

# Lagoon Point Newsletter



October 2009

## CALENDAR

**Planning meeting: First Tuesday of the month 6:30 P.M. at the Lowin residence**  
(Please call your area rep to confirm there is a meeting)

**Regular Board meeting Tuesday, Nov 10th 6:30 PM**

**SAVE the DATE**  
**Tuesday Dec. 8<sup>th</sup> 6:30 PM HOLIDAY PARTY**  
**Greenbank Progressive Clubhouse**

**Vote**

**Your Ballot is enclosed to elect 2010 Board members and Architectural Committee member  
Please VOTE and RETURN the ballot and validation sheet no later than Nov. 20, 2009**

### **From the President – Bill Brown**

The fishing and boating is winding down for the year, but we had a great season. The highlight was our annual fishing derby, expertly managed by Carl Edelblute and a host of assistants. Many thanks to the volunteers and congratulations to the winners. The fall storm season is now upon us, and everyone should “batten down” accordingly. It’s time to secure your deck furniture and check your mooring lines. Also, freezing conditions will soon be a possibility, so outdoor water systems should be turned off and drained. Indoor systems should also be prepared for winter in buildings that will be vacant for extended periods...

Please read the ballot section of this newsletter to learn about the candidates for next year’s officers and area representatives. We should all appreciate these volunteers who will give their time and energy to keeping our community solvent, well maintained and positioned for future known and unknown events. I urge you to vote and to support the new administration throughout the years to come.

Association member attendance at our meetings has been very low lately. Only a handful came to the annual membership meeting, and regular Board meetings attract even fewer. I hope this is a result of a general approval conditions, but I worry that it may instead be a sign of a growing apathy. Maybe the business we are currently working on is just too boring. At any rate, it is always a good idea for “the people” to keep an eye on what their “government representatives” are up to. Our meetings are open. Please consider attending from time to time and giving us some of your thoughts.

Save the evening of DECEMBER 8<sup>th</sup> for the ANNUAL HOLIDAY DESSERT POTLUCK. We will gather at the Greenbank Progressive Clubhouse at 6:30. Bring a dessert dish to share. We will also be collecting non-perishable food item donations for the Food Bank. It will be a great opportunity to visit with neighbors and members of your new Board and to pass on suggestions for community improvements.

## 2009 Fishing Derby Results – Carl Edelblute, Area 1 Rep

To begin, I want to thank the volunteers who made this event possible, they are: Brian Holmes, Bob Vierra, Connie Duddridge, Chris Franko, Dan Ryan, Ed Duddridge, Jeff Edelblute, Karen Edelblute and Sam Solver. I would also like to thank our neighbors and Area Representatives who made time to sell derby and raffle tickets: Carrie Engstrom, Ed Duddridge, Jill Massa, Janet Bondelid, Karen Edelblute, and Tom Heerhartz. My sincere appreciation without your time and efforts this event would not have been a success.

Despite some early morning overcast sky's the derby day turned out to be well attended (even the Sun decided to show up) and with few exceptions everyone had fun. Of course, the few exceptions were the big ones that got away or those who failed to enter the derby but caught what would have been a winning fish. It is estimated that we had between 150 to 200 participants vying for the prize winning fish and to that end they are as follows:

For the Boat category the winners were as follows

1 <sup>st</sup> Pat Moody	13lb 8 oz King
2 <sup>nd</sup> Nancy Lawless	13lb 6 oz Coho
3 <sup>rd</sup> Prentice Easle	11lb 10oz Coho
4 <sup>th</sup> Jens Fjortoft	11lb 8oz Coho

For the Beach category, the winners were as follows:

1 <sup>st</sup> Devin Carlisle	7lb 12oz Coho
2 <sup>nd</sup> Paul Hightower	5lb 8oz Pink
3 <sup>rd</sup> Don Shull	5lb 0oz Pink
4 <sup>th</sup> Katsia Chauvek	4lb 8oz Pink

The Kids winners were:

Blake McKee winning both 1<sup>st</sup> and 2<sup>nd</sup>.  
Jayme Salverson 3<sup>rd</sup>  
4<sup>th</sup> Boys was Evan Johnson and  
4<sup>th</sup> Girls was Kassie Flanagan

As with any event there are lessons learned and this year was no exception. We are looking to add an additional raffle item for next year's derby. Something that the boat fishers would like to win, Increasing the number of Hot Dogs served, adding coffee and coco for the early morning participants just to name a few. If you have ideas / recommendations or would like to help with next year's derby just drop an email to [cedelblute@whidbey.com](mailto:cedelblute@whidbey.com). Again, thanks to the volunteers and a special thank you to the residents and their guests of Lagoon Point for making the 2009 fishing derby a positive, memorable experience for all!

### **From the Treasurer - Karen Edelblute**

A big THANK YOU to all the lot owners who made their payment on time this year. It is so appreciated and makes our job so much easier! If you are having trouble making your assessment payments, please just give me a call or send an e-mail to [LPCAT@whidbey.com](mailto:LPCAT@whidbey.com) and we'll see what we can do to accommodate you.

