

Lagoon Point Newsletter

December 2004

Next LPIC Board meetings: 6:30 pm, Tuesday, **January 11th 2004**, at the Greenbank Clubhouse

To be notified of special board of directors meetings, please list your name and phone number or email address with your area representative.

December 7th Board Meeting & Holiday Celebration – by Linda Armstrong, 2005 President

Over 60 Lagoon Point residents attended the last Board Meeting of 2004. Retiring President Andy Messer summarized the accomplishments of our community during his 28 months in office. Incoming President Linda Armstrong thanked Andy, retiring Area 5 rep Bob Rodgers and retired Area 2 rep Graham Benson as well as committee volunteers Bert Pack, Frank Roberts, Judy Miller, Dan Williamson, Margo Lane, and Carole Holmes for their service to the community. Following a brief Board meeting, the group enjoyed a dessert social to welcome the holiday season. We also collected four large boxes of items for the community food bank.

2005 LPIC Calendar

Jan 11	Board Meeting (2 nd Tuesday)
Feb 1	Board Meeting
Mar 1	Board Meeting
Mar 19, Saturday	St Patrick's Day Potluck
Apr 5	Board Meeting
May 3	Board Meeting
Jun 7	Board Meeting
July 2, Saturday	LP Garage Sale

July 12	Board Meeting (2 nd Tuesday)
Aug 2	Board Meeting
Aug 27, Saturday	Fishing Derby & Potluck
Sep 13	Board Meeting (2 nd Tuesday)
Oct 4	Board Meeting
Nov 1	Board Meeting
Dec 3, Saturday	Christmas Potluck
Dec 6	Board Meeting

Resignation Rumors Premature

Ernie Clayton, LPIC Vice President for 2004 & 2005, has not resigned his position on the Board of Directors. The rumor of his departure, in the previous newsletter, was premature. We thank Ernie for his support this last year and his ongoing commitment to our community.

Assessment Payment Status

As of November 30, 2004, there are a total of 44 delinquent owners owing \$13,010, \$2644.00 of which is penalty fees, which include late fees, lien fees, and some legal fees. Of that total, 39 owners have not paid their July 2004 annual maintenance fees, owing \$3767.00. 16 owners still owe \$5,162.50 for the Jetty assessment last year. 10 accounts are now over 1 year late. In compliance with LPIC By-Laws, 10 new liens have been filed.

Maintenance of Drainage Culverts – By Mike Stevens

During the past few months, a few members of the Lagoon Point Community raised questions about the financial liability for the maintenance of the drainage culverts along Shorewood Avenue which were installed in the early 1970's by Mr. Spano when the canals and the adjacent lots were being developed. I contacted the Island County Public Works Department and received the following reply dated October 12, 2004 from Richard K. Snyder, County Engineer.

1. Island County will maintain the culverts under the county roads lying within the right-of-way.
2. Island County will not maintain any culverts lying under private roadways or culverts lying within easements of the individual lots.

The above information may not apply to the drainage culverts that were installed in the 1950's by Island County on the west side of Westcliff Drive and Lagoon View Drive that drain down the bluff to Shell Street and Shorewood Avenue.

Lot owners who have questions regarding the maintenance and repair of drainage culverts should contact the Island County Public Works Department.

I Stand Relieved – by Andy Messer, 2004 President

As 2004 comes to a close, it is useful to review the changes that have occurred over the last three years. There were a number of significant accomplishments, representing a lot of hard work by members of the 2001, 2002, 2003 and 2004 LPIC Board of Directors as well as many other LPIC members:

2002

April 2002: The 1977 Lagoon Point Property Owners Resolution was amended to provide that voting on maintenance and assessment issues shall be by lot, in person or by mail.

May 2002: An annual maintenance budget and corresponding assessment were passed under the newly adopted voting procedures. Our funding changed from dues collected from members, to assessments by lots owned.

May 2002: Funding was approved to begin the permit process for the much-needed Jetty Repair project.

November 16, 2002: The LPIC Constitution and LPIC By-Laws were both amended to provide mail-in voting, on all future amendments, by all members.

2003

May 30th 2003: The Property Owner's 2003-2004 Annual Budget was approved, revising the account list and improving the long-term reserve provisions.

