

Lagoon Point Newsletter

May 2013

LPCA President's Message *Louise Abbott* lpca99@gmail.com

Voting Results Jeannette Requa, Barbara Gohlke, Ray Lane, Ruth Stibre, Janet Bondelid, Kristin Anderson and I counted the ballots on May 2nd. There were two measures to vote on and not all homeowners voted on both measures. This year the Board sent reminders via email and the Nextdoor Lagoon Point website in an effort to encourage more homeowners to vote. A total of 234 votes were cast and this represents a higher than normal response. The measure to approve the proposed 2013/2014 budget and increase annual dues from \$160 to \$200 passed by a vote of Yes – 179, No – 55. The measure to authorize the use of Long Term Reserve funds for replacement of the bulkhead and bridge repair passed by Yes – 184, No - 38. Passage of these measures will help ensure LPCA has adequate funds in its long term reserve account for these two upcoming maintenance projects that need to be completed in the near future. Jeannette Requa has agreed to head the committee that will start researching costs and contractors for these projects. Jeannette is looking for homeowners to serve on this committee and she has an article about the committee on page 4. The ballots are stored in the LPCA storage unit for 5 years.

Fishing Derby Needs You The 2013 Fishing Derby will be held at Lot C on **Sunday September 1st** (Labor Day weekend). Fishing and weigh in for all fish will be conducted from 6:00 a.m. to 6:00 p.m. and all fish must be caught during this period. The fishing boundaries are from the bombing range in the north to Bush Point to the south and Marrowstone Island on the west to Lagoon Point on the east. All participants must have a ticket which will be available to purchase from Area Representatives. There will also be ticket sales at Lot C until 9:00 A.M. the day of the Derby. This should be an excellent year for fishing and it should be a fun time with a barbeque, potluck and prizes. Jeanette Requa is the chairman and organizer this year and needs your help at the BBQ, picking out prizes for the kids, weighing fish, selling tickets, etc. This is a great way to meet your neighbors, enjoy some good food and be part of a fun day. If you can help and would like to get involved please let Jeanette know at jnet@windermere.com or (206) 778-9580.

LPCA Fishing Rules This is shaping up to be a good year for fishing. Jeanette Requa has written an article on page 4 about LPCA fishing rules and regulations.

The boat launch at Lot C requires a key to have access to the boat launch. Each homeowner is entitled to a key to the gate and two tags to wear to identify family members as LPCA residents. A decal to put in your car window to identify your vehicle when you park on LP property (Lot C or Lot B) by Lagoon Lake is also given. There is a \$20 fee when you get your key and decal/tags. If the key is lost there is a \$150 charge. Jim Menne is in charge of the keys this year and he can be contacted at jmenne@cablespeed.com or 206-940-7036. Homeowners have mentioned that several of the people fishing on Lot C are not homeowners but have the use of LPCA tags and keys for the boat launch. Fishermen are observed parking outside the chain at Lot C and using the LPCA beach and they have sometimes become belligerent when challenged as not being a homeowner. The tags and keys were never meant to be permanently given to friends.

If you suspect someone is fishing on LPCA property and is not a homeowner try to get the number from their tag and check with Jim Menne to see which homeowner the tag was been issued to. If someone becomes belligerent or is not a homeowner and refuses to leave you have the right to call 911 or to notify the local agent

from Fish and Wildlife if he is on the beach. The Board has discussed various methods to limit access to Lot C (electronic gates, new keys for different locks, etc.) but the expense and operational challenges for implementation are too great to undertake at this time.

We will be having an off duty sheriff checking fishing people intermittently during the derby and peak fishing months to make sure they are Lagoon Point residents or friends of residents. Please wear your green tags to make it easier on the officer and have your guests know your address.

Special Assessment Aid Invoices will be mailed soon for LPCA dues and the dredging assessment. Please consider contributing to the Special Assessment Aid fund at the same time. This fund helps people who qualify for assistance with their dredging assessment. Last year we had enough contributions last year to take care of everyone who applied for help but almost all of the funds have been used so there is a great need for additional contributions.

Neighbors Helping Neighbors We also need contributions to the Neighbors Helping Neighbors fund. This fund allows for some short term assistance (administered by a LP volunteer) when a resident experiences financial difficulties. Neither this fund nor the Special Assessment Aid fund uses any LPCA revenue and both are funded entirely from donations.

