

Lagoon Point Improvement Club Newsletter, January 2002

Welcome the New Year, "What exciting times we live in!"

Mark your calendar... The St. Patrick's Day Party, March 16th, 5-8 P.M.
 The Lagoon Point Garage Sale, Saturday July 6th
 The Annual Meeting and Fishing Derby, August 31st, 5-8 P.M.
 The Christmas Party, December 7th, 5-8 P.M.

THANKS!

A big "thank you" to Bert Pack and Bob Bennett for rescuing our launch ramp dock. It got hung up on a dead head that had to be pulled out from under the dock. There was some minor damage done, but major damage was avoided by the timely intervention by Bob and Bert. Thank You!

COMMUNITY NEWS

It is with great sadness that we report the passing of longtime Lagoon Point resident, Bob Larson, on January 9, 2002. Bob was an active member of our community for many years and he will be missed.

JANUARY 12 SPECIAL MEETING

The January 12th special meeting was well attended. As in the case of the December meeting, the issues of maintenance funding were discussed, and a majority recognized the need for assessments for maintenance. A resolution was passed, enacting a fifty dollar (\$50.00) initial emergency assessment. This is due on March 1, 2002 and payment notices will be mailed soon. (The text of the full resolution is available online in our website in the governing documents at http://www.whidbey.net/greenbankhome/lagoon_point/) The "Readers Digest version" of the issues discussed in the LPIC special meetings on September 29th, December 1st, and January 12th is as follows:

The common property in Lagoon Point (the main waterway, launch ramp, dock, jetty, bridge, parking lots, etc) is owned by the 521 lot owners in Lagoon Point. This is from the original Plat of Lagoon Point (also available online on our website). Although the property is owned by 521 lot owners, the dues paid by 380 club members (plus or minus as the club membership changes) has been used to fund the maintenance and upkeep of the lot owners property. This was illegal and resulted in each single lot owner over paying for maintenance. Ownership of the common property is based on lot ownership. Therefore, the maintenance must be based on the same. This is a significant change, but essentially not a big change. The \$50.00 assessment due on March 1, 2002 is a one-time assessment to create a fund to continue maintenance, and will be paid by all 521 lot owners. (They are the owners of the property, therefore responsible for maintenance) Eventually we will have an annual assessment, but prior to enacting one we will wait to see the results of Andy Messer's effort to update and modify the 1977 Lot Owners' resolution. (The 1977 resolution is online, on our website. It is the document that gives LPIC the authority to manage the common property on behalf of the lot owners.) I recognize that this is confusing for those who were unable to attend the September, December or January meetings, and may still be confusing for those who did attend the meetings. We will have a more detailed explanation available online, with answers to the frequently asked questions. This is the most cost effective means to convey a great deal of information. For those who do not have internet access, possibly they have a relative with access, or a neighbor, or a friend. Access is provided at most local libraries. If you don't have internet access, don't have friends, family or neighbors with access, and can't qualify for a library card, stop by my house or call me and we can discuss it. Well over 100 LPIC members attended the January 12th meeting and the vote in favor of the special assessment was overwhelming (only about 5 or 6 votes cast against).

BOARD ISSUES FOR 2002

The Board of Directors will be addressing several issues in 2002.

The jetty repair is a top priority. With normal wave and occasional severe storm action, the jetty wears down and gets carried away. From time to time we will need to repair the jetty by adding more rock and repositioning the rock that has fallen away. Now is the time. The jetty is in immediate need of repair. We (the Board of Directors) have a committee looking into the problem and will present a budget and bids soon. At that time we (the members) will be able to review the documents, hear the committee report and vote on the issue(s).

The silting basin is filling up. This is a normal and expected event. The main silting basin was designed to collect the silt carried through the main channel. Over the years the silt will accumulate and from time to time we will have to dredge the silt out. We are at that time now, or darn close to it. The committee is looking into the issue, and will prepare a report. If dredging is necessary, the report will contain bids and a budget. Again, when the committee has completed their investigation and report, the members will be able to review the documents, hear the report and vote on the issue.

The bulkhead on the north side of the silting basin is deteriorating and the kids fishing dock, approved several years ago, has not been built. The committee will look into these issues.

A committee has been formed to investigate the possibility of a propane co-op. This would be an effective means to save on propane costs.

A committee has been formed to investigate the issues involved in the surface water drain issues. Some of the drains may be owned by the LP lot owners, but most are owned by the county. The county has not maintained the drains, but is in the process of establishing a tax supported surface water drain district. The committee will investigate ownership and maintenance issues as well as the overall current state of the system.

