



The Beachcomber



HMC Newsletter

June 2012



President's Message

Another Fine Mess . . .

Water at the Forefront. As most of you have seen or heard about by now, construction on the water system is well underway. Trenches are being dug, pipe and joints are being laid, valves and hydrants are being installed, a fence has been built, and new three phase electrical power to the well site is being installed.

But there has been a price to be paid for this progress beyond the contract price. Our island roads are a mess . . . a lovely, lovely mess, but a mess nevertheless. Our old, fragile island water system has experienced several breaks, requiring immediate repair for the restoration of water pressure. Our island power has been interrupted several times by the installation of the new electrical service. Our internet and other telecommunication services have been interrupted for a variety of reasons during this project. Our energies, patience, goodwill, and camaraderie have all been tested at all levels and in a variety of ways. Just as with a home "remodeling" project, trying to happily live on and thoroughly enjoy Herron Island during the construction project has itself been trying for many.

To survive the construction project, I encourage everyone to carefully read all of the information that has been put out about the water project. In particular, please take a look at all of the "do's and don'ts" related to driving on the roadway, finding water system markers (cones, straps, etc.), avoiding construction zones, planning for trip delays, and making the Island Manager your first point of contact to find out more information.

Through all of this construction, we need to "keep our eye on the ball," that is, we need to keep in mind that there will be an end to all of this. At that point this fall, we will have a brand spanking new water system that will service Herron Island for years to come.

Ferry Engines Not Far Behind. As was discussed at the last Board Meeting and the Annual Members' Meeting, we need new engines for our ferry. When we acquired the Charlie Wells more than 20 years ago (1989), it came with remanufactured (*i.e.*, not new) engines. In the years that followed, we have been required to overhaul those engines and work on their transmissions at least every three years at a cost of roughly \$30,000 per overhaul. We have been fortunate that the engines and transmissions have lasted this long. We have also been extremely fortunate to have had a ferry crew with superb mechanical skills needed to maintain these vital components between overhauls.

However, our confidence in our ability to continue in this manner has dropped dramatically as a result of the devastation caused by the tsunami in Japan. That disaster wiped out the Japanese plant that had been the sole source of repair parts for our transmissions. Without a reliable and responsive source of repair parts, any problems with our transmissions could take our ferry out of service for months at a time. Obviously, this would be a tragic consequence.

We expect to be sending out a Ballot for a Membership vote to purchase new engines and transmissions for our ferry at a projected total cost of about \$250,000. We expect to partially fund this expenditure from existing Reserves and the remainder by Special Assessment. The replacement engines and transmissions would be new; they would be more fuel efficient than our existing engines and the time between scheduled overhauls and other scheduled maintenance would be longer. All of this should reduce our ferry operating costs going forward. We should also expect that the new engines would be quieter than our current engines, which should please our mainland neighbors and make it easier to have conversations with our fellow passengers on ferry trips.

Sale of HMC Lots. Our next Ballot Package will also include a Ballot regarding the sale of certain HMC

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President's Message
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Lots. Our Bylaws require that any sale of an HMC asset worth \$10,000 or more be approved by a vote of the Membership. We are finalizing a new policy that will detail the procedures for any such sale, as well guiding principles and threshold factors to be considered in any decision to sell property that is owned by HMC. Selling HMC-owned lots could help increase the number of Assessable Units, reducing the assessment cost per Member.

Our Rules and Conduct. As I said in last month's President's Message, several Members have expressed concern that our island Rules are ineffective in that it seems they are not being enforced by anyone. I have received several comments on that section of my message, and one of them in particular deserves to be addressed here. It deals with personal responsibility and accountability to *prevent* the type of conduct that violates our Rules. As Lita Monaghan wrote:

Because Herron Island is unique in so many ways, with attributes that attract so many people to become a part of our small community, the onus is on each of us as individuals to uphold our end of the agreement and act or remind our guests to act in accordance to the rules that were set forth so that all persons can enjoy the many facets that make the island great.

When an individual decides to disregard their commitment to the community and chooses to violate the very rules that were designed to ensure safety and enjoyment for everyone, it puts unnecessary strain and stress on those who choose to act responsibly. So the solution should not be how to address violations, but to remind one another that we appreciate their choice to hold themselves personally responsible in the first place. When we as members, new and old, follow through with our responsibility to protect and preserve the island as it was intended, there would be absolutely no need for resolving violations. It's imperative that we hold ourselves accountable for our actions, monitor our own behaviors so that others do not have to, and act responsibly in consideration of others, as well as of Herron Island and all of its wonders.

Thank you, Lita, for your comments. We must not only accept responsibility for ourselves, but also for the conduct of our families and our guests while they're on the

island. If we all commit to treating each other and each other's property in the way we want to be treated ourselves, at least some of the problems we've seen will go away.

Mainland Security. Unfortunately, we've experienced some problems with the mainland parking area that most likely are not caused by HMC Members but, instead, by ne'er-do-wells bent on seemingly random acts of vandalism. In recent weeks, while parked in the mainland parking lot, the windows of two cars have been broken out and the fluids drained from the engine and transmission of a third car. Not only did this represent significant property damage to cars belonging to our Members or their guests, but the damage done to the third car posed a serious risk to the life of the driver of that car when he drove off, only to have his car engine and transmission fail within half a mile.

At this last Board meeting, the Board voted to approve the acquisition and installation of a video surveillance system for the mainland parking lot. We hope to have that system operational before the upcoming Independence Day festivities. The Board is also actively considering the installation of a gated fence to surround the mainland parking lot.

If you or your guests must park in the mainland parking lot for any extended period of time, including overnight, please be aware of the risks in doing so. And please promptly report any suspected acts of vandalism to the Pierce County Sheriff and to the Island Manager.

Our Most Valuable Resource: Our People. On behalf of HMC Management, its Board of Directors, and all HMC Members, I want to personally thank Judy Greinke and Gary Wanzong for their tireless service to our Herron Island community. Both Judy and Gary recently concluded their service as members of the HMC Board of Directors.

Judy has served for these past four years as a Board Member, for the past year as our Island Treasurer, and for numerous years now as chair and member of several committees. Judy was instrumental in the revitalization of the Herron Island B.O.O.S.T.E.R.S.; she truly embodies the spirit of that group (a "Band Of Obviously Super, Terrifically Enthusiastic Recreation Supporters"). Judy's energy and verve for island life is highly infectious and she has been a delight to work with on the Board. I'm sure we have not seen the last of her (indeed, even years from now, I will still think of her as the "Herron Island Water Queen"). And that is excellent for us.

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President's Message

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Gary has served for these past two years on the HMC Board, both as the Assistant Treasurer and then this past year as our Vice President. In fact, Gary stepped into his role on the Board two years ago when it was clear that we needed at least one more candidate to fill the vacant Board positions. Since his election to the Board, Gary has never failed to surprise us with his seemingly unbounded resourcefulness and his willingness to jump in and just get things done. Since I first met him, I've come to think of Gary as a large river, calm on the surface but deep and powerful below, able to shape the course of Herron Island. Although he is no longer on the Board, I suspect Gary will continue to be a highly valuable resource for us.

Both as Board members and as members of the Finance Committee, Gary and Judy undertook the daunting task of revamping the budget plans for HMC Management. Working with the Finance Committee, they thoroughly analyzed our historic budgets, developed long-term projections and plans for necessary island expenditures (including capital asset repair and maintenance and infrastructure support), developed and presented the Membership with options for funding our island operations through reserves and/or special assessments, and restruc-

tured our budget planning in a manner that is now easier to understand and manage.

