



HMC Newsletter August 2010



http:/www.herronisland.org

President's Message

The longest discussion at the August HMC Board meeting involved Island security. The majority of the members present felt that the Board needed to be more aggressive in addressing protection of Island members, property, and HMC assets. The Board does have the authority to ban persons from the Island if their actions pose a threat to others or property. It was suggested that certain members whose guests caused problems over the Fourth of July weekend be prevented from having guests on the Island until the behavior issues can be resolved. Complaints have been filed with the rules committee but resolution can take months so we are taking action to limit access for those involved to insure the security of the Island.

The cost of overnight security at the mainland parking lot during the time the ferry is in the shipyard was also reported to be more expensive than planned. An alternative of using recorded night vision cameras is being looked at to at least record any vandalism that might be useful to the police after the fact. We could also use these devices at the community center to detect vandalism at the park. While all this may help, it won't solve the problem. We have contacted the Pierce County Sheriff hoping for extra patrols but everyone must be extra careful and observant of any suspicious activity.

One final note on security is that due to issues that arise over the big holiday weekends, we have contracted with an off-duty Pierce County Police officer to be on the island at times over the Labor Day weekend. We would hope this would not be needed but experience from other holiday weekends this year point to the necessity. Members should be aware that they are responsible for the actions of their guests. They should make everyone know and follow the Herron Island Rules.

There was also discussion on the rules for use of Island

facilities. The North Beach boat dock is for temporary moorage of member boats and not a marina for moorage all summer. It was reported that at least one member has a boat there all summer and even a second boat. Please respect the rights of other members and limit your moorage to 24 hours. There are members that are using road right-of-way for permanent parking of vehicles and boats. Again, please store your boats and cars on your own property.

Finally, thanks again for all the volunteers that help with Island tasks. The Island Manager reports many items taken care of by volunteers and without this help, our expenses and assessments would be much higher. All members should thank volunteers when they see activity rather than be critical as some have.

Fred Fath President

Labor Day Weekend Restrictions

After the 12:00 – 12:30 ferry Thursday, September 2nd through Monday, September 6th, combinations of any length (vehicle towing anything) and single vehicles longer than 25 feet will not be transported.

Reminder: Labor Day, Monday, September 6th the ferry will operate on holiday schedule – same as Sunday.

2010 Ferry Dry Dock

The Charlie Wells is expected to be out of service for approximately two weeks beginning September 12th while it is in the shipyard for required routine maintenance.

(Details on Page 7)

Delinquency List as of August 17, 2010

Important Phone Numbers

Island Manager

Claudia Ellsworth (253) 884-9350

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

Manager email: HMCManager@herronisland.org Beachcomber: beachcomber@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.) KREBS - MARCINKO - MEIER - RUCKSTEIN - TCHOCHIEV

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.

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 August 14, 2010

Administration:

Island Security:

We notified the Pierce County Sheriff Peninsula Detachment that the mainland parking area may be more vulnerable during the last two weeks of September, and they have responded that they will inform the patrol accordingly. Our efforts to find a security firm for those two weeks have met a dead end. Some security firms have gone out of business, and the one which responded (Security Services NW) charges \$65/hour for parking lot security, an unreasonable rate for HMC.

We've also begun to explore the feasibility of CCTV at some future point, to cover the parking lot. This would cost an estimated \$2000 to set up and would provide some deterrent to vandals, if accompanied by signage.

At this point, we may need to depend on volunteers and the Pierce County Sheriff.

Volunteers: The call for volunteers has resulted in several helpers, so far. A new member has volunteered to paint one of the ferry sheds, along with a long time member. We are hopeful that other volunteers will come forward with some of these other tasks or join one of the several island committees. Please contact the office if you think you might be able to help.

Paint mainland ferry shed - OBLIGATED	Tend garden alongside community building.
Paint bus shed on mainland side - DONE	
Remove moss from roofs of sheds	
Pressure washing and concrete pipe repairs at North Beach Marina per KPFF Report - OBLIGATED	

Our Volunteers this Month!

Thanks to Leslie Sanderson, who painted the table at North Beach and cleaned up our garden alongside the community building, and to Dallas Amidon, for restoring the field, which had once again been vandalized on the July Fourth weekend.

