

Spring 2025



Jetty entrance at minus 2' tide

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*
- July 1st – Annual Fees are due
- July 4th Dinghy Parade – 11:00 AM on July 4th
- July 4th Rock the Point Concert at Lot C with Ike & the Old Man 3:00 PM
- July 5th – 9:00 AM Lagoon Point Yard Sale
- August 30th – Lagoon Point Fishing Derby

*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 longest day of the year is here bringing the arrival of summer weather. Maybe that's a wishful thought. So, I'm just sending out this newsletter to wrap up our spring business, the end of the LPCA 24/25 fiscal year and to publish some details about upcoming summer events. The LPCA 25/26 fiscal year begins July 1st. Your annual assessments are due on that date so if you have misplaced or not received your invoice, please contact us at Treasurer@lpcawa.org

Last night we held the last board meeting for the fiscal year. It marked the last meeting for John Klemser who served as Area 2 Representative for 13 years. Thanks to John for his years of serving on the board. Next month we will welcome Linda Riley as the new Area 2 Representative. I would also like to recognize a couple of others who were observed volunteering this past week. Reed Dow was spotted refinishing the bench at the east end of Lot C and Pat Fike trimmed back the junipers and vegetation that were hiding the entrance sign at the top of the hill. Thanks for noticing something that needed attention and taking the time to do this for all of us!

Chuck Hammer has begun oyster testing. Results can be found on our website.

[Activities/Fishing/Oyster Test – Lagoon Point](#)

Conditions are already dry here. Please make sure that your properties are mowed and excess vegetation is clear of your structures before the July 4th holiday. A Type 1 Burn Ban will go into effect on Friday, June 20th. [News Flash • Type I Outdoor Burn Ban to go Into Effect](#) There was talk of a fireworks ban in Island County, but the regulations for fireworks are posted on the island County website. Please check again as the date approaches. [Fireworks Laws & Safety Tips | Island County, WA](#)

Waterway Report:



The island in the Lot C channel near the boat launch continues to grow. Visit the boat launch at a minus tide to see the shallow locations before you head out. Permit applications are progressing for the combined waterway projects (dredge, shoreline restoration & dock). Waterway Project reports are attached to the LPCA Board Meeting Minutes and can be viewed on the member side of the Lagoon Point Website.

Lagoon Point Community Association Newsletter

Green Crab trapping is back. WDFW will be trapping in Lagoon Lake, the area north of the bridge and along the edge of Lot C on the south side of Seashore Ave. See locations to the right.

The team will be here the week of June 30th. Please don't disturb the traps as they work to identify the problem locations and come up with a management plan. WDFW will be keeping us notified about the results of their trapping.



The Lot C channel is not the only waterway that we maintain. Lagoon Lake is part of our community owned waterway. The tide gate has been open for the last few months, but the pipe section south of the manhole has marine growth that is restricting the flow. Bravo Environmental is scheduled to clean the pipe on July 10th. We have also reached out to our environmental consultant to see if they have anyone on staff who has experience with algae control in a tidal waterway. In August of 2023 water samples were sent to a lab. It was determined that the algae growth is not linked to septic systems.

Much of the stormwater runoff from the hill north of Westcliff Drive and the properties around the lake flow into Lagoon Lake. Please minimize the use of fertilizers on your property to avoid overgrowth of the algae in our lake.

Lagoon Point Summer Events:

July 4th Dinghy Parade 11:00 AM on Friday July 4th

Bring your favorite small watercraft to Lot C Waterway to take part in the floating parade. We try to schedule the parade during the lowest tide to avoid conflict with larger boats. Unfortunately, this year the lowest tide is too early in the morning. Let's all take care and allow a wide berth for any larger boats. Wear your PFD's!



July 4th Rock the Point Concert w/ Ike and the Old Man 3:00 PM on Friday July 4th

Back for a second year the band "Ike & the Old Man" (awesome local talent!) will be performing at the Lot C boat launch. We got so many positive responses after last year's music event. Bring your chairs and your own snacks and beverages to enjoy as the band performs a mix of music from the 1960's to present. A suggested donation of \$25 per family is suggested so we can keep this happening in years to come.



Lagoon Point Community Association Newsletter



July 5th Lagoon Point Annual Yard Sale **9:00 AM Start Saturday July 5th**

The signs are already up at the top of the hill.

Advertising for the largest sales event of the year in Lagoon Point and maybe even all of Whidbey Island has begun. Get ready for some shopping and bargaining.

