

Lagoon Point Newsletter

June 2010

From the President *Janet Bondelid*

We have passed another milestone in our dredging program. The permit application has been delivered to Island County and is now being processed by all the agencies. Bob Morikado is our board contact with the agencies and will keep us updated about our progress.

Attention Dog Owners

With summer comes a lot more activity in our neighborhood. Every year we are asked to say something about dogs. Dogs need to be on a leash when outside if they are not fenced in. Complaints have been made about dogs charging out of their yards at walkers or people on bicycles. Also, please clean up after your dog - especially on Lot C!

West Nile Virus

A new neighbor who moved from an area where Nile virus is more prevalent brought to my attention how many different ways water can collect. Please be aware of mosquito breeding places such as tires, buckets, anything that holds water and isn't emptied often. It is a good preventative activity to keep containers turned over.

Noxious Weeds

Scotch broom is a noxious weed that thrives in our climate and soil. Many homeowners have cut down the plants or have had someone take care of it for them. If you have a problem with the plant and are next door to a lot with the plants you might approach your neighbor and work out a way to get rid of them. Two lots south of us was a lot with many scotchbroom bushes and we were able to chop them down and dispose of them. We noticed a decrease in snails. Not sure if that really was the reason but the timing indicated it and we were glad of the added benefit of getting rid of the scotchbroom.

Annual Garage Sale – Saturday, July 3rd

July 4th will soon be here. We have an annual garage sale on that weekend so be prepared with all your stuff priced and set out on the morning of the 3rd. Hopefully summer will be here by then and rain won't be a consideration. We'll be using our new sign on Lot E/EE at the top of the hill to announce activities like this and meetings, etc.

Interested in serving on the LPCA Board?

Ray Lane, LPCA vice president is our board nominating chairman. We are starting the process of gathering names of people who would like to serve on the association board. Area representatives are a good way to start. They serve for 2 years so we elect three every other year. Area 5, 3 and 1 are to be voted on this time along with all the other positions of president, vice pres, treasurer and asst treasurer, secretary and asst secretary. Contact Ray at lanemr@whidbey.com or any of the board members with your questions or interest about serving your community.

Have a great summer!

Ballot Results

Many thanks to all those who voted and also those who helped count ballots: Carrie Engstrom, Tom Heerhartz, Dwight Peterson, Janet Bondelid and Jeannette Requa . The ballots were checked first for lot ownership in Lagoon Point and then triple counted. The physical ballots and signatures of those who counted are kept in our permanent archives. Both ballot measures passed.

The results are: To approve the budget for 2010-11 and increase the annual assessment to \$160

176 Yes 99 No

To approve a \$100 increase to the Special Assessment and change the due date to November 1st

152 Yes 120 No

Understanding More About the Dredging Project

Bob Morikado, Board liaison to Grette & Associates

There have been several questions/concerns about what the dredging project really involves. We are providing some explanations about some of these: hopefully this will answer some of the questions but feel free to raise any that you may have.

1. Misunderstanding/Concern: Some groups are paying/being assess a different rate than others.

Answer: The Raymond court case established/affirmed several concepts.

- a. LPCA can assess the members of Lagoon Point for costs of maintaining community property and expect payment.
- b. All property owners, regardless of location are liable equally for the assessment based on the number of lots owned. Currently, each lot owner is paying \$100 annually for the dredging special assessment.

2. Misunderstanding/Concern: The Jetty (because of its orientation) is creating a more rapid filling of the siltation basin than would normally be expected.

Answer: The Northeast to Southwest orientation of the jetty, in fact, reduces the speed at which the siltation basin would fill if it were not oriented as it is. The sand/gravel flows more heavily from the northern bluffs than from the southern bluffs because the wave action is stronger from the north. On the incoming tide, the jetty redirects the sand/gravel flowing from the north away from the entry channel and jetty mouth to the deeper waters. On average, less sand/gravel flows from the south because the wave action is generally more moderate. In addition, on an outgoing tide, little sand/gravel tide enters the jetty mouth because water is simultaneously flowing outwards from the siltation basin through the channel.

