

Lagoon Point Newsletter

June 2009

Next Board meetings will be: Planning meetings **July 7** and **August 4** at 7:00 PM at Aaron Lowin's home; Board meetings **July 14** and **August 11** at 6:30 PM at the Greenbank Progressive Clubhouse. Call your area rep before attending a planning meeting, as those meetings are sometimes cancelled.

All LPCA members are welcome to attend all Board meetings.

ANNUAL 4TH OF JULY GARAGE SALE

Saturday, July 4, 9:00 to 4:00

Participants with a special, large or particularly interesting item for sale should notify Jill Brown (rundog@whidbey.com) so that such items can be included in the publicity. LPCA will do publicity and put up signs.

From the President – Bill Brown

Vacant Board Positions – We have lost another Board member. Carrie Engstrom has resigned due to time conflicts. We thank Carrie for her contributions and hope she will consider rejoining the Board if her life becomes less hectic down the road. A complete, active and participative Board is essential for many reasons. In particular, a regular flow of fresh volunteers is necessary to preserve the self-managed nature of our Association. The alternative, which is hiring a professional management firm, would be very expensive and probably less responsive to community needs. Recent investigation of management company rates suggests costs in the range of \$12 to \$35 per month per address for their services, and this would not include the costs of any maintenance or legal services or other stuff that actually benefits the community. The positions of Vice President and Assistant Secretary and Area 4 Rep. are currently unfilled, and the President and Secretary will not be running for reelection. Please consider taking on one of these jobs. Call or e-mail me if you want more information on the associated duties.

New Newsletter Editor - Many thanks to Jill Massa, who will be taking over editing this newsletter starting with the next issue. Please send your articles and classified ads to Jill for inclusion in future issues. See Jill's contact information on page 7.

Neighbors Helping Neighbors – NHN has reverted to an inactive status. Therefore, we are not asking for NHN contributions from your garage sale proceeds this year. There is a fund remaining of several thousand dollars from previous contributions. In the past, the Board has considered donating this money to a local charity, saving it for future neighborhood disasters, or waiting for another volunteer reactivation of the group. Your suggestions are invited.

Fishing Derby – It's not too soon to start thinking about the Fishing Derby. This is a humpy year, and there should be fish to catch and weigh in. This year's derby will be Saturday, August 29th. Anyone willing to assist with the event is asked to contact Carl Edelblute at (360) 222-3180 or cedelblute@whidbey.com.

Bill Brown, LPCA President

Jim Hoel Obituary

Jim Hoel, Water Commissioner and 20-year resident of Lagoon Point, passed away on May 27th. Jim had a long career in the fire service dating back to the days before modern breathing apparatus. Decades of smoke exposure finally took its toll on Jim's lungs. We thank Jim for his contributions to our community and to all the communities he served over the years. A full obituary was published in the Seattle Times on Sunday, June 7th and can be accessed on the web at <http://www.legacy.com/seattletimes/DeathNotices.asp>. Enter Hoel in the search box half way down the page.

From the Treasurer - Karen Edelblute

I'd like to give an update of what's been going on in my part of the Board. It's always busy but this year there seems to be a lot going on! The Finance Committee worked very hard to develop a 2009/2010 budget that would allow us to keep our regular annual assessment at \$120.00 for one more year. If you have any interest in joining us at the Finance Committee, please give me a call at 360-360-678-6151. We have a great group of people working on this committee, but can always use some fresh ideas!

It's been a tough year financially on just about every single lot owner in Lagoon Point. Let me know if you are in a bind – we can work with you on a solution. Please make your assessment payments on time so that we can avoid any finance charges or late fees. Remember, bills will go out in June – payments are due July 1st!

The "Neighbor Aid" program we started last year to assist lot owners in paying their "special assessments" has worked out really well. We have some carryover from last year, because we were able to help out all of those who requested assistance last year. Please see what you can find to donate to help out your neighbors this year. We appreciate donations any time during the year. *(We are, however, changing the name of this program to "Special Assessment Aid" because the previous name kept getting confused with the "Neighbors Helping Neighbors" program.)*

We would enjoy seeing all of you at Board meetings; you're also welcome to send us an e-mail with your thoughts or ideas. We have some exciting things going on in the near future. We are installing a locked box (not sure where exactly) so that we can drop off our assessment payments, rather than taking them to the post office. Postage has gone up again this year! The box will be locked and will be accessible only by the Treasurer. We'll let you know the details when we know more.

Happy fishing!

