

Lagoon Point Newsletter

November-December 2005

Come join your neighbors at this year's Holiday Dessert Potluck: Tuesday December 6, 7:15 PM, at the Greenbank Clubhouse. At the dessert potluck we want to renew acquaintances and thank this year's Lagoon Point volunteers. Bring a dessert to share and a donation of non-perishable packaged foods for the Greenbank Food Bank. LPIC will supply plates, cutlery, non-alc drinks. See you there!

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

Board agenda-planning meetings: Thursday January 5 and Tuesday January 31, 2006, 7 PM at Linda Armstrong's home: 3412 Marine View Drive. If planning to come please call Linda ahead: 678-1425

Regular monthly Board meetings: Tuesday evenings at 6:30: December 6, January 10 (2006) and February 7 (2006), at the Greenbank Clubhouse.

From the President – Linda Armstrong

I hope all of you had a wonderful Thanksgiving with your loved ones and friends, old and new. As we enter the holiday season, I invite you on behalf of your Board to the Lagoon Point Holiday Dessert Potluck and Volunteer Celebration: Tuesday evening December 6th, about 7-9 PM, right after a brief Board meeting. Please join us, bring something sweet to share, and a contribution of packaged foods for the Greenbank Food Bank. Looking forward to seeing you on the 6th – new faces and familiar faces, both.

This fall is proving important for our community. Things have been happening. In late September our waterway survey contractors, Amy Leitman and Jim Johanneson and their firms gathered biologic and depth data for us about our Lot C community waterway and the private canal areas south of Lot C. We will be using these data next year to help us move ahead in planning where to dredge and how much. The difficult problem of apportioning the cost is yet to come.

On November 7th we got our long-awaited court decision in the LPIC vs Raymond et.al. case. You may already have heard the court's decision. Judge Churchill, of the Island County Superior Court, having reviewed the documents and arguments both sides provided, ruled orally that all Lagoon Point lot owners are indeed financially responsible for the maintenance of all our common properties. Defendants were ordered to pay their jetty repair assessments. It was expensive for LPIC to get this matter decided by the courts, but necessary to clear up a controversy that has been with us for nearly 35 years. As I write this, the court has not yet issued its written decision, and that decision could yet be appealed.

And on the 10th of November, Craig Powell (Sealevel Bulkhead Builders) arrived at dawn with heavy equipment to repair a hole in the north side of the north jetty. Craig had done the major jetty re-build last year, but since then winter storms had caused several rocks high on the north side to tumble out of the jetty, leaving a large hole and possible structural weakness—not to mention a dangerous situation for anyone climbing the jetty wall. We hope that this repair will hold throughout the coming winter and for seasons thereafter. The rest of the north and south jetty walls have stood up well to the weather.

I look forward to the coming year of work on the Board, and I thank every one of you for your thoughtfulness and support this year. With your input the Board will continue to work on the projects we foresee: dredging; bridge restriction, repair, or replacement; and the future of Lots E and EE. I hope you will always feel free to call or write me with your ideas—and above all I wish you a peaceful holiday season and a prosperous New Year.

From the Treasurer – Bill Schmid

Starting January 1, Janet Bondelid will be taking over my responsibilities as your LPIC Treasurer. Paulette Clayton will be the new Assistant Treasurer. The Treasurer's job entails a great deal of detailed hard work, much of that work not visible to others. The new Treasurer and Assistant Treasurer will need your cooperation.

I have served on the Board for the last three years –Treasurer for the last 2 years and before that Vice-President for one year. During my three years the Board has taken on some very significant issues, among them amending our LPIC bylaws, repairing our jetty, setting the pattern for our annual maintenance budgets, and beginning to plan for eventually dredging Lot C and sharing the costs of dredging. Some of the community's decisions I supported and some I opposed. I am proud to say that all these matters were decided through votes of the Lagoon Point lot owners. (No dredging proposal has as yet received a majority vote of approval.)

