



# The Beachcomber Water Issue



HMC Newsletter

January-February 2011

## President's Message

With the beginning of the new year, HMC is preparing for major projects that will impact all of our members in 2011 and beyond. The Water Project Committee has received responses from multiple companies on our Request for Information. They now have much more solid information to present to the members about our options on how to proceed. Included in this Beachcomber will be some of the material and information on upcoming Membership meetings to further qualify the options. This committee has put in a lot of work and is to be commended on all their efforts.

The committee supporting our docks and dolphins completed much of their work last year with the completion of the report from our consultant-engineering firm. The ballot to proceed with the multi-year project to replace the pilings at North Beach was counted at a special Membership meeting following the regular January Board meeting. The vote was 128 in favor of using funds from the Reserves and 106 against. There was concern expressed from members who voted against the project that using Reserves would deplete funds for known dock and dolphin projects required over the next ten years. Like most of the Reserve accounts, using funds from the Reserves does not prevent their replenishment in time for the next requirement. What it does do is normalize the assessments over the years rather than have dramatic changes from one year to the next. It is still an expense and some members questioned the replacement now especially with other expenses like the water distribution system coming up this year. Most of the options for the water system, if approved, would not require any large initial payment by members so member assessments might not see any spike. The overall conclusion reached by this vote is that our members do wish to maintain HMC assets for the benefit of all.

There was a member suggestion to change the ferry schedule by providing earlier runs on weekends. The

Board asked for member input on this issue and virtually every response indicated that members did not want to sacrifice any mid-day runs on the weekends in favor of an earlier start. The costs associated with just adding the runs looked to be about \$7000 a year which most present felt was too expensive and unbudgeted in the current fiscal year. The Board decided to table the request until a future time when more data will be available and members can vote on whether they want the expanded schedule with the associated costs.

Another cost savings item discussed was options for the Beachcomber. Currently the Beachcomber is both mailed and posted on the Herron Island Web Site. To reduce mailing and printing costs which were \$4100 over the last year, it was suggested that we encourage e-mail and our website to distribute the Beachcomber and only mail paper copies to those who don't have online access or need a hard copy for some reason. In the near future, HMC will require those who still need paper copies to contact the office and request to be included on the mailing list. Those members who do not request to be included on the mailing list will be assumed to be using electronic means to get their copies.

Finally, it is not too early for members to think about running for the two vacancies on the HMC Board coming up in June. Both Janet Podell and I will be leaving the Board and cannot run again since we have now served for four consecutive years. Serving on the Board is one way members can give back to the community to keep our Island running smoothly and benefiting us all.

Fred Fath  
President



## **THE STORY CONTINUES: “WATER for HERRON ISLAND”**

Each of us is fortunate to own our part of Herron Island where we still have choices and opportunities to vote on issues that affect us all. On May 8, 2010 members voted with 88% approval to replace and upgrade our water system. This was one of HMC's biggest voter turn-outs ever. A water ballot will be mailed to all members in February asking for your next important vote.

Water – Herron Island's most precious and limited resource - continues to be discussed, debated, and researched. Recently the Washington State Supreme Court affirmed the constitutionality of the Municipal Water Law. Agreeing with and anticipating this result, the Herron Island Board upheld the Water Use Efficiency program within this water law. Our HMC Water System Plan promotes replacement of the leaking water distribution lines, with plans to install meters on all water connections and includes the requirements to provide a reliable supply of water for current and future needs for all of Herron Island. The plan details additional upgrades to the pump house that will support adequate flow for fire hydrants. All this is part of the upcoming ballot.

Important decisions, determined by your majority vote, will be coming in the February ballot. The results of the ballot will also resolve the Retain Ownership – Transfer Ownership debate. The Board published and sent out a Request for Information (RFI) to a wide variety of Water System Owners and Construction firms. The interested proposers toured the island, asked questions and responded with valuable information which is published in this edition of the Beachcomber. Financing for operation and maintenance and loan considerations for both ownership options are provided.

The Water Project Committee (WPC) has been analyzing many of the parts of the Water Capital Improvement Project. The goal is to clearly present to the membership all information for an educated vote. Contiguous lot owners will need to decide if they want additional connections within their assessable unit. This request is being mailed to all contiguous lot owners and also published in this edition of the Beachcomber. If you own contiguous lots within an assessable unit and did not receive a letter, please notify the HMC Office.

On February 26, 2011 an open water information meeting will be held at the Herron Island Community Center at 10:00 a.m. for all members to discuss the water project, the upcoming vote and to develop water saving goals for our community.

After reading the information presented in this Beachcomber, go to [www.herronisland.org](http://www.herronisland.org). Take a look at all the past Island Manager reports, Board Minutes, and Beachcomber articles for the entire year of 2010. Water issues have been discussed and presented monthly. The Island Water System Upgrade link on the website will bring up WPC minutes and other valuable analyses and reports for your information. Please feel free to ask questions at [memberinput@herronisland.org](mailto:memberinput@herronisland.org) or email the Island Manager, Board members, and/or WPC members.

