

# Lagoon Point Newsletter

April 2005

**Upcoming Board meetings:** All Board meetings are open to all LPIC members. 'Discussion' and 'agenda-planning' meetings are strictly for informal discussion. No actions are taken, no decisions made, no minutes kept.

Next Board agenda-planning meeting: Tuesday, April 26, 7 PM, Linda Armstrong's home.  
(Tentatively, the following agenda-planning meeting will be: Tuesday, May 31, same time and place.)  
Linda's home is at 3412 Marine View Drive. If planning to come please call Linda ahead: 678-1425

Next regular monthly Board meeting: Tuesday, May 3, 2005, 6:30 PM, at the Greenbank Clubhouse.  
The June regular Board meeting will be on Tuesday, June 7, same time and place.

## ***From the President*** – Linda Armstrong

April is a taxing month — income taxes, real estate taxes — and, yes, it's also the month when we plan next year's community finances and annual assessment. More about next year's annual assessment later in the newsletter. The good news is that the annual assessment will remain at \$65 per lot.

About 60 of us enjoyed a fine St. Patrick's Day party on March 19<sup>th</sup> at the Greenbank Community Center. Many thanks to Lynn Schmid for organizing a wonderful event, and to Mary Hatch, Judy Miller, Luella Finsen, Jann Messer, Monica Vierra, and Marty Crowley for making the room beautiful and the food so tasty.

### Other news:

- The Board continues to monitor the conditions of the bridge and the North jetty. Some time back, as a precaution and to avert further settling of the bridge piers, the bridge load limit was lowered to 5 tons. In other words: No big trucks.

As for the jetty, climbing or walking on the rock walls of the jetty is dangerous and has always been dangerous. Don't do it. Don't let anyone else do it. This matter is discussed later in the newsletter. We have put up warning signs and a temporary barrier fence. A more durable fence is under consideration.

- The LPIC v. Raymond lawsuit on the question of whether Division 1 and View Tracts have any financial responsibility for maintaining the waterways and jetty is back on track and will soon be scheduled for trial in Island County Superior Court. Both parties are agreeing to the judge deciding the case based on mutually stipulated facts (no witness testimony). The case may be heard in a few months, and a decision rendered soon after.

The Board considers this case important. The court decision should clear at least some of the considerable differences among us about lot owners' responsibilities for waterway maintenance.

***We're sending you in the mail ...*** From Bill Schmid, Treasurer, and Linda Armstrong, President

In a few days you will find in your mailbox a ballot to vote on next year's (2005-06) LPIC Homeowners' Association regular annual budget. The budget funds the maintenance and administration of our common properties. Each spring the LPIC Board plans a budget for the next fiscal year. Per state law, the proposed budget must be sent to the lot owners for approval.

The proposed budget would leave the annual assessment at \$65 per lot, as now. By state law, if the new budget is not approved, the previous year's budget continues in effect for another year. So, whether the new budget is approved or not, our annual assessment for 2005-06 will stay at \$65 per lot.

We are a small community - your vote counts a lot. Please do vote and return your ballot. (You have as many votes as you have assessed lots.)

The new budget proposes very few changes to last year's budget. The main changes are these:

1. Upgrade parking lot security: Since 1990, when our parking lot chain-and-lock system was instituted, too many unauthorized people have gotten keys. It is time to buy new security locks and issue new keys. We will also look into a more secure system for the future. The budget would create a new Parking Lot Security Reserve Fund, funding it mostly by transferring to it two small unneeded reserve funds: \$1200 now set aside for Lot A dredging and \$300 set aside for Lot B bulkhead repair. Additionally, \$500 would be allocated each year to the security fund.
2. Upgrade office support: Increases this existing account by \$1000 per year, and lets unspent funds accumulate beyond one year. In time the fund will purchase an LPIC-owned computer, with software and peripherals, and later may upgrade our software, printer, fax, etc. The Treasurer and other officers will use these to keep our financial and membership accounts. The system would be handed on from Treasurer to Treasurer.
3. For maintenance and upkeep work, allow Board to spend up to \$5000 of the Contingency or Development Reserve Funds without having to get lot owner approval, *provided eight (8) Board members approve the expenditure*. This is not a new limit. Under the 1977 Lot Owners' Resolution the Board already has authority to spend up to \$5000 for maintenance and upkeep without a lot owner vote. Yet recent and present budget documents have set a very low \$500 limit on what Contingency and Development Reserve Funds the Board can spend on its own.

It is unreasonable today to set a \$500 maximum on what the Board can decide to spend on its own for maintenance and upkeep. It would cost the community about \$500 just to conduct a mail vote on spending \$501. The proposed change would bring the budget limit in line with the \$5000 limit in the 1977 Resolution. As additional protection the new limit also requires that any such expenditure be approved by eight board members.

No change is being proposed in the controls around spending Long-Term Reserve funds. Any use of Long-Term Reserve funds would still require lot owners' approval.

