

Lagoon Point Newsletter

March 2013

LPCA President's Message *Louise Abbott* lpca99@whidbey.com

Ballot Enclosed:

Your Ballot is enclosed asking for approval of the 2013/2014 Budget and a small increase in annual homeowner's dues in order to ensure LPCA has adequate funds in its long term reserve account for two upcoming maintenance projects that need to be completed in the near future. These projects are discussed in detail in this newsletter.

Please VOTE and RETURN the ballot in the reusable envelope it came in and validation sheet no later than **April 29, 2013**. Results will be announced at the May 3, 2013 Board meeting.

We have also included a contact information update form on the back of the ballot so that we have your most current information to keep you informed and updated on community events.

Routine Maintenance: A project started late last fall to get stainless grates installed on either side of the Lagoon Lake valve has been completed. Upcoming maintenance projects include installing a fence along the north property line of Lot C and removing logs at the boat ramp. A big thanks to Tim Milligan for managing these projects.

Frontier Telecommunications Site: Thanks to ongoing efforts by Janet Bondelid and Doug Lockhart, Frontier Communications has finally cleaned up its telecommunications site on the top of Westcliff. During the past fourteen months Janet and Doug have made countless telephone calls and sent many emails to various contacts at Frontier in order to get them to eliminate the potholes covered in plywood and yellow caution tape that was almost white from being out in the weather for so long. Thanks Janet and Doug!

Upcoming Board Meeting Our next general LPCA meeting will be on Friday evening, May 3rd, from 6:30 – 8:30 p.m. The meeting will be held at the Greenbank Progressive Club building at Bakken & Firehouse Rd. In addition to our regular agenda items we will announce the ballot results and approve the budget for 2013/2014. We hope to see all of you there.

Treasurers Report *Vicki Powers* ***Proposed Budget For Year 2013/2014***

The Lagoon Point Community Association has kept expenditures on budget to date for the 2012-2013 fiscal year. We anticipate expenditures of LPCA revenues as follows for the 2013-2014 fiscal year. The majority of any remaining revenues at the end of the 2013-2014 will be transferred to our Long Term Reserve Account.

Administration/Newsletter/Supplies	\$6340
Officers Allowance	\$4800
Liability Insurance	\$4100
Director & Officer Insurance	\$1940
Accounting/Tax Prep/Bookkeeping	\$8400
Legal Fees/Liens/Recording Fees	\$6000
Landscaping	\$2500

Security for Humpy Season	\$1800
Maintenance of Common	
Areas/Lot C Fence	\$3500
Federal Taxes	\$184
Fishing Derby	\$250
Total	\$39,814

The Board has worked very hard to identify Lagoon Point assets that require maintenance before they fail or breakdown. In 2010 the Board had a Reserve Study done by Lamb Hanson Lamb Appraisal Associates, Inc. A reserve study is one of LPCA's most essential long range planning tools. It charts a schedule for the Board to follow for major repairs and replacements and forecasts a budget for each event so the Board can set aside money (reserves) each year so adequate funds will be available when the various events come due. Lamb Hanson Lamb has confirmed that it is commonly acknowledged that a strong reserve account should not only include funds sufficient for scheduled projects but also remaining reserve funds for unanticipated emergencies. Maintenance is most costly when a community asset has failed and the Board strongly feels it is in our community's best interest to repair or replace these assets before failure occurs.

Planning for these types of expenditures is a very important part of the Board's duty to act in the best interest of the community. The first two projects that require attention in the near term are the replacement of the bulkhead on the north end of Lot C and repair of the bridge. We have included information and photos in this newsletter and will continue to update our members as new information and bids are collected.

The 2010 reserve study estimated costs for bulkhead replacement and bridge repairs to be about \$500,000. Each year, the inflation rate changes as does the yield on invested funds and the cost of labor and materials. We currently have approximately \$303,000.00 in our Long Term Reserve account with \$202,000 being held in a long-term annuity where penalties incur upon withdrawal prior to 2015. The 2010 reserve report also stated that in order to have a fully funded reserve balance the community needs to steadily increase the amount it has in long term reserves. If inadequate reserve amounts are set aside, some homeowners in the future will be required to make up the shortfall, an outcome the Board believes would be unfair.

The Board is committed to fulfilling its fiduciary duty to protect the interests of all homeowners, both current and future. Therefore, to ensure LPCA continues toward the goal of having an adequately funded reserve balance to pay for these and other upcoming projects, the Board has voted to submit a proposal to the community to add an increase of \$40 per lot owner per year in dues. This means annual dues would increase from \$160.00 to \$200.00 per year. The separate dredging assessment will continue at \$200.00 per lot until the dredging is completed and paid in full.