**Become informed! Ask questions! Vote responsibly!**

**Water Ballot Measure Information & RFI Analysis**  
**Retention or Transfer of the HMC Management Water System on Herron Island**  
**Prepared by Northwest Water Systems**

The members of HMC voted overwhelmingly (88% of respondents) to replace the water distribution system on May 8, 2010. Two possible solutions have been identified over the past 7 months: (1) transfer ownership to a new owner under contract to complete the upgrades, or (2) retain ownership of the system and finance an upgrade. The Board of Directors then authorized Northwest Water Systems, a professional water system engineering firm, to conduct an objective process weighing available alternatives to upgrading the system. With support from the HMC member Water Project Committee, NWS issued a "Request for Information" (RFI) to solicit information concerning the construction costs of this project. Several proposals were received and form the basis for the information included in this article.

If ownership and water rights are retained, two possible methods for financing the upgrades are possible. Currently, the USDA offers 4.25% loans repayable over 40 years to rural water systems. As discussed, an application for this funding has been submitted, and pending approval, could be used for the project. The other alternative would be to use private bank financing to pay for construction.

Four (4) construction proposals were received in response to the RFI, and an engineering estimate was prepared in August. Two proposals made assumptions concerning construction methods that unrealistically increased their cost estimates. One of the high estimates assumed using horizontal boring and pipe bursting to perform the waterline install. While a novel concept that would greatly reduce the cost of shipping material to and from the island for backflow, it appears likely that this will be a significantly more expensive method. The other proposal that was excluded was from a firm with extensive large municipal project history, but relatively little water works experience. Their proposal included a very large amount of padding to the point that it could be safely disregarded.

Two of the proposals, and the engineering estimate, concluded that the construction project would cost between \$1,550,000 and \$1,620,000. After comparing the individual bid sheets, the final cost of the construction portion of the project can be anticipated to be close to \$1,600,000. Additional costs associated with engineering, surveying, and construction oversight must be added to this estimate to determine the final impact on water rates to the system. The overall cost of the project is anticipated to be approximately \$2,150,000. The overall project should budget \$2,500,000 in order to provide a 15% contingency for unforeseen costs, such as additional mitigation or changes to the scope of work.

H&R Waterworks provided the only proposal for owning the water system. PenLight had previously expressed interest in assuming ownership the water system. When PenLight was contacted for the RFI, they stated that they are no longer interested in taking ownership of systems in unique situations or that are in need of extensive work. Washington Water Service Company was also offered an opportunity to propose, but declined. The H&R Waterworks Proposal that was received is contingent upon the agreement to use HCD construction, an H&R-related firm. The construction proposal from HCD is the proposal which involves bore and burst pipe installation discussed above.

The following three pages contain four tables which lay out the costs and benefits of each option available to the community, and you will be asked to vote in a ballot within the coming month concerning this issue. Table 1 is a summary of the range of costs the community can anticipate after completion of the project. Table 2 shows the additional costs incurred for the USDA process, and shows the additional that are required for the project to yield the final full financed project cost. Table 3 shows the range of possible project costs, as well as financing alternatives to show the basis for the range of rates. Finally Table 4 gives a brief “pros and cons” discussion concerning the two alternatives.

Questions can be addressed to the Board of Directors at [memberinput@herronisland.org](mailto:memberinput@herronisland.org), or to the Island Manager at [hmcmanager@herronisland.org](mailto:hmcmanager@herronisland.org).

**The RFI analysis and side by side comparison are contained in the following pages.**

**They were prepared by:**

**Todd Krause, P.E.  
Jester Purttelman, E.I.T.  
Northwest Water Systems  
Port Orchard, Washington  
January 2011**

**Table 1: Side by Side Comparison, likely costs**

Item		Total Monthly Bill Range	One Time Payment Option for Each AU	Funding Assured	Construction Repayment Period	Total Cost per Owner (Assessable Unit)
Retained Ownership	USDA	\$49 to \$54	May Be Possible	Contingent on allocation of USDA funding	40 years	\$4996 to \$6048 if available
	Private Finance	\$62 to \$90	May Be Possible	Yes	10 to 20 years	\$4802 to \$5813 if available
Transfer to H&R Waterworks with HCD construction		\$86 to \$122 +\$17 for ea. empty lot	Yes	Yes	10 to 20 years	\$6168 to \$7538

**Table 2: Retained Total Construction Cost\***

Item	USDA	Private
Construction	\$1,600,000	\$1,600,000
Cultural Resources Review	\$27,000	\$0
Engineering (for 8" to 6" reduction)	\$20,000	\$20,000
Bid Documents	\$25,000	\$20,000
Wetlands Impact Mitigation	\$20,000	\$0
Construction Oversight	\$40,000	\$20,000
3 Phase Power Installation	\$25,000	\$25,000
Surveying	\$50,000	\$50,000
Additional unplanned transport	\$50,000	\$50,000
Interim Financing	\$67,703	\$65,078
Total	\$1,924,703	\$1,850,078
Tax	\$157,826	\$151,706
<b>Total</b>	<b>\$2,082,529</b>	<b>\$2,001,785</b>