So thank you, Judy and Gary, for all that you've done for Herron Island and for the high standard of excellence that you have each set for all volunteers here. We need more just like you!

Following this past week's election for the Board, we have a new lineup. The Membership elected Janet Podell, Sherri Anderson, and me to serve on the HMC Board. For this next year, I will be serving as your President, Janet Podell will be your new Vice-President, Dianne De-Good will remain on board as your Secretary, and Pat Zazzo will be taking over as your new Treasurer. Sherri Anderson is our Board's new "Member at Large" who should be keeping the rest of us in line, just like Pat did over this past year.

Good things to come.

Mark B. Anderson

President, HMC Management Board of Directors

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Important Phone Numbers**Island Manager**

Claudia Ellsworth (253) 884-9350

HMC Board of Directors

Mark Anderson, President (253) 677-3900
 Janet Podell, Vice-President (253) 884-9350
 Dianne DeGood, Secretary (316) 794-8391(H)
 (316) 641-4014(C)
 Pat Zazzo, Treasurer (253) 884-6719
 Sherri Anderson, Member-at-Large (253) 884-9350

Additional Contacts

Washington Water Svc., Water Repair (253) 851-4060
 Steve Chapin, Water Chair (253) 884-1967
 Pat Zazzo, Finance Committee Chair (253) 884-6719
 Jack Wells, Roads Chair (253) 884-5266
 John Farris, Rules Committee Chair (253) 884-9350
 T. Anspach/T. Chilson, Parks Co-Chairs (253) 588-1921
 Mike Shettlesworth, Emergency Prep. Chair (253) 884-6919
 Kathy Deuster, Land Use Chair (253) 884-6898
 Fred Fath, Technology Chair (206) 246-7016
 Carolyn Snyder, Office Manager (253) 884-9350
 Ken Freeman, Beachcomber/Webmaster (231) 544-2456

**Herron Island Office Hours: Tuesday, Thursday, Friday
 8:30 am to 4:30 pm. The office is CLOSED Monday,
 Wednesday, Saturday, Sunday, and after 2:00 PM on Fri-
 days before Board meetings.**

Office Phone: (253) 884-9350
 Office Fax: (253) 884-5047

Website: <http://www.herronisland.org>

Office email: Office@herronisland.org
 Manager email: HMCManager@herronisland.org
 Beachcomber email: beachcomber@herronisland.org
 Parks email: HMC Parks@herronisland.org
 Member Input to Board: MemberInput@herronisland.org

Emergency**911****Ferry Cell phone (253) 691-1457**

(Cell phone to be used for scheduling heavy loads, big vehicles or having something in tow, and for information regarding ferry services.)

Ferry Business

- Call ahead if you are planning to use the ferry for a trailer, boat, or large vehicle!
- Only those guests with valid passes will be allowed on the ferry.
- Plan your arrival at the dock at least 5 minutes before the scheduled time of departure.
- Walks-ons are not to be on the dock or ramp when cars are being loaded. Watch crew for permission to board.
- Only service and delivery people may charge fares.

WE HAVE EXPERIENCED GUESTS AND SERVICE PEOPLE EXPECTING TO COME OVER TO THE ISLAND WITHOUT GUEST PASSES. THIS VIOLATES THE ACCESS POLICY THAT WAS PUT IN PLACE FOR ALL OF OUR SECURITY. PLEASE MAKE SURE YOUR GUEST HAS A VALID GUEST PASS SIGNED BY YOU TO ENSURE THEY ARE ABLE TO RIDE THE FERRY. BLANK GUEST PASSES ARE AVAILABLE TO MEMBERS AT THE OFFICE, BY MAIL, AND ON THE FERRY.

Nondiscrimination Statement

In accordance with Federal law this institution is prohibited from discrimination on the basis of race, color, national origin, sex, age, or disability. To file a complaint of discrimination, write USDA, Office of Civil Rights, 1400 Independence Avenue SW, Washington DC 20250-9410 or call (800) 795-2372 (voice) or (202) 720-6382 (TDD).

Beachcomber news items must be submitted by 5:00 PM on the Wednesday after the monthly Board meeting on the second Saturday of the month. Items **MUST** be emailed in electronic format to beachcomber@herronisland.org. Include your name and phone number in case any questions arise. Paid advertisements are to be arranged with the HMC office **PRIOR TO PUBLICATION**.

Island Manager Report June 9, 2012

Administration:

Island Cleanup: 1015 West Yew remains out of compliance. The piles of debris and wood on the East Herron properties have been partially cleared and organized, in response to our request. In addition, a boat that blocked part of East Herron Road has been removed, although the broken trailer pieces remain to be cleared. Members concerned about apparent trash or unsanitary conditions on properties should contact PCRESPONDS on the Pierce County web site.

Water System Maintenance and Operations: Nothing unusual to report.

Herron Island Water Committee: Committee Report

Water System Project:

From the Project Engineer:

"April showers bring May showers, which bring June, showers? After a short window of nice weather last week, the roads were punished by more heavy rains this week, bringing construction to a halt by Thursday and generally making the island unpleasant to travel. I am hoping that preliminary forecasts for next week hold and that more progress and less mess are possible. One point that has come to our attention in a couple locations is that there are private sprinkler systems in some of the houses. If you have a home with a sprinkler system, you will probably need a larger meter and tap to the waterline. In that event, we need to know that before the contractor starts meter installation, so please notify the HMC Manager ASAP!

Peninsula Light contractor, Potelco, has been on the island replacing power poles and hanging a new conductor to support a new higher voltage system at the pump station. This has only added to the heavy equipment on the island, on the ferry, and to wait times at the ferry as well as adding a few short power outs. I would like to again thank everyone who has graciously tolerated these inconveniences; we are nearing the completion of major construction and should be "out of the woods" within the next 30 to 45 days. There will still be significant work to be done on the island after this, but most of the waterlines (the cause of the water breaks) and all of the power change over (the cause of the power outages) will be completed by then.

The board approved wireless read service meters and well pump replacements last week and we can expect these upgrades to be performed soon. What this means to people on the island in the short term is that you can expect two additional water outages (but this time planned!) as the well pumps are replaced. Lastly, short power disruptions will be occurring in the next few weeks as the power poles, booster pump station, and well pumps are replaced and the new conductor is added to support the new higher voltage 480V systems.

Same game as before, bring water when visiting the island, go get water if you live on the island, and hang in there. Thank you for your time and attention." Jester Purttteman

Additionally, Members are reminded NOT to drive on the new shutoff valves (identified with a traffic cone or bucket) or on the soft ground where new pipe has been laid. Damaging the work areas can result in more disruption, and ultimately higher project costs for all.

ADA Compliance: One contractor has come to provide a bid; at least one additional bid will be sought, to meet ADA criteria for the restrooms. Both restrooms will then become unisex, and the larger one (women's) the accessible restroom.

Water System Modifications: Replacement/upgrade of well pumps and the purchase of radio read meters have been approved, along with replacement of the hydropneumatic tank (Change Order No. 4). Other additions or modifications receiving evaluation include:

- Replace old yard piping: Lower priority, will explore costs to replace; again, old system components should probably be replaced as part of entire project.

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Island Manager Report
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- Explore using old reservoir as storage for system repair and replacement parts.
- Repair/refurbish old pump house: this structure has seen better days and could be repaired/replaced at low cost.

