

# Lagoon Point Newsletter

March-April 2006

**Come to our community meeting Saturday March 25th.** The Board will be holding an open meeting with Lagoon Point property owners on March 25th, 10 AM to noon, at the Greenbank Clubhouse. Two important issues are up for discussion: the status of our bridge, and the budget and assessment increase being proposed for next year. We will also provide a progress report on initial planning and permitting for dredging the community waterway, and a status report on the Raymond lawsuit.

The Board invites all Lagoon Point property owners to come to the meeting and speak up.

**Upcoming Board meetings:** All Board meetings are open to LPIC members. 'Discussion' and 'agenda-planning' meetings are held for informal discussion: No actions taken, no decisions made, no minutes kept.

Board agenda-planning meetings: Tuesday March 28 and April 25, 7 PM, at Linda Armstrong's home: 3412 Marine View Drive. If planning to come please call Linda ahead: 678-1425

Regular monthly Board meetings: Tuesday evenings at 6:30: April 4 and May 2, at the Greenbank Clubhouse.

## ***From the President*** – Linda Armstrong

The last few months the Board has been working on several matters of broad concern to our community -- the bridge and next year's budget in particular -- and we thought it would be a good idea to get community input on both these matters. A community meeting would also give us an opportunity to report on our first steps toward planning and permitting the dredging of the community waterway, and give you a status report on the Raymond lawsuit, which is still not settled.

Further information on each of these topics is included in this newsletter.

I invite you and urge you to join us at the meeting. Many of us are concerned about one or more of these matters. Here is an opportunity to air your views with the Board and with others in our community.

## ***From the Treasurer – Janet Bondelid***

This year, we are considering significantly increasing our annual assessment -- the first increase in four years - since July 2002. Part of the increase is needed to pay our ongoing operations and maintenance expenses. Our operating expenses today far exceed what we've budgeted for maintenance and administration in years past. Our legal expenses too are exceeding the amounts budgeted in years past, mostly because of legal costs of the Raymond lawsuit -- which will continue next year during the appeal of the Superior Court decision in our favor, and the legal costs associated with pursuing our other delinquent accounts.

But the main reason for raising our assessment is to increase the amount we put aside each year for reserves to pay for future major maintenance and repair of our common properties. Prudent management requires that each year we set aside sufficient funds to accumulate to be able to pay for most if not all our future major maintenance and repair needs.

The substantial increase in reserve funds is intended to pay for future major projects. Even with this increase, our reserves will not build sufficiently fast to pay for the projects we are facing in the next several years: repairing the bridge and LPIC's share of dredging. Those projects will still have to be funded by special assessments, because the low amounts we assessed ourselves in years past did not set aside sufficient funds to pay for future maintenance projects. The proposed increase in reserves set-aside is intended precisely to end this relying on unexpected high special assessments. It is better we put funds aside in a predictable gradual way than be hit suddenly with high special assessments that break people's personal budgets.

The Finance Committee has met several times to develop the budget proposal for 2006-2007. The Board then reviewed the proposed budget at its February and March meetings, and decided to invite all Lagoon Point property owners to a community meeting to discuss the proposed budget. The meeting will be on the 25th of March, at the Greenbank Progressive Clubhouse.

The proposal would increase the annual assessment from \$65 to \$120 per lot. The \$55 per lot increase would yield an additional \$28,765. About three-quarters of the increased revenue, \$20,900, would go into the Long Term Reserve fund. The remainder of the increase, \$7,865 would cover our increased expenses for day-to-day general operation, for legal expenses, and for routine maintenance of our common properties.

Here is a comparison of the proposed budget for 2006-07 and this year's actual budget.

Fiscal Year:	2006-07 Proposed	2005-06 Actual
General operational expenses	\$ 18,200	\$ 15,200
Legal services and advice	9,000	4,800
Routine maintenance	5,560	4,895
<u>Sub-total to pay 2006-07 expenses</u>	<u>\$ 32,760</u>	<u>\$ 24,895</u>
For Long-Term Reserve Fund	30,000	9,100
<u>Total annual budget</u>	<u>\$ 62,760</u>	<u>\$ 33,995</u>

Dividing the \$62,760 budget equally among all 523 lots yields a \$120 per lot assessment.

A more detailed explanation will be sent to all property owners with their budget ballots. If you want to comment or discuss the proposed budget before the ballot mail-out, come to the community meeting on March 25th, or send your comments to the treasurer by email: [lpict@whidbey.com](mailto:lpict@whidbey.com) or by ordinary mail: LPIC Treasurer, P O Box 123, Greenbank WA 98253. You can also get in touch with your Area Rep. Your Area Rep is listed in this newsletter.

## ***Bridge update - Todd Brunner***

The timber bridge on Seashore Avenue has developed serious defects. It is imperative we take steps to assure people's safety and protect the bridge from further damage.

