

Lagoon Point Newsletter

July – August 2005

Three important upcoming events:

A special meeting of the LPIC Board of Directors will be held Saturday, August 20th, 9 AM, at the Greenbank Clubhouse. The Board will discuss and may vote on a Motion to contract in September to gather the initial geologic and biologic data we need to begin planning the dredging of our jointly-owned Lot C. With these data we will be in a better position to understand the size and scope of the dredging problem and to work out a tentative project plan and cost estimate. Once we have these estimates we will be better able to negotiate a cost-sharing arrangement among Lagoon Point lot owners.

For more information, read “From the President,” on the next page. LPIC members are invited to attend and speak up, or send your comments ahead.

The annual Fishing Derby and Potluck will be on Saturday, August 27th. See Page 4 for schedule of events, derby rules and potluck details. Derby begins at daybreak, prizes awarded at 4:30, community potluck starts 5 PM.

The annual LPIC Membership meeting will be on Tuesday, September 13, 6:30 PM at the Greenbank Clubhouse. The Nominating Committee will present to the membership and Board its nominations for candidates to stand for election for the 2006 Board. The President will then invite additional nominations from the floor, and close the ballot. (The election will be held in November, by mail.)

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

Board agenda-planning meetings: Tuesday September 6, 7 PM, Linda Armstrong’s home.

The following one will be September 27, same time, same place.

Linda’s home is at 3412 Marine View Drive. If planning to come please call Linda ahead: 678-1425

Regular monthly Board meetings: Tuesday, September 13, 2005, 7 PM, at the Greenbank Clubhouse.

The following one will be Tuesday, October 4, 6:30 PM, at the Greenbank Clubhouse.

From the President – Linda Armstrong

On Saturday August 20th, at 9 AM, the Board will hold a special meeting at the Greenbank Clubhouse to consider whether LPIC should contract this September to gather the geologic and biologic data we need to begin planning the dredging of our Lot C. You know as well as I that the dredging of our waterway, which includes both our jointly-owned Lot C and the private areas south of Lot C, and the cost-sharing of that dredging, is the most vexing, most politically charged, problem our community faces. At the meeting I expect the Board to debate and then vote on a motion to spend up to \$5000 from our Contingency Fund to contract to obtain the Lot C data, provided Divisions 2, 3 and 4 lot owners fund a parallel project for the private areas south of Lot C. The data can be gathered only from June 1 to October 1. If we do not act now we will effectively delay the dredging project for about a year.

I invite you to share your views with the Board. Talk with one of us Board members, e-mail us: (LPIC@whidbey.net), write us: Box 123, Greenbank Zip 98253), come to the Board meeting.

Last October the Board deferred consideration of contracting to get the needed data because it appeared then that the Raymond case would soon be decided. The LPIC v Raymond lawsuit is important here as Raymond asks the Court to decide specifically whether Division 1 and View Tracts have any financial obligation at all to maintain our common waterway. But the Raymond case has been delayed and is delayed further. It is now scheduled to be heard in Island County Superior Court on October 25th. The court's decision may not be immediately forthcoming, and it could be appealed.

Meanwhile the silt continues to build, and the waterway dredging problem is already a serious one. I take no position here on which lots should pay how much. But I do think that having these data we can bring into focus the size and scope of the work, how much silt is on Lot C, how much south of Lot C, and about how much the overall work should cost. Once we have this information, and a decision on Raymond, we could move ahead to develop a project plan and negotiate a cost-sharing agreement that our entire community could support. The community would of course have to vote whether to approve the dredging project and the negotiated cost-sharing. If we do not gather the data this year, we will delay this important planning and negotiating by almost another year.

The costs of the initial data collection are not that high, and we have the funds available.

I know some lot owners are reluctant to approve spending any money, even for data-gathering, until the overall cost-sharing issue is settled. They don't want to pay someone else's costs. This is a legitimate concern. But it's also a chicken-and-egg problem. We can't negotiate a cost-sharing till we know the scope and overall cost of the dredging, and for that we need data, and to get the data we have to spend some money.

To get going with data-collecting and assure lot owners they will not overpay, I will propose that when a cost-sharing agreement is later reached on the entire dredging project, that same cost-sharing formula be applied to the earlier already-paid costs of data gathering. Any lot owner who had overpaid would be reimbursed.