Derelict Vehicles: We now have obtained junk vehicle affidavits on several vehicles and trailers. We are asking for quotes on removal of the trailers, which are proving rather difficult to get rid of, since there is very little salvage value. But we are getting closer to removing trailers, boats and boat trailers from four island properties.

(Continued on Page 4)

Island Manager Report (Continued from Page 3)

Water System Replacement/Upgrade:

Information gathered on behalf of the members will be in the Island Manager report, in the Beachcomber, or on www.herronisland.org, the community's official web site. If members have questions regarding the project or the work that we are doing, we urge them to contact the Board or Island Manager directly, rather than rely on unofficial sources.

Part I: The USDA Loan Application: The Preliminary Engineering Report has been completed by Northwest Water Systems and sent to USDA for review, where we are now "10th in line". SRI, the firm conducting the cultural survey, has paid one visit to the island and has begun the initial background work this week. We are still awaiting a scope of work from C3, the wetlands consulting firm.

Below I have listed the estimated costs so far, to be funded from the Water Reserve. These are the steps authorized by the membership in the May 8, 2010 vote.

Northwest Water Systems: PER & ER (not to exceed contract)	\$ 14,500			
C3 Habitat Company: preliminary wetlands review				
C3 Habitat Company: wetlands review completion				
Statistical Research, Inc.: background research				
Total to Date	\$23,500			

Part II: The "Retain or Transfer" Vote:

To construct an "apples to apples" comparison of the options, we suggest issuing a "Request for Information" (RFI) to elicit as much as possible about the effects of transferring ownership of this valuable island asset vs. keeping ownership in the hands of the members. We suggest that the avenue to do this would be to engage NWS at a cost of not to exceed \$1000 to help develop the questions in the RFI. This RFI will be mailed out to potentially interested parties for response, and advertised in the Daily Journal. The RFI could be reviewed by the Water Project Committee prior to its issuance, and the results evaluated by the committee. No formal action (adopt or reject, for example) would be required on the Board's part, other than to use the information gathered in the RFI in informing members about the apparent effects of "Retain vs. Transfer", and to formulate the ballot statements.

This date for the ballot could be set for early 2011, for the following reasons: 1) ARRA stimulus funds have been allocated; 2) the next round of regular USDA funding needs Congressional Budget authorization which will probably occur around November 2010; and 3) HMC is currently 10th in line for future funding from the 2010-2011 \$19 million appropriation.

Northwest Water Systems has reviewed the Water Systems Plan (WSP), and informally estimated a potential cost of \$2.4-2.6 million to build the system. The PER, which must be based on the WSP (prepared by Anchor

(Continued on Page 5)

Island Manager's Report (Continued from Page 4)

Montgomery), projects a high figure of \$3.8 million, with two substantial contingency factors totaling \$1.4 million. The figures are based on different assumptions about the system, including design, materials, personnel, contingencies and logistics.

Using the high figure on a loan application assures that USDA commits enough funding. Once a bid is awarded, the loan can be reduced to the actual amount needed. There are no other valid estimates of a cost to build the system. The Pen Light proposal of 2007, prepared by an employee no longer with the company, cannot be considered credible in 2010, and Pen Light does not stand behind that proposal.

The impacts of "Retain vs. Transfer" go far beyond the cost to construct the system, and we hope to gather information on these via the RFI. For example, which operation might have the lowest overhead costs? How will rates be set? How will the long term capital costs of building a new system be recovered by the owner from system users? If the system is transferred or sold, will the new owner guarantee system replacement in a given period? Are utilities able to profit from construction and/or operation, and if so, how much? (HMC is nonprofit.) Who will make decisions about rates and operations and what voice will members have? IF HMC retains ownership, how will the system be managed and utility rates collected? If the system is to be transferred or sold, how do we determine its value? Why would a private company or investor owned utility want to acquire the Herron Island system? How would it benefit their other ratepayers or investors?

Water Maintenance and Operation: Members experiencing water problems should telephone WASHING-TON WATER SERVICE COMPANY at 253-851-4060. This is a 24 hour number.

Some members have expressed concern regarding the employment of Scott Schultz, who has for many years performed water repairs on the island. Scott's repair services have been replaced by those of Washington Water Service Company, but he continues to perform several of his regular functions as an employee, namely, daily water level reading and recording and maintenance of the generator at the well house.