If you have questions about the proposed budget, contact your Area Rep (Reps' names and phone numbers are on the outer cover of this newsletter), or either of us.

Thank you for voting !

## ***Update on the vote to amend our bylaws*** – Aaron Lowin, Secretary

Your ballots continue to arrive back by mail. Ballots must be postmarked (or handed in) by Tuesday April 19<sup>th</sup>.

Ballots will be counted on April 21<sup>st</sup>, by a group of community volunteers. As always, your votes will be kept secret, and the original ballots retained in our archives. We plan to announce the results at the May 3<sup>rd</sup> Board meeting and in the May Newsletter.

On April 5th we held a brief LPIC membership meeting to consider the bylaw revisions and receive votes. (This meeting is required by our bylaws.) Attendance was light but a quorum was present. After a bit of discussion, half a dozen people handed in ballots. It appears that almost everyone is now voting by mail.

## ***Planning on using the Lot C Parking Lot? Fishing from the beach? Your Lagoon Point Decal is Required***

The summer fishing season is fast approaching. Please help us reserve the Lagoon Point common areas for our neighbors and their visitors. Our common properties are not public parking or fishing areas. Your neighbors, especially the neighbors living near our common properties, get upset and complain to us when our common areas are being used by apparently unauthorized persons. That's why we provide decals. Your neighbors will appreciate your using them.

Leave the **larger decal** prominently in view in your vehicle when parked at the boat launch or Lot C Parking Lot. When fishing on the Lot C beach, wear the **smaller decal**.

To avoid arguments at the Parking Lot (this happens a lot), *we will report unauthorized vehicles to the sheriff's office.*

What? You have no decals? No key to the Parking Lot? We can gladly provide these: Call Bill Schmid at (360) 222-3305. As it may take time to cut our special security keys, contact Bill soon to ensure you have decals and key in time for the salmon fishing season.

## ***Please KEEP OFF the jetty***

The rock walls of our jetty are inherently dangerous. Climbing or walking on the walls is very unsafe! The jetty rebuild has not changed that. Jetty rocks, even the biggest ones, can become unstable due to wind and wave action, and some do tumble down. Also, the rocks may be slippery and footing is uncertain. Between the rocks are gaping holes large enough for a child to fall in, or for your foot to slip in and snap.

Keep your kids and yourselves off the jetty. If someone is on the jetty walls, warn them to get off.

We have put up warning signs and a temporary barrier fence. A more durable fence is under consideration.

## ***Progress toward new Division 2-3-4 Covenants***

Progress, yes, but slow. Meetings continue to be held on the various topics that make up the Div 2-3-4 covenants. But the process of reviewing all aspects of the covenants and rethinking some matters is taking more time than some might have expected.

The Covenants Committee will be sending property owners a ballot to approve extending by one year the deadline for revising the Covenants, from July 2005 to July 2006. The extension would allow time for more community input, which input is crucial crafting revisions that meet our community's needs. Watch for the ballot and PLEASE VOTE ! .

Questions? Comments or suggestions? When's the next meeting?  
Contact Paulette Clayton, Andy Messer, Bob Bennett, Bob VonDrachek, Don Chamberlain, Tom Heerhartz, Janet Bondelid or Frank Roberts.

## ***Community announcements***

### Need piles installed for your canal dock?

Several Lagoon Point neighbors are hiring a contractor for a July pile-driving project. If interested, contact Ken Austin right away: 425-471-3452 or [Kaustin@whidbey.com](mailto:Kaustin@whidbey.com). Don't delay. Permits must be filed very soon.

Boat bumper found at end of canal. Missing one of yours? Chris Criswell may have it. Call Chris at 222-3103 or at Loganberry Hill Realty-678-5690

## ***Complaint received about short-term rentals***

At its April 5 meeting the Board discussed a request received from a lot owner for the Board to intervene with another lot owner who reportedly is offering their home for short-term rental.

The Board declined to take any action. By state law, LPIC's responsibilities as a Homeowners' Association are limited to matters involving our common property. This is not a common property matter. State law does not permit LPIC to act on behalf of owners involved in disputes that are not the responsibility of our association.

**Does your address label show an error? We can't fix an error we don't know about.  
Tell us. We'll fix it !  
Have you moved? Planning to? Save us money. Send us your new address now !**

Please send us your new address before you move. For every address that is not current, the Post office charges us \$1 extra to forward your newsletter.  
Send your address label correction or address change to LPIC, PO Box 123, Greenbank WA 98253

**THE BULLETIN BOARD** *Space may be limited. Ads will run twice unless otherwise arranged.*  
 To add your ad or delete it send an e-mail to [lpic@whidbey.net](mailto:lpic@whidbey.net) or call 678-1425