From the Treasurer – Bill Schmid

Thank you almost everyone ! for sending in your annual assessment payments. We have now received 86 percent of the assessments owed for 2005-06. The 51 lots that had not paid by July 31st per our bylaws were assessed a \$5 per lot penalty.

If you haven't yet paid: With the great summer we're having, you may have overlooked your bill. If you can't find your bill, contact me for a duplicate (Bill Schmid, 360-222-3305 or lpict@whidbey.com). The next delinquent accounts penalty will be applied September 30th. That penalty will be \$5 per delinquent lot or 5 percent of the total due, whichever is larger. Please send your payment before the September 30th penalty deadline.

Fishing season is here again: Please use your parking lot decals and beach tags

Identifying yourself (and your vehicle) as a Lagoon Point property owner greatly calms your neighbors who own homes down by Admiralty Inlet and near our Lot C waterway, our parking lot and our community-owned Lot D beach access lot.

Please challenge anyone who appears to be using our common properties without permission from a LP property owner. Vehicles not displaying an LP tag and people using our common beach property without having with them one of the small LP tags should be asked *politely* (always politely) to please leave our private property. Most do leave when asked. If someone refuses to leave *don't argue*. Simply note their license plate number, go home and report them quickly to the sheriff (321-4400 or 678-9567) as trespassing on private property.

Unauthorized vehicles using our parking lot will be reported to the sheriff. If your parking tag is not visible the deputy on duty during weekends (see 'Deputy' item next page) may challenge you.

Your keys and decals are the same ones we've issued previously. If you have them, find them, use them. If you can't locate yours, contact us for a replacement. No charge for replacement decals. Replacement keys (these are expensive specially secure keys !!) cost \$150. For replacements call Bill Schmid, 222-3305 or lpict@whidbey.com.

Sheriff's deputy to patrol our common areas during high fishing season weekends

The Board in July voted to again hire a sheriff's deputy to patrol our commonly owned Lot C and the adjacent parking areas and Lot D at the south end of Lagoon Point, and to provide a port-a-potty near the north public access area. These costs are funded in the 2005-06 budget. The deputy will be on duty weekends, August through Labor Day.

The deputy will be shown our common areas and instructed to not patrol private properties. The deputy will be checking that vehicles parked on our community properties have Lagoon Point decals. So, if you're parking on our common areas, display your Lagoon Point decal.

Hiring a sheriff's deputy had been criticized by some. Following the article in the June newsletter we received several e-mails about this matter. Thank you for writing us. Every e-mail we received was passed on to the Board.

**LAGOON POINT FISHING DERBY
AND POTLUCK
Saturday August 27, 2005**

Waterway Speed: NO WAKE
Vehicle speed throughout Lagoon Point is 20 mph



EVENTS

FISHING DERBY	Daybreak to 4:00 pm, Lagoon Point area
WEIGH-IN	9 am to 4 pm @ Lagoon Point Boat Ramp
AWARDS	4:30 pm @ LOT C Parking Area *
POTLUCK	5 pm @ LOT C Parking Area *

* In case of rain awards and potluck will be at the Greenbank Club House

DERBY RULES

BOUNDRIES: Bombing Range on the **north**; half way to Bush Point on the **south** (the White Rock); Mid-channel on the **west**.

FISHING FROM THE JETTY is Prohibited! Violators will be **disqualified** from the Derby.

Participants must abide by all state fishing regulations.

Note: A sheriff's deputy will be patrolling our common areas. If you park on a community area, you must display your LPIC decal on your vehicle.

ENTRY FEE \$5 per person. Children 11 and under, FREE for the Children's Derby only.

Purchase your derby ticket(s) in advance from your Area Rep, or on Derby morning (9 AM–12) at the boat launch ramp. Cash, or make your check out to "LPIC."

IMPORTANT ! Your entry fee receipt is your DERBY TICKET. At weigh-in give your ticket to the attendant. **You must have and show your derby ticket** to be eligible for an award. Decisions of the Awards Committee are final.