\* See, Notes, below

**Table 3: Comparison of Financing Alternatives**

Option	Factor	Capital Cost	Interest	Payment Term (Years)	Monthly Financing Cost per A.U.	Average Water Service Bill	Average Monthly Bill
H&R Water Works Low	0.9	\$ 2,442,391	7.25%	20	\$49	\$36.85	\$86.31
H&R Water Works RFI	1	\$ 2,713,768	6.75%	15	\$62	\$36.85	\$98.56
H&R Water Works High	1.1	\$ 2,985,145	6.00%	10	\$85	\$36.85	\$122.20
USDA Loan Low	0.95	\$ 1,978,402	4.25%	40	\$22	\$27.12	\$48.94
USDA Loan RFI	1	\$ 2,082,529	4.25%	40	\$23	\$27.12	\$50.09
USDA Loan High	1.15	\$ 2,394,908	4.25%	40	\$26	\$27.12	\$53.54
Private Financing Low	0.95	\$ 1,901,695	6.00%	20	\$35	\$27.12	\$62.01
Private Financing RFI	1	\$ 2,001,785	5.50%	15	\$42	\$27.12	\$69.09
Private Financing High	1.15	\$ 2,302,052	5.00%	10	\$63	\$27.12	\$89.86

Private financing is presumed to be 100% in this scenario; actual bank terms would have to be determined; whereas USDA and H&R terms are known. The "Factor" shown above is used to accommodate the possible range of project costs. The cost determined in the RFI process is the price that should be anticipated. It is possible additional cost savings could be achieved during the project, reducing the cost, which is shown in each of the respective "low" estimates. HCD construction is assumed to have more ability to save costs due to the more unique installation method assumed in the RFI. The "High" estimate is based on

a 15% contingency factor, and highest monthly cost financing, but would be repaid in the shortest period of time. See also, Notes, below.

**Table 4: Retention / Transfer "pros/cons"**

Retention	
Advantages	Disadvantages
The community retains its ability to make its own decisions about the water system.	Requires continued community involvement.
More flexibility in defining assessments. The community can decide how to treat multiple lots, recreational lots, vacation homes, full time residences, and HMC owned lots.	There will likely be continued disagreement within the community regarding the water system.
As a nonprofit, HMC has generally lower cost of operations and capital.	Long repayment period if USDA funds are used (40 years). (Could be an advantage, as well.)
More options for capital sources (loans, community payments, federal funds, changes of structure to allow bonds etc.).	Membership approval is required to perform significant projects, which can be time consuming and costly.
Community members have their input heard by directly elected Board.	
HMC continues to own its water rights.	
Transfer	
No need to find and retain professional management.	Construction projects (the present or in the future) do not have to go out to bid. HMC has no say over construction methods.
All liability transferred to an outside entity.	Possible higher ongoing costs, and therefore rates over the long term. Investors expect a return on investment.
Financing period much shorter than federal funding option.	Loss of control of the water system.
No need to find community volunteers for the water committee.	Loss of water system and water rights -- realistically "no going back".
No more hassle associated with the water system. Pay the bill and use the water.	

## Notes

Federal loans have longer terms with lower year to year payments. Private financing (through retention or transfer) will result in higher water rates, but are paid back over a shorter period.

Federal loans have stronger environmental, cultural and construction oversight requirements.

The poor state of the economy is strong motivation for taking action now. Contractors are operating very "lean" right now. Over the past two years many have had to trim back their workforce, and they are now able to operate very efficiently. Because of this the cost of doing this project is about 20-30% less than it would be under average economic circumstances.

If HMC does not take action now, but rather chooses to wait and save capital reserves to perform the work, the system would have to charge at least \$60 to \$80 a month in surcharges, along with ongoing operations and maintenance charges in order to replace the system within a generation. The reason it is so much more expensive to save for later at this point in time is that (1) the system must plan on performing the work during a more normal economic period, and (2) the system's maintenance costs will continue to increase.

HMC currently contracts for maintenance and operation of the system; those costs are currently built into assessments. Under any of the scenarios, the water utility will be self-supporting, and will not used to pay non-water related HMC expense. Water expenses will no longer be included in the basic annual assessment, but billed separately.

The H&R Waterworks proposal is very similar to the concept proposed by Peninsula Light Company in 2007; however, the H&R proposal includes a very detailed estimate for construction costs. This is the primary reason for the difference in costs. The final post construction water rates for H&R are similar to those in the Penlight concept of 2007. Penlight's submission was never intended to be a final proposal, only a look at what a transfer might look like to the membership.

H&R Water Works is a professional, investor owned, for profit utility regulated by the Utilities and Transportation Commission. For more information please see <http://www.thewaterco.net/>

The water system serving Herron Island is a shared asset that the community enjoys, but at the same time the community shares in the responsibility. No matter who finally ends up owning the water system, or how the replacement and upgrades are financed, the properties served by the water system will eventually end up paying for the ongoing replacement, repairs and maintenance of the system. The community will decide with the ballot how those costs are paid and what the community's level of responsibility is for the ongoing management of the system. Does it choose maximum control, flexibility, and responsibility, or minimum control and liability.

**MARK YOUR CALENDARS: WATER INFORMATION MEETING  
SATURDAY FEBRUARY 26, 2011**

This is an open membership “water” meeting for Herron Islanders  
10:00 a.m. Herron Island Community Center

- Capital Improvement Water Project
- Questions regarding Water Ballot
- Establish HI goals for Water Use Efficiency

Northwest Water Systems Engineers will be present  
to answer your questions.