The *Special Assessment Aid Fund* is an ongoing and successful program. Please donate to help others if you can. If you feel that you qualify for this aid, please contact either myself or the Board President for the details.

We have some important issues coming up this year so if you'd like to be a part of the decision-making process, please join one of the Board committees. We have a Rules Committee and a Finance Committee that are currently active. Please give us a call or e-mail if you are interested in serving.

## **Maintenance Management Philosophies – Carl Edelblute**

Maintenance management methodologies are as varied as the scales on a fish, very few are the same! Maybe the most important is the strategy component? Unfortunately, most communities fail to develop a strategy simply by the nature of the organization. The turnover in management companies, the evolution of the homeowner's association board is constantly changing as well as the homeowners within a community. Without a strategy the remaining pieces of the asset management plan become nothing more than information or data that has very little value unto itself however, when integrated with the other parts create the foundation for a well conceived, implemented, and executed asset management plan. By all intents, the goal is to maximize expenses (the most return for the least expense) while ensuring the asset reaches its useful life (life cycle). In many cases proper application of sound maintenance practices will extend an assets life far beyond its depreciation or manufacturer's stated life expectancy.

If we look at the other elements required to develop a thorough cost effective program they include Current Replacement Value, Maintenance Estimating, Facility Condition Assessment and lastly a Maintenance Strategy. Because our community is mostly simplistic in nature (no mechanical components) many of the requirements for each of the above program elements are easily (relatively) populated however research is required. These elements are not unlike what is now required by Washington State RCW's for Condominium Associations termed a Reserve Study. Our community association presently has no legal requirement to perform a reserve study however performing some of these processes is just good financial management. Ultimately, the care and feeding of a community's assets is nothing more than sound financial management.

The Current Replacement Value or CRV is determined by the cost and engineering estimate of materials, supplies, and labor required (in current dollars), to replace a component or item of equipment at its existing size and functional capability. The Facility Condition Assessment (FCA) is the basis for the allocation of financial resources. The FCA documents the baseline, establishes condition benchmarks, identifies potential problems and becomes the central repository for historical data. Maintenance Estimating is as its name implies. Typically, this component can be derived from professional organizations, historical data, or other associations having similar maintenance needs. In some cases cost estimates can be populated by specialty engineering firms. As I think you are starting to see from this and the two previous articles; proper or adequate Maintenance is not simply a function of grabbing a hammer or paint brush if you want to maximize your return on your maintenance dollar.

In our next newsletter I will explain a "best practice" that is used in determining adequate maintenance funding. Additionally, because we have a fair amount of deferred maintenance I will explain how options become available to address a community's deferred maintenance.

Next month we will provide an overview of how the different pieces of maintenance methodologies can be assembled like a puzzle and provide an optimal program for our community.

### ***Do we have your current address?***

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 keeps charging us until you send us your address correction. Please help keep our records updated.

### ***Go Green.....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 reduce paper waste. Also, LPCA saves \$0.90-1.00 for each copy we don't have to print and mail. Send your request with email address to: [lpca@whidbey.com](mailto:lpca@whidbey.com). This newsletter (as well as previous editions) will be posted on our website: [www.lagoonpoint.com](http://www.lagoonpoint.com), Email recipients will also receive "News Flashes" to help keep you updated on developments between newsletters

**THE BULLETIN BOARD** *Space is limited; ads will run once unless otherwise arranged. Contact [jiliwigs@comcast.net](mailto:jiliwigs@comcast.net) or Jill at 425-774-5145*

- **MOVING SALE**  
Sofas, end tables, lamps, dishes, silverware, cookware, wall pictures, linens, bedding, garage items, tools, bicycles, and much more. Please make an appointment. Cash only please. Call 425-255-3065 or 360-678-0235.
- **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.
- **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 360-310-0936
- **Upholstery work** - all kinds: boat, auto, truck, furniture. Have mobile unit. 40+ years experience. All work guaranteed, free estimates. Pat McDaniel 360-222-3275
- **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](mailto:wozabs@aol.com)
- **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.
- **I am a Lagoon Point resident with thirty years of window cleaning experience and am tired of the Seattle commute.** I am available to clean inside, outside or both. I am also happy to do just a few windows or your entire house. Lagoon Point references are available. Free estimates. Please call David at 360-672-9332.

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

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

## **Candidate Statements**

### **LPCA Board President – Janet Bondelid**

I have been a homeowner in Lagoon Point since 1997. I have served on the Board as an Area Representative and as Treasurer. We are in the middle of a project that will probably take another 2 1/2 years so continuity of the board is one of the reasons I offered to run for President. My hope is to continue the transparency and connection with the community that the past presidents have worked hard to promote. Thank you for your support.

