

The Beachcomber



HMC Newsletter November-December 2017



President's Message

Welcome to winter on Herron Island. This year has been an active one for our volunteers. They have refurbished the Small Boat Docks, created a new picnic area at Goodpastor Park, cleaned the island ditches, built barriers at several corners and completed the North Beach Landscaping project. And while the work for this year is mostly complete, the various committees are working on their plans for next year. Please consider joining in. All committees, Emergency Preparedness, Parks, Small Boat Docks, and Roads could benefit from new members. Decide what group appeals to you and lend a hand. Your help, benefits the whole island.

For those of you who have not heard we have hired a new Island Manager. Jane Wooster whose background consists of 20 years in operations and management. She was general manager and vice president of the international division of a grocery wholesaler. Her responsibilities included recruiting and hiring, sales and marketing, supply chain, contract requests for proposal, banking, legal liaison, U.S. regulatory compliance and risk management. She has experience with insurers, banks, attorneys and with regulators within U.S. Customs, USDA, FDA and CPSC. And she lives on the Case Inlet.

With the onset of our rainy season, the Roads Committee asked that members who have not done so remove excessive vegetation from the ditches along their property. Please do not attempt to remove any soil without consulting with the Roads Committee. The purpose of our ditches is to remove as quickly as possible flowing water from our roads, slowing the erosion of our road surfaces. And as always, potholes should be considered obstacles and not targets. Driving through potholes breaks down the edges and causes the pothole to expand. Second, the last two windstorms have downed trees. Please be careful driving on our roads during heavy wind events. Thanks to Sam Argo and Karl Schafer for clearing the roads of fallen trees during this past month.

Several members have asked questions regarding the location of the road right of way and ownership of trees. The HMC right of way is 50 feet wide. In general, telephone poles are located between two to three feet inside of the HMC right of way. If the poles are on your side of the road, your property line is roughly two to three feet behind the poles. If they are on the other side of the road, measure 48 feet from the poles to your approximate property line. HMC in the past has requested that any owner who has a survey conducted on their property give HMC a copy for our files. The more control points we have the better we can determine ownership in the future.

During the next few weeks will PenLight will be sending out a tree trimming crew. Once they have completed their work HMC will survey what HMC trees should be trimmed or removed. This is a continuation of an HMC program of removing HMC owned trees that are consider a hazard to member service drops and to members on HMC roadways and parks.

If you have not noticed, the barge is gone. The construction phase of the dolphin replacement project has been completed. Required signage has been installed. Now we wait on inspections by Pierce County, Division Natural Resources and USDA. With the completion of the dolphins project, Herron Island has completed the last of our major infrastructure rebuilding. We can now return to being a "Maintenance" company.

The Board wishes everyone a happy holiday season.

Michael Graham HMC Board President

IN THIS ISSUE

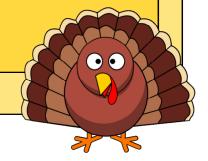
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Thank you to all who came out to attend Herron Island's Annual Thanksgiving potluck. It was great to see so many people. Our community center was overflowing at the seams. This may have been our biggest one yet. We hope everyone enjoyed great food, a fun raffle and auction, and the best calendars! We look forward to seeing you all in 2018.

Sincerely, HI Boosters

Auto Sticker Reminder.....8



Important Phone Numbers

Island Manager

Jane Wooster (253) 884-9350

HMC Board of Directors

Mike Graham, President	(253) 884-9796
Janet Podell, Vice-President	(253) 884-9350
Ferd Reichlin, Secretary	(253) 884-9350
Karen Starns, Treasurer	(253) 884-9350
Mike Gage, Member-at-Larg	ge (253) 884-9350

Additional Contacts	
Charles Smith, Water Repair	(206) 707-4645
Charles Smith, Water Committee	(206) 707-4645
Gary Wanzong, Finance Committee	(253) 884-9350
Jack Wells, Roads Committee	(253) 884-0850
Max Hochanadel, Rules Committee	(253) 884-9350
Jim Davies, Parks Committee	(253) 884-9350
Mike Shettlesworth, Emergency Prep.	(253) 330-2482
Alan DeGood, Small Boat Docks	(253) 884-9350
Fred Fath, Technology Committee	(206) 246-7016
Carolyn Anspach, Transportation Comm.	(253) 380-3852
Claudia Ellsworth, Dolphin Project Mgr.	(253) 884-9350
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

HMC Water email: HMCWater@herronsland.org Manager email: HMCManager@herronisland.org Beachcomber email: beachcomber@herronisland.org

Parks email: HMCParks@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

If you wish to file a Civil Rights complaint of discrimination, complete the USDA Program Discrimination Complaint form, found online at:

http://www.ascr.usda.gov/complaint_filing_cust.html

or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form.