Emergency Preparedness: Mike Davis will report regarding fire department/HMC preparations for emergencies which might arise while the ferry is out of service.

Fire Department Liaison: The island engine has been taken out for servicing and a substitute engine brought in its place. Our regular engine should be back for use during the absence of the Charlie Wells.

Land Use: No committee report. Some members have expressed interest in the list of HMC properties for sale.

Legal Liaison: Currently, five delinquencies, three of which are with the attorney's office: Marcinko, Krebs, and Tchochiev. The others are Meier and Ruckstein.

Parks: Here is the committee report submitted by Terrill Chilson:

We thank Leslie Sanderson for volunteering to freshen up one of the picnic tables in need at the Rose Pavilion. She did a fabulous job!

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Island Manager's Report (Continued from Page 5)

Repairs were made thanks to volunteers (several whose names we didn't know) to repair the broken beam and inserting new screws to the loose surface boards on the boardwalk walkway to the small boat docks. Walkway pilings repair project pending.

In response to the damages at Goodpastor Park –

Members investigated prices for fencing using round logs like what was used at N. Beach. To have Kiwi Fencing install 500 ft for a round log with cable, it would run ~\$5,500; for round log with three cross logs ~\$6,200. Plus tax.

To do project ourselves each log retails at basically \$20. We would have to plan, develop purchase logs, concrete and cable. Then we would have to drill each log for cable placement; rent a post hole digger; dig and place logs with concrete. Then run the cable.

We believe that at this time either choice is beyond what we budgeted for and the cost to place the fencing far exceeds the need at this time.

Suggest motion lighting be installed.

A plan to chain the entrance next to the building is pending.

Roads: Committee Report

Rules: Five complaints are pending with the Rules Committee, two of which stem from the July Fourth disturbances.

Transportation: We have scheduled interviews with two interested candidates for captain and deck hand, and will report back to the Board in September.

Marine Facility Survey:

KPFF is ready to meet with HMC and discuss repair options for the North Beach Marina and the ferry dolphins. They have asked that we set a meeting for that purpose. I am suggesting that we include John Farris, Tracy Anspach and Mike Shettlesworth, if available. Are there others?

Pierce County Wharf Easement: Kraig Shaner of Pierce County Public Works reports that the County has been unable to make the swap work, and will instead be forwarding a revised easement contract to us.

Technology: No report.

Other:

I will be out of town from August 16 through August 20. I will (of course) be checking emails.

"Charlie Wells" Out of Service



The ferry will depart Sunday, September 12, 2010, at 10:30 a.m. for biennial servicing at Marine Industries NW in Tacoma.

There will be morning ferry runs on that date at the following times:

7:30 - 8 a.m.

8:30 - 9 a.m.

And 9:30 -10:00 a.m.

You should anticipate that the ferry will be out of service for a period of two weeks (until Saturday, September 25, 2010).

Any changes in this schedule will be posted on the white boards at the ferry terminals, on the HMC website, and at the HMC Office.

mark your ealender!

Join the Parks Committee, Saturday, October 2nd at 9:00 am at North Beach to remove the Small Boat Docks for winter storage. All hands needed.

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

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								8:30	9:00				

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

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.

Welcome, New Islanders!

HMC welcomes the following new members to Herron Island:

• Aurora Loan Services, LLC

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.

Open Rules Complaints As of August 15, 2010

Following membership discussion at the August 14th Board meeting, and as a result of the recent rash of Rules violations, it was decided that open Rules complaints should be published in the Beachcomber. Below is a listing of all open Rules complaints filed by members and HMC.

Date Complaint Filed	Member named in Complaint	File Number	Rules Violation
4/24/09	Johnstone	Unknown	G-1, G-5, G-6
6/17/10	Parnell	2010-1	H-2 (noise)
6/24/10	Parnell	2010-2	H-2 (noise)
7/1/10	Schultz	2010-3	H-1, H-2
7/27/10	Sillja, Inc. c/o Scamehorn	2010-4	H-1
7/9/10	Wiebe	2010-5	G-4, G-6, I-2



Derelict Vehicle?

