

This area is reserved for the return address and recipients addressing, any area in white can be used for your content.

**VOTING INSTRUCTIONS: Vote by mail (or bring ballots to the May 11<sup>th</sup> Board meeting)**

**Remember the envelope this came in is reusable. Just make sure LPCA's address shows thru the window when you refold it to send back.**

**Apply first class postage. Return this entire sheet by May 31, 2010. Don't forget your signature.**

**To vote: Remove this one sheet from the mailing.** Vote in the space indicated below. Fill in the validating information at the bottom. Return this entire original ballot page to us. To be valid, your ballot and your signature must be returned. **To vote a secret ballot, please turn to page 8.**

**In regard to the Proposed 2010-11 LPCA annual operating budget and the proposal to increase the regular assessment to \$160.00**

Yes, I approve the proposed budget and increased annual assessment amount

No, I disapprove the proposed budget and increased annual assessment amount

**In regard to the Proposal to increase the Special assessment by \$100.00 and to change the due date to Nov. 1<sup>st</sup> each year**

Yes, I approve the proposal to increase the Special Assessment by \$100.00 and to change the due date to Nov. 1<sup>st</sup>

No I disapprove the proposal to increase the Special Assessment by \$100.00 and to change the due date to Nov. 1<sup>st</sup>

**You must provide this validating information with your ballot.. Thank you for voting!**

I own property in the plats of Lagoon Point or Lagoon Point View Tracts.

**PRINT** voting LPCA lot owner's **name:** \_\_\_\_\_ **Signature** \_\_\_\_\_

Do Not Detach

Please refold this sheet so that the reply address below shows through the window of the reusable envelope

This area is reserved for the reply address, any area in white can be used for your content.

**Ballots must be returned by May 31, 2010 to be counted.**

**Please Mark your Ballots**

**Sign & Date**

**Return this Entire Form**

**Reusable Envelope/Re-Fold so that Return Address is in window**

**Envelope closes from bottom**



LAGOON POINT COMMUNITY ASSOCIATION

P.O. Box 123 Greenbank, WA 98253

April 16, 2010

Dear Friends and Neighbors,

Attached is a ballot for the 2010-2011 budget. You will notice some changes. Our lot numbers have changed as we have had many double lots combined to single lots which have reduced the total number of lots from 523 to 472 for our assessment. Last year's budget was based on 454 lots as we did not know how many lots would be combined and we wanted to plan conservatively.

For the last two fiscal years we have not raised the annual dues assessment. Last year's budget letter indicated to the community that the board wanted to investigate our real community needs vs. the level of assessment. To that end Carl Edelblute wrote several newsletter articles about how communities could look ahead and plan for maintenance of common area properties. We had a community meeting where Carl had a very clear PowerPoint presentation of our needs and an overview of maintenance. The board then hired Lamb Hanson Lamb Appraisal Associates, Inc. to do a reserve study of our community assets and their value, lifespan and what our reserves should be. (With the preparation Carl had done they gave us a much reduced price!) This study will be available for all homeowners to read. We can email it or you may pay for the copies to be mailed to you. It is 53 pages.

The new independent study confirms that the community needs more funds set aside for long term maintenance for our community owned assets such as the bridge, bulkheads on Seashore Ave, jetty and boat launch and dock. Therefore, this year's assessment is proposed to be raised from \$120 to \$160. The \$40 increase which will go to the long term reserves, is not close to what is recommended by the reserve study but the board felt we needed to have some increase to the assessment immediately and also give the community time to look at and absorb the information in the reserve study. There are two suggestions for funding the long term reserves: one is a one time, very large assessment and the second is a 3 year funding of the long term reserve. We are doing neither as we want to have community input with such an important issue.

This ballot has two sections to vote on. The second is a vote to increase the dredging assessment by \$100 to a total of \$200. Because this is a special assessment we don't have to collect it at the same time as the annual assessment (July 1<sup>st</sup>) so it will be billed October 1<sup>st</sup> and due November 1<sup>st</sup>. The board has investigated borrowing the balance of the dredging funds which can be done. The things we have to think about as a community are the interest we will have to pay on a loan versus putting the money away now. Please be sure to read the **Dredging Update** section on page 7 to for more information about why this increase is being requested. Your board has invested the reserve funds we do have, in the best interest CDs we can get while keeping our money secure.