Action will be taken later regarding engineer's recommendations on these items.

Notice to Residents of Single Lane Road: Main line construction will probably begin June 25th and may continue for two or more weeks. During this time, heavy trucks will not be permitted on single lane road. Residents should be prepared to take an alternate route to the ferry when leaving their homes, and not plan any major deliveries during this period. Every effort will be made to give sufficient notice to Members so that they can plan for the disruption. Before you schedule, check with the HMC Office. Plans are always subject to change, especially depending on weather conditions and tides.

Fire Department Liaison: Nothing to report.

Land Use: Committee Report

The Land Use Committee's draft policy and procedure regarding sale of HMC lots has been thoroughly reviewed and is near completion, following a lot of hard work and careful thought by committee members. Work on the water system has revealed a number of areas where Members may be encroaching on HMC road rights of way.

Emergency Preparedness: Committee report.

Legal Liaison: There are currently 18 delinquencies, of which eight are with the island attorney. This is a delinquency rate of 4.5%.

Parks: Committee Report

Jack Wells, Mike Gage and Dick Mowry continue to work on the park restoration, which has been delayed due to the nasty weather.

Roads: Committee Report

Last month the Committee requested marking two spaces at the island side terminal for short term parking (5-15 minutes). We are proposing that the signs read: "Pick Up or Drop Off Only". We will order two signs. HMC has posts in stock, and volunteers will be sought to install the posts and signs.

Gravel, rocks or dirt are not to be removed from HMC road rights of way without permission from the HMC Office. Roads, and the materials that comprise them, are the property of HMC and if removed, should be first used by HMC to serve all Members.

The water truck has been repaired and is operational. Now, if only we had some dust to control!

Rules: Committee Report

There are no pending complaints. The redrafting of the Rules continues. The Committee has reviewed the most recent draft and made some additional edits.

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Island Manager Report
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Transportation:

Vandalism at Mainland Parking Lot: We have received an upsurge in complaints about vandalism at the parking lot, including the draining of fluids from vehicles, gas theft, breakins, etc. Alternatives proposed have included fencing or video cameras. The Board continues to consider alternatives, their costs and benefits.

Pierce County Wharf Easement Inspection:

We have received two responses to our request for proposals for routine maintenance of the ferry ramps. Gary Wanzong has been reviewing these proposals and will have a recommendation regarding the contract. Our insurance broker has been pressing to have the work done soon. Recently, Members were alarmed that ospreys might be building a nest atop the mainland gantry; however, checking with the Department of Fish & Wildlife reveals that the nest is not likely to be completed and occupied, so we do not have concerns about having to protect the nest. According to F&W ospreys can make several attempts to build before they finally select a location.

Technology: No report.

BOARD OF DIRECTORS ELECTION RESULTS

Votes Received

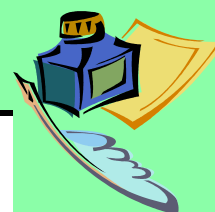
Mark Anderson	183
Sherri Anderson	119
Lita Monaghan	111
Janet Podell	142
Write-Ins:	
Sam Argo	8
William Chapman	1
Kathy Deuster	3
Mike Gage	2
Lyle Herman	2
Linda Kelly	3
John F. Kennedy	2
Steve Kramer	2
Dick Kusander	2
Gary Soriano	1
Reed West	3
Shirley Wilkes	1

Officers

President	Mark Anderson
Vice-President	Janet Podell
Secretary	Dianne DeGood
Treasurer	Pat Zazzo
Member at Large	Sherri Anderson

Total Number of Single Vote Ballots:	181
No signatures (not valid)	5
Countable Single Ballots	176
Total number of Multiple vote Ballots	34

Total Countable Vote Ballots 210



B.O.O.S.T.E.R.S.

Summer Fun 2012

Celebrate Independence Day on Herron Island!

Saturday, July 7 Goodpastor Park

Herron Island (HI) Fun Run

~Start and finish at Goodpastor Park~

9:45 am Fun Run Sign-up
10:00 am Fun Run Begins

The race is open to everyone! The course will be marked to loop around the HI roads. See you at the finish line...

EAST vs WEST Baseball

Support your team~
Be there to cheer them on!

10:30 am Sign-up
11:00 am—1:00 pm Youth Game
1:30 pm—3:00 pm Adult Game

An Evening in the Park with "Jack Smack and the Celiacks**"

Classic Country and Rock-n-Roll music brought to us by: *The Sanders Family of Herron Island*

7:00 pm—10:00 pm Come prepared for an evening of song-n-dance. Bring your snack or finger food to share.



**Jack Smack and the Celiacks feature members of the Sanders family, Herron Island Members since the mid 1980s. Founded by Gordy Sanders as the Rowdy Ridge Rough Riders, the Celiacks strive to continue the tradition of quality classic dance music, but mainly they just want to have a great time.*

Sunday, July 8 North Beach Park



Junk in Your Trunk Sales

9:00 am North Beach parking lot.

Bring your "garage sale items" to sell out of the trunk of your vehicle. You keep the proceeds.

BOOSTERS

Yummy Treats and Hot Drinks Apparel Sales and Member Sign-up

9:00 am Rose Pavilion

Enjoy a morning treat, get yourself the latest HI apparel and become a BOOSTERS Member!

Sailboat Race

11:00 am The start and finish points are the line of sight between N. Beach flag pole and the outboard end of the mainland ferry dock.

Note: Racers remember to move your boat trailer from N. Beach parking lot before the race per HMC Rule E-4.

The Parade

The fun filled event participants and spectators love! Dress up, decorate your bike, car, boat, truck, golf cart or whatever... join the celebration!

11:30 am Line up at Goodpastor Park
12:00 Noon Parade begins

Parade starts at Goodpastor Parks and ends at North Beach with popsicles for all. Young and old—big or small.

Fun for everyone!

B.O.O.S.T.E.R.S. = Band of Obviously Super Terrifically Enthusiastic Recreation Supporters



Board Member Email Addresses

HMCMarkAnderson@herronisland.org
 HMCJanetPodell@herronisland.org
 HMCDianneDeGood@herronisland.org
 HMCPatZazzo@herronisland.org
 HMC SherriAnderson@herronisland.org

Please use these email addresses for all future communications to Board Members. They can be accessed on our website (herronisland.org) under the HMC Board tab.

Christine Hansen ~ 1942 - 2012 ~

Christine Hansen passed away 4/28/2012 after suffering a stroke 7 years ago. She joins her husband Gary who passed away June 8, 2011. The family will always have fond memories of the time spent on Herron Island as it was our parents' beloved paradise.

Website Photos

If you have any photos from island activities that you would like to share on our website, please send them to webmaster@herronisland.org.



Package Delivery



If you order packages to be delivered to the mainland terminal, please track their delivery so you can be available to pick them up or make other arrangements. It is not the responsibility of the ferry crew.

Tide Tables

Plots of the monthly tide tables are available on our website (herronisland.org). The plots are for nearby McMicken Island, which is the NOAA data point closest to Herron Island.



Ferry Dry Dock Event

It's that time again! Our ferry will be going in for its shipyard service this coming Fall. The exact dates are being determined and will be based on completion of the water system construction (anticipated to be in late September). Ferry shipyard activities typically take the ferry out of service for 10-14 days. More information will be posted on the HMC website and in the Beachcomber in the coming weeks.

UPDATE: WATER PROJECT AND ROADS

The Water Project is making excellent progress even though the weather has been awful. It is important for each Member to know what is happening and share this information with your guests or service persons coming to your residences, so no one impedes the construction or causes damage to the pipes/valves that have been installed.

