

Winter 2026



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*
- March 2026 - Ballots are mailed out
- April 24, 2026 – LPCA Annual General Meeting
Greenbank Progressive Club 3090 Firehouse Road
- July 1, 2026 – Annual Fees are due

*Board of Directors Meetings are held at Whidbey Water Services 5585 Lotto Ave Freeland.
Board of Directors Meetings are open to 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.”

Annual Call for Volunteers:

Teresa Becker, president@lpcawa.org

At the end of March, you will be receiving the LPCA annual ballot in the mail. This is your opportunity to cast your vote for the selection of the LPCA Board of Directors, Area Representatives for LPCA Areas 1, 3 & 5, the operating budget, reserve funds and construction of the waterway improvements. The ballots can be returned by mail, delivered to the LPCA drop-box at 105 Salmon Street or cast in person at the LPCA Annual General Meeting April 24th, 2026.

Below are the positions that will be on the ballot for FY 2026/2027.

President

Vice President

Secretary

Asst Secretary

Treasurer

Asst Treasurer

Area 1 Representative

Area 3 Representative

Area 5 Representative

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 1, 2026**. At that time nominations will be closed in order to approve and print the ballots. You may contact your area representatives or Info@lpcawa.org before that date if you wish to run for one of these positions.

Some of us have been on the Board for a while now. Maybe you could bring new energy and perspective to the LPCA Board of Directors. I joined the board in 2020 as Vice President and have served as President since 2021. I am committed to seeing the Waterway Improvement Project through construction to maintain continuity in the project. But if the right person should step forward, I could see myself transitioning to a role on the Waterway Committee in an advisory role and let someone else be President.

How about our Treasurer? Chris Anderson joined the board in 2017 as Assistant Secretary. She has served as Treasurer since 2022. If you love a good spreadsheet and know how to balance a checkbook, this could be your financial opportunity calling. The Assistant Treasurer and the Treasurer split the duties with our bookkeeping service provider to maintain checks and balances to ensure our funds are safe and the job remains manageable. Please let us know if you have the financial skills and wish to use them for the good of our community.

Please email info@lpcawa.org with any questions about serving on the LPCA Board of Directors. Descriptions of the position requirements are contained in Article IV of the LPCA Bylaws. [LPCA Bylaws - November 2018.pdf](#)

Lagoon Point Community Association Newsletter

VIEWPOINT:

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

I am looking forward to 2026. Planning some good times with our LP community and working on projects around home and in the neighborhood. The Waterway Committee has been working through some final items, awaiting finalization from the permit agencies, putting together project sequencing and discussing construction cost estimates. We are hopeful that we will see the start of construction on the long-awaited waterway maintenance projects this year. Another Lagoon Point project on the horizon is transitioning the LPCA business procedures to be compliant with new Washington State regulations.

The LPCA Bylaws were written to comply with Washington State RCW 64.38. Effective January 1, 2028 this state code will no longer exist. The Washington Uniform Common Interest Ownership Act (WUCIOA) will take its place, unifying rules for condominiums and HOA's. Some of the changes were mandated to begin as of January 1, 2026. This change will affect LPCA governing documents, policies and how we conduct business.

A WUCIOA Transition Committee will work towards making all of our business and financial practices compliant with the new requirements. While we work through this process the Board will adopt a resolution that acknowledges the WUCIOA provisions and indicates that the Board will comply with all such retroactive procedures. We expect that there may be changes to board meetings, committees, election procedures, financial audits, Operating and Reserve Fund accounts and the annual fee collection policies. Our governing documents will need to be restated or amended to comply with the new requirements.

If you haven't fallen asleep reading these few paragraphs, please consider volunteering to join one of our LPCA committees.



Volunteers Carl Haslam and Chuck Hammer recently cleaned up debris on the boat launch ramps from the January King tides.

During the December wind event this dinghy floated away from a dock on the west canal. It has been relocated outside of the boat launch area. Will the owner please claim it?

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