- 'LP HERON' hooded & regular sweatshirts, T's! Any size, any color, they Benefit "Neighbors Helping Neighbors", our own voluntary LP help organization. Call Margo Lane, 360-222-3209
- For sale - 85 gallon electric water heater.- Brand new, never used. \$200.  
 Also: HealthRider home exercise machine.- \$50 OBO. Jim Hoel, 678-6579 (1x)
- Dock for rent: \$100/month (power available). Capt Joseph Smith USCG (Ret) 206-236-1016, or e-mail to: [yohoho@comcast.net](mailto:yohoho@comcast.net) (1x)
- For Sale: 1993 Grady White Fishing Boat, 20' 4", Beam 8' 1", Yamaha 175hp outboard, Galvanized Tandem axle trailer, loaded with extras, \$24,000.00 Call Rosalyn Williams (206) 365-2873 or Keith Williams (206) 605-0200 (3x)
- Need sewing done? Embarrassed by droopy seams? Experienced seamstress. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower. Call Monica Vierra, 678-6310
- Hi, my name is Maddy Ess and I specialize in Happy Pets – yours. I would like to walk or take care of your pets for you. My rates negotiable & reasonable. 678-2913.
- Need anything done around the house? Odds and ends, babysitting, yard work? Please contact me, Elena Caldwell, I would love to help you out! My rates are reasonable. 678-9332
- Furnished 2 bedroom, 2 bath home on Steelhead Drive. 52' dock space. Available till May. \$1500 per month. Please call Hal Thorsvig at 206 232-5298. (4x)

 **Watch your speed**

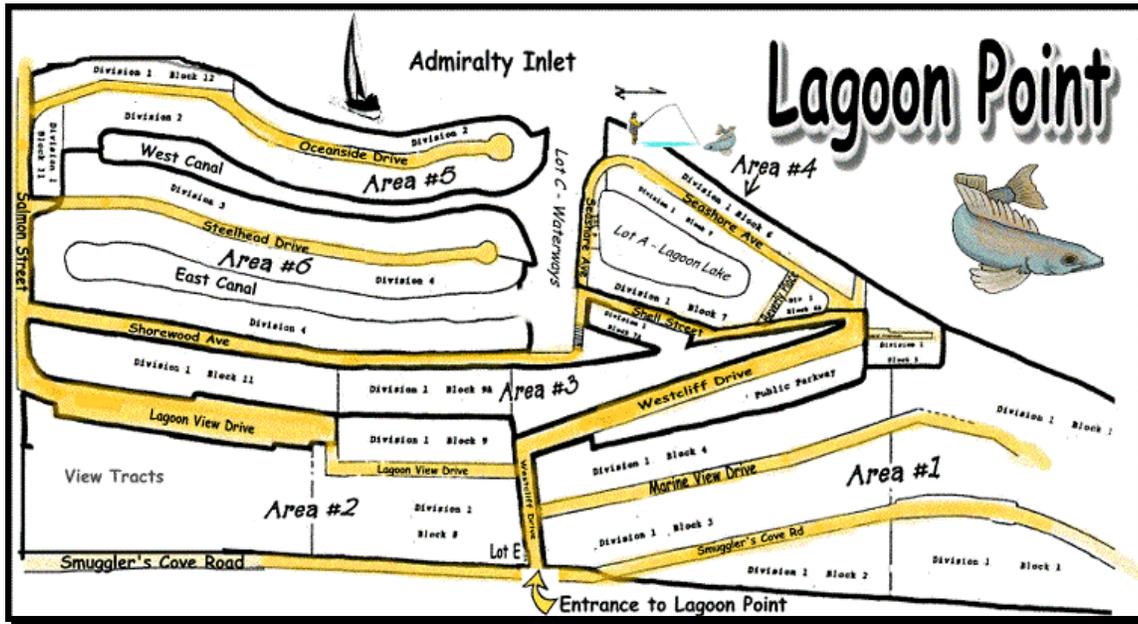


**The speed limit throughout Lagoon Point is 20 MPH !!  
 Your neighbors are watching you !**

**20 MPH is really S L O W ..... Relax. Slow down.**  
 Be considerate of your neighbors and enjoy the pace of the island.  
 Please caution your friends, relatives, visitors, and your contractors in a hurry.

Fine schedule for speeding	
1- 5 mph	\$91
6-10 mph	\$101
11-15 mph	\$132

For technical reasons, the Newsletter is not yet distributed by e-mail.  
 Back issues are posted on our website, [www.lagoonpoint.com](http://www.lagoonpoint.com). Look under Newsletter.



**Contact your 2005 Area Representative:**

- |        |                |              |              |
|--------|----------------|--------------|--------------|
| Area 1 | Bob Vierra     | 360-678-6310 |              |
| Area 2 | (vacant)       |              |              |
| Area 3 | Roy Blackwell  | 425-347-9312 |              |
| Area 4 | Mike Stevens   | 206-542-7139 | 360-678-3689 |
| Area 5 | Tom Heerhartz  | 360-678-7787 |              |
| Area 6 | Janet Bondelid | 360-222-3182 |              |

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The Speed Limit Throughout  
 Lagoon Point is



Thank You for Your  
 Cooperation