August 30th Lagoon Point Annual Fishing Derby

The Lagoon Point Salmon Derby is scheduled for Saturday August 30th. The Puget Sound pink salmon forecast is 7.76 million, up 70% from the 10-year average. WDFW is adding 2 pinks per day to the limit so you will have extra chances to haul in the winning fish. Be sure to check the fishing regulations when they finally get posted....Details and ticket sales information will be emailed out as the date gets nearer.

It takes a team to put together the fishing derby, potluck BBQ, and all of the prizes for the raffle. If you have an item to donate to the raffle, if you are good at making donation requests or would like to volunteer for the event, please contact the fishing derby committee.

The 2025 LPCA Fishing Derby co-captains are Chuck Hammer and Dave McKee. Please email Chuck with your name and contact info to Capthammer2003@yahoo.com

LPCA Annual General Meeting 2025 Election Results

LPCA OPERATING BUDGET Fiscal Year 25/26 of \$58,480 - funded by the FY 25/26 Annual Fee of \$132 per lot – (The LPCA Board recommended voting YES).

YES, VOTE COUNT: 208

NO, VOTE COUNT: 16

LPCA RESERVE FUND Annual Fee Fiscal Year 25/26 of \$213 – (The LPCA Board recommended voting YES).

YES, VOTE COUNT: 207

NO, VOTE COUNT: 17

FINANCIAL AUDIT - The Audit is estimated to cost up to \$11,000. This is not included in the proposed FY 25/26 Operating Budget and voting **NO “not to waive the Audit”** will authorize a one-time special assessment of **\$25 per lot** because the Audit cannot be paid for from the Reserve Fund. (LPCA Board recommended: Yes, I waive the Audit). Mark one of the following boxes:

YES, VOTE COUNT: 205

NO, VOTE COUNT: 19

Lagoon Point Community Association Newsletter

LPCA FY 25/26 LPCA Board of Directors (One Year Term)

PRESIDENT:	Teresa Becker	ASSISTANT SECRETARY:	Christine Turner
VICE PRESIDENT:	Stan Waldrop	TREASURER:	Chris Anderson
SECRETARY	Kim Serwold	ASSISTANT TREASURER:	Sandy Duncan

LPCA FY 25/26 LPCA Area Representatives (Two Year Term)

Area 2 Representative:	Linda Riley
Area 4 Representative:	Scott Brunner
Area 6 Representative:	Chuck Hammer

All elected unanimously.

Division 2-3-4 Election Results

OPERATING FUND ANNUAL FEE DIVISION 2-3-4 Fiscal Year 25/26 of \$40:

The Architectural Committee recommended the Operating Fund Annual Fee of \$40 per lot.

YES, VOTE COUNT: 93

NO, VOTE COUNT: 3

WATERWAY RESERVE FUND ANNUAL FEE DIVISION 2-3-4 Fiscal Year 25/26 of \$295 – The Architectural Committee recommends the Waterway Reserve Fund Annual Fee of \$295 per lot. This fund is used to pay for the Division 2-3-4 portion of the Dredging project.

YES, VOTE COUNT: 78

NO, VOTE COUNT: 5

DIVISION 2-3-4 DREDGING PROJECT – The Architectural Committee recommends the approval of use of up to the full balance of the Waterway Reserve Fund. This fund is used to pay for the Division 2-3-4 portion of the Dredging project.

YES, VOTE COUNT: 77

NO, VOTE COUNT: 5

ARCHITECTURAL COMMITTEE MEMBER POSITION 3 – Jim Carney is the incumbent and is the only candidate nominated and in accordance with the Division 2-3-4 Covenants, the election is by acclamation. Position 3 term is from July 1, 2025 - June 30, 2028.

LAGOON POINT COMMUNITY ASSOCIATION (LPCA) CONTACTS

LPCA FISCAL YEAR 2025/2026 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	Walt Cougan	walt.cougan@lpcawa.org
Area 2	Linda Riley	linda.riley@lpcawa.org
Area 3	John Calkins	john.calkins@lpcawa.org
Area 4	Scott Brunner	scott.brunner@lpcawa.org
Area 5	Mike Manz	mike.manz@lpcawa.org
Area 6	Chuck Hammer	chuck.hammer@lpcawa.org

DIVISION 2-3-4 ARCHITECTURAL COMMITTEE

Position 1	Lance Sweeney	arch234@lpcawa.org
Position 2	Duane Rawson	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	Steve Bratz	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