\* Information: [www.doh.wa.gov/ehp/dw/](http://www.doh.wa.gov/ehp/dw/)

## **New State Law Impacts HI Water Program**

The State Supreme Court recently ruled constitutional the 2003 Municipal Water Law. This law defines “Group A” community water systems as being those with 15 or more residential connections. These systems will be required to comply with the “water use efficiency rule” (WUE rule). Some of the consequences to us include:

- The “water rights” owned by the water systems are exempt from “relinquishment”, meaning there is less risk that the state will take those water rights away due to non-use.
- The first annual WUE report is due July 1, 2011. This lets the state know we are working to come into compliance with the WUE requirements.
- We will need to provide data annually on the amount of water pumped from our wells and what residents consume. The goal is to prevent “water waste”...i.e. leaks. If water use is not metered (as in our case), meters must be completely installed to all users by January 22, 2017.

For more information go to the following website: [www.doh.wa.gov/ehp/dw/mwl-legal.htm](http://www.doh.wa.gov/ehp/dw/mwl-legal.htm)

Steve Chapin



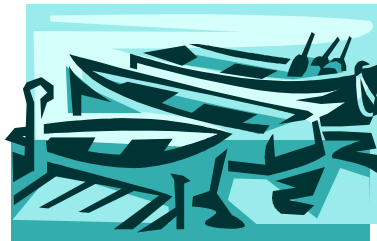
### North Beach Marina Vote Outcome

Fifty-five percent (55%) of the members voting on this issue voted in favor. The total turnout was 59%.

During the last few days of the balloting, questions were asked about the incremental cost of doing the work in two phases. Here is a little information to illustrate that funding the entire replacement will save money in the long run.

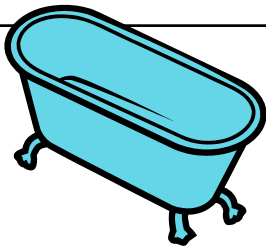
The single permit life is five years. If the project were to be done in two phases, the additional cost arising from duplication of consultant work, contractor mobilization and permitting fees would be approximately \$35,000. If the second phase were begun after the first permit expired (five years), the estimated additional cost could be as high as \$75,000.

In addition to these costs, there would be disruption to member use of the North Beach marina during construction phases. With interest rates at an all time low, and a favorable bidding climate, we are hopeful that the project can be completed well below the maximum approved cost. If the project had been disapproved, HMC's insurance broker advised that the marina would no longer be insurable and the docks would have to be permanently pulled out. With member approval, this valuable island asset can be restored to an estimated 50-year future life.



#### Did you know...

- There are over 1500 water systems in Pierce County alone.
- The HMC water system is a Group A system with 338 connections.
- In Pierce County, there are 21 Group A water systems owned by associations, and HMC is the sixth largest.



#### **Water Leak Problem?**

*If it's on your property, you'll need to find someone to handle your repairs. Washington Water Service Company is contracted to maintain and operate the HMC water system, but they do not service individual homeowners.*



# HMC MANAGEMENT

P.O. Box 119 Lakebay, WA 98349

Phone: 253-884-9350 – FAX: 253-884-5047 – [www.herronisland.org](http://www.herronisland.org)

***Note: This letter will be mailed to all contiguous lot owners.***

January 18, 2011

**Dear Herron Island Contiguous Lot owner,**

The Water Project Committee has accepted the task of determining the number of metered water connections HMC will need when we replace the distribution system. To the best of our knowledge, the information below is true for retaining ownership or for releasing ownership. This information is very important for future planning, costs, and the final design.

## CONNECTIONS

There are enough connections, because of our State approved Water System Plan, to provide a water connection for every tax parcel and community lot on Herron Island. At this time the plan is for every assessable unit to receive one metered water connection and pay their share of the capital improvement costs. There are 396 assessable units plus 4 community connections totaling 400. This allows 125 additional approved connections to be used now or in the future if full complete build out is ever desired or needed.

## ASSESSABLE UNITS

At this time, each assessable unit is required to have, and pay for, one metered connection. This metered water supply connection may be put into inactive status after the new system is complete if the owner desires. An inactive status will have no water at the property and may require a separate fee.

## COSTS

HMC can only estimate the cost to be about \$6,000 (\$5,000 - \$7,000) per connection. **Long term financing is part of planning for this capital expense.** However, the expected cost per connection will be published after bid-ready plans have been drawn, and approved, and actual bid amounts have been accepted and the project is complete. This estimated cost is derived from the State approved preliminary construction design providing about 30,000 feet of appropriately sized pipe, with properly located and documented valves, and service meters at each connection. Upgrades at the pump house will support the addition of fire hydrants with flow capacity to sustain firefighting for safety and fire codes.

We all agree the cost of this capital improvement project is high but in reality the cost for a connection will never be this low again. A new meter with water in the future will cost more than about \$5,000 - \$7,000 at time of construction because it's easier and cost effective to install before the system is charged with water.

## **ADDITIONAL CONNECTIONS FOR CONTIGUOUS PROPERTIES:**

At this time, HMC is planning for 400 metered connections. Only requests for the additional desired connection(s) are needed for any or all tax parcels within an assessable unit. For every additional water connection a full additional capital improvement cost will apply. Every meter, both active and inactive, will include some future expenses for operation and maintenance.