On the Board I have worked with people whom I grew to greatly respect. All your Board members are dedicated to the betterment of LPIC and our community. I will miss the Board members and their participation in LPIC deliberations and decision-making.

For 2006 you have elected qualified and dedicated Board members. The new Board will need your input on issues it is considering and your participation on its working committees. Consider coming to Board meetings and volunteering for Board committees.

Thank you for your support the last three years.

Election results for the 2006 LPIC Board

About 125 lot owners returned ballots, with three choosing the secret voting option. Ballots were counted on November 28th, and the results are as shown below. (There were no contested positions.)

The six officers each serve for one year, so they are elected every year. The Area Reps each serve for two years. This year we elected the reps for Areas 2, 4 and 6. Next year we'll elect the reps for Areas 1, 3 and 5. The reason for the low vote counts for the Area Reps is that only owners of lots in each area can vote for that Area Rep.

We thank the ballot-counters for their efforts: Lynne Schmid, Monica Vierra, Bill Schmid, and Aaron Lowin.

President	Linda Armstrong 134	Asst Secretary	Paula Ratcliff 129
Vice President	Mike Stevens 130	Area 2 Rep	Page Gilbert-Baenen 10
Treasurer	Janet Bondelid 128	Area 4 Rep	Todd Brunner 21
Asst Treasurer	Paulette Clayton 128	Area 6 Rep	Bill Brown 31
Secretary	Aaron Lowin 131		

Court finds for LPIC in LPIC v Raymond et al

As Linda Armstrong indicated in "From the President," in early November the Island County Superior Court ruled orally that all Lagoon Point lot owners are indeed financially responsible for the maintenance of all Lagoon Point commonly-owned properties. Defendants were ordered to pay their jetty repair assessments.

When the court issues its written decision we will post the decision on the Lagoon Point website, www.lagoonpoint.com.

Mark your calendars:

The 2006 Lagoon Point events and Board meetings calendar is as follows

	Agenda-planning meetings	Formal Board meetings (usually Tues at 6:30)	LPIC events
	Thurs, Jan 5	Jan 10	
	Jan 31	Feb 7	
	Feb 28	Mar 7	
	Mar 29	Apr 4	
	Apr 25	May 2	
	May 30	Jun 6	
Lagoon Point garage sale			Saturday, July 1 (July 4 th weekend is Jul 1-3)
	Thurs, Jul 6	Jul 11	
	Aug 1	Aug 8	
Fishing derby and potluck dinner			Saturday, September 2
	Sep 5	Sep 12	
	Sep 26	Oct 3	
	Nov 7	Nov 14*	
...and holiday dessert potluck	Nov 28	Dec 5	Dec 5: Brief Board meeting to be followed by holiday dessert Potluck
	Thurs, Jan 4, 2007	Jan 9, 2007	

* Board will meet Nov. 14 as the Greenbank Clubhouse is not available Tues eve Nov 7, that being Election Day.

**Divisions 2, 3, and 4 lot owners have approved their new unified covenants.
Next step: Election of the first of the three members of the Architectural Committee
– Tom Heerhartz**

The new unified Division 2-3-4 covenants have been approved by the lot owners in each of the three divisions.

On September 27th, 157 ballots (representing all 173 lots in Divisions 2, 3, and 4) were mailed to all Division 2, 3, and 4 lot owners. Returns were tallied a month later, on October 24th. Some 99 ballots (110 votes) had by then been received back, and the covenants were approved by 94percent of the returned votes. In each of the three divisions more than half of the division's lot owners approved the new covenants.

The approved unified covenants have been filed with the Island County Auditor, and are now posted on the LPIC website. Copies of all documents were given to the LPIC Secretary for archiving.

Seeking candidates for the Division 2-3-4 Architectural Committee

The new covenants establish staggered 3-year terms for the three members of the Architectural Committee. One of the three positions is to be elected as soon as practical. Any Division 2-3-4 property owner who would like to serve on the Architectural Committee or who would like to nominate another lot owner to so serve should immediately contact one of the persons listed below.