Our annual operation budget is similar to last year. Our secretary and assistant secretary are using the click2mail program through the post office and that has helped cut newsletter costs. We have added directors and officers insurance and that is our one increase in the operation budget.

*Janet Bondelid, LPCA President*

2

## 2010-2011 Budget Summary

For year 2009/2010    For Year 2010/2011    Change from Prior Year

General Operating Expenses (day to day)	\$16,030.00	\$17,990.00	\$1,960.00
Legal Expenses	\$3,000.00	\$3,000.00	\$0.00
Landscape and Other Maintenance	\$7,950.00	\$7,950.00	\$0.00
<b>Total Operations Budget</b>	<b>\$26,980.00</b>	<b>\$28,940.00</b>	\$1,960.00
For Long Term Reserve Account	\$30,000.00	<b>\$48,880.00</b>	\$18,880.00
<b>Total Annual Budget</b>	<b>\$56,980.00</b>	<b>\$77,820.00</b>	\$20,840.00

All funds remaining in the day-to-day general operating expenses and the maintenance expenses at the end of the previous fiscal year remain in the LPCA checking account and may be used to support the next fiscal year's day to day expenses. The reserve study was paid for from the general operating funds.

The Long Term Reserve Fund shall provide for building cash reserves to fund major repairs, improvement or replacement of common properties.

The Board of Directors is authorized to spend funds in the case of an Emergency. "Emergency" means a set of unforeseen circumstances beyond the control of the agency that either (a) presents a real, immediate threat to the proper performance of essential functions, or (b) may result in material loss or damage to property, bodily injury, or loss of life if immediate action is not taken.

**BUDGET DETAIL**

<u>Budget Item</u>	<u>09/10</u> <u>Budget</u>	<u>Proposed 10/11</u> <u>Budget</u>
Annual Assessments	\$54,480.00	\$75,520.00
Late Fees	\$700.00	\$500.00
Key Deposit/Replacements	\$100.00	\$100.00
Savings/CD Interest	\$200.00	\$200.00
Division 2,3,4 Agreement	\$1,500.00	\$1,500.00
<b>Ordinary Income</b>	<b>\$56,980.00</b>	<b>\$77,820.00</b>
Lot C Special Assessment	<b>\$45,400.00</b>	<b>\$47,200.00</b>
President's Expense Allowance	\$1,200.00	\$1,200.00
Treasurer's Expense Allowance	\$1,200.00	\$1,200.00
Bookkeeper/Tax Prep./Acctg.	\$900.00	\$0.00
Tax Payment	\$1,600.00	\$1,600.00
Secretary's Expense Allowance	\$1,200.00	\$1,200.00
Administrative/Tax Prep/Accounting/	\$1,220.00	\$2,120.00
Office Support	\$1,480.00	\$1,555.00
Newsletter	\$2,800.00	\$1,800.00
Liability/D&O Insurance	\$2,200.00	\$5,000.00
Special Meetings	\$85.00	\$0.00
Meetings	\$540.00	\$710.00
Storage Rent/PO Box	\$400.00	\$400.00
Keys & Deposit Refunds	\$200.00	\$200.00
Security	\$805.00	\$805.00
Miscellaneous	\$200.00	\$200.00
<b>Subtotal - Gen Op Expenses</b>	<b>\$16,030.00</b>	<b>Pr\$17,990.00</b>

<u>4Budget Item</u>	<u>9/10</u> <u>Budget</u>	Proposed 10/11 <u>Budget</u>
Legal Expenses	\$3,000.00	\$3,000.00
<b>Subtotal - Legal Expenses</b>	<b>\$3,000.00</b>	<b>\$3,000.00</b>
Landscape Maintenance	\$1,980.00	\$1,980.00
Electric Bill/Street Light	\$150.00	\$150.00
Other Maint./Convenience Rental	\$320.00	\$320.00
Additional Maintenance/Emergency	\$5,500.00	\$5,500.00
<b>Subtotal - Landscape &amp; Other Maintenance</b>	<b>\$7,950.00</b>	<b>\$7,950.00</b>

# of lots used for budgeting for 2009/2010 was 454 = 54480.00

# of lots used for billing for 2009/2010 were 480.5 = 57660.00

# of lots used for budgeting for 2010/2011 is 472 lots = 75520.00

# Lagoon Point Newsletter

April 2010

**From the President** *Janet Bondelid, LPCA president*

By the time you read this we will have had our first annual (we hope) neighborhood clean up day. It is our first, so comments and suggestions for next year would be appreciated. Thank you to all the people who passed out the notices so we didn't have to spend money on mailing and to all the drivers for their time and effort.