No action is required on your part if you want only one metered connection at your assessable unit. Only requests for additional desired connection(s) are needed. If you want more than one connection at your assessable unit, request this now! The **signed** request for more connection(s) must be sent to the HMC Office at PO Box 119 Lakebay, WA 98349. An acknowledgement to your request will be returned to you and a copy placed in your assessable unit office file.

**UNLESS YOU NOTIFY HMC IN WRITING BY MARCH 12, 2011  
STATING YOUR NAME AND THE EXACT ADDRESS AND  
PARCEL NUMBER OF THE LOT REQUIRING THE ADDITIONAL  
CONNECTION(S) YOUR ASSESSABLE UNIT WILL RECEIVE  
ONLY ONE WATER CONNECTION AT THE TIME OF  
CONSTRUCTION.**

.....

You may use the form below or send your own written request.

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Herron Island address: \_\_\_\_\_

Address of lot for additional connection: \_\_\_\_\_

Parcel Number of lot for additional connection: \_\_\_\_\_

Address of 2nd lot for additional connection: \_\_\_\_\_

Parcel Number of lot for 2nd additional connection: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

## Island Manager Report January 8, 2011

### Administration:

**Backup Office Manager Position:** Chris Rushmeier, island member, has been selected as our backup office manager, and began her training on Friday, January 7, 2011. Please extend your congratulations to her and look for her to be in the office training soon. thanks to all who applied. The decision was made all the more difficult by the well qualified candidates on Herron Island.

**2010 Audit Report:** The auditor's final report on 2010 financial activities should be available within a week.

**Standby Deck Hand:** We have had a second resignation from the ranks of our standby deck hands, and will be recruiting soon to fill these positions. An announcement will appear on the HMC website. If you are interested, please contact the Island Manager.

### New Herron Island Map:

The new map has been slightly revised again to make a few address changes. Color copies are available in the office for the usual copying charge, and the new map will also be placed on the web site, where it can be downloaded and printed at no cost.

**Mainland Mooring Lines:** Immediately following last month's meeting, we received a "Notice and Order to Correct" regarding the three mooring lines on the HMC mainland parking lot beach. The Notice requires that we rectify the violations by February 8, 2011. Failure to comply can ultimately be punished with a fine and/or jail time.

The mooring lines are installed on the beach for the benefit of the members who own them and not for general member use. We and the owners have been unable to locate any written permission given by HMC to owners of the lines allowing them to use the mainland property, and the location of the lines has probably just been "customary" for many years. Application for permits for the one allowed anchor buoy per parcel would cost the general membership \$3510 in permit fees, \$440 in environmental review fees to obtain a Shoreline Conditional Use permit from Pierce County. Applications and approval would also be needed from the state Departments of Ecology, Natural Resources and potentially others, such as the Corps of Engineers. To pursue this permit, HMC would probably incur shoreline consultant fees and potential legal costs. These agencies might well require biological evaluations of shoreline impacts, a survey and hydraulic permit. If the application encountered resistance from mainland property owners, the process could become even more protracted and expensive.

Unless the Board wishes to make application for the permit, we recommend that the owners of the three lines be given until January 20, 2011 to produce evidence that they have nonconforming/grandfather rights to place mooring lines (pulley devices) on the beach (proof prior to 1971). If they do not, then they should arrange to have the lines removed by February 8, 2011. If the lines have to be removed at HMC expense, the member should be billed for the cost.

**Derelict Vehicles:** Removal of vehicles on West Herron seems to have stalled, and we are in touch with Pierce County Code Enforcement regarding when it will resume. We will begin another round of contacting members about derelict vehicles later this month.

### Water System Replacement/Upgrade:

Steve Chapin has prepared a committee report to the Board on Tuesday's very productive committee meeting. The committee met to discuss the evaluation of RFI responses and see more specific information on potential construction and member repayment costs.

Information gathered on behalf of the membership will be in the Island Manager report, in the Beachcomber, or on [www.herronisland.org](http://www.herronisland.org), the community's official web site. If members have questions regarding the project, we urge

them to contact the Board at [memberinput@herronisland.org](mailto:memberinput@herronisland.org) or Island Manager at [hmcmanager@herronisland.org](mailto:hmcmanager@herronisland.org).

**Part I: The USDA Loan Application:** The wetlands report has been received and forwarded to USDA, which should complete our supplemental information submittal. The project will then go to engineering review within USDA. Although the amount of federal funds for the program is unknown until Congress adopts a new budget, we know that we have a good proposal and USDA is very interested in funding it at an interest rate of 4.0- 4.25%, repaid over a 40 year period.

**Part II: The “Retain or Transfer” Vote:** The Water Project Committee is urging the Board to distribute the RFI Ballot Measure Information to all members via the Beachcomber, web site or email so that members can begin to evaluate the information available to guide their decision, once it has been approved in final form. The tentative schedule calls for approval of the ballot measure by the Board at its February 12, 2011 meeting, with mailing of ballots shortly thereafter.

In addition, the Committee has suggested that the Board may want to schedule a special member meeting February 26 to discuss all the information available and respond to member questions regarding the options to replace and upgrade the water system. In order to stay on a schedule that closely matches that of USDA, another special meeting (March 19?) may be set to count ballots, rather than waiting for the regular Board meeting.