The HMC Roads Committee has determined it is not cost-effective to repair our roads during the construction, unless it is a safety issue, because the construction contractor is responsible for "returning to the pre-construction condition." All summer road grading is suspended unless there is a safety concern identified. Trench lines go down the sides of these roads causing the ruts and potholes. Please do not go fast on the roads, stay away from the sides with the trenches, avoid orange cones in intersections, do not drive over any metal tops, stop to let a vehicle go past so you are not driving in a trench, and have patience when a road is closed. The contractor tries to not have areas permanently closed unless it impacts your safety.

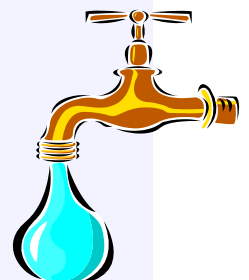
The best plan is to totally avoid the construction areas and start out early to catch a ferry. Your Herron Island Resident Inspectors can assist you through construction areas, but their main job is to watch and document everything that is being installed, so your system is per specifications the first time. If you have the construction happening in your immediate area and you know you must go to a specific ferry, coordinate this information with the Resident Inspector so you are not blocked in. Do not interrupt the construction crew to ask questions or make a social call.....their time is valuable and this costs us money.

Damage can be easily caused to the installed system if you do not observe the above guidelines since the pipes without water are fragile when vehicle weight goes over them. Likewise, the valve clusters, until the road is drier, compacted more after back fill settles, and has gravel applied, can be broken with traffic driving on top of them. Breaking both the pipes and valve clusters will be evident when water is first pumped into the pipes AND it will increase the project costs if these have to be replaced due to our negligence.

We have experienced both main line and individual service water connection breaks. The majority of causes are from guessing where a location should be and being wrong. The Island Manager has been wonderful with making occasional mass Membership notifications, but the Office is not always open during the time we make a break.....OR we have been negligent with coordinating our breaks with the Office hours. Bottom line, we will continue to have breaks and when you turn on the faucet and get nothing, realize we are concentrating on fixing the break. Not getting an email telling you there is a break is not going to be a crisis. **The construction crew will not leave the island before a break is fixed if at all possible.** All water samples taken after breaks have shown no contamination. Buy some bottled water during the repair times.

In the near future, construction will begin on the Single Lane Road. The HMC Board issued a directive to postpone all material and service truck deliveries on the road during this construction phase because of how dangerous it could be for the excavator equipment and lack of space to turn around. Please schedule your deliveries before and after this phase. Do not go around "Closed Road Signs" that will be posted in the road ends. The Ferry Captain may not be aware of the water project progress. Call the Island Manager ahead of time at 253-884-9350 or 253-313-7933 to insure a delivery can be accomplished. Next, call the Ferry Captain to get approval for a delivery time and day. Meet the delivery truck so you keep them from getting lost

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on a detour or damaging the construction project. Call the Island Manager at 253-884-9350 or 253-313-7933 with any other questions.

Additionally, code requires 100% compliance in returning the cross connection survey. If you need help with this form, call Judy Greinke, Water Committee Chair, at 253-857-5463. The HI Water Committee does not want to add this to your connection and charge you for something you will not need. If you have lost your form, look on line or ask for another.

Unusable dirt and other construction spoils belong to the contractor but may be delivered to those who request it. HMC has first priority and after that the construction crew makes the decisions and will most likely deliver to the closest spot possible. You must provide a “no brainer” mark to indicate where you want these spoils placed. It also helps if they can see your address number.

Finally, the new system should ensure that everyone will have excellent water pressure into their property. Now is the time to evaluate if your current poly pipe going from the shut-off valve to your faucet is adequate. The pipe should be one inch, rated for at least 200 PSI, and installed below the frost line. If you have had to do repairs in the past....that is a pretty good sign it has served its purpose. Changing this pipe is more cost effective than replacing indoor plumbing, carpeting, floors, walls, etc. or having a significant water loss outside and paying for water not used. This task is in the category, I wish “I hadda” when I knew “I shoulda” done it type of jobs.

Please look at the web site for in-depth project details and make sure your email address is listed at the HMC Office for emergency mailings. Come to the monthly HMC Board meetings to hear updates. Call the Island Manager at 253-884-9350 or 253-313-7933 to ask your questions.

Dana Gruber

Are You on the List?



HMC now has 239 Member email addresses on the notification list. If you want to receive updates about the water project, get notice of the online Beachcomber, or get the latest on windstorms, power outages, water line breakages, or other news, please send an email to office@herronisland.org and request that your email address be added. To be used for HMC purposes only.

CELEBRATE AMERICA'S BIRTHDAY WEEKEND ON HERRON ISLAND

Don't miss the fun days as we all enjoy Herron Island and the 4th of July Holiday.

Fireworks at North Beach **ONLY** on Wednesday July 4th.

Then, Saturday July 7th and Sunday July 8th will bring more birthday fun. Check the BOOSTERS flyer for details of locations, days and times of events.

Parade - Sunday – 12:00 noon

Have you planned your personal (family) entry for the annual 4th of July Parade? Everyone is welcome to be a part of this great event. Big and small, old and young, this parade brings out our Herron Island fun-loving spirit and brings smiles and laughter to both the “paraders” and the “watchers”. Bikes, golf carts, wagons, strollers, walkers, cars, old and new, banners, boats, trailers, a ferry, costumes, hats, flowers, clowns, pirates, sea creatures, musicians, and FLAGS have paraded in the past. What will you show up with? Most important is to be there as both participants and appreciators. All are welcome. Don't miss it!

Our roads will be smoothed out as well as possible as volunteers water the roads down shortly before the parade, just for this event, but as always a little dirt and dust have never stopped us in the past. We love a parade!

Past comments: “Most fun I have had in a long time” “Shows our love of country and our love of the island” “Free popsicles at North Beach at the end of the parade, couldn't be better”.

Note: Vashon Islanders formed a drill team of folks running their Troy Built Rototillers into formations depicting veggies (a carrot, a beet, etc) during their parade.... Can we do any less?

SATURDAY – BASEBALL – FUN RUN – MUSIC IN THE PARK

SUNDAY – BOOSTERS SALES – JUNK IN YOUR TRUNK SALES

SAILBOAT RACE - PARADE

Mark your calendars now to take advantage of this offer:

Dr. Roes of Key Center will be on Herron Island on October 15th at about 4:20 at the Community Center to provide flu shots for our membership.



SUMMER FERRY SCHEDULE (4/1 through 9/30)

MON		TUE		WED		THUR		FRI		SAT		SUN	
IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.
6:15	7:00	6:15	7:00	6:15	7:00	6:15	7:00	6:15	7:00				
7:30	8:00	7:30	8:00	7:30	8:00	7:30	8:00	7:30	8:00				
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12:00	12:30	12:00	12:30	12:00	12:30	12:00	12:30	12:00	12:30	11:30	12:00	11:30	12:00
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								7:30	8:00	7:30	8:00	7:30	8:00
								8:30	9:00				

Memorial Day, July 4th, Labor Day same as Sunday

**July 4th Fireworks**

Fireworks are **ONLY** permitted on **Wednesday evening, July 4th** from dusk until midnight, and are restricted to the North Beach Park Only. (On the beach area – not the parking lot)

For Safety, a 4-5 foot space will be left between the parked cars and the log bulkhead and will be designated for families with small children to shoot fireworks. **Beach fires will not be allowed except in the firepit.**

Volunteer Safety Patrol members will also be out observing the activities.