SPECIAL CHILDRENS' FISHING DERBY

We will award childrens' prizes for the largest:



Salmon



Cod



Dogfish



Bullhead



Perch

POTLUCK

LPIC will provide paper/plastic plates, cups, utensils, tables, and coffee and soft drinks (or bring your own). Bring your BBQ and a favorite potluck main dish, or salad or dessert, whatever. Put your potluck favorite dish or dessert on the common serving table !!

THE FINE PRINT: All Derby participants and volunteers as a condition of participation release Lagoon Point Improvement Club from any and all liability for injury to persons or damage to property arising from Derby participation, whether or not due to negligence of LPIC, its members or agents.

We thank Bob Vierra, who has graciously volunteered to coordinate the derby and help with the potluck. Need more information? Call Bob: 360-678-6310

Community spirit:

We thank these many volunteers for their recent contributions to our community

Donated the new computer for the LPIC Treasurer: You know who you are – Thank You !

Counting the budget ballots: Luella Finsen, Judy Miller, Marty Crowley, Mike Stevens.

Arranging the July Garage Sale: Lynn Schmid

Donating the advertising of the garage sale: You know who you are - Thank You !

Helping process assessment payments: Evan Johnson and his mom, Ann, Mike Stevens,
Nancy Leidholm, Monica Vierra

Stibre Dock maintenance: Bob Vierra, Bill Schmid, Andy Messer, Bert Pack, Frank Roberts.

Helping a certain neighbor clear their property: Bob Vierra, Bill Schmid

Clearing an access path so a neighbor with a disability could fish from the beach: Doug Gouge,
Mike Wilson, Bob Vierra

Interested in getting involved with your community? Board elections are coming up again. Consider running for the Board. Nine Board positions will be open:

Qualifications for office: Any Lagoon Point property owner not delinquent in payments may run for any officer position. To be an Area Rep you must own property in that area. The Area boundaries are shown on the map on the outside page of this newsletter.

Officers: 1-year terms

- President
- Vice President
- Secretary
- Assistant Secretary
- Treasurer
- Assistant Treasurer

Area Reps: 2-year terms

- Area 2 Rep
- Area 4 Rep
- Area 6 Rep

Think about running for a Board position. Ask a Board member about their experience. Nominations are open through our September 13 Annual Meeting. At the meeting final nominations will be invited, all nominations will be announced, and the ballot fixed. The election will be in November, by mail.

So get involved. Make a difference in your own community. Contact your Area Rep or the Chair of the Nominating Committee, Ernie Clayton: 360-678-3122, eoc@whidbey.net

Divisions 2, 3, and 4 covenant amendments approved

In June, the lot owners in Divisions 2, 3, and 4 each approved materially the same two amendments. (Divisions 2, 3 and 4 each have separate covenants.) One amendment removed the clause that held the covenants unchanged for a set number of years, before they could again be amended. The lot owners may now amend their covenants whenever they chose to do so. By the second amendment changes in Division 2-3-4 Waterway assessments and decisions to spend Waterway funds must be approved by the Division 2-3-4 lot owners.

Voter turnout was a strong 70 percent. The amendments, to pass, had to be approved by majorities of the lot owners in each of the three divisions. The amendment to allow the covenants be amended at any time was approved by 65 percent of all 173 Division 2-3-4 lot owners, 4 percent voting No, 31 percent not voting. The Waterway Fund amendment was approved by 61 percent of all lot owners, 9 percent voting No, 30 percent not voting.

Perk-testing approved for lots E and EE

As reported in the June newsletter the Board is looking into whether to recommend to the community that we sell these two community-owned lots. E and EE make up the southwest corner at the entry to Lagoon Point. A decision to sell would have to be approved by majority vote of the community.

The Board at its July meeting voted to test the two lots to determine whether they perk (can support septic fields) individually or jointly. The value of the lots depends heavily on whether they perk. And the community's decision on selling would depend very much on the estimated values of the lots.

Selling lots E and EE is controversial, so we invited your comments. We have now received several e-mails. Again, thank you for writing us! Every e-mail you sent about selling lots E and EE we passed on to the Board.

Another successful Garage Sale ... but please remember 'Neighbors Helping Neighbors'

The annual Lagoon Point Garage Sale, July 2nd, by all accounts was a resounding success. There was considerable traffic on our streets that Saturday morning, as well as neighbors visiting with neighbors. Folks were seen grinning as they hauled off all sorts of stuff, the sellers pleased to see their stuff going to caring homes.