**Water Maintenance and Operation:** We’ve received notice from Washington Water that some fees will increase February 1, 2011. It does not appear that these increases will have much of an impact on HMC. The biggest impact would arise from service calls, where the two hour minimum rate is rising from \$99.00 to \$120.00. Fees for routine monthly testing remain unchanged, as does the per connection monthly charge of \$1.60.

All coliform and other chemical samples taken by Washington Water since the inception of the contract have been satisfactory and no follow-up testing has been required. The most recent test on which we have results was taken November 17 at 314 W. Herron Lane.

A fuel pump leak was reported in the pump house generator. Tacoma Diesel came over Thursday to check the leak and reported it was a simple fix. To avoid wasting time while on the island, the mechanic also checked the engines on the Charlie Wells and made another quick leak repair.

Sunrise Pest Control has been setting traps around the well house after rat droppings were reported. We’ll continue to do this for another month or two, and explore preventative measures to reduce rodent access to the well house.

**Emergency Preparedness:** Regular meeting scheduled for Tuesday, January 11 from 9:30 to noon.

**Fire Department Liaison:** A meeting has been set with FD#16 next week to plan for emergency responder access to the island when the ferry is out of service.

**Land Use:** No report.

**Legal Liaison:** Three delinquencies are being resolved by the island’s collection attorneys : Marcinko, Ruckstein, and Tchochiev. There are eight others: Dennis, Dwyer, Jez, McNally, Smith, Vogel, Wiebe and Worden.

**Parks:** Committee Report

**Roads:** Committee Report

**Rules:** Committee Report.

**Transportation:** Eric Helpenstell will begin training on January 11 as a standby captain. Please welcome him when you are on the ferry. Terry Kraft will also be training later this month as a standby captain; he has already completed deck hand training.

The marine survey has been completed and forwarded to our insurance broker. The overall good condition of the boat, and a change in its estimated value should result in a reduction in insurance premiums this year.

**North Beach Marina:** The ballot measure has been mailed to members, and returned ballots will be counted at a special meeting January 8, 2011. Members need to be certain that their signature appears on the envelope, not a return address sticker. Unsigned ballots will not be counted. A copy of the engineering report and recommendations has been posted to our website.

**Pierce County Wharf Easement:** No action on replacement agreement.

**Technology:** Eric Bergson plans to call a meeting of this committee soon to bring the various options together. We are also contacting the owners of similar ferry operations to see if they have any interest in partnering in development costs. The manager of the Guemes Island ferry has indicated an interest in possibly partnering in development costs.

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### Guest Pass Reminder

Each guest pass must be fully completed and signed before giving it to the deckhand. Members are responsible for the conduct of their own or their renter's/roommate's etc., guests while on Herron Island.

Charges are only allowed for service providers. In order to save time and money, please include the name of the business or the type of service the person named provides on your guest pass.

### BEACHCOMBER COPY WHEN TRAVELING

If you are a "snowbird" or travel extensively, you may not get your latest copy of the Beachcomber if you use the Temporary Change of Address option offered by the US Postal Service. This option provides piece-by-piece forwarding of First Class Mail and Periodicals for a specified period of time. HMC sends all ballots and other notices by first class mail and the Beachcomber is sent by bulk mail.

The Postal Service does offer a Premium Forwarding Service which provides a single weekly shipment of all mail via Priority Mail Service. This is also a temporary service and a fee may be charged. Check with your local post office for details.

## HOW COME I NEVER HEARD ABOUT THAT ?

Members often inquire about why they have never heard about projects and initiatives that are underway or have already concluded and that sometimes result in changes to HMC policy or processes. HMC Management attempts to keep everyone up to date on all such activities through several means of communication.

1. The Island Manager's Report. This Report is probably the most complete and up-to-date information source available to the Membership. This Report is presented by the Island Manager at each monthly Board meeting and then is immediately posted on the HMC website ([www.herronisland.org](http://www.herronisland.org)) under the Island Documents tab. It contains the latest information of island events, initiatives, and/or projects that are of interest to the members.
2. HMC Management Board Meetings. These meetings occur the second Saturday of every month at the Community Center starting at 10:00 am. Members are encouraged to attend and participate in the proceedings.
3. Board Meeting Minutes. These Minutes are another important source of information, but must be formally adopted by the Board before they can be posted for the Membership. According to Goldberg's Rules of Order, which HMC has followed for years, this occurs the month following the meeting when a formal motion to adopt the Minutes is made and approved by the Board. That is why the posting of the Minutes at the Community Center and online is always delayed by one month. But once approved, they are posted on the website under the Island Documents tab.
4. The Island Website ([www.herronisland.org](http://www.herronisland.org)). Members can find important information about the island on this website. HMC Management posts alerts on the website to advise Members about such things as an unplanned ferry schedule change, power outages, or other pertinent information that is of interest to the Membership. It is also a way to address rumors that may be circulating around the island. You are encouraged to check the website often.
5. The Beachcomber. This island newsletter is published nine times a year and is sent to all HMC Members. The President's Message leads off as "front page news," and discusses the highlights of island life, including the status of current and proposed projects to improve our island community. The Beachcomber also incorporates the Island Manager's Report, and provides web links, telephone numbers, and other contact information so that Members can obtain answers to any questions they might have about what is happening on Herron Island.