Fireworks are not permitted in any other location on the island at any time (including on private property).

2012 Ferry Schedule Cancellations/Adjustments

JUNE	
Mon, June 18	12:00 noon - 12:30 pm cancelled
Tue, June 19	12:00 noon - 12:30 pm cancelled
Wed, June 20	12:00 noon - 12:30 pm cancelled
Sat, June 30	8:30 am - 10:00 am cancelled
<u>Independence Day Holiday Ferry Restrictions</u>	
Combinations of any length (vehicle towing anything) and single vehicles longer than 25 feet will not be transported Wednesday, July 4 th only.	
<u>Note:</u> Wednesday, July 4 th the ferry will operate on holiday schedule same as Sunday.	
Please note cancelled runs over this holiday week.	
JULY	
Sun, July 1	8:30 am - 9:00 am no shuttles 9:30 am - 12:00 noon cancelled ADD: 12:30 pm - 1:00 pm
Mon, July 2	9:30 am - 12:30 pm cancelled
Tue, July 3	12:00 noon - 12:30 pm cancelled
Wed, July 4	11:30 am - 2:00 pm cancelled

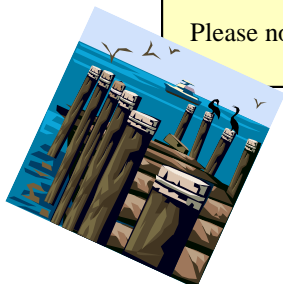
Thu, July 5	12:00 noon - 12:30 pm cancelled
Fri, July 6	2:30 pm - 3:00 pm cancelled
Wed, July 18	12:00 noon - 12:30 pm cancelled
Thu, July 19	12:00 noon - 12:30 pm cancelled
Sun, July 29	8:30 am - 10:00 am cancelled
Mon, July 30	8:30 am - 9:00 am no shuttles 9:30 am - 10:00 am cancelled
Tue, July 31	12:00 noon leaves late
AUGUST	
Wed, August 1	12:00 noon - 12:30 pm cancelled
Thu, August 2	12:00 noon - 12:30 pm cancelled
*No shuttle means only one trip for that time	
<u>Labor Day Holiday Ferry Restrictions</u>	
Combinations of any length (vehicle towing anything) and single vehicles longer than 25 feet will not be transported after Thursday, August 30 th through Monday, September 3 rd .	
<u>Note:</u> Monday, September 3 rd the ferry will operate on holiday schedule same as Sunday.	

Independence Day Holiday Ferry Restrictions

Combinations of any length (vehicle towing anything) and single vehicles longer than 25 feet will not be transported Wednesday, July 4th only.

Note: Wednesday, July 4th the ferry will operate on holiday schedule same as Sunday.

Please note cancelled runs over this holiday week on the next page.



SUMMER SAFETY REMINDER

Anyone who has been to the island in the past few months can attest to the condition of our roads. They're pretty bad and will continue to be until the construction of our new water system is complete. The construction crew will be making another run around the island for the next two phases of the construction (for installation of service connections, hydrants and water meters), so one side of each road will remain "soft" until everything is installed. It's important to remember **not** to drive on the soft side because the pipes are not yet permanently seated and damage could occur. (This would result in additional costs to the island.)

Please drive slowly! And perhaps it would be best to limit the use of motorized recreational vehicles (like Quads, ATVs, Dirt bikes, etc.) especially if they are being driven by children. We know that summer time is fun time on Herron Island, but extreme caution is requested for the safety of all.

Be Aware..... Be Cautious..... Be Safe

FREE CLASSIFIED ADS

ESTATE SALE – Weekends/holidays. Call anytime, and please call again if you don't reach Helen directly. Helen Provencal, 22608 So. Herron Blvd., (Near South Beach trail) 253.884.2571. Sale both inside and outside the house.

Designer purses, shoes, furs, clothing, jewelry, jewelry boxes, lamps, furniture, china, glassware, rifle, fishing, bone hunting knives, elkhorns, collector books, maps, old records, clock, tools, building materials, bedding, Aladdin oil lamp, Brass El Camino Real Mission Bell, lithographs, C. M. Russell Indian picture, rock and mineral collection, giant oyster shell, cement bear collection, temporary breaker box, pressure washer, Weedeater, Craftsman riding mower; power boat, motor, and trailer; Class A Apollo motor home with only 20,000 miles; much more.

For Sale Exercise Equipment, GAZELLE STRIDER \$50, TOTAL GYM \$150, AB CIRCLE \$50, Exercise Videos/DVDs \$1. (253) 884-2040

I'm looking for a motorbike or moped (servicable) that is street legal and large enough for two.
Please e-mail any possibilities to: fierystorm123@hotmail.com

Non-commercial ads of 100 words or less will be accepted for inclusion in this section free of charge. Please email your ad to beachcomber@herronisland.org, Subject: Beachcomber Ad. The ad must be resubmitted for each issue in which it is to be printed.

Memorial Day Weekend Sailboat Race Results

The race was sailed in a brisk wind, 16-22 knots as registered by Greg Hackworth. As a result all four monohulls beat the previous record time of 55 minutes. Five boats sailed, four monohull and one multihull. The order of finish:

Monohull

- 1- Greg & Helen Hackworth with Dana & Diana Postlewait in 45 minutes.
- 2- Larry & Mike Carreiro in 47 minutes.
- 3- Dave Monette & Michel Sotura in 47 minutes 20 seconds.
- 4- Steve Allwine & Kevin Tighe in 48 minutes.



Multihull

- 1- Jonas Ray and Mark Hale. In spite of a capsize they recovered and finished strong.

The rescue boat was manned by Greg Youmans, Ryan Hallaway and Honey the sea-dog. They were not called on to rescue anybody this race but they stood by while Jonas and Mark righted themselves.

EMERGENCY PREPAREDNESS TIP OF THE MONTH

HOUSEHOLD CHEMICALS – POTENTIALLY LETHAL

The ground movement of earthquakes can cause chemical products you have stored in the garage and under household sinks to spill and mix. These materials can cause serious injury or even death.



Before a disaster:

- Identify poisons, toxins, and solvents in breakable containers on open shelves.
- Remove all heavy objects from upper shelves, especially around the car.
- Secure open shelves with nylon webbing (available at hardware stores, boating supply stores, and many camping supply stores) or use bungee-type straps (Do not use regular bungee straps with the heavy metal hooks at either end. These may become dislodged and cause serious eye or other injuries.)
- Store paints, gasoline, and other flammable liquids away from propane or natural gas water heaters.
- Read the labels on all products you purchase.
- Separate the chemicals according to manufacturers' suggestions to prevent harmful interactions if broken containers should allow the chemicals to mix. For example, household bleach mixed with ammonia creates extremely deadly chlorine gas.
- Dispose of any hazardous materials that are no longer used.

After a disaster:

- Always assume that spilled chemicals are toxic.
- Do not immediately approach spilled chemicals in your haste to clean them up. Mixed chemicals can be extremely hazardous. Vapors can be flammable.
- Close off the room where the spill has occurred.
- Mark the outside of the room with the problem, for example, "spilled chemicals inside – use caution".
- Notify your Emergency Preparedness Committee.

Ways hazardous materials enter the body:

- Inhalation (breathing) – the most common way. Note, dust masks do not protect against vapors.
- Absorption – through skin or eyes.
- Ingestion – swallowing.
- Injection – penetrating the skin or falling on something that punctures the skin.