The board has also decided to use the Neighbors Helping Neighbors money to help the whole neighborhood by putting a portable toilet and having garbage pickup at Lot C and the north public road to the beach. The county park service is not doing this anymore and like it or not we have garbage left in both places so this seemed a way that this fund could help the whole neighborhood.

I hope you all noticed the new bulletin board at lot E that Bob Morikado made for community notices. It should be easier to read and more waterproof.

Every year the president is asked to say something about yard lighting in the newsletter as we get several comments from neighbors "Can you please speak to .... about their yard/house lights?" Many people have made changes to their lighting so the comments aren't as many. I have seen lights painted with an etching paint on the clear glass of the fixture. Some people put their lights on timers so they turn off at 9 or 10pm. There are county regulations about wattage, shielding or orienting the fixture "so that direct rays of the light don't shine on your neighbor's property and pollute the night sky". Please be courteous of your neighbors and walk around your house after dark and see how your lighting is affecting the adjacent properties. [www.islandcounty.net/planning/](http://www.islandcounty.net/planning/) for county regulations

I'm sorry to report that after a courageous battle, Rich and Diane Forth's grandson, Brandon, passed away early this spring. For their story see [www.caringbridge.org/visit/brandondbrauns](http://www.caringbridge.org/visit/brandondbrauns).

**Outdoor Burning** – It's time to get outside and enjoy Spring and maybe do some yard cleanup. The Fire Department requires that residents have a verbal permit before doing any outdoor burning which is easy to get, just **call 800-622-4627, ext. 4**. You'll hear a recorded message that outlines the regulations and safety precautions that you need to follow. Yard waste fires can be a maximum diameter of 4 feet. Please be considerate of your neighbors when doing any outdoor burning.

**BUDGET INFORMATION AND BALLOT ENCLOSED.  
PLEASE DO NOT DISCARD.**

**WE ARE A SMALL COMMUNITY. YOUR VOTE COUNTS.**

**From the Treasurer** *Karen Edelblute, Treasurer*

Well, it's getting to be that time of year again! You may have noticed in the President's letter enclosed with the budget ballot that she mentioned that we will be billing the "special" assessment in October rather than with the "regular" assessment in July. We are hoping that separating these two charges into two separate bills at different times of the year will make things just a bit easier to handle. This should also make it easier for you to budget these expenses.

Please remember that we continue to accept contributions to assist those neighbors who need it to pay their "special" assessments.

The "LPCA Drop Box" was very successful last year and will be available for your use this year. If you are new to Lagoon Point, you may save yourself some stamp money by dropping off your payment at 3410 Marine View Drive (go to the very end of Marine View and you'll see the drop box attached to the fence).

Important Reminder: Paperwork for combined lots must be turned in by May 30, 2010 to be applicable to the 2010/2011 assessments. If you have any questions give me a call at 360-678-6151 or send me an e-mail at [LPCAT@whidbey.com](mailto:LPCAT@whidbey.com).

**Dredging Update** *Bob Morikado, Dredging Committee*

Good News and Bad News The good news is that we have in hand the draft of the last document to be prepared for our permit application. The Dredging Committee has reviewed the document and submitted their comments to Grette, who we have contracted to assist us in preparing the permit application. We expect that within one week, the permit application with all supporting documentation will be ready for submission. This has been a long and arduous process which has been marked repeatedly with obstacles over the past two years. However, we believe that our submission incorporates an acceptable approach, with appropriate environmental safeguards, and answers the questions which we expect from the regulatory agencies.