The office is attempting to develop an email distribution list that will be used to provide Members with information of importance and alerts as they happen. It will also be used as a means to transmit the Beachcomber in the future. If you wish to be included on this distribution list, please send an email to the office ([office@herronisland.org](mailto:office@herronisland.org)). Please note that your email address will be kept completely confidential and emails sent from the office will not reveal your personal address to other recipients.

Since it is not possible for the Board and office staff to personally and individually advise each Member about ongoing projects and initiatives, it falls to the Members to seek out information using the communication tools that are available. Members are encouraged to express their opinions and also to ask questions via e-mail at [memberinput@herronisland.org](mailto:memberinput@herronisland.org); the Board monitors e-mails received at this address frequently, and strives to address each inquiry promptly. And of course, Members are free to call the office at any time.

HMC Board of Directors

<b>Delinquency List as of January 11, 2011</b>
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**Important Phone Numbers****Island Manager**

Claudia Ellsworth	(253) 884-9350
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**HMC Board of Trustees**

Fred Fath, President/Treasurer	(206) 246-7016
Mark Anderson, Vice-President	(253) 677-3900
Janet Podell, Secretary	(253) 874-2452
Gary Wanzong, Assistant Treasurer	(253) 884-9350
Judy Greinke, Member-at-Large	(253) 857-5463

**Additional Responsibilities**

Mike Shettlesworth, Transportation Chair	(253) 884-6919
Washington Water Svc., Water Repair	(253) 851-4060
Dick Mowry, Water Field Examiner	(253) 884-7663
Steve Chapin, Water Project Chairman	(253) 884-1967
Max Hochanadel, Rules Chairman	(253) 884-1948
Tracy Anspach, Parks Chairman	(253) 588-1921
Allen Moren, Roads Chairman	(253) 884-2721
Mike Davis, Emergency Prep. Chair	(253) 884-1423
Kathy Deuster, Land Use Chair	(253) 884-6898
Eric Bergson, Technology Chair	(253) 830-4413
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 Fridays before board meetings.**

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

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

Office Email: [Office@herronisland.org](mailto:Office@herronisland.org)  
 Manager email: [HMCManager@herronisland.org](mailto:HMCManager@herronisland.org)  
 Beachcomber: [beachcomber@herronisland.org](mailto:beachcomber@herronisland.org)

<b>Emergency</b>	<b>911</b>
<b>Ferry Cell phone</b>	<b>(253) 691-1457</b>

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

DENNIS - DWYER - JEZ - MARCINKO - MCNALLY  
 - RUCKSTEIN - SMITH II - TCHOCHIEV - T. VOGEL - WIEBE - WORDEN

<b><u>Ferry Business</u></b>
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- |   |
|---|
| <ul style="list-style-type: none"> <li>• <b>Call ahead if you are planning to use the ferry for a trailer, boat, or large vehicle!</b></li> <li>• <b>Only those guests with valid passes will be allowed on the ferry.</b></li> <li>• <b>Plan your arrival at the dock at least 5 minutes before the scheduled time of departure.</b></li> <li>• <b>Walks-ons are not to be on the dock or ramp when cars are being loaded. Watch crew for permission to board.</b></li> <li>• <b>Only service and delivery people may charge fares.</b></li> </ul> |
|---|

<p><b>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.</b></p>
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<p>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 <a href="mailto:beachcomber@herronisland.org">beachcomber@herronisland.org</a>. Include your name and phone number in case any questions arise. Paid advertisements are to be arranged with the HMC office PRIOR TO PUBLICATION.</p>
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<b>Be Aware of your Property Lines</b>
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<p>Members are encouraged to know the exact location of their property boundaries. Here is one example of why this is important: In the past, several Members have incorrectly believed that their property extended right up to the road surface. In truth, however, the HMC roadway is in most places wider than the surfaced road itself, and the Member's actual boundary is not at the edge of the road.</p>
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### HMC Email List Planned

The HMC Office is compiling a list of email addresses of Members who wish to be provided with a direct link to the Beachcomber as soon as it is published and also to be notified of late-breaking island events such as deviations in ferry operations or power outages. Inclusion in this list is voluntary, and addresses will be kept strictly confidential. If you wish to be added to this email distribution list, please send your name and email address to [office@herronisland.org](mailto:office@herronisland.org).

### Poor Phone or Internet Service? Tired of Getting a Recording?

Send your complaint to [consumer@utc.wa.gov](mailto:consumer@utc.wa.gov) or write to the Utilities and Transportation Commission at

UTC  
P.O. Box 47250  
Olympia, WA 98504

### Board Member Email Addresses

[HMCFredFath@herronisland.org](mailto:HMCFredFath@herronisland.org)

[HMCMarkAnderson@herronisland.org](mailto:HMCMarkAnderson@herronisland.org)

[HMCJanetPodell@herronisland.org](mailto:HMCJanetPodell@herronisland.org)

[HMCGaryWanzong@herronisland.org](mailto:HMCGaryWanzong@herronisland.org)

[HMCJudyGreinke@herronisland.org](mailto:HMCJudyGreinke@herronisland.org)

Please use these email addresses for all future communications to board members. They can be accessed on our website ([herronisland.org](http://herronisland.org)) under the HMC Board tab.

