

Lagoon Point Newsletter

November 2013

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

Dear Friends and Neighbors,

This will be a brief newsletter. Mainly I want to let you know the dredging is complete and give you a summary of the fees collected and allocation of costs. I also want to summarize the results of the recent vote for the election of Board members for 2014. I hope that the community will continue to support the Board as it moves forward.

I hope everyone will come to the Holiday Party at the Greenbank Clubhouse on Bakken Road at 6:30 p.m. on Friday December 6th. Please bring a dessert to share; coffee and tea will be provided. We will also be collecting non-perishable food item donations for the local Food Bank. It will be a great opportunity to visit with other neighbors and new Board members and to pass on suggestions for community improvements.

This will be my last newsletter as LPCA president. I have started working with T.J. Burke, the incoming President, and I believe he will be a great person to lead the Board forward.

Best wishes to all for the holiday season,
Louise Abbott, LPCA President

Board Elected for 2014

Ballots were counted Saturday, November 2nd. Volunteering to help count ballots were Louise Abbott, Jeanette Requa and Dick Kuss. 124 election ballots were returned but since all candidates were running unopposed there was no suspense.

We still need an Area 3 Representative who owns property in that Area. It comprises the lots at the base of the bluff, east of Shorewood Avenue from Salmon Street on the south to Seashore Avenue on the north; and east of Shell Street from Seashore Avenue on the south to the intersection of Shell Street and Westcliff Drive to the north. If you are interested in serving as Area 3 Rep please contact anyone from the Board.

The members of the 2014 Board are:

President – T.J. Burke
Vice President – Danna Owen-Dove
Treasurer – Vicki Powers
Assistant Treasurer – Cheryl Kuss
Secretary – Jill Massa
Assistant Secretary – Gary Ketcheson
Area 1 Rep – Glenda Menne
Area 2 Rep – John Klemser
Area 4 Rep – Allan Darr
Area 5 Rep – Dick Kuss
Area 6 Rep – Patrick McDaniel

Dredging Project Completed

As most of you know our dredging project has been completed. Below you will find summaries of the project results and expenses that have been prepared by Andy Messer, Chairman of the Dredging Committee. The project kicked off in 2005 with commencement of the permitting process. Our community owes an immense debt of gratitude to Andy and his committee for their years of perseverance and patience in overseeing this nine year project – THANK YOU ANDY! Andy has provided some wonderful dredging survey maps that have been posted on the LPCA website showing the silting basin before and after as well as a current jetty channel chart.

Andy's summary of expenses also includes the allocation of dredging expenses between all LPCA lot owners and Divisions 2, 3 & 4 as agreed under the Memorandum of Agreement between LPCA and the Architectural Committee of LPCA Divisions 2, 3 & 4 dated November 23, 2009 and revised and amended on May 11, 2010.

Dredging expenses to date total \$624,696, of which all LPCA lot owners have paid \$334,000 and Division 2, 3 & 4 lot owners have paid an additional \$290,696. All expenses incurred to date have been paid without the need to take out a loan. Dredging assessments collected from all LPCA lot owners (not including additional amounts paid by Division 2, 3 and 4 that were deposited into the Division 2, 3 & 4 Waterway Fund) through 2012 total \$345,753. We are still in the process of collecting the dredging assessments due from all LPCA lot owners that were due Oct. 31st, 2013. Payment of the invoice sent by Vicki Powers (LPCA Treasurer) for the dredging special assessment that was due on October 31, 2013 is the last and final payment of the dredging assessment that has been paid annually by all LPCA lot owners since 2008!

The dredging permit from Island County requires LPCA to perform annual eel grass surveys for five years starting in 2014 and submit a summary of each annual survey to Island County for their review. All dredging assessments paid by all LPCA lot owners that are in excess of dredging expenses paid to date will be held in reserve to cover the annual eel grass surveys and any related actions required by Island County. A proposal of what to do with any excess dredging amounts remaining at the end of this five year period will be submitted by the LPCA Board to homeowners for approval.

Dredging Summary *Andy Messer*

Beach Lot Owners:

The dredged material has been placed on the beach and shaped to the intended grade as specified in our dredging permit. The volume of material was less than originally estimated and the volume required on the beach just south of the jetty was much greater than anticipated. No material remained to be placed on the Division One beaches. Future changes in the beach due to tides, wave action or other acts of nature will continue as they have throughout the history of Lagoon Point.