June 17, 2003: The LPIC Bylaws, Article I (Membership) and Article II (Budgets, Fees and Assessments) were amended providing automatic membership for lot owners and voting by mail, by lot, for budgets, fees, assessments and for election of board members. LPIC became a Homeowners Association under RCW 64.38.

July 7, 2003: The LPIC Board of Directors made a commitment to: *"Pursue a resolution to the "waterway funding issue" based on the principle that all lots pay equally for everything except dredging. Dredging will be assessed differentially, with the canal lots paying more than the non-canal lots. The ratio will be the single issue to be resolved, which is intended to balance any other equity considerations."*

August 29th 2003: The Jetty Repair authorization and assessment was approved.

August 30th 2003: The first Election of Board Members was conducted with mail-in ballots.

October 21st 2003: Island County approved the Jetty Repair Project.

December 12, 2003: Washington State Department of Fisheries approved the Jetty Repair Project.

2004

May 6th 2004: Following a year of research and development, the board carried out its July 2003 commitment and presented the "2004 Resolution" to the membership for consideration. Both the canal lot owners and the non-canal lot owners soundly defeated that resolution.

July 1st 2004: Army Corps of Engineers Jetty Repair Permit received.

July 20th 2004: At the July 13th board meeting, the board voted to send a dredging funding proposal for equal payments by lot, to the membership for approval. Division 2, 3 & 4 lot owners voted substantial support, but a greater number of Division 1 and View Tracts lot owners defeated the measure.

August 15th 2004: The Jetty Repair Project was started July 21st and completed August 15th 2004

Throughout 2003 & 4: Collection of delinquent accounts from 2002 and prior years was successfully pursued.

Final Thoughts Before Joining the List of LPIC Past Presidents

The last 28 months as LPIC President has been both challenging and rewarding. We the community, have made some very real progress in changing and strengthening the governance of Lagoon Point. By virtue of voting by mail and by lot, every lot owner has the opportunity to participate in determining our future. Big issues remain, the dredging project still needs to be accomplished and the permit process initiated, but by working together we can resolve these issues ourselves in a manner that best suits our needs.

My first action as president of LPIC, in September 2002, was to ask all of us to change our vocabulary and remove the words: "them", "they", "your", "those people" and "you people"; and use in their place: "We", "our" and "us". My last action as president of LPIC is to ask us all again. Try it. It is tricky – old habits are hard to change. We are one community here in Lagoon Point. We all need to pull together to keep our neighborhood the wonderful place it is.

Area 2 Representative - Vacancy

There remains a vacancy on the LPIC Board of Directors for Area 2 Representative. Any LPIC member in good standing, owning a lot in Area 2 (South of Westcliffe Drive, between Smugglers Cove Road and Lagoon View Drive – see map on last page) is eligible to fill this position.

2-3-4 Architectural Committee – New Member – by Bert Pack

Patricia Duffy has resigned from the Architectural Committee. We all thank her for her years of service to the community and wish her well.

Bob VonDracheck has been designated as her replacement, joining Bert Pack and Gary Walsh. Bob lives in Division 2 on Oceanside Drive. He has experience in building construction and will be an asset to the Committee and to the community. His telephone number is 360 678-9367.

Lights Out

Island County night lighting regulations prohibit the use of unshielded outdoor lights in excess of 60 watts. As good neighbors we should attempt to comply. Please do not leave unshielded outside lights on all night, particularly unshielded high-power floodlights. If you are just here for the weekend, before you leave for home, please check that outside lights have not been inadvertently left on. Motion sensors are recommended both for security and for compliance. Island County Planning Department has an excellent pamphlet on this subject.

BULLETIN BOARD

(Ads will run twice unless otherwise arranged)

