

Lagoon Point Newsletter

FEBRUARY 2011



From the President *Janet Bondelid*

Website

Your new Lagoon Point Board has been working on what we want to accomplish in 2011. Updating the Lagoon Point website is a priority and with more computer skilled people volunteering our goal is to have current newsletters and updated information posted soon.

Volunteers are the reason we get things done around Lagoon Point. We are grateful for our new Area 1 Representative(s) and Assistant Treasurer. The **Fishing Derby** will be a big deal this year with much fish expected and a good tide window. We are looking for a chairperson to volunteer this spring so we can have plenty of time for planning.

Neighbors Helping Neighbors Update

We have had a Neighbors Helping Neighbors fund that LPCA has held the money for in our checking account. We used some of the funds last year for the Neighborhood Clean Up Day in April. We have had several requests for monetary help from needy residents this year and that will deplete the existing fund. We have had a hard time keeping a volunteer committee together to manage this fund and it really doesn't fit under a homeowner's association mandate. The volunteers who were previously active in fundraising and managing this fund have moved out of the neighborhood. If you are interested in keeping this project going and raising future funds for Neighbors Helping Neighbors, please let your board know right away. Otherwise we will be closing out this item from our books.

I know as good neighbors we watch out for each other. If you do know of someone in need, let a board member or your area rep know and together we can work on solutions.

Lot C Gate

You may have noticed we have new concrete, posts, etc at the Lot C boat launch. At this time the lock and keys are still the same. The posts and chain were vandalized in January. If anyone has any information or saw someone driving through our chains, let the sheriff know. We have reported it to the police. This vandalism cost our community \$1600. This needed to be taken care of quickly so we got a bid from Aaron Vierra. Bob Vierra, his father, has been a faithful volunteer for LPCA. We know that any work done by a Vierra will be well thought out and done right. You will notice that we have stouter and taller pipe to mark the gate openings which should be easier to see over boat trailers, etc.

“Vote No” Signs

Many people are commenting on the signs posted in the neighborhood and wondering what they mean.

“No Liens” The board is required to place liens on properties that are more than 1 year delinquent in dues or assessments per our bylaws, Article II, Section 2, (c).

“No Assessments” All assessments are voted on by the homeowners. As a homeowner’s association we are required to maintain our common area properties.

“Vote No” There is no current ballot or voting at this time. The last ballot voted on by the community was in May 2010 which approved the annual dues and assessment amounts. There will be a vote on the annual budget coming up in late spring. See Bylaws, Article II, Section 1 (b).

What the signs do is make a lot of people ask what is going on. People trying to sell their homes have agents and prospective buyers wondering what kind of neighborhood we have. These signs are certainly a hardship for people who might be in the position of having to sell. It also negatively affects property values.

We have explained in at least 3 of last year’s newsletters the details about our biggest maintenance project – dredging. (We will be posting this information on the website.) If the signs are meant to affect this project I am at a loss how they think that will be accomplished. If you have any questions or concerns about the dredging or any other LPCA issue, please contact your area representative or any board member. Contact information is on page 5 of this newsletter.

New Assistant Treasurer Rick Christianson has volunteered to assist the Treasurer with his duties. He is a former engineer with Intermecc Corporation. He and his wife Kim built a home on Steelhead Dr. three years ago and moved here from Mukilteo. After retiring last year, Rick enjoys spending his time fishing and boating.

New Area 1 Reps Louise Abbott and Glenda Menne will both be acting as liaisons between Area 1 and the LPCA Board. Louise will be the Board appointed rep from January through June. She has been at Lagoon Pt. for 10 years, moving here full time 5 years ago. Glenda will be the Board appointed rep from July through December. She and her family had a cabin on Shell St. for 15 years and then built a home on Marine View Dr. a few years ago. Both Glenda and Louise will attend LPCA Board meetings and Area 1 residents can contact either of them with comments or questions.

Special Assessment Aid *Bob Morikado, Treasurer*

One of the most satisfying aspects of the Lagoon Point community is their willingness to help their neighbors and a general sense of empathy. Last year we exercised this nature and provided some help for those in the neighborhood who were experiencing difficulties in paying the LPCA Dredging Assessment. For those in need who made application and qualified under specific guidelines, we dispersed funds which had been donated by the community to the Special Assessment Aid fund. Unfortunately, these contributions were limited and the fund has been exhausted. We solicit and welcome any funds that members of the Lagoon Point community can contribute to continue this program.

Dredging Update *Andy Messer, Dredging Committee and Architectural Committee*

The Dredging Committee met with Island County Planning last November to review our application. There were no outstanding issues requiring attention at that time. The Dredging Permit Application is progressing through the various agencies. No estimate of how long the process will take is currently available.

Our application, as submitted, proposes disposal of the dredged material in the Strait of Juan de Fuca north of Dungeness. However, we now have easements from nearly all of the south beach lot owners and we have requested an updated volume analysis and placement plan for depositing the dredged material on the beach south of the jetty. A decision to amend the permit application to include “beach nourishment” will be made based on that update.

Division 2, 3 & 4 Lot Owners – Before you build or remodel

In addition to Island County Planning & Development requirements, compliance with the Restrictions in the Plats of Lagoon Point Divisions 2, 3 & 4 and compliance with the Covenants of Lagoon Point Divisions 2, 3 & 4 are required.