Send your completed complaint form or letter to us by mail at:

U.S. Department of Agriculture Director, Office of Adjudication 1400 Independence Avenue, SW Washington, D.C. 20250-9410

Or fax to (202) 690-7442 or email to

program.intake@usda.gov.

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.

polphin Project Update

The Barge and crane are gone, now what?

The final step of the Dolphin Replacement Project will arrive when the KeyBank Commercial Loan is bought out by USDA Rural Development, and HMC's biannual loan payments begin, a few months from now.

Construction has ended, but the project has several steps to go – engineer's approval, Pierce County inspection and approval, Department of Natural Resources inspection and approval, including an "as built survey" yet to be conducted and USDA inspection and approval.

Once all project costs are known, the Board will determine what amount of the Docks & Dolphins Reserve Account will be applied to the outstanding principal of the commercial loan. This will reduce the total amount to be repaid by Members. That reserve currently stands at \$409,921.61. Total construction costs are estimated at \$1.1 to \$1.2 million.

Second, a letter will be sent to all Members with loan prepayment information, including a Member's pro rata share of the remaining project costs. Members will have 30 days from the date of the letter to prepay, by cashier's check, at the HMC Office their entire share of the project costs. Total funds received will be applied to the loan balance. The Key Bank loan will then be bought out by USDA, and financed at 2.75% over forty years. Member payments will be calculated and become part of the annual assessment, possibly occurring with the April assessment.

Those who prepay will receive a copy of a recorded "Release of Lien" as documentation that they have paid their pro rata share of the project costs.

These steps will take a few months, and the Board will keep you informed.

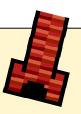
Claudia Ellsworth Project Manager



They're not talking about us are they?



EMERGENCY PREPAREDNESS TIP OF THE MONTH Fireplace and Woodstove Safety



Back by Popular Demand!

Because Herron Island has lost two homes to fire in the past year there is a heightened awareness and understanding of the devastating results of a house fire accompanied by a very real urgency to do everything to avoid this tragedy. Following the points below can protect your home and family.

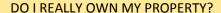
Did you know that creosote burns at 1500 degrees Fahrenheit? Wow, that's hot and a fire that hot can burn down your house in a flash. Fireplace weather has us firmly in its grip and few things cheer us as much as a warm fire on a cold day. Be sure to enjoy that fire safely.

- Have your chimney or wood stove inspected and cleaned annually by a certified chimney specialist.
- Clear the area around the hearth of debris, decorations, and flammable materials.
- Leave the glass doors open while burning a fire. Leaving the doors open ensures
 that the fire receives enough air to for complete combustion and keeps creosote from
 building up in the chimney.
- When you reload your woodstove or start a fire, let it burn with dampers wide open for five minutes. This will help burn out creosote deposits in the chimney. Warning – Do not start a hot fire if there is a 1/8 inch thick or greater layer of creosote in the chimney pipe.
- Close glass doors when the fire is out to keep air from the chimney opening from
 getting in the room. Most glass fireplace doors have a metal mesh screen which
 should be closed when the glass doors are open. This mesh screen helps keep
 embers from getting out of the fireplace area. Always use a metal mesh screen with
 fireplaces that do not have a glass fireplace door.
- Install stovepipe thermometers to help monitor flue temperatures.
- Keep air inlets on wood stoves open and never restrict air supply to fireplaces. Restricting air supply causes creosote buildup that may lead to a chimney fire.
- Use fire-resistant materials on walls around wood stoves.

For information about the Herron Island Emergency Preparedness Committee contact Mike Shettlesworth at 253-330-2482.

Please join us for our next meeting after the holidays on January 12, 2018 at 12:30 in the Community Building.

Prepared by Pat Zazzo



Each of us has heard variations of this question, and it usually comes up when you try to sell or refinance your property. The most common reason for doubt stems from the early days of Herron Island, when properties were being sold by Herron Development Company through its trustee, Richard Clifford. Many of these lots were sold on contract to a purchaser, under which the purchaser would pay money to Herron Development Company over a period of time (often times 10 years) and then be entitled to receive what is referred to as a "Fulfillment Deed" from Herron Development Company.