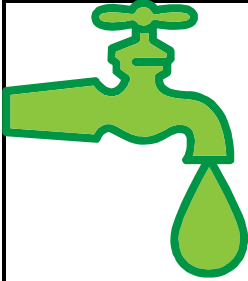


Indicators that a spill has taken place:

- Pungent or noxious odor – never intentionally get close enough to smell it.
- Bubbling liquid.
- Vapor – anything that is releasing a vapor is having a chemical reaction and should be avoided.

Mercury is a special hazard

- Mercury spills are common in the home because mercury is found in thermometers, thermostats, blood pressure units and barometers and light bulbs. While mercury is not an irritant and doesn't have an odor, it's extremely harmful if inhaled. Professionals should be called in the case of a mercury spill. It's detrimental to use home cleaning appliances like your vacuum or mop to clean up mercury, and you should stay out of the room with the spill until it's been decontaminated. If your clothing has become contaminated with mercury, you'll need to dispose of it. It's dangerous to put mercury in a washing machine or dryer.



Steps to Address “Breaks” Within the Herron Island Water System

Overview: Steps to address breaks within the Herron Island Water System, both on HMC’s side and on the Member’s side of responsibility **and not as a result of Project Construction.**

Herron Island Water System Break Definitions

Minor leak: Water trickling from a break causing a puddle and no more than a gallon/minute loss.

Serious leak: Water spurting from a break and causing a large puddle in a short time.

Major break: Water pouring from a break resulting in a large steady stream and causing erosion of the soil; appears as though a large amount of water will be lost in a short time.

HMC’s Side of Responsibility: Anywhere within the Herron Island Water System other than on Member’s private property.

Member’s Side of Responsibility: After the street water connection shut off valve and on Member’s Property and waterline.

Water Break on HMC’s Side: Break occurs on HMC’s side of the street shut off valve. Herron Island Water is responsible for the repair.

Report ALL water break problems on the HMC side of a water connection shut off valve to Washington Water by calling 1-253-851-4060 or Toll free 1-877-408-4060. *Be ready to identify the severity and address of the water break by using the definition criteria stated above.*

Repairs: Washington Water is contracted to make all repairs to the Herron Island Water System (other than on private Member properties) and has the necessary tools and supplies to make required repairs.

Water Break on Member’s Side: Break occurs after the water connection shut off valve on member’s property and waterline: Homeowner is responsible for the repair.

Turn off the shut off valve at the roadside going to your property.
Repair/fix break; a licensed plumber is recommended.

Memorial Weekend Baseball News

Baseball weather was starting out iffy; but the skies cleared and the field dried out. Many turned out and played with a lot of energy. The West had the biggest players in the junior game, but the East with the shorter, but big hearts were out to win. They showed their ability to hit, run, and catch and beat the West. The final score was East 7 and West 1. It was a great game, and the players headed for the popcorn machine. The popcorn was a hit among players and spectators thanks to Lita Monaghan.

It is easy to write about the senior game. The East started to rack up runs starting on the top of the 2nd and didn't stop. **The West managed to get 2 runs at the bottom of the 7th inning.** Final score East 9, West 2.

You can't put a score on the fun and good nature kidding that was enjoyed by all. It was a great day for all players and families. Each team had great cheering sections. Everyone make time for the July 4th weekend ball game on the 7th, 10:30 signup. Come on West we need some players to finally beat the East and get back the trophy!



Dallas, Baseball Chairperson

May Mobile Marine Tech

Monty will be on the island to perform
maintenance/tune-ups

Saturday, July 21, 2012

9 AM—5 PM

Motors, Generators, Boats

Call for appointment, Special Parts, etc.

360.621.1239

Monty Riley, Owner

Licensed & Insured

Complete Service for Evinrude, Johnson,
Mercury,

Honda, Yamaha, Jet Skies

Email: mriley@wavecable.com

(Paid Advertisement)

Herron Island New Listings

1. 319 West Herron Blvd, 2 bedroom, 2 car garage, priced to sell at \$136,500
2. 311 East Herron Blvd, 2 bedroom, 2 car garage, priced to be determined, less than one year old.
3. Waterfront Homes, prices are less than then they were 10 years ago.

*Great time to invest in Real Estate on Herron Island
See these and much more on our Web Site
[www. HerronIsland.com](http://www.HerronIsland.com)*

Dallas Amidon, Herron Island Resident Realtor

Cell: 253.606.0972 Home: 253.884.6166

Sheryl Schull, 253.961.0717

Partners in Excellence

Re/Max Town and Country

Email: herronisland@hotmail.com



Longbranch Community Church
16518 46th Street KPS, Longbranch
WA 98351 253-884-9339

Pastor John Day

Sunday Church Services 10:30 AM

Longbranch Community Church Invites Herron Island Residents to attend the Blue Grass Gathering every 3rd Sunday of the month at 6:00 PM, bring your voices and instruments and play along.

Longbranch Community Church will hold it's first annual Bluegrass and BBQ Festival held at the Longbranch Improvement Club on July 28th.

Join us for an afternoon of family fun, music, food, and auction from 2 till 6 PM.

The festival is free and food may be purchased, all proceeds going for Longbranch Community Church Ministry on the Key Peninsula.

Dave, the maker of 5 Grain Lawn Furniture will be available for purchases with a portion of the proceeds donated to the church ministry.

(Paid Advertisement)

(Paid Advertisement)

OWNER: STEVE KRAMER

KRAMER'S EXCAVATING

*HI RESIDENT/MEMBER SINCE 1959 *LICENSED, BONDED & INSURED

EXCAVATION:

SITE PREP, SEPTIC REPAIR, WATER &
POWER LINES & CULVERTS

HAULING:

DRIVEWAY ROCK, TOPSOIL, SAND MIX &
DRAIN ROCK

DRIVEWAY MAINTENANCE

DECKS & ROOFING

DECK STAINING

DEMOLITION DUMP RUNS

RETAINING WALLS & STONE/ BLOCK WALLS

HOME REMODEL & REPAIR

CARPET, VINYL & LAMINATE INSTALLATION & REMOVAL

SITE CLEAN-UP

HOUSE PAINTING

PRESSURE WASHING

253.884.3671 or 253.857.8202
P.O. BOX 816 LAKEWAY, WA 98349

(Paid Advertisement)

HERRON ISLAND YARD MAINTENANCE

JIM DAVIES

253-432-2365

jada40@att.net

ESTIMATES BY THE YARD

- *Tansy Removal
- *Appliance Disposal
- *Deck Cleaning/Restaining
- *Lot Cleanup/Dump Runs
- *Hauling Rock/Sand/Bark

(Paid Advertisement)

(Note: HMC Management neither endorses advertisers nor vouches for their being properly licensed.)



HMC MANAGEMENT

HERRON ISLAND WATER - Cross Connection Checklist

Cross Connection Control Program is required by Washington State Department of Health (DOH) WAC 246-290-490

All owners of properties connecting to the water system are required to certify the following. If you have not completed this, your prompt attention is appreciated.

Name_____

Herron Island Address_____

Mailing Address_____

Contact number(s)_____

Does your Herron Island property have any of the following?