Approval from the Lagoon Point Division 2-3-4 Architectural Committee is required for any new building or major remodel project before construction begins.

Lot Owners contemplating new construction or major remodeling projects should contact the Architectural Committee while still in the planning stage, to answer your questions about the covenant requirements and FEMA’s base flood elevation, before you have invested a lot of money. Please read Section 4 of the “Lagoon Point Division 2, 3 & 4 Covenants”. If you cannot locate your copy, it can be downloaded from the Lagoon Point website:

<http://www.lagoonpoint.com/documents/Div234Covenants20091103.pdf>

Division 2, 3 & 4 Lot Owners – Financial Obligations

Division 2, 3 & 4 Lot Owners have additional financial obligations specified in the Division 2-3-4 Covenants Section 14, over and above the financial obligations for all Lagoon Point lot owners as specified in the LPCA Bylaws Article II.

Due 1 July 2010	\$ 160	LPCA Annual Maintenance Fee	All LP Lot Owners
	\$ 15	Division 2-3-4 Operation Fund	Division 2, 3 & 4 only
	<u>\$ 215</u>	Div 2-3-4 Waterway Fund (1 st pmt)	Div 2-3-4 Canal lot owners
Total	\$ 390		

Due 1 Nov 2010	\$ 200	LPCA Dredging Assessment	All LP Lot Owners
	<u>\$ 200</u>	Div 2-3-4 Waterway Fund (2 nd pmt)	Div 2-3-4 Canal lot owners
Total	\$ 400		

Total due each year:\$ 790

If you have questions about your billing, please contact the LPCA Treasurer or a member of the Division 2-3-4 Architectural Committee.

We were saddened to hear of several deaths in the community recently:

Dottie (Dorothea) Roberts passed away 12/18/10. She was a former teacher and school administrator who retired to Lagoon Pt. in 1990. She was very involved in volunteer activities and enjoyed her family, friends, and traveling. Dottie is survived by her husband of 59 years, Frank Roberts, her four daughters and six grandchildren.

Darryl Seybert, a long time senior manager at Boeing, died on November 22, 2010 leaving his wife, Donna, two sons, two daughters, twelve grandchildren, and two great grandchildren. He possessed his home on Shorewood Ave. for well over 20 years and came to live there permanently about 15 years ago. He was devoted to his family and enjoyed fishing, his occasional cigar, playing cards at the Eagles, and reminiscing. My fondest memory (being a neighbor) was seeing him saunter out in his bathrobe to gather his morning paper. He lived a good life and lived it well and we will miss him. *Bob Morikado*

David Caldwell passed away last Fall. He was a very private and caring person who lived on Shorewood for the last decade. The neighborhood might remember him from his frequent bicycle trips around the area. He had a soft heart for animals which included a couple of dogs, birds and two feral cats. The sparrows would eat out of his hand. For 30 years he had a window washing business which was highly spoken of. Neighbors who found him through the LPCA newsletter ads were very pleased with his work. He raised 3 children on his own and often went fishing with his sons. His quiet gentleness will be missed.

Notices

Vandalism

We have had two vandalism issues recently - the Lot C gate being damaged to the point of needing to be replaced and reports that some of the "No Assessments" protest signs have been stolen. Respect for private property has always been very evident in our Lagoon Point neighborhood. Even if we disagree with our neighbor we need to treat each other as we would like to be treated. Both of these incidents have been reported to the Island County Sheriff.

Drop Box Location Change

Please note that the Lagoon Point Drop Box is now in a different location at 3664 Shorewood Avenue. Save yourself a stamp and drop your items for the Treasurer here.

Red Tide Information

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

2011 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.

Keep us Updated

Our 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

LPCA 2011 Board Members

Suggestions? Questions? Contact your Area Rep or an Officer

President	Janet Bondelid	(360)222-3182	janet@bondelid.org
Vice Pres.	Ray Lane	(360)222-3209	lanemr@whidbey.com
Treasurer	Bob Morikado	(360) 222-3487	LPCAT@whidbey.com
Asst Treas.	Rick Christianson	(360)	christy2315@gmail.com
Secretary	Jill Massa	(206) 661-7328	jiliwigs@comcast.net
Asst Sec.	Jeannette Requa	(425)481-2788 or(360)222-3492	jnet@windermere.com
Area 1 Rep	Louise Abbott	Jan.-June (360)222-3486.	louiseabbot@whidbey.com
Area 1 Rep	Glenda Menne	July -Dec. (360)678-8785	gmenne@cablespeed.com
Area 2 Rep	(Vacant)		
Area 3 Rep	(Vacant)		
Area 4 Rep	Ruth Stibre	(360)678-5946	lagooncrows@gmail.com
Area 5 Rep	John Ziemer	(360) 222-3429	johnfziemer@msn.com
Area 6 Rep	Ken Jobe	(360)222-3482 or(425)238-3163	kenmaryjobe@whidbey.com

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
- **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 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
- **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.
- **For Rent:** 2 BR, 1 bath home with outstanding views of water and mountains. 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
- **Tax and QuickBooks** Experienced CPA and QuickBooks advisor. Convenient and personable service. Mary Hollen 360-222-3601