Assessment of Combined Lots

As of 2009-10 billing time, we have lost 35.5 of 523 lots to the combined lot process. This represents a 6.8% loss of revenue and "tax base". Most of these lots were legally combined for building or septic permit purposes prior to the new rule on assessing such lots. As June 1st was the deadline, those who have not notified the Board of their combined lot status and have not provided the required documentation will not receive a lowered assessment for the 2009 cycle. Submittals received after the deadline will apply to your 2010 assessment and beyond.

Dredging Update – Aaron Lowin

Further progress! The LPCA Board and Division 234 Architectural Committee have selected the dredge-and-dispose strategy we will submit for permitting.

The LPCA Board and the AC reviewed some eleven dredge-and-dispose options developed for us by our engineering consultant. At the Board's April 14th meeting the Board, by unanimous vote, and the AC chose for our dredging a method that would use a relatively small hydraulic dredge barge, small enough to fit through our channel on high tide, to cut into and break up the sediment accumulating in the central basin. The resulting "slurry" of sediment + water would be pumped through an 8 or so inch pipe placed through our channel and onto a large "haul barge" moored outside the channel.

As the slurry began to fill the initially empty barge, most of the sediment would settle to the bottom, and the water part would therefore become that much cleaner. As hydraulic dredging continued, the barge would continue to fill. Once the barge filled entirely, the next batch of pumped-in water would clarify some of the water, but then it would begin to spill over the sides of the barge.

Protecting the nearby water environment would then become crucial. Several protections would be built in to our permits. Dredging could be limited to ebb and flood tides, and we will have to come to agreement with the permit agencies on the maximum turbidity and minimum oxygen levels allowed at specified distances and depths around the haul barge. Turbidity and oxygen would be regularly measured and reported.

As water spills out around the haul barge, nearby surrounding water quality would likely begin to deteriorate, and in time might exceed the allowed environmental maximums. If that happened, dredging would halt and the haul barge would be towed out to a location in Admiralty Inlet where sediment dumping is allowed. (Our sediment has been tested and found free of chemical contaminants.) The empty haul barge would be brought back, and hydraulic dredging would begin again. (Or we might use two haul barges, one to be filled while the other is towed away for dumping.)

This method has been successfully used nearby. Our engineering consultant informs us that this combination of hydraulic dredging and sediment settling into a haul barge was carried out in 2001 by the Port of Skagit County for maintenance dredging of the county's north and south marinas. The Skagit project was about four times larger than the one we intend at Lagoon Point. Water quality levels around the Skagit project haul barge reportedly remained within permit requirements throughout the dredging. There were no complaints from boat owners, local businesses or homeowners. We will check to confirm these reports.

We anticipate our permitting will take two years, possibly more, plus add a half-year to solicit bids and contract for the dredging work. Carrying out the actual dredging will depend on season of the year. It cannot be done in the spring, when fish spawn.

Our new uncertainty is financing. The financing conditions and bank loan included with the special assessment approved by the Lagoon Point homeowners in November 2007, may still be adequate to pay for the work, but getting the loan is crucial. As you are no doubt aware, as compared with 2007, banks today are far less willing to loan to homeowners and to homeowner associations such as LPCA.

In 2007, several banks had indicated initial interest in talking with us about providing us a loan. The LPCA president and treasurer will be contacting the banks again to meet with them to determine the current credit environment. Of course the current credit environment in the next two years may ease considerably from what it is today. We will keep you informed.

Maintenance Management Philosophies – Carl Edelblute

This is the first in a series of articles intended to help Lagoon Point neighbors understand the importance of asset maintenance and management for the protection of our assets. Throughout the year, your Board will publish informative articles devoted specifically to maintenance and management methodologies. This is being done for the reasons described within the following paragraph.

Why is it in the best interests of our community to develop a long term strategy to manage and address our communal assets? Quite simply, when was the last time you received a notice requiring financial resources that you had not planned on, so you had to come up with the unexpected monies to cover it? I dare say that in most, if not all, cases it did not make you happy! Years ago, Chevrolet ran a series of commercials about the importance of maintaining your car. The tag line was “pay me now or pay me later”. The implication was that it is much more expensive to defer to the “later” approach. Proper maintenance and well planned methodologies save thousands, if not hundred of thousands, of dollars over the asset’s life.