Landscape irrigation system	Yes___ No___
Swimming pool	Yes___ No___
Residential fire sprinkler system	Yes___ No___
Hot Water Radiant floor heating system	Yes___ No___
Solar heating	Yes___ No___
Greenhouse with misting or watering system	Yes___ No___
Decorative or fish pond with water connection	Yes___ No___
Grey water "treated wastewater effluent" system	Yes___ No___
Hot tub or spa with direct water connection	Yes___ No___
Water treatment system (i.e. water softener)	Yes___ No___
Medical equipment connected to water supply	Yes___ No___
Photo developing lab	Yes___ No___
Water supply to boat or dock moorage	Yes___ No___
Currently have a backflow prevention device installed?	Yes___ No___
If yes, what model? _____	
Any other device connected to potable water supply?	Yes___ No___

If yes, explain, _____

I certify that the above is true.

Date

Please return this form as soon as possible.

Mail to: PO Box 119, Lakebay, WA 98349

Fax to: 253 884-5047

Email to: Office@herronisland.org

NOTICE TO ALL HERRON ISLAND WATER CONNECTION OWNERS

The Water Project Construction is moving right along, in fact, so quickly that we need your response to this information. No reply will mean an Active Connection.

NOTICE: The Herron Island Water Department is offering two (2) types of connections: **Active Connection** or **Inactive Connection**. All Assessable Units are required to have a minimum of one connection and some members with contiguous properties have requested additional connections on lots within their Assessable Unit. All Connections will automatically be an Active Connection unless written notice is given to the HMC Office on or before July 31, 2012.

CHOICE #1: Active Connection: a tie to the Herron Island Water System with water flow available.

Flat rate of \$20 per month continues through Sept. 2013. Rate study and annual expenses will determine charges for fiscal year 2013/2014 and thereafter. Those future water bills will include Base Fee, Reserve Contribution, Metered Water Consumption, and Capital Cost Recovery (USDA loan), if financed.

CHOICE #2: Inactive Connection: A tie to the Herron Island Water System with no water flow available and with a lock on the meter. (Fee will be charged when activated at a future date.)

Flat rate of \$20 per month continues through Sept. 2013. Rate study and annual expenses will determine water charges for fiscal year 2013/2014 and thereafter. Those future water bills will include Base Fee, Reserve Contribution, and Capital Cost Recovery (USDA loan), if financed.

The Base Fee and Reserve Contribution, and Capital Cost Recovery (as applicable) will be billed whether or not there is water use at the property.

An **Inactive Connection** choice secures meter from unintended use, saves meter reading and calculation time, and offers the owner a flat rate for the period of time when no water is needed. Please complete and return the form below if you want your Connection(s) to be in Inactive Status. A fee will apply when connection is put into active status and lock is removed.

PLACE MY METERED WATER CONNECTION ON "INACTIVE STATUS"

No charge if filed by July 31, 2012

NAME _____

HERRON ISLAND ADDRESS _____

MAILING ADDRESS _____

PHONE NUMBERS _____

EMAIL ADDRESS _____

SIGNATURE _____ DATE _____

Contact the HMC Office when this connection is to be put into "Active Connection Status" (Fee will apply).

All Water Connections will have an Active Status unless written notice is provided to the HMC Office no later than July 31, 2012 at HMCOffice@herronisland.org, faxed to 253/884-5047 or mailed to P.O. Box 904, Lakebay, WA 98349 postmarked no later than July 31, 2012.

Proposed 2012/13 HMC and Herron Island Water Fee Schedule

Monthly Handling Fee for Delinquent Accounts:

For balances of \$60.00 or less	\$15.00
For balances of \$60.01 or more	\$30.00

Interest	1% Monthly or 12% per Annum
Non-Sufficient Funds (NSF)	\$35.00
File Research per hour	\$40.00
Placing and Releasing Liens	HMC Attorney Rates at the time
Lost Vehicle Decal Replacement	\$5.00
Special Ferry Run (per run)	\$175.00
Copies: Black/White each	\$0.20
Color each	\$1.00
FAX – Incoming/Outgoing per page	\$1.00
Renter's Application Fee	\$60.00
Renter's Annual Renewal Fee (billed in full in October)	\$30.00
Beachcomber Ads – per ¼ page	\$20.00
Beachcomber Mailing	\$18.00/year or \$2.00 per issue
Returned Mail	Post Office Rate
Notary Services	\$10.00
Community Center Building Rental + Damage Deposit	\$100.00

(Applies only to private parties – up to \$50.00 refundable). See HMC Rule D-2.

(Events open to the entire community need member signature, \$50 deposit; \$50 deposit will be refunded if hall is left clean)

Property and Water Account Transfer Ownership Fee	\$175.00
Water Availability Letter (Completed by Island Manager)	\$50.00
New (after construction) Water Connection – Installation, Meter and Capital Cost Recovery	
Installation and Radio Read Meter Set	\$1,500.00
Capital Cost Recovery:	

Pay full per member share of the Water Project cost once USDA loan is finalized,

or

Pay total prorated Water Project Cost for financed option from the time when the USDA loan was finalized to date of new connection application. The remaining monthly financed charges will be added to water bill until USDA loan is paid in full.

Water Shut-Off Fee	\$50.00
Water Reconnection Fee	\$50.00
Water Inactive Status/locked after construction	\$50.00
Return Water to Active Status/remove lock	\$50.00



HMC MANAGEMENT

POLICY

Subject: Herron Island Water Department Financial Policy

Objective: To establish protocol and procedures regarding the administration of finances for the Herron Island Water Department.

Revision Date: June 9, 2012

I. The Herron Island Water Department

The Herron Island Water Department (the “Water Department”) has been established as a distinct operational, administrative, and accounting function of HMC Management (“HMC”). The Water Department is a self-balancing entity in which water-related costs are supported by water-related revenues. The Water Department does not subsidize HMC General Assessments and is not subsidized by HMC General Assessments. HMC Assessable Unit Owners are “Members” of the Water Department. (HMC is not itself considered a “Member” for accounting purposes.)

The bill for the Water Assessment and the bill for the HMC General Assessment are mailed separately and should be paid separately. One payment should be payable and addressed to the Herron Island Water Department and the other payable and addressed to HMC Management.

II. Water Connections

A Water Connection (“Connection”) consists of a shut-off valve, a water meter, and a tie to a Member’s water line. Costs for operation and maintenance of the Water Department will be distributed among Members according to the total number of Member Connections to the water distribution system, with a minimum of one connection per Assessable Unit. (Members with multiple Lots making up an Assessable Unit may subscribe to additional Connections if they desire. Any increase in the number of Connections will reduce the cost basis per Connection.) The allocation of costs in the budget for the Water Department will be based upon the number of Member Connections minus those Connections projected as delinquencies.

III. Sources of Water Department Revenues

Water revenues will come primarily from four sources: 1) Capital Cost Recovery payments, 2) Reserve Contributions¹, (3) Base Fees, and 4) Water Usage Fees.

IV. Water Assessment Billing

1. **Interim Flat Rate Billing (Per Assessable Unit)**. Until construction of the new water distribution system is complete and an appropriate rate structure is established, the Water Department will charge Members a flat rate of \$20.00 per month, which will be billed quarterly. This flat rate covers operations, maintenance, reserves, and unlimited water usage.

2. **Operational Billing (Per Connection)**. After the construction of the new water distribution system is complete, an appropriate rate structure is established, and Members either pay individual capital costs in full or select the USDA-HMC financing option, the Water Department will charge Members their Water Assessment on the following basis:

¹ Reference RCW 64.38.

For Active Connections:

- Capital Cost Recovery (if financed);
- Reserve Contribution;
- Base Fee; and
- Metered water use (Water Usage Fee).