We have seen on more than one occasion where such a Fulfillment Deed was never executed or recorded. In these cases, the purchaser thinks they own the property because they have paid off the contract. Unfortunately, title to the property in those cases remained vested in Herron Development Company. This situation is complicated further by the fact that Herron Development Company is no longer in existence and Mr. Clifford is no longer alive.

HMC Management experienced a similar situation after it purchased the mainland property back in the 1970s under a real estate contract with six private individuals. Herron Maintenance Company (as it was known then) paid the contract in full, but did not receive a Fulfillment Deed. This was discovered during the water construction project while examining the title to the various properties that are owned by HMC Management.

After reading this, you probably have some questions. First, how do I find out if I have clear title to my property? Perhaps the most straightforward way to determine if you have clear title to your property is to go to a title company and order a title report; this report will identify the true owner(s) of the property based on their review of historic title records. The cost of this title report can run several hundreds of dollars.

As an alternative (but arguably less reliable) is to do your own research of your property through the County Auditor and the County Assessor-Treasurer. Many records are available online.

For recorded documents, go to https://armsweb.co.pierce.wa.us/ For tax records, go to http://epip.co.pierce.wa.us/cfapps/atr/epip/search.cfm

Note that online recorded documents only go back to the mid-1980s; a complete set of records is available at the county offices.

Typically, you can be confident that you own the property if you have received what is referred to as a Statutory Warranty Deed, identifying you as the grantee, or the recipient of title. This is not, however, a guarantee of title but, instead, a statutory representation by the seller (*i.e.*, a warranty) that you are getting, among other things, good title to the property.

The situation is different if you have taken title under a Special Warranty Deed (often used by a decedent's estate to sell property) or under a Quit Claim Deed (under which you would get only as good title as the seller had, regardless of how defective it may be). Any past defects in the chain of title may still affect whether or not you own the property. In these cases, it would probably be a good idea to get a title report to confirm your ownership in the property.

If you are purchasing a piece of property on a real estate contract, a title report would also be useful, even before entering into the contract, to ensure that the seller actually has an ownership interest in the property that they can then convey to you upon fulfillment of the contract. When you fulfill the terms of that real estate contract, make sure you get a Fulfillment Deed from the seller.

(Continued on Page 7)

Ownership (Continued from Page 6)

The second question you may ask is, what do I do if I find out that I do not have clear title to my property (but I thought I did)? After you ascertain the current owner of record, several options are available to you.

Arrange to have the current owner of record execute the necessary deed over to you and then have it recorded. This presumes that the owner of record is still living or, in the case of a deceased owner, that the owner's estate or heirs at law are available to execute the necessary deed. This is most times the least expensive way to clear title in these situations.

A second alternative, if you can't find the current owner of record, or know that the current owner of record is "no longer around," is to initiate a lawsuit known as a quiet title action to have title "quieted" in your name. Of course, you will have to demonstrate to the court why you are entitled to have your name on the title. While this may seem a daunting proposition, it isn't necessarily so. The advice of an attorney would be most appropriate under these circumstances.

By the way, HMC Management resolved the Mainland Property ownership issue by researching and finding the heirs and having them sign a deed over to HMC Management

Mark B. Anderson (Reprinted with permission)

DISCLAIMER: The information contained in this article is provided for information only and does not constitute legal advice. Contact with the author about the contents of this article does not itself establish an attorney-client relationship.

Upcoming Committee Meetings

12-05-17 (Tues) 9:30 A.M. Roads Committee Meeting Community Bldg.



12-05-17 (Tues) 10:30 A.M. Water Committee Meeting Community Bldg.

12-09-17 (Sat) 10:00 A.M. Board Meeting Community Bldg.

12-09-17 (Sat) 12:30 P.M. Emergency Committee Community Bldg.

Got your new auto sticker?

Effective October 1, 2017 our new fiscal year began. You should have received your new auto sticker with payment of your assessment. Our Ferry Access Policy requires all members to have a current sticker affixed to the windshield of their car visible to the ferry crew. These stickers help to maintain our island's security and to ensure that only members in good standing are able to access the ferry. Valid stickers have an expiration date of April 2018 and your vehicle's license plate number which must match the plate on your car.