New Website Coming Soon The Board has approved hiring I Host Webs of Seattle to update, redesign and host the LPCA website. The new website will include all information that current and prospective homeowners need as well as information that lenders and realtors require to complete transactions. In addition the site will have current photos of Lagoon Point activities. Postings to the website will be managed by Rob Powers and Barbara Gohlke. When the new website is launched we will send out an email to all homeowners and post a notice on the community bulletin board.

July 4th Holiday Each year Area Representatives get many phone calls about the loud explosions and activities going on well past midnight on both the 3rd and 4th. A lot of people have to get up for work the next day and many pets are disturbed by the noise too. In consideration of the whole community please cut off loud festivities by midnight. Setting off fireworks on Lot C by the boat launch is a better place than among the houses as many houses are close together.

Treasurers Report *Vicki Powers*

Invoices for the 2013-2014 fiscal year dues and assessments will be out next month. Along with the invoices will be a notice for anyone with a previous unpaid balance with accumulated late charges. We will continue the option for paying in two increments: One due July 1st (at least 50% of the invoice) and the second half due no later than November 1st. Receiving payments twice a year will require additional effort and expense for our community and we encourage everyone to pay the full amount by July 1st, 2013.

Assessments paid by ALL Property Owners - July 1, 2013

Annual Dues-\$200.00. This funds the approved budget and includes funds for long-term maintenance.

Special Dredging Assessment-\$200.00. This creates a fund dedicated to the cost of dredging Lot C (Association owned) areas, minimizing the cost of borrowing funds for dredging.

Additional Assessment paid by Owners of Canal Lots- Divisions 2, 3, 4 Annual Assessment Paid by Owners of Canal Lots in Divisions 2, 3, 4 - \$415.00. Annual Special Assessment for dredging in canal areas (not Association owned). Members have the option to pay in two increments: \$215.00 July 1st and \$200 by November 1st.

Additional Assessment Paid by Owners of Canal Lots-Divisions 2, 3, 4
Annual Assessment for Architectural Committee Administrative Fund - \$15.00

There will be a coupon included with the invoice for your convenience if you choose to pay in two installments. In addition there will be a donation line where you can choose to donate to the Neighbors Helping Neighbors Fund and/or the Special Assessment Fund. **Any donations will need to be made with a separate check.** These can be made out to the LPCA Special Assessment Fund or LPCA Neighbors Helping Neighbors Fund. We have many members who are on fixed incomes and need our help. Any amount will be appreciated.

Dredging Update *Andy Messer for the Dredging Committee*

March and April saw divers and people in small boats surveying our waterways to determine the current extent of eelgrass. **May and June** we may occasionally see more divers and small boats while some of the eelgrass is relocated out of the dredging area into alternate locations. During these operations, we Lagoon Point boaters must stay clear of the divers. "Diver down" flags will identify the activities. However, since much of this work will be done at low tide, when we cannot traverse the jetty channel anyway, this should not present much of a problem. Email bulletins will announce dates and times. **Mid-September** is still the target for dredging.

Notice to LP Boaters

Recently a sand-bar has appeared inside of the Jetty Channel. It is on the north half of the channel, from abeam the tip of the south jetty out to the end of the north jetty, and is nearly two feet high. The south half of the channel is navigable; however, adding a couple feet to your personal minimum tide level is recommended. Sand-bars appear and disappear with stormy weather. The jetty channel is "self-flushing", so this condition will not last forever. You might want to visit the Lot C parking lot at low tide and take a look for yourself.

Bulk Head Update *Jeannette Requa VP*

Now that the vote of the community has passed we are forming a Bulk Head Committee to research our options and help with the re-design. Currently we have attained a few estimates to give us a rough idea of what will be needed. We know this will be a long process, like the dredging process. Hopefully it won't take as long. We will be reviewing the estimates and scope of work, meeting with the County, and presenting what we find at the next Board meeting. We do need a few volunteers that can help with the process. Please contact me if you're interested in any capacity. It takes a village! I can be reached by email jnet@windermere.com.

Upcoming Fishing Season *Jeannette Requa, VP*

As the busy upcoming fishing and boating season we want to remind everyone of the great areas we have available for our residents and their guests to enjoy the beach, canals, the boat ramp and fishing areas. We also want to make sure we keep our area for **Our Residents** and remind everyone to wear your Green Lagoon Point Fishing Tag to identify you as one of our residents. If you are parked in the boat launch area, Lot C, please display clearly in your front window your Lagoon Point Parking tag.