**Vice President – Ray Lane** (no statement submitted)

**Treasurer – Karen Edelblute** (no statement submitted)

**Assistant Treasurer – Bob Morikado** (no statement submitted)

### **Secretary – Jill Simmons Massa**

My family has had a cabin here since 1950 so Lagoon Point has always been a very special place for me. My parents were instrumental in forming the original Lagoon Point Improvement Club. Since their purpose was to preserve, maintain and enhance our unique community, I hope my efforts will help support that vision now and for the next generation.

### **Assistant Secretary – Jeannette Requa**

We built our summer home and moved in the summer of 2007. I have become an avid angler and shellfish farmer. You may have seen me on a power walk with my dog and cat. I have grown to love the community and the people. Even though I am a weekend resident, Lagoon Point is very important to me and I treasure its waterways, beaches and community assets. I look forward to preserving the community features.

**Area 2 Rep - Ed Duddridge** (no statement submitted)

**Area 4 Representative – Ruth Stibre** (no statement submitted)

### **Area 6 Representative – Ken Jobe**

My wife Mary and I have lived here on Steelhead Drive full time for the past 3+ years and were weekenders for several years before that. I grew up in Anacortes and served in the Air Force in the early 70's. I've worked for ATS (an airline aircraft repair facility) in Everett for 22 years and have been a supervisor there for most of that time. I would like to help Lagoon Point continue to be a great place to live. I don't come with an agenda, only that I think that we as a community should direct ourselves and not bring in an outsider who would have no real stake in our community.

### **Architectural Committee – Kathleen Thorsvig**

I am happy to serve another 3 years on the AC committee as one of the representatives of Lagoon Point, Division 2,3,4 homeowners. I wish to stay involved with the dredging project and help the AC manage other issues that affect our community.

**BALLOT for the 2010 LPCA Board and Architectural Committee candidates**

All 2010 candidates are running unopposed. Check YES or leave blank.

**IMPORTANT EXCEPTIONS:** Voting for the Area Reps below is limited to owners of property in those areas. Please only vote for your Area Rep if you live in Areas 2, 4, or 6. The map on the back of this newsletter shows the Area designations. Additionally, only owners in Div. 2,3,4 should vote for the Architectural Committee candidate. Thank you.

For each candidate to be elected at least 100 votes must be cast, with a majority of those votes approving the candidate. Ballot must be returned no later than November 20, 2009.

LPCA		YES
President	Janet Bondelid	
Vice President	Ray Lane	
Treasurer	Karen Edelblute	
Assistant treasurer	Bob Morikado	
Secretary	Jill Massa	
Assistant Secretary	Jeannette Requa	
Area 2 Rep	Ed Duddridge	
Area 4 Rep	Ruth Stibre	
Area 6 Rep	Ken Jobe	
Architectural Comm. (Div 2,3,4 Owners only)	Kathleen Thorsvig	

Please see next page for further instructions. Your Ballot and the Validation Sheet must be returned together.

You must also COMPLETE AND RETURN this Property Owner Validation with your Ballot.  
(even for secret voting)

<p><b>Validation: I affirm that I own property in the Plat of Lagoon Point.</b></p> <p><b>PRINT your name</b> _____</p> <p><b>SIGN here</b> _____</p>
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### Instructions for returning your ballots

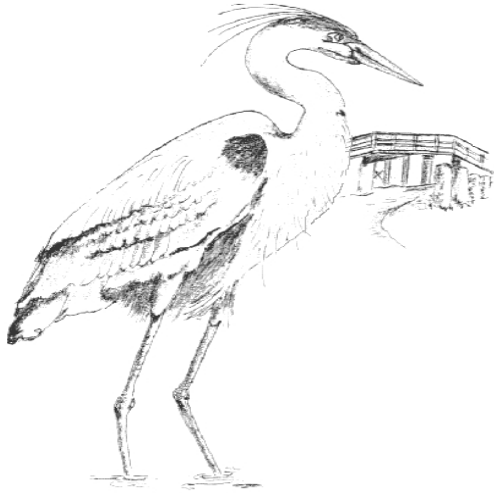
- Complete and return the ballot and the above original owner validation statement no later than November 20, 2009 to be counted.
- Mail your ballot and owner validation to:  
**LPCA ballots, P O Box 123, Greenbank, WA 98523.**

For Secret voting option:

1. Vote your ballots as usual and complete and sign the owner validation.
2. Put your ballot page into a small envelope and seal it.
3. Put the sealed small envelope and your owner validation (it must have the original mailing label on the back) into a larger envelope, and mail the whole thing back to us.



**LAGOON POINT COMMUNITY ASSOCIATION**  
 P.O. Box 123  
 GREENBANK WA 98253  
 - RETURN SERVICE REQUESTED -



**BALLOT ENCLOSED**

*Enclosed is your ballot for the 2010 LPCA Board and Architectural Comm. Ballots are due back by Nov. 20, 2009.*

*We are a small community and your vote counts. Please vote.*

