpcawa.org">arch234@lpcawa.org</a>
Position 2	Jim Norton	<a href="mailto:arch234@lpcawa.org">arch234@lpcawa.org</a>
Position 3	Jim Carney	<a href="mailto:arch234@lpcawa.org">arch234@lpcawa.org</a>

### **WATERWAY COMMITTEE**

Volunteer	Carl Haslam	<a href="mailto:waterway@lpcawa.org">waterway@lpcawa.org</a>
Volunteer	Scott Brunner	<a href="mailto:scottbrunner@lpcawa.org">scottbrunner@lpcawa.org</a>
Volunteer	Graham Crippen	<a href="mailto:waterway@lpcawa.org">waterway@lpcawa.org</a>

If you have questions about Lagoon Point, send an email to [info@lpcawa.org](mailto:info@lpcawa.org)

### **Has your Email, Phone Number or Mailing Address changed?**

Send an email to [info@lpcawa.org](mailto: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

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## **If you sell your property please do the following:**

- a. Contact LPCA email at [info@lpcawa.org](mailto: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](mailto: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](http://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](mailto: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](mailto:rob@rdpowersalvage.com)