The serious problems include undermined footings, support piers not in contact with cap beams, pilings out of alignment and not fully supporting bridge beams, and pilings of questionable structural integrity.

After examining the bridge and hearing the concerns of property owners, the board at its March meeting voted to authorize an engineering review of the bridge. If the engineering review so indicates the Board would temporarily restrict the bridge to pedestrians and bicycles; thus no vehicle traffic. The temporary closure to vehicles would be done to assure everyone's safety, to protect the bridge itself from further damage, and to avoid liability due to injury or damage.

Our principal concern is the safety of the people who use the bridge. And we want to avoid any further damage to the already weakened structure. We are also concerned about LPIC's liability in the event of an accident. Now that the bridge faults are known to the board, we are obligated to act. If we take no action, and if there is an incident, LPIC's liability insurance policy may not cover us.

We have reviewed the situation with Island County and we have made contingency plans for closure signs and barricades. Initially we had estimated an engineering review to cost \$3,000-4,000. We have contacted the engineering firm that did the bridge evaluation and restoration design in 1990. Since they are already familiar with our bridge and have their old records and drawings the firm has offered to again inspect the bridge and update its previous analysis and recommendations for under \$1,000.

The engineering review should take place in late March. The review will provide the Board sound professional guidance on the condition of the bridge, whether the bridge needs to be temporarily closed to vehicular traffic, and what options are available to repair or replace the structure.

## ***Progress in planning for dredging the community waterway - from the President***

The Lagoon Point waterway consists of Lot C, which is jointly owned by all property owners in the Plat of Lagoon Point and View Tracts, and the waterway area south of Lot C, which is the responsibility of the property owners in Divisions 2, 3 and 4. In January I convened a dredging planning committee, consisting of four persons representing LPIC plus two appointed by the Div 2-3-4 Architectural Committee. I chair the committee.

The dredging committee's initial charge is to gather and integrate information, and recommend to the LPIC Board and Architectural Committee a work plan and budget for carrying out the technical planning and permitting that has to be done in advance of the actual dredging. The work plan will identify the actions and decisions that need to be taken before and during the technical planning and permitting, the best sequencing of those actions, an approximate timetable for carrying out the technical planning and permitting, cost estimates for each activity, and recommendations for obtaining professional assistance for our planning and permitting.

To gather this information the committee has held lengthy on-site meetings with three nearby communities that have done dredging projects in the last few years: Sandy Hook (south end of Whidbey), Mariners Cove (east of Oak Harbor) and Bridgehaven (near Port Ludlow). A separate lengthy meeting was held with Amy Leitman, who did the biological data-gathering for us last September and who is experienced in biological matters and in obtaining permits for marine projects in our section of Puget Sound. A similar meeting will be held shortly with Jim Johannessen, who did the bathymetric data-gathering for us last September, and who is experienced in technical planning and permitting for dredging projects such as ours.

At Lagoon Point we will face challenges dealing with the eelgrass growing in our dredge area (either avoid dredging where the eelgrass is, or transplant it) and in disposing of the dredge spoils (possibly dispose some on our beaches, the rest at approved marine and land dump sites).

I will keep you informed of our progress. The dredging committee reports monthly to the Board, and to the community through this newsletter. As always, feel free to contact me or your Area Rep by e-mail or mail with your questions and suggestions.

### ***Status of Raymond lawsuit - by the President***

In December, Judge Churchill, for the Island County Superior Court, ruled in favor of LPIC. The ruling held defendants responsible for their shares of the maintenance costs of all Lagoon Point common properties, and ordered them to pay their delinquent assessments and penalties in full, plus a limited portion of LPIC's legal costs.

In January defendants notified the court that they intend to appeal that decision to the state Court of Appeals. By the end of March we should be getting notification of defendants' arguments for appeal. As of now we don't yet know the reasons defendants will present for their appeal.

The appeal process will likely take well over a year, and could last through the end of 2007. Our preliminary estimate is that LPIC's legal expenses for the appeal process will cost an additional perhaps \$5000-8000. We are confident of the outcome. Judge Churchill's findings are based on clear and convincing evidence, and the Board is confident that defendants' appeal will be denied.

### ***We remember Don Franett - Paulette Clayton***

Don Franett, a resident at Lagoon Point since 1988, passed away peacefully March 5<sup>th</sup>. Don will always be remembered for his quick wit and twinkle in his eye – he made us laugh with stories of his kids and family and always had a funny remark when asked about his health. He served for many years as Treasurer of LPIC and worked on many of our community projects. Don was active in the politics of Northwest salmon fishing and frequently attended meetings advocating for fishing rights here in Fishing Area 9.