Please remember (maybe you didn't know): It is customary that Lagoon Point Garage Sale sellers contribute 10 percent of their proceeds to the community's 'Neighbors Helping Neighbors' fund. We all pitch in so that Neighbors Helping Neighbors will benefit. A Lagoon Point member donated this year's newspaper ads, and LPIC volunteers coordinated the actual event. Please send your NHN contribution (10 percent of proceeds or more) as a check made out to LPIC (write 'NHN' on the bottom), PO Box 123, Greenbank WA 98253.

NHN funds are used to help neighbors in the LP community. NHN is independent of our LPIC Homeowners Association. For information about NHN call Margo Lane (222-3209) or Carole Holmes (678-8874).

We'll gladly send you this newsletter direct to your computer ! Over a dozen folks have already signed up to get the LPIC Newsletter by e-mail. Subscribe by e-mail and you won't have to trudge all the way to the mailbox. And we save about \$0.80 on each copy we don't print and mail.

For e-mail delivery send us an em (our em address is: lpic@whidbey.net).

(By the way, we do also post the newsletter on our website: www.lagoonpoint.com , but that posting is not done promptly, so notification of upcoming meetings is delayed, and you have to go to our website and look up the newsletter.) Better you get the newsletter by e-mail.

Community announcements and gripes

Please keep EVERYONE O F F the jetty

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

Keep your kids and yourselves **OFF the jetty**. If someone is on the jetty rocks, warn them to get off. We have put up warning signs and a temporary barrier. A durable fence is under consideration.

RATS !

A neighbor reports seeing rats (bunnies too, but that's another story) on the waterfront side of Seashore Avenue. Please keep garbage cans covered, and leave no food scraps outdoors. Don't put out food for the seagulls. Seagulls won't eat it all, and the rats happily eat what the seagulls leave behind.

Motor boaters: No wake, please ...

When in our waterways, look behind you. No wake, please. Keep your waterfront neighbors in mind.

Save time and effort: Violate federal, state and county laws with a single action: Burn driftwood on the beach

We're passing along several complaints about driftwood bonfires. Please don't. The smoke may seriously annoy your beach neighbors ! It is illegal to take or destroy beach driftwood. Fires over 4 feet in diameter are illegal (unless you have a permit). And the smoke is unhealthy.

For Island County burning rules and burn bans, call 360-321-5111 ex 7343.

While we're complaining, please, always pick up after your dog.

And if you have no dog, maybe you have a crab pot . . .

A few of us have been placing our crab pots in the main channel of our community waterway. Those crab pot lines obstruct boat traffic. We may own the land underneath, but our waterways are regulated by the Coast Guard. By federal regulations, all our channels and canals are "navigable waterways." Obstruction of a navigable waterway is a federal violation subject to possibly severe penalties: 30 days to a year in jail and/or \$25,000 per day.

Please, don't place your crab pots where the lines could end up in somebody's prop.
Thank You - *Frank Roberts, Waterway Committee."*

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

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

THE BULLETIN BOARD *Space is limited. Ads will run twice unless otherwise arranged.
To add an ad or delete one e-mail us at lpic@whidbey.net or call 678-1425*

- Need sewing done? Embarrassed by droopy seams? Experienced seamstress here. Many baby afghans, a few baby quilts made up, can take orders, great handmade gifts for a shower.
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

Please 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.**

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

***This same speed limit applies to All-Terrain Vehicles (ATVs).
Please advise your children of every age !***

Be considerate of your neighbors and enjoy the pace of the island.

Please remind your friends, relatives, visitors, and your contractors in a hurry.