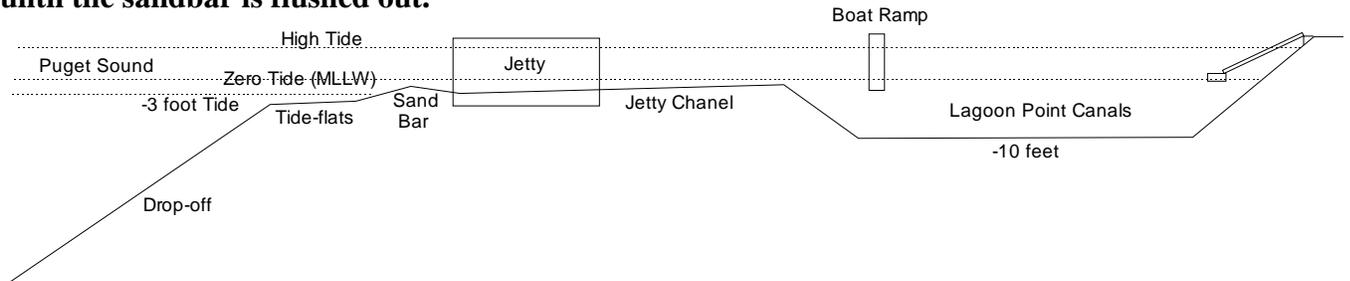
Boaters:

Navigation in our Waterways is open and "Heron Island" is gone! The depth of the main canal and the north ends of the East and West canals is 10 feet below MLLW. Note that the Jetty Channel and the northern part of the Lot C waterway, from the boat ramp to the bridge out about 25 yards south of the old bulkhead, were not included in the permitted dredge plan.

Caution:

The depth at the east end of the jetty channel remains at minus one foot MLLW to control the minimum low tide level in our canals. However, the sandbar at the west end of the jetty channel remains a hazard. I will take some time for the "self-flushing" action and low tides to change that; however, this is also subject to the whims of wind and tide.

It is still recommended that at least 2 feet be added to your lowest “safe passage” tide level, until the sandbar is flushed out.



Note: Historically the low tide level in our canals stopped at about 0 feet MLLW during minus tides. Recently our lowest tide level had been more than a foot higher, due to blockages in our waterways. Now that dredging is complete, the free flow of water out of our canals at low tide will be restored. We anticipate that the lowest tide level within our canal system will be noticeably lower at zero and minus tides, as the “self-flushing” action of the jetty channel returns to its “normal” condition.

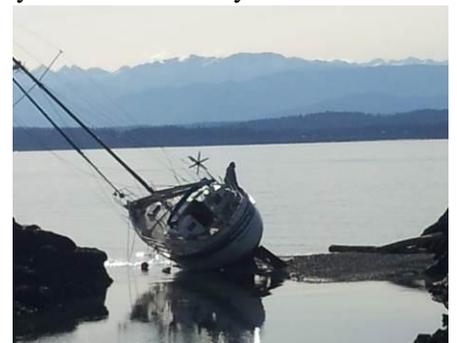
Determine your boat’s Safe Passage tide level:

Draft is the depth of the lowest part of your boat, including keel, prop and rudder. Add one or two feet for safe clearance. Use that as your initial Safe Passage tide level. There is a “Tide Board” on the southern piling of the boat launch dock. Observe your depth finder as you transit the jetty channel. If you are new to Lagoon Point or have not transited the jetty channel for some time, observe the jetty channel at low tide from the parking lot. Adjust your boat’s Safe Passage tide level, as experience and changing conditions dictate.

Why did we not dredge the jetty channel?

Our jetty channel is “self-flushing”. It reaches a natural state due to the outflow from the canals during ebb tide. If the channel was deeper, the low water in the canals would be as much as 3 feet lower and most of the docks would have to be repositioned to prevent grounding and gangways lengthened to reach the docks at the lowest tides. Also, the area west of the jetty entrance develops sand bars that would defeat the effort. Any dredging of the sand bars at the west end of the jetty will be erased by the next storm. If the channel was widened, the outflow would be slower and the channel would silt in.

To truly give us a “deep water” access, the jetty would have to be extended out to the minus 10 foot contour or more. The channel would have to be wider due to the slope of the jetty walls. Cost for all of that including modifications to docks and gangways would be quite high. It is not likely a permit could be obtained for such a jetty even if we were willing to fund the project.



Slow down to the pace of the Island.

Plan your boating activities around the tides. Try not to run aground, it spoils your day.

Lagoon Point Dredging Project ~ Cost Report November 2013 *by Andrew Messer*

Our dredging project began in September 2005 following a vote of the lot owners approving funding. Work began with surveys and studies, followed by planning and preparation of documents for permit submission. Many requirements and options were involved and had to be coordinated with Island County Planning, Washington State Department of Fisheries and Wildlife, Department of Ecology, Department of Natural Resources and the Army Corps of Engineers. Contractors and consultants were also required for preparation of the permit and execution of the project.