The bad news is now we have to pay the piper. LPCA and Division 2-3-4 signed an agreement addressing an equitable basis for sharing the costs of the dredging. With this in mind, we will fall short of the necessary funds to pay the anticipated cost of dredging and will probably require entering the loan market. To date, we have collected a total of about \$190,000 between LPCA and Division 2-3-4 (with the agreed upon cost share). We anticipate the entire \$190,000 will be consumed by the time we begin dredging in 2012. With the current approved special dredging assessment of \$100/lot, by the time dredging begins, we will accumulate another \$90,000. Our current estimated cost for the actual dredging will be in the neighborhood of \$500,000 leaving us with an approximate \$410,000 shortfall. If we are successful in arranging a \$410,000 loan, our current special dredging assessment will need to continue for over 10 years.

In our proposed budget, we are asking the special dredging assessment be raised to \$200/lot. The impact of this increase will be significant. We can accumulate \$180,000 before the dredging commences and the loan request will drop to around \$320,000. The special dredging assessment will need to continue for slightly over 4 years instead of over 10 years. We sincerely hope that this measure meets with your approval; it is our considered belief that prudent management by the board includes the expectation we minimize special assessments and they should not create a devastating one time impact nor a constant long term drain upon the community.

***USE THIS PAGE ONLY FOR SECRET BALLOT VOTING***  
*Otherwise use regular ballot sheet on first page*

**VOTING INSTRUCTIONS:** Vote by mail (or bring your ballots to the May 11th Board meeting). For your ballot to count you must complete and return all sections of this ballot page. **Ballots are due back no later than May 31, 2010 to be counted.**

**To vote: Remove this one sheet from the mailing.** Vote in the space indicated below. Fill in the validating information at the bottom. Return this entire original ballot page to us. To be valid, your ballot and your signature must be returned. **See instructions below for a secret ballot.**

Mail your ballot page to: **Lagoon Point Community Association, PO Box 123, Greenbank WA 98253**

**In regard to the Proposed 2010-11 LPCA annual operating budget and the proposal to increase the regular annual assessment to \$160.00**

- Yes, I approve the proposed budget and  
proposed annual assessment amount
- No, I disapprove the proposed budget.and  
proposed annual assessment amount

**In regard to the Proposal to increase the Special Assessment by \$100.00 and to change the due date to Nov. 1<sup>st</sup> each year**

- Yes, I approve the proposal to increase  
the Special Assessment by \$100.00 and to  
change the due date to November 1<sup>st</sup>.
- No, I disapprove the proposal to increase  
the Special Assessment by \$100 and to  
change the due date to November 1<sup>st</sup>.

----- **If you wish ballot secrecy, cut here then** -----

1. **Fill out the upper and lower parts of this ballot page. Cut apart on dotted line above.**
2. **Put the upper part (your votes) in a sealed small envelope.**
3. **In a larger envelope, mail us both the sealed inner envelope and the completed lower part of this ballot page.**

**You must provide this validating information, whether you vote secretly or not. Thank you for voting!**

I own property in the plats of Lagoon Point or Lagoon Point View Tracts.

**PRINT** voting LPCA lot owner's **name** here: \_\_\_\_\_

**Signature:** \_\_\_\_\_

**2010 Board Meeting Schedule** 2nd Tuesday of the month. Residents are encouraged and welcome to attend. Meetings begin at 6:30 p.m. at Greenbank Progressive Clubhouse.

Please note that we have a new email address: [lpca99@gmail.com](mailto:lpca99@gmail.com) Please keep us informed if you have a new mailing address or email. By Mail: LPCA, PO Box 123, Greenbank, WA 98253.