3. Misunderstanding/Concern: The removal of the sand/gravel from the entire lagoon/siltation basin (the dredge prism) is equally shared by all of LPCA.

Answer: The Lot C community property (owned equally by all members of LPCA) does not comprise the entire portion of the area to be dredged (the dredge prism). The lagoon/siltation basin is composed of (a) Lot C (the northern portion) and (b) portions of the east and west canals (the southern portion). The southern portion will be entirely the responsibility of Divisions 2,3,4. Roughly 70% of the sand/gravel removed will be paid for equally by each lot owner in LPCA. Roughly 30% of sand/gravel removed will be paid for entirely by Divisions 2,3,4. The actual ratio will be determined later by a bathymetric survey conducted after the dredging is complete which will map the extent of the material removed.

4. Misunderstanding/Concern: The dredging will compromise the shoreline/bank of the properties bordering the siltation basin.

Answer: "Heron Island" (the locally named shallow area) is bordered on the north and the south by narrow channels. Unfortunately the northern channel is relatively shallow compared to the deeper/narrower southern channel. Most of the water flowing through the siltation basin flows through this deeper side. This heavy flow and stronger current is undermining the pilings and bulkheads along its flow and will eventually affect the area further across the East Canal.

The proposed dredge prism is planned to create a 1:3 edge (rise::run) along the siltation basin which is roughly comparable to the current edges along the canal and is consistent with a stable shoreline considering the soil along the siltation basin. Removing Heron Island and deepening the siltation basin will reduce the velocity of the current flow by spreading the incoming water over a larger area. This will reduce the current erosion near the lot shores.

5. Misunderstanding/Concern: Why am I paying more for my assessment if the special assessment is supposed to be equal?

Answer: Referring to item #3 above, please note that everyone is paying the same for the special assessment. Everyone is paying \$100 at this time for the Lot C portion of the dredging. However, 30% of the dredge prism (the siltation basin) is within the West and East Canals and is the total responsibility of Division 2,3,4 lot owners. Therefore, an additional amount (\$415) is being collected from only the canal lot owners to pay for this. Essentially \$100 from each lot owners pays for the 70% of the dredging which is within the boundaries of Lot C and an additional \$415 is collected from each canal lot owners for the 30% of the dredging which is outside the boundaries of Lot C.

Lagoon Point Property Owners Approve Budget and Increase in Dredging Assessment *Tom Heerhartz, Area 5 Representative*

Lagoon Point Community Association members have approved the budget for 2010-2011, by a vote of 176 "Yes" to 99 "No". The vote includes an increase in annual assessment of \$40, from the current \$120 a year to \$160 a year, to fund a long-term reserve fund for maintenance of Association common property. This increase will become effective July 1, 2010, the start of the 2010-2011 budget year.

Community Association members also approved an increase in the Special Assessment for dredging, by a vote of 152 "Yes" to 120 "No", from the current \$100 a year to \$200 a year. This change, which is effective on Nov. 1, 2010, will allow the Association to increase the funds available for the dredging of Lot C (Association owned) areas and minimize the costs of borrowing money to pay for dredging.

As in the past, property owners who face financial hardship from the Special Assessment, may seek special payment arrangement and confidential assistance from the Association's "Special Assessment Aid Program", by contacting our Association Treasurer.

The Board continues to get questions from property owners about who pays what assessment among Lagoon Point property owners. The information below is intended to summarize the assessments that are paid by property owners, on or after July 1, 2010.

Assessments Paid By ALL Property Owners As Of July 1, 2010

Annual assessment - \$160. This funds the approved budget and includes funds for long-term maintenance.

Assessments Paid by ALL Property Owners as of November 1, 2010

Annual special assessment for Dredging - \$200. Creates a reserve fund dedicated to the cost of dredging Lot C (Association-owned) areas, to minimize the cost of borrowing funds for dredging.