If you have an expired sticker on your vehicle and wish to board the ferry, (and the deckhand knows you to be a member in good standing), you will be permitted to board but you will be charged the guest ferry fare until the current sticker is affixed. We realize that this may be an inconvenience for some, but please don't be angry with the ferry crew. They are just doing their job at the instructions of the HMC Board. It is in everyone's best interest that the Ferry Access Policy be followed. Please do your part and make sure your sticker is current before you arrive at the ferry dock.

The latest Ferry Access Policy can be found on the front page of the HMC website.

Thank you.



Holiday Office Closures

The HMC office will be closed on Thursday, November 23rd and Friday, November 24th for Thanksgiving. Have a wonderful holiday!



No Beachcomber in December

The Beachcomber is published nine times per year. There are no issues in October, December, or February.

Pierce County is Changing our Addresses



is my address changing?

All properties on Key Peninsula, Fox Island and Anderson Island will have the directional in their address changed. These updates will affect about 17,000 properties. This will change the directionals KPN, KPS, AI, FI in the following ways:

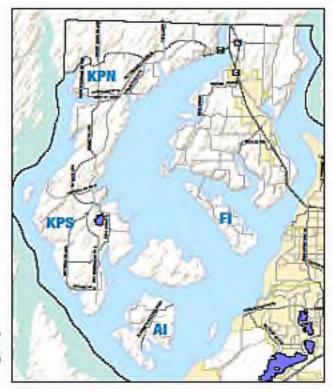
- KPN directional becomes NW
- KPS directional becomes SW
- Fl directional eliminated
- Al directional eliminated

About 375 of these properties will also have their street name and/ or house number changed. These properties have been identified, because their addresses do not match a standard that allows first responders to easily locate them.

Why is my address changing?

Pierce County is required to update addressing for the Next Generation 911 update to happen. Next Generation 911 will update the existing 911 infrastructure from a phone system that accepts only voice calls to an Internet-based system that will allow voice calls, photos, videos, and text messages.

Map: Current directionals used for Key Peninsula, Anderson Island, and Fox Island



Board Member Email Addresses

HMCMikeGraham@herronisland.org

HMCJanetPodell@herronisland.org

HMCMikeGage@herronisland.org

HMCKarenStarns@herronisland.org

HMCFerdReichlin@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.

Committee Email Addresses

HMCRules@herronisland.org

HMCTechnology@herron.island.org

HMCRoads@herronisland.org

HMCEmergPrep@herronisland.org

HMCLandUse@herronisland.org

HMCTransportation@herronisland.org

HMCTechnology@herronisland.org

Important Reminders

Due Date Changed for Monthly Billings

Effective October 1, 2017 the due date for all billings was changed from the last day of the month to the 25th of the month. This was discussed at a recent Board meeting and is being imposed to help streamline the administrative duties currently in place.

When may Members Charge Ferry Fares and be Billed?

Ferry charges are <u>only</u> permitted for service providers and the provider's guest pass must be listed in the name of the company; not an individual person's name. Members may <u>not</u> charge ferry fares for their personal guests.

New Administrative Fee for Charging Ferry Fares

Effective October 1, 2017 a \$5.00 administrative fee is imposed for members who have charged ferry fares during the month. The fee will be added to the monthly statement for ferry charges. The fee will also be imposed when service providers come to the island using a member's Form 18. This new fee was discussed by the Board Treasurer at the June Board meeting and was part of the Fee Schedule members voted on as part of the 2017/2018 budget.

May I Post Signs Around the Island?

Our Herron Island Rules do not allow signs to be posted around the island except on a member's property; and only then in accordance with the Pierce County Sign Code. This includes real estate signs which must be posted on the actual property that is up for sale and includes "Open House" signs with pointing arrows. The same thing goes for contractor signs where construction or other work is underway. Real estate and construction signs must be removed when the work is complete or the property is sold. With specific permission of the Board, other signs may be posted around the island for special events that benefit all members. This rule is in place for the benefit of all members. No one wants to see signs posted all over the roadways. It's unsightly and detracts from the ambience and beauty we all enjoy here on Herron Island.



There are very few Stop signs on Herron Island but they were put there for a reason. The Stop signs are located at key intersections around the island where 4-way visibility is limited. And we have had a few "near misses" over the years that could have resulted in injury to people, pets, or our beloved deer.

Please follow the rules of the road and treat these signs as you would on public roads.