Below is the breakdown of **current dues** and assessments:

- \$160.00 Annual Dues paid by all LPCA Members
- \$200.00 Dredging Assessment paid by all LPCA Members
- \$15.00 Administrative Fee paid by Divisions 2,3,4
- \$415.00 Waterway Fund paid by all canal owners

A message from your LPCA Volunteer Board *Jeannette Requa, VP LPCA*

Lagoon Point is a wonderful community with amazing features that are hard to find anywhere. Today if a developer were to re-construct Lagoon Point common areas they would have to spend millions of dollars, and probably couldn't come close to what exists today. There are benefits for every homeowner in this community. Our assets consist of:

- Several acres of land including the community beach front and Lots E & EE at top of Westcliff
- A (soon to be) deep water protected waterway with a bridge
- A jetty
- 2 concrete boat ramps with a dock and pilings
- A large secure parking area

We must take care of and maintain these wonderful community features. The Board is committed to plan for the future maintenance of these assets. At this time the need for repair/replacement of the bulkhead in the common waterway is overdue. The bulkhead has rotted away and is missing in places. The bridge that crosses the common waterway also needs maintenance.

This year, as we ask you to vote on a budget, please remember what these shared assets add to the community and how we need to maintain them for all of the community. The Board deeply values the community we live in and want to preserve it. The Board is reluctant to defer expensive maintenance costs until something becomes critical and requires another special assessment. We would rather increase dues accordingly to eliminate future special assessments. We encourage you to vote yes for the new budget. The small increase directly benefits the community and its future.



Badly deteriorated bulkhead along Seashore Ave.
Needs replacement, built in 1950's.



Bridge needs repair work on underpinnings & erosion control mitigation.



Volunteers needed for Current projects & activities: There are many opportunities to volunteer to help in the maintenance of our community and we need your help. Your help keeps our homeowner dues low and also gives you a chance to make a difference. Please contact Jeannette @ jnet@windermere.com or 206-778-9580: **Bulkhead Repair Committee, Maintenance Operations, Fishing Derby Committee, Holiday Party Committee, and Fundraising//Administration for Neighbors Helping Neighbors & Special Assessment Aid funds.**

Dredging Update *Bill Brown for the Dredging Committee*

Your dredging committee continues working toward sediment removal in September - October of this year. Our current efforts are to line up contractors for survey work, eelgrass mitigation and the actual dredging. We have had several contractor site visits and expect more over the next few months. Also, specific work plans must be generated based on contractor equipment and capabilities, and these plans must be reviewed, and in some cases, approve by various oversight agencies. In March, we met with Island County planning officials as a first step in this process.

If you see divers or boats dragging submerged equipment on the waterway, don't worry about unidentified submerged objects (USO's). It's just surveyors and potential contractors evaluating current conditions, and how much conditions have changed since the surveys on which our permit applications were based. Stand by for more details as survey results are evaluated and contractor bids come in.

West Canal Oil Spill *by Andy Messer*

March 14, 2013: An historic day for LPCA. After years waiting patiently in our storage shed on Lot C, our Oil Spill Containment Boom got its day in the sun. Actually it was mostly cloudy, but the boom worked like a charm. A 35 foot wood sailboat sank in its slip in the west canal during the stormy night of March 12. At dawn on 3/13/13 only the mast was seen above the water. The wooden boat had no engine and no fuel. The water around the boat was clean. An unfortunate occurrence indeed, but not a crisis. However, on Thursday 3/14, diesel fuel began rising from the "empty" fuel tank (there is always a little unusable fuel left in an empty tank) and a slick began to form. The telephones rang, the waterway committee mobilized and met at the storage shed. Bill Brown even had THE KEY. The boom was found and the instructions were read. Two sections were loaded into Gary Bialek's CRV and delivered to Andy Messer's house, where the boom was carried to the neighboring slip and assembled. Andy and Gary took to a 14' aluminum boat and assisted Bill Brown and Steve Bondelid, who were on the dock. The boom was successfully deployed around the boat, stopping any further spread of the oil. Since the "Oil Spill Hotline" had been called, two young men from the USCG came by in the afternoon. They were satisfied with our response and told us that no further action on their part was necessary. Over all, it was a useful experience for those who participated.



What caused the boat to sink? During windy weather in the days preceding the event, the boat's rain cover had been blown open over the aft section of the boat allowing rain to enter the cockpit and run into the bilge. The boat settled just enough that the exhaust thru-hull (with no engine attached) reached the water line. Although a hose was attached to the fitting, the open end had come un-stowed and dropped into the bilge

becoming a siphon, quickly sinking the boat. A salvage crew arrived Friday. Working with a diver, air bags and pumps, the boat was refloated. The area is now clear of oil, the rain cover is back in place and boat is floating quietly at its dock.