Bob Vondrachek - (360)-678-9367
Bert Pack - (360)-678-6652

Bill Charbonneau - (425)-771-6000 (days)
Frank Roberts - (360)-678-5899

Paula Ratcliff has resigned from the LPIC Board

In mid-November Paula Ratcliff resigned her position as LPIC Assistant Secretary. In a letter to the LPIC President, Linda Armstrong, Ms. Ratcliff cited for her decision several disagreements with how the Board was operating and some of the decisions it was making.

The Board thanks Paula for the considerable time and effort she has contributed to our community over the years, as a Board member, Board secretary and archives manager. We wish her well.

As Paula Ratcliff's name was on the already-mailed ballot for the 2006 Board, she was re-elected for another one-year term as Assistant Secretary. Early next year the new Board will fill the vacancy as set out in our bylaws.

Interested in joining the Board? If you are interested in joining the 2006 Board as Assistant Secretary, check with the President, Linda Armstrong, by e-mail (lpic@whidbey.net) or phone (678-1425 or 206-329-3487).

Know anyone who can read an old 5" floppy?

We have found an old 5-inch floppy disk (one generation older than the more recent 3½-inch floppies) that according the label contains 1980s LPIC records. But we haven't got the equipment to read it and save it to our archives. If you know someone who has a computer or peripheral that can read one of these 5" oldies, please contact the LPIC Secretary, Aaron Lowin, at LPIC@whidbey.net, or 360-678-1425.

Community Announcements

Kids: Better watch out, better not pout, the SANTA MOBILE is coming to Lagoon Point

Tuesday evening December 13. - Santa and his firefighter friends will be touring our Lagoon Point neighborhood. Tour will start at 5:00 PM (weather permitting). Kids optional – Santa welcomes all. So, kids or no kids at your home, come out anyway and welcome Santa to the neighborhood !!

Found on Oceanside: House and car keys and remote. Call Tuck and identify: 678-5548

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

If its community property and its broke we'll fix it, if someone tells us its broke.

If you notice damage to community property, a vandalized sign, a broken parking lot chain, a loose part on one of the docks, major debris in the waterway, etc., *let us know*. We can't fix something we don't know about. Call your Area Rep or any of the Board officers. Thank you!

Suggestions for the Board ? Questions ? Contact your Area Representative:

Area 1 Bob Vierra 360-678-6310	Area 4 Todd Brunner 425-771-5148 ext 23
Area 2 Page Gilbert-Baenen 360-222-3104	Area 5 Tom Heerhartz 360-678-7787
Area 3 Roy Blackwell 425-347-9312	Area 6 Bill Brown 360-222-3178