Additional Assessment Paid by ALL Division 2, 3, & 4 Property Owners In July

Annual Assessment for Architectural Committee Administrative Fund - \$15.

Additional Assessment Paid by OWNERS OF CANAL LOTS in Division 2, 3, & 4.

Annual Special Assessment for dredging of Canal areas - \$415 (not in Association-owned areas). This assessment is made in two increments: \$215 in July and \$200 in November. Special payment arrangements for hardships may be made with the Architectural Committee by contacting our Association Treasurer.

NOTICES

Notary Needed

The Board is in need of notary services periodically. If you are a registered Notary and would like to volunteer, please contact us at lpca99@gmail.com or call the Board President @ 360-222-3182 Janet Bondelid.

Mark your Calendars – Annual Garage Sale 7/3/10

It's time to get ready to sell all your unwanted treasures at the Lagoon Point Annual Garage Sale on **Saturday, July 3rd**. There will be ads in the Whidbey Marketplace as well as signs on our new bulletin board at the top of Westcliff Drive and around the neighborhood. Invite your friends and family to come and find good bargains starting at 9 a.m. It's always fun to join in whether you're selling, buying or both. See you there!

2010 Board Meeting Schedule 2nd Tuesday of the month. Residents are encouraged and welcome to attend. Meetings begin at 6:30 p.m. at Greenbank Progressive Clubhouse.

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

President	Janet Bondelid	(360)222-3182	jlbondelid@gmail.com
Vice Pres.	Ray Lane	(360)222-3209	lanemr@whidbey.com
Treasurer	Karen Edelblute	(360) 360-678-6151	LPCAT@whidbey.com
Asst Treas	Bob Morikado	(360) 222-3487	Morikado@whidbey.com
Secretary	Jill Massa	Cell (206) 661-7328	jiliwigs@comcast.net
Asst Sec.	Jeannette Regua	(425)481-2788 or(360)222-3492	jnet@windermere.com
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	(Vacant)		
Area 4 Rep	Ruth Stibre	(360)678-5946	None
Area 5 Rep	Tom Heerhartz	(360) 678-7787	pheer@whidbey.com
Area 6 Rep	Ken Jobe	(360)222-3482 or(425)238-3163	ken.jobe@ATSMRO.Aero

THE BULLETIN BOARD *Space is limited. Contact jiliwigs@comcast.net or Jill @ 425-774-5145*

- **Handyman Services** - Local, reliable, bonded and insured, call Doug Hammer, A-2-Z Handyman Services at 360-678-5925
- **Wanted** - 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. 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, can't be capsized. Fun. safe sailing for all ages. Always kept on trolley out of the water. Exc. Condition., includes non-street legal trolley for launching. \$1,000. 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** - all brands and sergers too! Fast turnaround in my home shop. Bernina Certified Tech. 360-222-3182.
- **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

Cat care and dog walking. wozabs@aol.com or 360-661-5837 Robyn Wozab

- **I would like to buy your vintage costume jewelry** or consider any vintage/antique item(s) you may care to sell. Please contact me at 360-929-1116 and ask for Shelly.
- **Window cleaning** -I am a Lagoon Pt. resident with 30 years of experience. I will clean inside, outside or both and can do a few windows or your entire house. Free estimates and local references. Pls. call David at 360-672-9332.

- **For Sale:** 95 Trophy 2052 with Merc 175HP, trailer, 3 downriggers & pot puller included \$12,900 Chris 206-499-9662
- **For Rent:** 2 BR, 1 bath home with outstanding water views, mountains, and sunsets. Open living areas/ view deck. Lower level has large storage room and exercise room. 2 car carport, move in ready. \$1000/mo. No pets. 3568 S. Marine View Dr. Please call 509-879-6243 or email jubverfana@gmail.com
- **Lost Kayak:** 12' Red Perception Sundander plastic kayak lost during storm March 27th. Please call 360-222-0364