Message: Winter weather is hard on boats. Do not leave your boat unattended for long periods. Check it often. Check the mooring lines for chafing. Check the dock and boat cleats for security. Check the bilge pump for proper operation. Check the batteries and shore charger. Check for corroded fittings. Check the interior of the boat and the bilge for water accumulation. Pump it out, find the source and fix it. Salvage and repair is vastly more costly than prevention.

Notices

LP License Plate Frames For Sale – Great gift idea, plastic frames with “Lagoon Point” on bottom of frame, \$15.00 each. Please contact Janet Bondelid at [360-222-3182](tel:360-222-3182) or janet@bondelid.org This is a fundraiser for the Neighbors Helping Neighbors fund for those in need in our community. Many thanks to Kim Olsen for purchasing and donating the frames.

Board Meeting Schedule Next Meeting is Friday, May 3rd from 6:30 – 8:30 p.m. As always, residents’ attendance at meetings is welcome and encouraged. Meetings are held at the Greenbank Progressive Clubhouse.

Red Tide Information

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

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

LPCA 2013 Board Members Suggestions? Questions? Contact your Area Rep or an Officer

President	Louise Abbott	(360)222-3486	louiseabbot@whidbey.com
Vice Pres.	Jeannette Requa	(425)481-2788 or (360)222-3492	jnet@windermere.com
Treasurer	Vicki Powers	(425)-635-0096	vpowers@windermere.com
Asst Treas.	Tim Milligan	(360)639-5050	LPCAT@whidbey.com
Secretary	Jill Massa	(206) 661-7328	jiliwigs@comcast.net
Asst Sec.	Barbara Gohlke	(360) 222-3422	Goke1@msn.com
Area 1 Rep	Glenda Menne	(360)678-8785	gmenne@cablespeed.com
Area 2 Rep	John Klemser	(360)678-3937	JOHNEK@INFIONLINE.NET
Area 3 Rep	Doug Lockhart	(360)222-0114	lagoonpt@gmail.com
Area 4 Rep	Ruth Stibre	(360)678-5946	lagooncrows@gmail.com
Area 5 Rep	Dick Kuss	(360)222-3017	dhkuss@hotmail.com
Area 6 Rep	Ken Jobe	(360)222-3482 or (425)238-3163	kenmaryjobe@whidbey.com

THE BULLETIN BOARD

Space is limited. To place an ad please contact jiliwigs@comcast.net or Jill @ 206-661-7328

- **Do you have vintage costume to better jewelry that you are interested in selling? If so, please call Shelly Ess at 360-929-1116 or 678-2913. I am an LP resident for over 18 years and would be happy to meet with you. Thanks!**
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- **50' Moorage available. Power and water. 360-222-3601**
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- **Mortgage Broker- Residential Refinances, including Reverse Mortgages
Robert Fulton 360-222-3236**
- **Handyman Services - Local, reliable, bonded and insured, call Doug Hammer, A-2-Z Handyman Services at 360-678-5925**
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- **Computer Services – Local quality computer repair and service. Apple/Mac and PC/Windows; desktops and laptops. Call Frank Cargill at 360-222-3616.**
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- **Sewing Machine Service - all brands and sergers too! Fast turnaround in my home shop. Bernina Certified Tech. 360-222-3182.**
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- **Licensed Massage in the privacy of your home. Morgan's Mobile Massage, reasonable rates. Contact Morgan Thomas, LMT at 425-343-7968.**
- **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**
- **Licensed Practical Nurse, available to help with home care, nail care and respite needs. Please call Judy Corbin, LPN at 425-343-8964**
- **Dock Space Wanted year round for a 32' Sailboat. Please contact Henry or Melissa Lebo at 360-730-1189 or email henrylebo@gmail.com**
- **Cat care and dog walking. wozabs@aol.com or 360-661-5837 Robyn Wozab**
- **Tax and QuickBooks Experienced CPA and QuickBooks advisor. Competent and personable service. Mary Hollen 360-222-3601**
- **Moon Mobile Signing – I will come to your home to notarize documents. Sandy Moon 360-672-8320.**
- **CNA/RNA Homecare – All phases of in-home caregiving, assistance specialized to your family's needs. Call Debbie Stone, 360-639-8302. Local references upon request.**
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- **FREE Facial & Newest Anti-aging info in Lagoon Pt. Call Mike at 253-334-5424.**
- **Moorage Wanted for vessel up to 28'. Trading welcome. Mitch icscn4@yahoo.com**