### Welcome, New Islanders!

HMC welcomes the following new members to Herron Island:

- Jonas Ray & Gabrielle Collier



### Derelict Vehicle?

Do you have a car, truck or trailer that's no longer usable, or maybe one was dumped on your property? Let's keep Herron Island beautiful. Contact the Island Manager at [hmcmanager@herronisland.org](mailto:hmcmanager@herronisland.org) or PCResponds at 253-798-INFO. If you have title to the vehicle you can also donate it to one of the many charitable organizations that will take old cars.

**WINTER FERRY SCHEDULE (10/1 through 3/31)**

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				
8:30	9:00	8:30	9:00	8:30	9:00	8:30	9:00	8:30	9:00	8:30	9:00	8:30	9:00
9:30	10:00			9:30	10:00					9:30	10:00	9:30	10:00
										10:30	11:00	10:30	11:00
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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5:30	6:00	5:30	6:00	5:30	6:00	5:30	6:00						
6:30	7:00	6:30	7:00	6:30	7:00	6:30	7:00	6:30	7:00	6:30	7:00	6:30	7:00
								7:30	8:00	7:30	8:00	7:30	8:00
								8:30	9:00				

Thanksgiving and New Years: Lv. Island 8:30, 11:30, 6:30  
Lv. Mainland 9:00, 12:00, 7:00

Christmas: Lv. Island 8:30, 6:30  
Lv. Mainland 9:00, 7:00

**Tide Tables**

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

**Vehicle Stickers**

All island vehicles, including boats and boat-trailers need a (FREE) HMC sticker. If the sticker for your Boat, Golf Cart, ATV, or Boat Trailer is not either Brown or Blue, please obtain a new sticker from the HMC office.

**FREE CLASSIFIED ADS**

Found: Men's bifocals in gray-colored case. Found in my garage. Are they yours? Merry A. Kogut, [mkogut@lawyer.com](mailto:mkogut@lawyer.com), 253.884.8484

*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](mailto:beachcomber@herronisland.org), Subject: Beachcomber Ad. The ad must be resubmitted for each issue in which it is to be printed.*

Dallas & Janette are now with Re/Max Town and Country in Gig Harbor. We changed to have better exposure for our clients selling here on Herron Island.

We invite you to call either myself or Janette for an appointment or information regarding real estate.

Dallas: 253.857.1827, cell 253.606.0972  
 Email: herronisland@hotmail.com  
 Or: remax.dallas.a@gmail.com  
 Janette: 253.857.1846, cell 253.355.0495  
 Email: remaxjw@gmail.com  
 Visit our website at [www.herronisland.com](http://www.herronisland.com)

2010 is behind us and 2011 will be a better year.  
 Thank you for trusting and believing in us.

Dallas Amidon, Managing Broker  
 Re/Max Town and Country

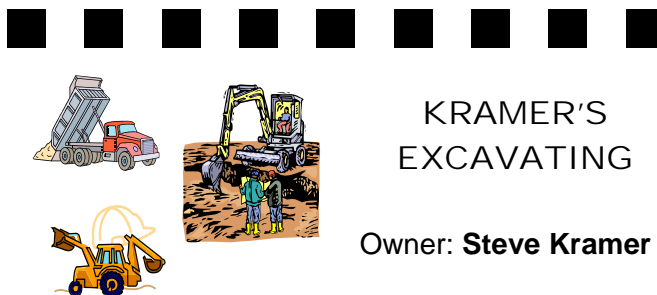
*(Paid Advertisement)*

## HERRON ISLAND YARD MAINTENANCE

ALLEN MOREN  
 253-884-2721  
 ESTIMATES BY THE YARD

- \*Also works with Tansy
- \*Appliance Disposal
- \*Deck Cleaning
- \*Restaining

*(Paid Advertisement)*



## KRAMER'S EXCAVATING

Owner: **Steve Kramer**

### Excavation, Hauling Services

**KRAMEE\*968D9**

- Demolition (dump runs)
- Retaining walls & stone/block walls
- Home remodel & repair
- Carpet, vinyl & laminate installation & removal
- Site Clean-up
- House Painting &
- Pressure Washing
- Excavation: site prep, septic repair, water & power lines & culverts
- Hauling: driveway rock, topsoil, sand mix & drain rock
- Driveway Maintenance
- Decks & Roofing
- Deck Staining

**253.884.3671 or  
 253.857.9202**

P.O. Box 816  
 Lakebay, WA 98349

Resident/Member Since 1959 Licensed, Bonded & Insured

*(Paid Advertisement)*

### Alcoholic Beverages on the Ferry

Open containers of alcoholic beverages are prohibited on the ferry, just as they are prohibited on the mainland and Herron Island roads. This prohibition is found in Washington law (RCW 46.61) as well as in the Herron Island Rules adopted May 12, 2007, a copy of which can be found at <http://www.herronisland.org/home/members/rules.pdf>

**Online Beachcomber:** If you wish to read your Beachcomber online at [www.herronisland.org](http://www.herronisland.org) and save HMC the price of printing and postage, please notify the office. The online version is posted several days before the hard copy is mailed.

WELCOME ALL NEWCOMERS!



**HERRON ISLAND**

# The Beachcomber

HMC MANAGEMENT

P.O. Box 119

Lakebay, WA 98349

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PRSR STD  
U.S. Postage  
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Lakebay, WA  
Permit No. 7

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*Inside this issue...*

- *President's Message*
- *Water Update*
- *Island Manager's Report*