Contact your 2005 Area Representative:

Area 1 Bob Vierra 360-678-6310

Area 2 Page Gilbert 360-222-3104

Area 3 Roy Blackwell 425-347-9312

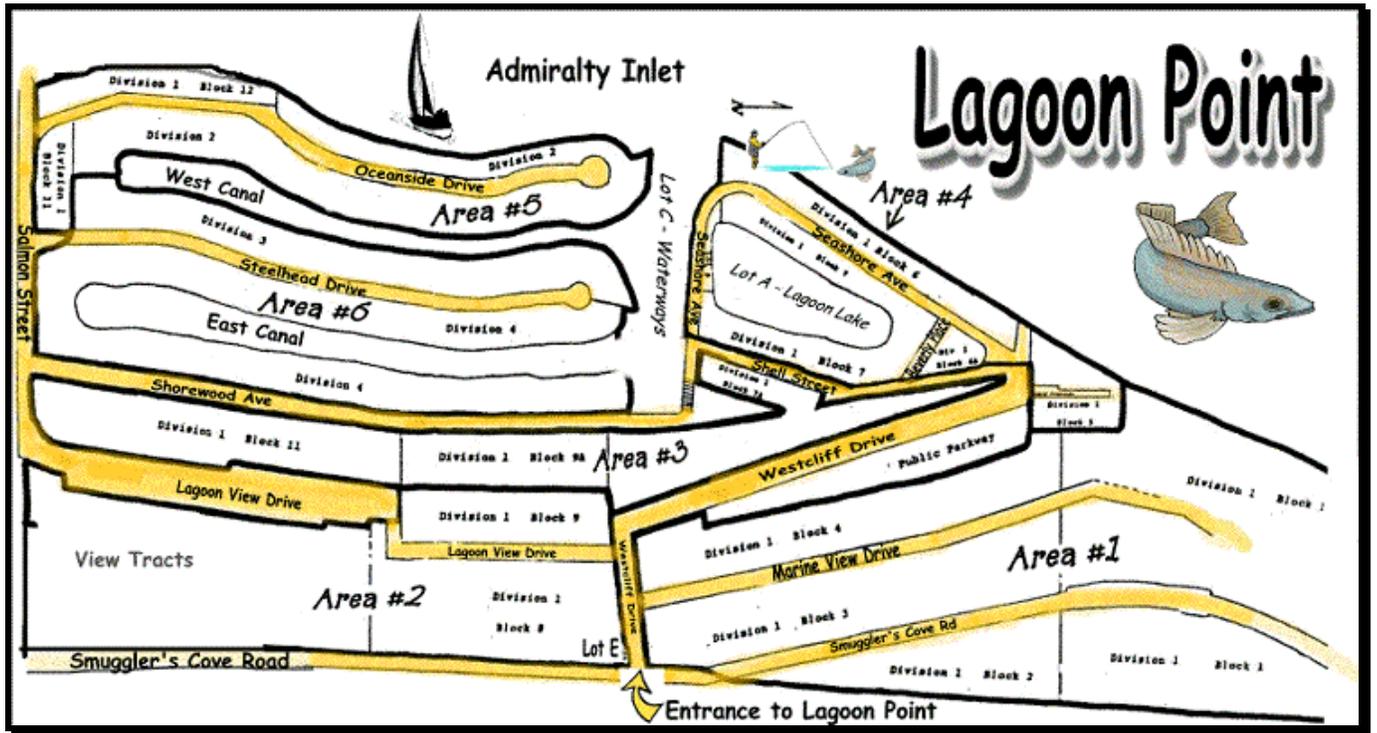
Area 4 Mike Stevens 206-542-7139

or 360-678-3689

Area 5 Tom Heerhartz 360-678-7787

Area 6 Janet Bondelid 360-222-3182

The Newsletter is also distributed by e-mail. To subscribe by e-mail contact us at lpic@whidbey.net. Find back issues on our website, www.lagoonpoint.com, under Newsletter .



Special Board meeting (re dredging): Saturday August 20th, 9 AM, at GBPC
Fishing Derby and Community Potluck: Saturday, August 27th
Annual Membership meeting: Tuesday, September 13, 6:30-7, at GBPC

LAGOON POINT IMPROVEMENT CLUB
 P.O. Box 123
 GREENBANK, WA 98253
 RETURN SERVICE REQUESTED

U.S. Postage
 Greenbank,
 98253
 Permit 1



The Speed Limit Throughout
 Lagoon Point is



Thank You for Your
 Cooperation

Special Board meeting, re dredging: Saturday, August 20, 9 AM
Annual Fishing Derby and Potluck: Saturday August 27, all day
Annual LPIC Membership Meeting: Tuesday, September 13, 6:30 PM

Details inside.