This season we expect to have a record number of residents fishing in our common areas, as it's predicted to be a banner year for Pink Salmon. We will be hiring intermittent security to check people using the common areas for their fishing and parking tags. If you don't wear your tag you may be asked to leave or provide your tag number and address to the security officer. This has been a regular ongoing service we have done in the past summers to help keep our valuable fishing areas **Ours**.

Below are the rules directly taken from LPCA recorded documents:

1. The Area-1 Rep shall be the custodian of the ramp key register and vehicle and personal tags. (For rep name and contact info see 'Contacts' page of the LPCA website.) Ramp keys and tags shall be numbered and a record kept of their distribution.
2. Ramp keys may be issued only to Lot Owners. and provided the owner's assessment payments are current. Only one key may be issued to an owner, regardless of the number of lots owned.
3. A refundable deposit of \$20.00 shall be paid when a key is issued. The \$20.00 deposit will be refunded when the key is returned. Should the key be lost, an additional refundable deposit of \$20.00 will be charged for a replacement key, plus a \$150.00 non-refundable penalty charged for the lost key. At transfer of ownership of a property, if an issued key is not returned, a \$150.00 transfer fee will be charged, with those funds withheld by the escrow company at closing. The \$150.00 transfer fee will be waived if the ramp key is returned to the LPCA Treasurer.
4. Ramp keys are not transferable and must not be duplicated; i.e., renters do not get a ramp key from the owner.
5. **The larger decal must be put in a visible place in a vehicle when the boat launch is used or a vehicle is left in the parking lot. Vehicles without a decal visible are subject to penalties for trespassing. The smaller decal must be visible on the person who is utilizing LPIC common property. Boats moored in the canals should have posted in conspicuous locations the name and phone number of a person to be notified in an emergency.**
6. **The cable across the launching ramp must be replaced and locked after each launch or retrieval of a boat. Do not leave the cable unlocked or open it to anyone who does not have a valid Lagoon Point decal.**
7. All residents must be aware that to climb on or fish from the jetty rocks is extremely dangerous. Any persons who climbs on or fishes from them, do so at their own risk. All residents are requested to discourage others from doing so.

Rules of the Road:

1. The waterway speed limit is set at **NO WAKE** by the Inland Waterway Rules of the US Coast Guard to eliminate wash damage along channel banks.
2. Boats, other types of watercraft, or floating devices **shall not anchor** in the waterways or canals, except in the case of emergency. The Waterway Chairman or a committee member should be notified to ensure and determine that the anchoring is in a safe location and will allow the unobstructed passage of boats in the waterway and canals.
3. Keep to the right hand side of the channel, waterway or canal while traversing at all times. Before entering the narrow channel for exit and entrance (the area between the launching ramp and the outermost roam on the jetty), right down the channel for incoming or outgoing boats. In general, common sense dictates that the larger boat has the right of way for safety due to the difficulty in maintaining control. Climatic conditions or tidal currents must be given due regard in establishing right of way.

Divisions 2,3 and 4

Certain beach access rights are hereby reserved for all lot owners in divisions 2,3 and 4. Beach access rights shall be for the purpose of surf casting below the 6 foot high tide line westerly of lots 1-22 of Lagoon Point Division 2. Access is limited to a 10 foot easement between lots 10 & 11 as shown on the plat map Lagoon Point Division 2. (Please see website for maps).

Upcoming Events

Annual Garage Sale The 2013 garage sale will be on **Saturday July 6th**. The sale will go from 9 a.m. until 3 p.m. or so. Glenda Menne will be putting up street signs on the day of the sale and I will be posting a notice about it on Drewslist.

Fishing Derby We need help this year with the fishing derby so if you have any time or donations of prizes please call or email me. jnet@windermere.com or 206-778-9580. Please mark your calendars: The derby is set for Labor Day weekend on **Sunday September 1st**.

Notices

A big Thank You to whoever cleaned up debris on and around the boat ramps recently. We also want to thank **Steve Swan** and **Jason Raymond** in advance for volunteering to power wash both boat ramps soon. Volunteers are always needed and appreciated!

Attention Dog Owners Summer means many more homeowners and guests in Lagoon Point. Every year several people have commented that they are finding plastic bags by the side of the road that are full. If you have a dog please take care of their droppings and take it home with you. In the past Island County had garbage cans at the public access points but they removed the cans due to budget cuts. Dogs should always be leashed.