To begin, there are typically 4 categories that maintenance practices fall into. We have Reactive, Preventive, Predictive and Reliability Centered, each serving a purpose based on a management methodology/approach. Reactive maintenance is simply an approach that allows assets to run to failure or breakdown. This is the most costly maintenance approach. Preventive maintenance is a proactive approach based on time. Regular and routine services are performed on a schedule typically outlined on an annual calendar. This is the second most costly approach. The Predictive maintenance category is best understood by the example of changing the oil in your car or replacement of the timing belt after X miles. This philosophy is the second least costly category of maintenance. And lastly, we have Reliability Centered maintenance. This is the creme de la creme of maintenance philosophy, as it is considered the most proactive approach, resulting in the least expense. It uses predictive/preventive techniques combined with root cause failure analysis (root cause analysis is a process used to determine the cause of a problem), as well as historical data to determine optimal timing and tasking used in establishing maintenance frequency schedules. As you might guess, this is the least costly form of maintenance.

Now that a basic understanding of maintenance models/types exists, we will explain next month why no single category may best serve our community needs, and how ultimately a hybrid model may prove the most cost effective approach for our community.

Coastal Conservation Assn. Presentation

The June meeting of Whidbey Island Chapter of Puget Sound Anglers will feature a presentation by Gary Loomis of the Coastal Conservation Association. Among other activities, CCA has been instrumental in representing sport fishing interests before regulatory agencies. Lagoon Point fishing enthusiasts may want to learn more of what CCA is doing for us and how we can help. The meeting is Wednesday, June 17 at 7:00 at the Holmes Harbor Rod and Gun Club. For more information, contact PSA Chapter President Ken Ursted (ken@ursted.com) You may also want to check out CCA’s website at <http://www.joincca.org>.

Greenbank Cafe

There's a great new option for eating breakfast and lunch without driving miles! Recently, I discovered that the Greenbank Café has opened above the Greenbank Store. Having experienced the offering of owners, Kim and Rick Christianson and Matt McCoy (Kim's brother), I can attest to great breakfasts and lunches at very reasonable prices. I hope we all take the opportunity to support our new neighbors and friends. Below is a brief introduction of our new neighbors and restaurant owners.

"My name is Kim Christianson. My husband, Rick and I have lived in Lagoon Point since November 2008. My brother Matt McCoy and I have opened a restaurant upstairs at the Greenbank Store. It is called Greenbank Cafe. We grew up in West Seattle with a large extended family where food was always the center of a celebration. We bring with us family recipes and childhood favorites. We are open 7 days a week from 7am to 2pm. We serve great breakfasts and lunches, including burgers, hand cut fries, homemade soups and chili and chowder. Come by and introduce yourselves; we would love to meet you.
Kim Christianson and Matt McCoy.

Newsletter Mailing Format Change

The US postal Service will not accept our future newsletters and other mailings at the most favorable bulk rate, if they are closed with staples, because it jams their sorting machines. Also, our printer, OfficeMax in Oak Harbor, does not offer the approved tab closures. Therefore, we will be exploring alternative mailing services. The net result is that the snail mail issue of your next newsletter may be white instead of blue on the outside and may be triple folded instead of double folded. Future ballots and other special mailings may also be in the new format. If you get mail from Lagoon Point that is in an unfamiliar format, please open and read it. It's not a new form of junk mail. It's the same old stuff in a new package.

THE BULLETIN BOARD *Space is limited (usually). Ads will run once unless otherwise arranged. To add or end an ad, e-mail us at lpc@whidbey.com or call 360-222-3178.*

- Handyman Services - Local, reliable, bonded and insured, call Doug Hammer. A-2-Z Handyman Services at 360-678-5925.
- Wanted, lease option to buy - I am an existing resident of Lagoon Point and I am looking to find a house on the water with a lease option to buy. If you are interested, please contact Robert at 425-205-5293.
- **Furniture - Leather Recliner**, top of the line from Ethan Allen. Modern design on smaller scale. Good condition. Original price \$1,439 - asking \$175. **Jazzy Electric Chair**, barely used. Select base captain LTD reclining seat K0973 model w/U-1 sealed battery. Detachable and/or adjustable armrest & footrests. Value new \$4,643 - asking \$1,400. **Select Comfort Sleep Number Bed**, remote controlled adjustable twin, extra long model 5000, plush pillow top. Like new condition. Cost \$2,724 – asking \$800. Bedding available. **Collapsible regular wheel chair**, - \$45. **Walker**, fold up with seat and hand brakes - \$40. Linda Johnson at 360-222-3611 or lindajohn@whidbey.com. Pictures available.
- Capri 14.2K Sailboat - Full battened main, roller furling jib. Fixed fin keel, lead ballast. Sails well in any air and can't be capsized. Fun and safe sailing for all ages. Always kept on trolley out of the water. Excellent condition, includes non-street legal trolley for launching. \$1,200. OBO. 360-222-3182.
- Building Lots – Single building lots for sale located at Lagoon Point, Freeland and Coupeville. Owner will consider reasonable offers. 206-729-3742.
- SEWING MACHINE SERVICE - Sergers too! ALL BRANDS by BERNINA FACTORY TRAINED TECHNICIAN Steve Bondelid. Repairs are performed in my home shop. 360-222-3182.
- Need sewing done? Embarrassed by droopy seams? 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 Viera 360-678-6310. (nx)
- Upholstery work - all kinds: boat, auto, truck, furniture. Have mobile unit. 40+ years experience. All work guaranteed, free estimates. Pat McDaniel 360-222-3275 (nx).
- South Whidbey Pet Nanny - I will pet sit at your home. Licensed and insured. Call for free estimate and info - Robyn Wozab 360-661-5837 or wozabs@aol.com (nx)
- I would like to buy your vintage costume jewelry or would be happy to consider any vintage/antique item(s) you may care to sell. Please contact me at 360-929-1116 and ask for Shelly.