Don loved to fish with Irene, and he generously shared his secrets to fishing success with new neighbors. When the rest of the boats were trolling in front of Lagoon Point Don could be seen trolling up north by the “Bombing Range” and he would come in with his limit while the rest of us were still finishing our coffee and sandwiches. And it was not unusual to walk by Don's house in the afternoons and hear music coming from his car parked in the driveway – there he was just sitting in his car, smoking his pipe and listening to opera.

Don was loved by all his neighbors and family. Even when he was sick the last few months, he and Irene made it out to neighborhood dinners and parties, many times against his doctor's orders. Most of all Don loved and appreciated his wife Irene and his family.

Services will be held at 11 AM Saturday March 18<sup>th</sup>, at St. Mary's Catholic Church in Coupeville. A reception will follow at the Greenbank Clubhouse.

### ***Ernie Clayton appointed Assistant Secretary***

At its February meeting, The Board appointed Ernie Clayton to fill the Assistant Secretary position left vacant due to Paula Ratcliff's resignation last October.

### ***Got a yard light? Be sure to point it down. Thank you.***

We want to remind neighbors that yard lights and floodlights should be aimed down so that at night the light does not invade neighbors' properties.

### ***Community volunteers***

Thank you to Mike and Michelle Stevens for clearing storm-driven logs from the west boat ramp, after last month's wild weather.

### ***If its community property and its broke we'll fix it, if someone tells us its broke.***

If you notice damage to community property, a vandalized sign, a broken parking lot chain, a loose part on one of the docks, major debris in the waterway, etc., *let us know*. We can't fix something we don't know about. Call your Area Rep or any of the Board officers. Thank you!

**Suggestions for the Board ? Questions ? Contact your Area Representative:**

Area 1 Bob Vierra 360-678-6310  
Area 2 Page Gilbert-Baenen 360-222-3104  
Area 3 Roy Blackwell 425-347-9312

Area 4 Todd Brunner 425-771-5148 ext 23  
Area 5 Tom Heerhartz 360-678-7787  
Area 6 Bill Brown 360-222-3178

***Do we have your address wrong?***

Tell us and we'll fix it ! We can't fix an error we don't know about.

Have you moved? Planning to move? Save us money. Send us your new address now !

Please send us your new address before you move. For every address we use that's not current, the Post Office charges us \$1 extra to forward your newsletter. Send your address label correction or address change to: LPIC, PO Box 123, Greenbank WA 98253

***We can send this newsletter direct to your computer !*** Join your fellow Lagoon Pointers who have signed up to get the LPIC Newsletter by e-mail. By e-mail you'll get this Newsletter faster, and you won't have to trudge to the mailbox. LPIC saves about \$0.80 on each copy we don't have to print and mail.

Send us your request for e-mail delivery. Our em address is: [lpic@whidbey.net](mailto:lpic@whidbey.net) .

We do also post the newsletter on our website: [www.lagoonpoint.com](http://www.lagoonpoint.com) , but that posting is delayed, so notification of upcoming meetings is delayed, and you have to navigate to our website and look up the newsletter. Better to get the newsletter by e-mail.