- **LP HERON** Hooded & regular Sweatshirts, T's! Any size and color, they Benefit "Neighbors Helping Neighbors", our own voluntary LP help organization. Call Margo Lane 360-222-3209
- Need sewing done? 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 would like to walk or take care of your pets for you. Rates are negotiable & reasonable. 678-2913.
- Need anything done around the house? Any odds and ends to be done, babysitting or yard work?! If so, please contact me, Elena Caldwell, I would love to help you out! Rates are reasonable. 678-9332
- Dock space For RENT (Lot #37 Steelhead Drive) Call Marv Earl 253-631-0750
- For sale: 1997 Pontiac Sunfire SE Sedan 4D (AC/cruise/tilt wheel/power door locks/am-fm-cassette), 78000 miles, runs great and looks sharp, \$2000. Call Gary 360-678-1952
- For Sale: 1993 Grady White Fishing Boat, 20' 4", Beam 8' 1", Yamaha 175hp outboard, Galvanized Tandem axel trailer, loaded with extras, \$24,000.00 Call Rosalyn Williams (206) 365-2873 or Keith Williams (206) 605-0200
- Lost: Two salmon fishing poles on Smugglers Cove Road 9/19/04. Reward, please call Ray 360 321-1624.
- Furnished 2-bedroom/2bath home on Steelhead Drive. 52' dock space. Available Nov. 1 through May 2005. \$1500 per month. Please call Hal Thorsvig at 206 232-5298.
- For Sale: Lane cedar chest \$25; single bed and mattress \$15; teak TV stand \$10; older good quality small desk with leather top \$40; pair of white bookcases \$35; antique oak-framed mirror \$40. 360 678-1425 or 206 329 3487. Please leave message and we'll call back.

If you need to delete your ad, or would like to add an ad, please e-mail: lpic@whidbey.net

 Watch your speed

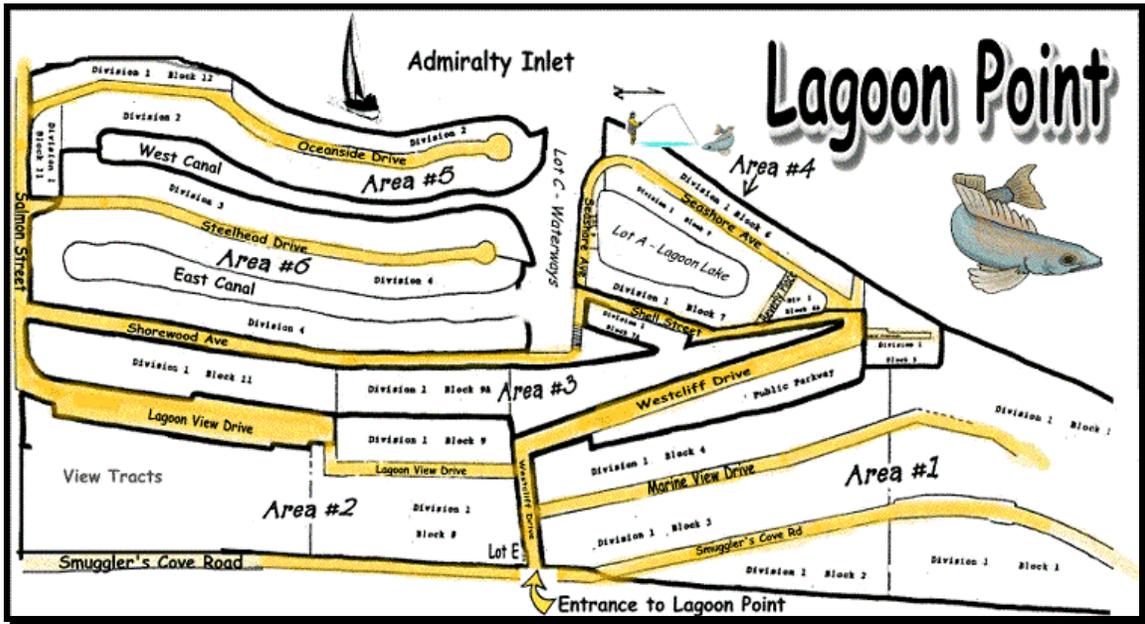


The speed limit throughout Lagoon Point is 20 MPH – radar enforced 24 / 7

20 MPH is really SLOW. Relax. Slow down. Enjoy the pace of the island. Please caution your friends, relatives and visitors as well.

Fine Schedule for Speeding
1-5 mph \$91
6-10 mph \$101
11-15 mph \$132

Note: The monthly Newsletter is not currently distributed by email; however, back issues are posted on our website: www.lagoonpoint.com under Newsletter.



Contact your 2005 Area Representative:

Area 1	Bob Vierra	360-678-6310	
Area 2			
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	

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

2005 Calendar