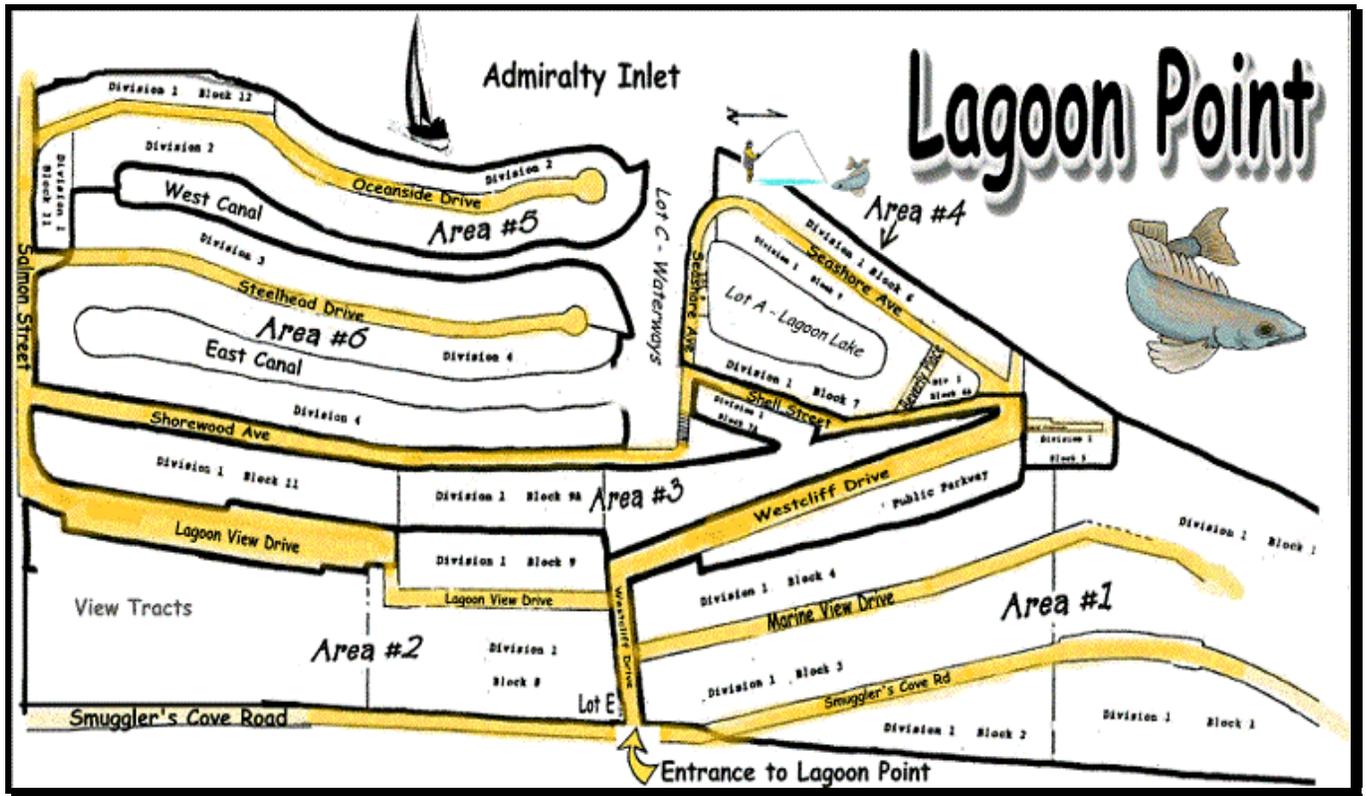
We'll gladly send this newsletter direct to your computer ! Some two dozen folks have now signed up to get the LPIC Newsletter by e-mail. Subscribe by e-mail and you'll get the Newsletter faster, and won't have to trudge to the mailbox. And LPIC saves about \$0.80 on each copy we don't have to print 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 delayed, so notification of upcoming meetings is delayed, and you have to navigate to our website and look up the newsletter. Better to get the newsletter by e-mail.

**Is your address wrong? Tell us. We'll fix it ! But 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 !**

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

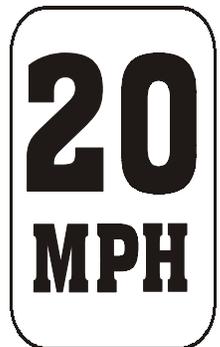


LAGOON POINT IMPROVEMENT CLUB
 P.O. Box 123
 GREENBANK, WA 98253
 RETURN SERVICE REQUESTED

U.S. Postage
 Greenbank,
 98253
 Permit 1



The Speed Limit Throughout
 Lagoon Point is



Thank You for Your
 Cooperation

Holiday dessert potluck and LP volunteers Thank You! Tuesday December 6, 7:15 PM, at Greenbank Community Center. Bring a dessert to share and non-perishable donation for the Greenbank Food Bank. (More info inside)

Next Board meetings: Tuesdays: December 6, then January 10, 2006 and February 7. Happy New Year all !