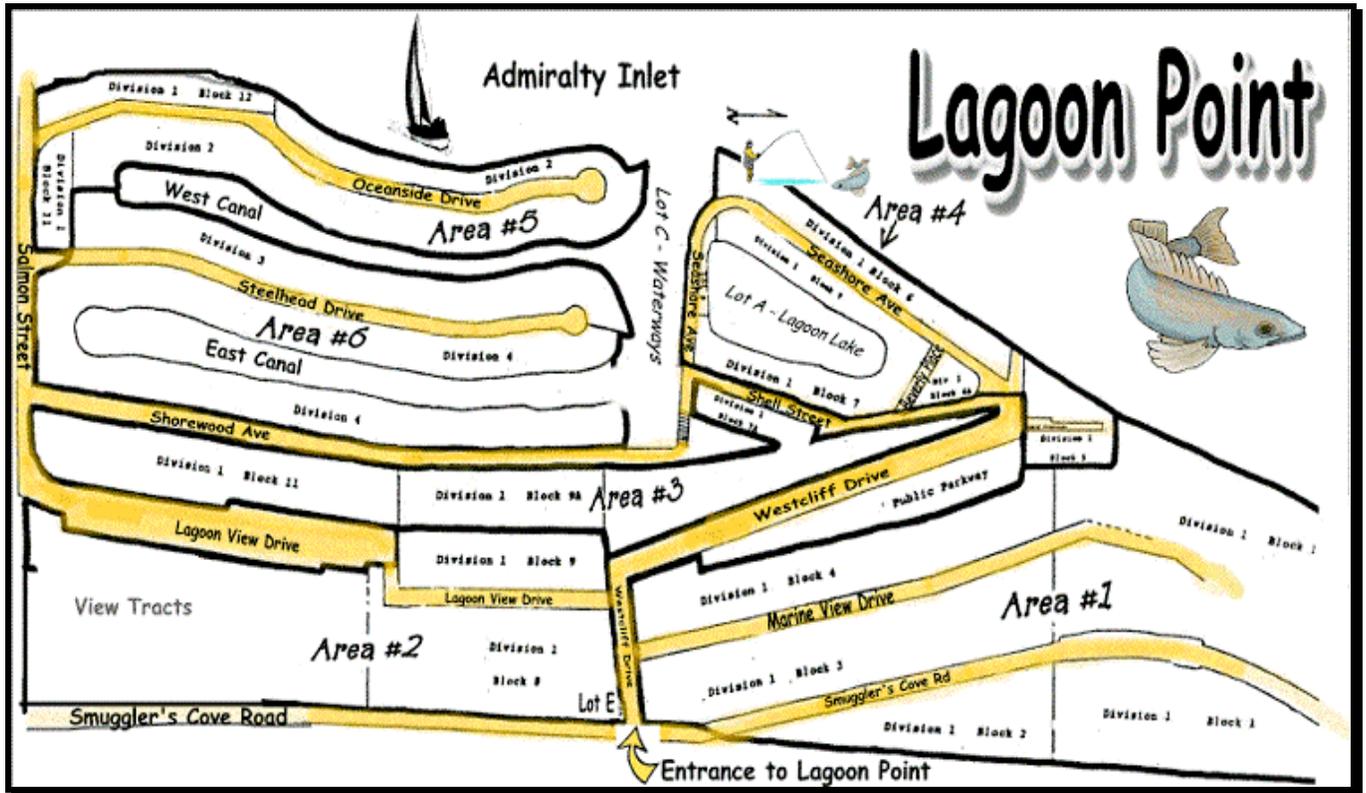
## Community Announcements

### THE BULLETIN BOARD

*Space is limited. Ads will run twice unless otherwise arranged.*

*To add an ad or delete one e-mail us at [lpic@whidbey.net](mailto:lpic@whidbey.net) or call 678-1425*

- FOUND small boat after the Feb 4 storm. Call Carrie and identify: 360-678-6369 or 253-217-3966 (1x)
- WANTED TO BUY - Small WOODEN BOAT for decorative purposes. Need not be usable. Call Don Shull - 360 222 3218 (1x)
- FREE !! My home-made pie in exchange for your old and worn oars. 678-5946 (2x)
- We want to rent your dock. Looking for a long-term rental of your 50+ ft dock. We are full-time Island residents who want closer access to our boat. Boat requires a substantial dock - recently built or refurbished. Would consider purchasing lot with dock. Contact David 360-321-5744 (2x)
- Our large dock is for rent. Contact D J Hardy 425-478-4600 (2x)
- Seeking dock rental - long-term rental of a 40+ ft dock. We live full time at Lagoon Point and need a dock to moor our boat year round. We seek a strong dock & ramp with water and 30 amp shore power. Contact Randy (425) 876-3410 (1x)
- Dock for rent (on Steelhead Dr) \$100/mo. Capt Joe Smith (USCG Ret) 206-236-1016 Cell 206-478-8620 [yohoho@comcast.net](mailto:yohoho@comcast.net) (1x)
- House for rent May 15 - Sep 15: 1-BR house, fully furnished, hot tub, deck and 40 foot dock. Dee and Marshall Saunders 678-0647 (1x)
- WANTED ... Extra good useable items taking up your valuable space? Donate them for our Lagoon Point American Cancer Society "Relay for Life" garage sale on Sat April 22nd. To donate, call Carol or Brian 678-8874. Thanks. (1x)
- Need sewing done? Embarrassed by droopy seams? Experienced seamstress here. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower. Monica Vierra 678-6310 (1x)
- Wanted your old wood furniture. I paint and distress, then sell, all proceeds to local charities. Please help me support our community and island. Thank you. Carrie, 360-678-6369 or 253-217-3966 (1x)
- Interested in purchasing a buildable canal lot at Lagoon Point, preferably one with a dock already installed. (We have a 34 foot sailboat.) Please contact Michael Parent. Thank you ! [michael.g.parent@boeing.com](mailto:michael.g.parent@boeing.com), Cell: 253-569-5954 Home: 253-848-3657 Work: 425-717-3816 (1x)



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The Speed Limit Throughout  
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Thank You for Your  
 Cooperation

**Community meeting to discuss bridge and next year's budget: Saturday March 25 at GBCC**

**Next Board planning meetings: Tuesdays at 7 PM: March 28 and April 25**

**Next regular Board meetings: Tuesdays at 6:30 PM: April 4 and May 2**