Thank you.



Lending Library

A lending library has been installed at 1216 West Herron Blvd at Joyce Major's house near the road. Help yourself to a book and leave one in its place. Enjoy!





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.

Rainy Weather is Coming

Believe it or not the rainy season will soon be upon us. (Remember last winter?) Is your ditch ready for the onslaught?

Cleared ditches and culverts are very important in keeping the rainwater contained and off of our roads. (Mother Nature does enough to water the roads all by herself!)

Please make sure your ditch is clear of debris or any new growth that may have appeared over the summer.

Thank you!



Boat and RV Washing

The Herron Island Rules (on the website) specify that boat and RV washing must be done on the owner's property and with the owner's water supply. A quick rinse at North Beach is OK to remove the salt water, but take your boat, car or RV home if it needs a thorough washing.

Thank You!!

Welcome, New Islanders!

HMC welcomes new Members to Herron Island:

- Lisa Mastrianni
- Darren & Tara Haag
- Paula L. Horrocks



Are You on the List?



HMC now has 370 Member email addresses on the notification list. If you want to 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.

Herron Island Calendar

Check the official Herron Island Calendar on the web site for committee meetings, activities and times. Click the "Calendar" button in the left column of the Home Page.



BEACHCOMBER INPUT POLICY

The Board is the owner and publisher of the Beachcomber. The Board approves Beachcomber articles and advertisements and has the right to refuse to publish items submitted. Beachcomber news items must be submitted by 5:00 PM on the Wednesday after the monthly Board meeting which is on the second Saturday of the month. Items MUST be emailed in electronic format such as word or publisher 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.

HMC Board of Directors

Holiday Wreath Making Party SAVE THE DATE!



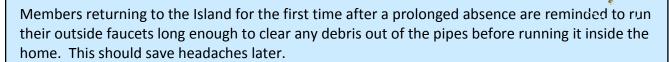
December 1st at the Community Center. Details to follow.



Temporary Files

Some Members have informed us that they are not getting the latest website updates on their computers. Some older browsers seem to be caching files in an attempt to speed up internet access. If you suspect that this is happening to you, try the "Delete Temporary Internet Files" option in your browser.

Reminder



Fallen Behind on your Assessment?

If you owe \$200 or less, you may get access to the island by paying the delinquency in cash to the deckhand. At the March 14 meeting, the Board increased the limit from \$100 to \$200.

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.



Concerns or Ideas

All Members are invited to voice their concerns or ideas by using the Member Input email address, contacting the Board Members or the HMC Office:

MemberInput@herronisland.org



Reimbursements

Requests for reimbursement must be accompanied by a receipt and received by the office by the Thursday before the Board Meeting to be included in the list of bills to be approved by the Board. Failure to get your bill in on time will result in a delay in payment until the following month.

Utility Locating



What happens when 8-1-1 doesn't get it right?

First, thanks to all of you who have been calling 8-1-1 to get utilities located and marked before construction. Unfortunately, the locate system is good, but not perfect. Recently the installation of a phone line across East Herron Road resulted in about a 24 hour phone and Internet outage. Quite simply, the phone line wasn't where it was marked. CenturyLink came out the next day to make the repairs and is investigating the problem with the locale. The moral of the story is that no one really knows what's underground until they dig. Thanks to everyone who worked on getting this resolved. If there's more to the story, we'll let you know later!

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SUMP	MER SCH	EDULE 9	DNLY Apr	1—Sep	30 ADDE	D RUNS	INDICAT	TED BY .	AND SH	ADING (N	ot availab	a Oct 1—I	Mar31)
HOLIDA	AY SCHE	DULES	(Гату ги	ns start fr	om Island	1)							
Thanksgiving 8:30a—9:00a		11:30a-Noon 6:30p-		-7:00p Memorial Day			Same as Sunday						
Christmas Day 8:30a—9:00a		-9:00a	-	-	6:30p—7:00p		Independence Day			Same as Sunday			
New Years Day 8:30a-9:00a		11:30a	11:30a-Noon 6:30p-		-7:00p	Op Labor Day			Same as Sunday				



Ferry Brochure

A printable ferry brochure, along with the ferry schedule combining summer and winter schedules, is available on the HMC website at www.herronisland.org. Check under Ferry Schedule and Printable Brochure.

Thanks to Terrill Chilson for preparing this simpler version of the old schedules.

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.