Do we have your address wrong?

We're still not perfect. Tell us and we'll fix it. We can't fix a wrong address that we don't know about.

Have you moved? Planning to move? Send us your new postal address before you move. For every postal address we use that's not current, the Post Office charges us \$1 extra to notify us of your address change, and even so, they won't forward this newsletter. The Post office keeps charging us, every month, until you send us your address correction.

Let us send this newsletter by e-mail. . .

Join the many Lagoon Pointers who get the LPCA Newsletter by e-mail. You'll get the newsletter days sooner and won't have to trudge through the snow to your mailbox. LPCA saves \$0.90-1.00 for each copy we don't have to print and mail. Send your request for e-mail delivery to us at: lpca@whidbey.com.

We will post this newsletter (as well as previous editions) on our website: www.lagoonpoint.com, but the web posting is delayed. It is far better to get the newsletter by e-mail. Also, if you are on the e-mail distribution for newsletters, you will also receive "News Flashes", important information for Association members that comes to light between newsletters.

(And if you change your e-mail address, let us know about that too, and we'll immediately re-route your newsletter to your new e-mail address.)

Suggestions for the Board? Questions? Contact your Area Representative.

Your 2009 Board members are listed below:

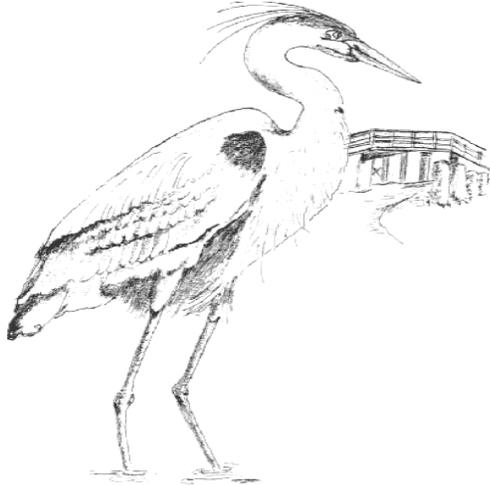
President	Bill Brown	(360) 222-3178	bbrown99@whidbey.com
Vice Pres.	(Vacant)		
Treasurer	Karen Edelblute	(360) 360-678-6151	LPCAT@whidbey.com
Asst Treas.	Bob Morikado	(360) 222-3487	morikado@whidbey.com
Secretary	Aaron Lowin	C (206) 498-8090	alowin@earthlink.net
Asst Sec'y.	(Vacant)		
Area 1 Rep	Carl Edelblute	(360) 222-3180	cedelblute@whidbey.com
Area 2 Rep	Ed Duddridge	(360) 222-3420	ekdudd@whidbey.com
Area 3 Rep	Jill Massa	(425) 774-5145; C (206) 661-7328	jiliwigs@comcast.net
Area 4 Rep	(Vacant)		
Area 5 Rep	Tom Heerhartz	(360) 678-7787	pheer@whidbey.com
Area 6 Rep	Janet Bondelid	(360) 222-3182	jsbond@whidbey.com

If you have a worthy news item, jot it down and pass it to your area rep (names and contact info above) or direct to the newsletter editor. The Lagoon Point Newsletter is edited by Jill Massa. You can reach her at lpca@whidbey.com or at jiliwigs@comcast.net or by mail to: LPCA Newsletter, PO Box 123, Greenbank 98253. Sorry, we don't publish opinion items or other controversial stuff.

LAGOON POINT COMMUNITY ASSOCIATION

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Jun 9, Jul 14, Aug 11 - 6:30 PM at Greenbank Progressive Club