**2010 Board Members**

*Suggestions? Questions? Contact your Area Representative.*

<b>President</b>	<b>Janet Bondelid</b>	<b>(360)222-3182</b>	<a href="mailto:jlbondelid@gmail.com">jlbondelid@gmail.com</a>
<b>Vice Pres.</b>	<b>Ray Lane</b>	<b>(360)222-3209</b>	<a href="mailto:lanemr@whidbey.com">lanemr@whidbey.com</a>
<b>Treasurer</b>	<b>Karen Edelblute</b>	<b>(360) 360-678-6151</b>	<a href="mailto:LPCAT@whidbey.com">LPCAT@whidbey.com</a>
<b>Asst Treas</b>	<b>Bob Morikado</b>	<b>(360) 222-3487</b>	<a href="mailto:morikado@whidbey.com">morikado@whidbey.com</a>
<b>Secretary</b>	<b>Jill Massa</b>	<b>Cell (206) 661-7328</b>	<a href="mailto:jiliwigs@comcast.net">jiliwigs@comcast.net</a>
<b>Asst Sec.</b>	<b>Jeannette Requa</b>	<b>(425)481-2788 or(360)222-3492</b>	<a href="mailto:jnet@windermere.com">jnet@windermere.com</a>
<b>Area 1 Rep</b>	<b>Carl Edelblute</b>	<b>(360) 222-3180</b>	<a href="mailto:cedelblute@whidbey.com">cedelblute@whidbey.com</a>
<b>Area 2 Rep</b>	<b>Ed Duddridge</b>	<b>(360) 222-3420</b>	<a href="mailto:ekdudd@whidbey.com">ekdudd@whidbey.com</a>
<b>Area 3 Rep</b>	<b>(Vacant)</b>		
<b>Area 4 Rep</b>	<b>Ruth Stibre</b>	<b>(360)678-5946</b>	<a href="#">none</a>
<b>Area 5 Rep</b>	<b>Tom Heerhartz</b>	<b>(360) 678-7787</b>	<a href="mailto:pheer@whidbey.com">pheer@whidbey.com</a>
<b>Area 6 Rep</b>	<b>Ken Jobe</b>	<b>(360)222-3482 or(425)238-3163</b>	<a href="mailto:ken.jobe@ATSMRO.Aero">ken.jobe@ATSMRO.Aero</a>

**THE BULLETIN BOARD** Space is limited. Contact [jiliwigs@comcast.net](mailto:jiliwigs@comcast.net) or Jill at 425-774-5145

- **Handyman Services** - Local, reliable, bonded and insured, call Doug Hammer, A-2-Z Handyman Services at 360-678-5925
- **Wanted** - I am an existing resident of Lagoon Point and I am looking to find a house on the water with a lease option to buy. Please contact Robert at 425-205-5293.
- **Capri 14.2K Sailboat** - Full battened main, roller furling jib. Fixed fin keel, lead ballast. Sails well in any air, can't be capsized. Fun. safe sailing for all ages. Always kept on trolley out of the water. Exc. Condition., includes non-street legal trolley for launching. \$1,000. OBO. 360-222-3182.
- **Building Lots** – Single building lots for sale located at Lagoon Point, Freeland and Coupeville. Owner will consider reasonable offers. 206-729-3742.
- **Sewing Machine Service** - all brands and sergers too! Fast turnaround in my home shop. Bernina Certified Tech. 360-222-3182.
- **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 Viera 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
- **Cat care and dog walking.** [wozabs@aol.com](mailto:wozabs@aol.com) or 360-661-5837 Robyn Wozab
- **I would like to buy your vintage costume jewelry** or consider any vintage/antique item(s) you may care to sell. Please contact me at 360-929-1116 and ask for Shelly.
- **Window cleaning** -I am a Lagoon Pt. resident with 30 years of experience. I will clean inside, outside or both and can do a few windows or your entire house. Free estimates and local references. Pls. call David at 360-672-9332.

The Bulletin Board (cont.)

- **For Sale:** 95 Trophy 2052 with Merc 175HP, trailer, 3 downriggers & pot puller included \$12,900 Chris 206-499-9662
- **For Rent:** 2 BR, 1 bath home with outstanding water views, mountains, and sunsets. Open living areas/ view deck. Lower level has large storage room and exercise room. 2 car carport, move in ready. \$1000/mo. No pets. 3568 S. Marine View Dr. Please call 509-879-6243 or email [jubverfana@gmail.com](mailto:jubverfana@gmail.com)
- **Free yard rock** – smooth stones mostly. You haul. Come and look at 3759 Oceanside Dr. John & Sandy Ziemer 360-222-3439
- **Lost Kayak:** 12' Red Perception Sundander plastic kayak lost during storm March 27<sup>th</sup>. Please call 360-222-0364
- **Lost:** 1 white lifeboat oar, approx. 10 ft. long. Lost in the west canal about mid-April. If found please call Ted Hofstad 360-222-3004