LP License Plate Frames For Sale – Great gift idea, plastic frames with “**Lagoon Point**” on bottom of frame, \$15.00 each. Please contact Janet Bondelid at [360-222-3182](tel:360-222-3182) or janet@bondelid.org This is a fundraiser for the Neighbors Helping Neighbors fund for those in need in our community. Many thanks to **Kim Olsen** for purchasing and donating the frames.

Next General Board Meeting Our next general LPCA meeting will be on Friday evening, September 13th, from 6:30 – 8:30 p.m. The meeting will be held at the Greenbank Progressive Club building at Bakken & Firehouse Rd.

Red Tide Information WA State Fisheries - Shellfish Toxin Hotline # is 1-800-562-5632.

Has your Email or mailing address changed? Our email address is lpca99@gmail.com Please keep us informed if you change your email or have a new mailing address. By Mail: LPCA PO Box 123, Greenbank, WA 98253

LPCA 2013 Board Members Suggestions? Questions? Contact your Area Rep or an Officer

President	Louise Abbott	(360)222-3486	louiseabbot@whidbey.com
Vice Pres.	Jeannette Requa	(425)481-2788 or (360)222-3492	jnet@windermere.com
Treasurer	Vicki Powers	(425)-635-0096	vpowers@windermere.com
Asst Treas.	Tim Milligan	(360)639-5050	LPCAT@whidbey.com
Secretary	Jill Massa	(206) 661-7328	jiliwigs@comcast.net
Asst Sec.	Barbara Gohlke	(360) 222-3422	Gokel@msn.com
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Area 3 Rep	Doug Lockhart	(360)222-0114	lagoonpt@gmail.com
Area 4 Rep	Ruth Stibre	(360)678-5946	lagooncrows@gmail.com
Area 5 Rep	Dick Kuss	(360)222-3017	dhkuss@hotmail.com
Area 6 Rep	Ken Jobe	(360)222-3482 or(425)238-3163	kenmaryjobe@whidbey.com



THE BULLETIN BOARD

Space is limited. To place an ad please contact jiliwigs@comcast.net or Jill @ 206-661-7328

- **Do you have vintage costume to better jewelry that you are interested in selling? If so, please call Shelly Ess at 360-929-1116 or 678-2913. I am an LP resident for over 18 years and would be happy to meet with you. Thanks!**
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- **50' Moorage available. Power and water. 360-222-3601**
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- **Mortgage Broker- Residential Refinances, including Reverse Mortgages
Robert Fulton 360-222-3236**
- **Handyman Services - Local, reliable, bonded and insured, call Doug Hammer, A-2-Z Handyman Services at 360-678-5925**
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- **Computer Services – Local quality computer repair and service. Apple/Mac and PC/Windows; desktops and laptops. Call Frank Cargill at 360-222-3616.**
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- **Sewing Machine Service - all brands and sergers too! Fast turnaround in my home shop. Bernina Certified Tech. 360-222-3182.**
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- **Licensed Massage in the privacy of your home. Morgan's Mobile Massage, reasonable rates. Contact Morgan Thomas, LMT at 425-343-7968.**
- **Experienced seamstress - will prepare what you would like done. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower. Monica Vierra 360-310-0936**
- **Upholstery work - all kinds: boat, auto, truck, furniture. Have mobile unit. 40+ years experience. All work guaranteed, free estimates. Pat McDaniel 360-222-3275**
- **Licensed Practical Nurse, available to help with home care, nail care and respite needs. Please call Judy Corbin, LPN at 425-343-8964**
- **Dock Space Wanted year round for a 32' Sailboat. Please contact Henry or Melissa Lebo at 360-730-1189 or email henrylebo@gmail.com**
- **Cat care and dog walking. wozabs@aol.com or 360-661-5837 Robyn Wozab**
- **Tax and QuickBooks Experienced CPA and QuickBooks advisor. Competent and personable service. Mary Hollen 360-222-3601**
- **Moon Mobile Signing – I will come to your home to notarize documents. Sandy Moon 360-672-8320.**
- **CNA/RNA Homecare – All phases of in-home caregiving, assistance specialized to your family's needs. Call Debbie Stone, 360-639-8302. Local references upon request.**
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- **FREE Facial & Newest Anti-aging info in Lagoon Pt. Call Mike at 253-334-5424.**
- **Moorage Wanted for vessel up to 28'. Trading welcome. Mitch icscn4@yahoo.com**