By agreement between the Lagoon Point Community Association (LPCA) Board of Directors and the Division 2, 3 & 4 Architectural Committee, the cost of the dredging project was divided into two parts. One part was paid by all 416 lots in Lagoon Point and View Tracts, including the canal lot owners. The other part was paid exclusively by the 150 Division 2, 3 & 4 Canal lot owners from their Special Waterway Fund. The costs were allocated as follows: All permit related costs, including pre-dredge surveys were split 50/50. All eelgrass mitigation was split by the area affected. The area on Lot C was paid by LPCA (all lot owners) and the area in the Division 2, 3 & 4 canals was paid by the Canal lot owners (D234). The actual dredging was paid by the volume of material removed. The volume removed from Lot C was paid by LPCA (all lot owners) and the volume removed from the Division 2, 3 & 4 canals was paid by the Canal lot owners (D234). The mobilization of the dredging equipment and crew was split 50/50. The following tables summarize the costs:

Permitting: 2005 through 2012				
Year	Expenditures	LPCA	D234	
2005	\$8,891	\$4,445	\$4,445	
2006	\$3,150	\$1,575	\$1,575	
2007	\$36,261	\$18,130	\$18,130	
2008	\$53,823	\$26,912	\$26,912	
2009	\$62,219	\$31,109	\$31,109	
2010	\$35,647	\$17,824	\$17,824	
2011	\$15,726	\$7,863	\$7,863	
2012	\$3,973	\$1,986	\$1,986	
Total Permitting	\$219,690	\$109,845	\$109,845	
Project: 2013				
	Expenditures	LPCA	D234 Canal Lots	Split
Permit Related	\$9,824	\$4,912	\$4,912	equal
Eelgrass Mitigation	\$52,522	\$31,470	\$21,052	by Area 59.9% / 40.1%
Dredge Mobilization	\$88,537	\$44,268	\$44,268	equal
Dredging	\$250,448	\$141,303	\$109,146	by Volume 56.4% / 43.6%
Post Dredge	\$3,675	\$2,202	\$1,473	by Area 59.9% / 40.1%
Total 2013	\$405,006	\$224,155	\$180,851	
Total all years	\$624,696	\$334,000	\$290,696	
	Lots	416	150	
	All Lots Paid ==>	\$803		
	D234 Canal Lots Paid in addition ==>		\$1,938	
	Total Paid per Lot	\$803	\$2,741	

Dredging (40.68%) Permitting (36.74%)
 Dredge Mobilization (14.17%) Eelgrass Mitigation (8.41%)

Note: Additional expenses may occur for annual post-dredge eelgrass surveys, as required.

The total cost of this project was paid from our cumulative assessments and no loans were required.

Treasurers Report Vicki Powers vpowers@windermere.com or 425-635-0096

We are continuing to work on the collection of the 2013-2014 dues and special assessments. Thank you to all of you who have paid these in full.

Late letters with penalties will be going out again at the end of the year. If you are struggling to pay your account please contact me to make payment arrangements. We are happy to work out a plan that works for you. There will be no penalties for members on payment plans.

Reminders: The drop box has been moved to 3675 Oceanside Drive.

The deadline for submitting applications for reduced taxes with Island County is December 31st. The criteria – You must be over 61 years of age and have income below \$35,000 per year. If you have questions contact Island County @ 360-679-7304 Monday through Thursday.



You're Invited ~ Friday, December 6th 6:30 p.m.

Please join us for the **ANNUAL HOLIDAY DESSERT POTLUCK**. We will gather at the Greenbank Progressive Clubhouse at 6:30 p.m. on Friday Dec. 6th. Please bring a dessert or cookies to share, coffee and tea will be provided. We will also be collecting non-perishable food item donations for the local Food Bank. It will be a great opportunity to meet and visit with other neighbors and members of your new 2014 Board and to pass on suggestions for our community. Also please help thank our outgoing Board members for their service to the community: President Louise Abbott, Vice President Jeannette Requa, Assistant Treasurer Tim Milligan, Assistant Secretary Barbara Gohlke, and Area Reps Doug Lockhart, Ruth Stibre and Ken Jobe. **Hope to see you there!**

NOTICES

Neighbors Helping Neighbors This fund allows for some short term assistance (administered by a volunteer) when a resident experiences financial difficulties. This fund does not use any LPCA revenue and is funded entirely from donations. We still need a volunteer to administer disbursement of NHN funds.

Street Safety Several homeowners have noticed that young children are driving vehicles on some LPCA streets. LPCA streets are public streets so people without driver's licenses are not legally allowed to be driving around. If drivers are too young for licenses they probably aren't insured and a few near misses have been reported.

Attention Dog Owners Several people have reported that they are encountering off leash dogs and are finding plastic bags by the side of the road that are full. If you have a dog please ***clean up after your dog and take the bag home with you.*** Per Island County regulations, all dogs must be leashed when not on the owner's property.

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

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

LPCA 2013 Board Members Suggestions? Questions? Please 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.	Cheryl Kuss	(360)222-3017	LPCAT@whidbey.com
Secretary	Jill Massa	(206) 661-7328	jiliwigs@comcast.net
Asst Sec.	Barbara Gohlke	(360) 222-3422	Goke1@msn.com
Area 1 Rep	Glenda Menne	(360)678-8785	gmenne@cablespeed.com
Area 2 Rep	John Klemser	(360)678-3937	JOHNEK@INFIONLINE.NET
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



Happy Thanksgiving

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!**
- **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**
- **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.**