A committee has been formed to address the community issues involved in the annual migration of off island fishermen (fisherpersons?) to Lagoon Point. This problem was bad last year and is expected to be worse this coming year.

If any of these issues intrigue you, please contact the Board of Directors, most of the committees have space available for additional volunteers. There are other issues affecting Lagoon Point, but due to the finite number of volunteers, and time available, these are the issues currently being addressed. If you have other issues you would like to have investigated, please contact the Board of Directors.

LPIC WEBSITE

The LPIC website is being upgraded. Hilde Mott, my lovely wife, (she reads these newsletters) has been adding to the website. We are collecting all of the important documents and putting them online in our "governing documents" section. The photo section needs some help from the community. If you have digital photos of LP you want to share, please send them to Hilde at Hilde@whidbey.com. She can scan in any photos you may want to share. Old photos would be most appreciated. Also added to the website is a form to notify us of your email address. We will continue to send out the newsletter, but occasionally there will be lengthy committee reports, too long and too expensive to send in a newsletter, that we will send out by email only. Please let us know your current email address.

VOLUNTEER!

Ray Lane, the Vice-President will be coordinating the LP volunteers. If you want to help, please contact him. Ray has some great plans to recognize and reward the work and efforts of the LP volunteers.

JANUARY 15 SHERIFF'S MEETING

On January 15th, there was a well-attended meeting in the Greenbank clubhouse. The Island County Sheriff held the meeting to inform the LP community of a level 2 sex offender paroled into our community. (Into a residence on Oceanside Drive in Lagoon Point) Troy Salmon, paroled out of state prison after serving time for rape and escape, will be moving into his parent's house on Oceanside Drive. The meeting was well attended with an overflow crowd from LP that surprised the Sheriff. Also unexpected was the appearance of Troy Salmon. He spoke on his own behalf, telling the assembly that he was wrongly convicted of rape, "had to escape" from prison because he didn't like it there, and that although he did commit the robbery he was previously convicted of, it wasn't an armed robbery. The Sheriff spoke about crime, criminals, short staffing and summed it up with "call 911 and we will be there quickly." We are as safe as we were before Troy Salmon moved here. The only difference is that we are now more aware of the dangers society as a whole presents. Use caution, watch out for your neighbors and care about your neighborhood. In short, be the same LP'ers.

BULLETIN BOARD

- Do you need help with House cleaning, errands, grocery shopping? I do it all. Great references. Call Diane @ 678-068
- For Sale: Levolor - Cellular Blinds - Cream color - Great Condition - \$10 each - (2) 93"X57", (1) 69"X45", (1) 34"X22". Call 678-5628
- '71 Chinook 24' RV,350,AT, lots of new stuff, run great. \$4500, OBO. Truck lockable toolbox and Class III Hitch for Dodge Pickup \$40, Long 3 drawer dresser \$20, Twin metal bed \$40, Musicboxes: Heritage House and etc. \$20 ea, Lg. Salmon fishing net \$10. Nancy Menne
- Do you have jobs around your home that you don't like to do? I can do yard work, split/stack wood, wash/wax cars, etc... references available. Call Chris, 678-1065 OR 222-3027.
- House Cleaning: One time, weekly or monthly. Great references. Call Kathy Stephenson @ 678-1356
- Bridge anyone? Qualified tutor to teach. We have the place. We need a fourth. Call Irene at 678-3904 or 222-3115.
- Greenbank Millennium Cookbooks available for sale. Favorite recipes from the Greenbank Garden Club (about 12 members from Lagoon Point). Profit from the sale of the cookbooks goes back into the community of Greenbank. We support the Greenbank Farm, Meerkerk Rhododendron Gardens and the Greenbank Clubhouse. We also give donations to several local charities. Call Bobbi Bixby @ 678-7422 or email: bobbidon@whidbey.net.
- 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 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
- Notary services in Lagoon Point, free for LP'ers. Call Suzanne Hoel 678-6579
- LP HERON SWEATS and T's! Available in several sizes, they Benefit "Neighbors Helping Neighbors", our own, voluntary LP help org. Call Janet, 678-6156
- Exp'd. 13 year old girl to baby sit your small children. Infant and child CPR. Certified baby sitter. Ref's. \$3.50/child \$2.00 add'l./child. Call Kelly. 678-2913 or 222-3045