For Inactive Connections:

- Capital Cost Recovery (if financed);
- Reserve Contribution; and
- Base Fee.

For all Connections, the Capital Cost Recovery (if financed), the Reserve Contribution, and the Base Fee will all continue to be charged and billed even if there is no water usage through that Connection.

3. **To Avoid Water Usage Billing.** If there is no use, there will be no water usage charge. Each Assessable Unit Connection will have a meter that will allow manual shutoff by the Owner of the Assessable Unit. Members may also request that their Connection be placed in an inactive status, in which case a lock will be installed on their meter. (There will be no charge if a Connection is placed in inactive status before August 1, 2012. Beginning on August 1, 2012, fees will be charged for locking and unlocking meters).

4. **Late Payments.** The Water Department will charge a handling fee, per the HMC fee schedule, for any payment made for Water Assessments that is not postmarked or received by the Water Department in the month the Water Assessment is billed. Interest will be applied on any balance that is more than 30 days past due.

V. Future Issues for the Water Department

1. **USDA Loan Recovery (Capital Cost Recovery).** The USDA loan is secured by the assets of HMC, not the assets of individual Members. During a limited time period of about 30 days after all project costs are known and finalized, HMC will offer Members two choices for payment of their portion of construction costs. Members may make a full one-time payment to HMC for their share of the Capital Costs, or choose to finance their portion of the Capital Costs through HMC over the full term of the USDA loan. This payment choice will be recorded in the HMC Office with the property Connection address. Individual Members who choose to finance their portion of the Capital Costs through HMC will be obligated to make payments to HMC during the full term of the USDA loan. The obligation to make payments for the loan will not change regardless of any changes in ownership of the property. Once a Member chooses to finance their portion of the Capital Costs through HMC, HMC will not accept any individual prepayments of the amounts that are due over the full term of the loan. Once the loan is completely paid off (most likely after 40 years, the term of the USDA loan), the Water Assessment will no longer include Capital Cost Recovery. Note that, at some time in the future, the USDA loan *may* be able to be paid in full *before* its 40-year term, if all financing Members unanimously agree to simultaneously pay HMC for the total remaining loan balance; HMC would then be able to pay off the USDA loan in full.

2. **Non-Payment of Water Assessment Bill.** All Members are responsible for the costs to sustain Herron Island Water for the benefit of the entire community. The Water Assessment covers cost elements that replenish the water reserves, provide water testing, service, and repairs, all of which are critical components of maintaining a viable water system. A Member who does not pay their Water Assessment bill becomes delinquent in the same manner as if they had not paid their HMC General Assessment, contractor ferry fees, or any other HMC charges. (HMC Bylaw 9.10 - Creation of Lien and Personal Obligation of Assessments.)

Each year when the annual Water Department Budget is established, the Connection Base will be established by the total number of Connections minus a certain number to account for projected delinquencies. All Members will thus share the burden of costs associated with delinquent Members. All Members will also benefit from any costs recovered from sales of properties or payment of liens on properties of delinquent Members. If costs are not recovered from the liens or if a property is not sold but

reverts to HMC, then the Water Assessment for the delinquent Member will have to be paid out of water reserves in the event the number of paying Connections falls below the calculated Connection Base used for that year.

3. **Effect of the Creation of New Assessable Units.** All existing Assessable Units are required to have a Connection to the water system. If a new Assessable Unit is created by the sale of a portion of an existing Assessable Unit after water system construction is complete, or when HMC sells a Lot it owns, any Assessable Unit that may be created will be required to pay the HMC Assessment and, if it does not have an established Connection, that new Assessable Unit will be required to establish a Connection to the water system and will be liable to pay a new Water Assessment. The Water Department will charge a Connection fee and Capital Cost Recovery according to the HMC Fee Schedule then in effect. New Members will then have 90 days from the date of closing to establish a tie to the water system. Revenue from new Assessable Units will be put into the Water System Operation and Maintenance Budget if needed, or into the Water Reserves, which will distribute the increased revenue to all existing Members whether or not they elected to pay up-front or participate in the USDA-HMC loan.

4. **HMC Owned Parcels.** HMC Lots will have metered connections, to be installed at the North Beach Park, Goodpastor Park (the Community Center and Office), the Ferry Dock (Island Side), the Community Garden Lot, the Water Department Lot, South Beach Park, and the Nature Park. These Connections will not be included in the Connection Base for cost distribution, because they are owned by HMC for the benefit of all Members.

5. **If Fees Do Not Cover Operational Costs.** If the base fees and water usage fees do not cover the operational costs due to water system cost increases or reduced water usage, then, the rates will have to change to cover those operational costs. The rates could actually go down if water usage goes up or costs are less than estimated. Because the Herron Island Water Department is a self-balancing entity, rates will have to be adjusted periodically to account for any changes in these operational costs. The operational reserves will be used to keep the rates as stable as possible in the short term and will be adjusted to cover any long term trends in costs.

6. **When a Member Sells Their Property.** If, after the water system construction is complete, a Member sells Lot owned by the Member that contains a Connection, the new Owner will be obligated to participate as a Member of the Herron Island Water Department, and to pay the Water Assessment, including bills for Capital Cost Recovery, if financed. This obligation will continue to exist whether or not the Lot containing the Connection becomes part of an existing Assessable Unit or remains a separate Assessable Unit.

VI. The Cross Connection Control Program

HMC has adopted, as part of our Water System Plan, a Cross Connection Control Program (CCCP) pursuant to Washington State Administrative Code (WAC) 246-290-490 to protect our Herron Island Water System from contamination and pollution that would result from existing or potential cross-connections. As a part of this Program, the Herron Island Water Department will maintain appropriate records, including an inventory of service Connections that require CCCP, inspection reports, and any backflow or other incident reports that affect CCCP.

All Members who have a Connection that has a direct water line to, for example, a hot tub, closed fire protection system, pool and/or in ground sprinkling system will be required to install a certified backflow prevention device, register it with the Water Department, and have it inspected annually.

Recommended:

Approved:

Signature on file

06/09/12

Signature on file

06/09/12

Chair, Water Committee

Date

President, Board of Directors

Date



HMC MANAGEMENT

POLICY

Subject: General Management of HMC-Owned Properties

Objective: To establish general protocol and procedures for managing real property owned by HMC Management

Date: June 9, 2012

HMC Management (HMC) owns real property on Herron Island, including numerous Lots acquired through foreclosure, purchase, or other means. The Land Use Committee (LUC) is charged with advising the Island Manager and the Board of Directors (Board) regarding the management of HMC-owned real property on Herron Island.

HMC will manage its property for the benefit of the HMC Membership. The primary consideration in making management decisions shall be the financial wellbeing and overall welfare of HMC and its Members. In making land management decisions, HMC shall also consider at least the following factors:

1. Protection of the natural environment and the enjoyment of community spaces by the Membership;
2. Provision of community spaces, such as Goodpastor Park and the Community Garden;
3. Avoidance and/or mitigation of liability exposure due to dangerous trees, natural features, or geologically unstable areas; and
4. Compliance with all applicable laws.

The LUC shall communicate with the Board, the Island Manager, HMC Management staff, other HMC Committees and organizations, and HMC Members regarding the LUC's plans and projects in order to obtain guidance, support and/or assistance (volunteer or otherwise) as needed.

Recommended:

Approved:

Signature on file

06/09/12

Signature on file

06/09/12

Chair, Land Use Committee

Date

President, Board of Directors

Date