FAMILY FUN AT THE PARK

The family event at Goodpastor Park on Saturday, August 14th was successful. The extreme afternoon heat on that day forced the baseball games to end early. At that point many folks went to the beach and jumped in the bay to cool off returning later for the picnic, meeting and outdoor movie. A warm summer atmosphere provided perfect weather for the remainder of the evening.

About 25 participants attended the meeting and filled out an interest survey dealing with the idea of forming a new Herron Islander's group; everyone shared a variety of their ideas and opinions. All island members present that day want to belong to a new reorganized group. People want a positive community - building club where they can get together with neighbors and friends to work and play. Most people agree that we need to include activities that are social and also work/fundraising tasks with the hope of having fun while working together as a group. People came to Herron Island with a goal to enhance their life while living at this beautiful island setting.

Most people want a combination of both adult and family events to take place during the winter and summer seasons. Meeting monthly is a popular idea with extra events thrown in at times and then during busy seasons, meet only quarterly. The main consensus was to redefine ourselves into a new revitalized organization.

It was agreed that everyone who is a member of our Herron Island Community belongs to this group and all members and guests are welcome to attend regular activities as well as special events. The most popular event from the past was the Dinner and Auction Night. The 4th of July Parade and Flea Markets were enjoyed by all. Some new ideas included forming a book club or dinner club, a walking group, and other special interest groups such as Bible study or crafts.

A new Herron Island organization will evolve over time as individuals join together. The future will determine a common purpose and hopefully encourage many leadership opportunities for all those who are interested.

The next get-together will be a pot luck dinner on October 9th at 6:00 at the Community Center. Please bring a dish of some kind that will feed more than your family so that everyone can share. With the first focus being to "repackage ourselves" everyone is asked to think about the possibility of a new name for the group. Be creative and bring your ideas. A plan is also underway to have an Island Halloween Party on October 30th so be sure to save both these dates.

Additional surveys are available at the HMC Office if you would like to fill one out. Any questions or comments may go to Carla Vierra at 206-633-2822.

FOUND ON THE FERRY

On Saturday August 14th a gold collector's coin was found on the ferry. It was encased in plastic and its owner is probably very concerned about its loss. It is being held for the rightful owner to claim. If this is your coin contact Janet Podell at HMCjanetpodell@herronisland.org. Please be prepared to describe both sides of the coin for proper identification purposes.

GOLF CART REPAIR

August 31, 2010

MINIMUM OF 6 CUSTOMERS REQUIRED

If you would like your golf cart serviced and/or repaired, Ron from FARWEST GOLF CARTS will come to the island. He will come over on the 9:00 AM ferry. Please call Ron at 253-922-0202 to schedule an appointment.

We need your help! We have too many boats!

The small boat storage area which extends south of the last bench along the east side of North Beach Park is overflowing. If you are not actively using your boat (for instance: if you are not using or planning to use it this summer) please move it or have someone move it to your property for storage. Thank you!

Board Member Email Addresses

HMCFredFath@herronisland.org

HMCMarkAnderson@herronisland.org

HMCJanetPodell@herronisland.org

HMCGaryWanzong@herronisland.org

HMCJudyGreinke@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.

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.

LABOR DAY SAILBOAT RACE

MONOHULL OR MULTIHULL

TROPHIES FOR WINNERS

SUNDAY, SEPTEMBER 5 TH.

12:00 NOON

START AND FINISH LINE: LINE OF SIGHT FROM NORTH BEACH FLAG POLE TO END OF MAINLAND FERRY RAMP



Important Notice!

As of August 1, Herron Island water system maintenance will be done by Washington Water Service Company of Gig Harbor 253-851-4060. For repair and service issues, please call this number 24 hours a day.

THE STORY CONTINUES: FACTS ABOUT WATER ON HERRON ISLAND

On August1, 2010 Herron Island's Certified Water Service Company became <u>Washington Water</u>. The number for you to call to report any leaks on the HMC side of your shutoff valve is <u>253/851-4060</u>. You may also report leaks or water problems to the HMC office, <u>253/884-9350</u>. As always, any leaks or waterline problems on member's property is the responsibility of the property owner.

The funding application for the replacement of our water distribution lines with the USDA is making progress. Listed below are the three phases for our Capital Improvement Project:

I - PRELIMINARY WORK PHASE – tasks that need to be accomplished to obtain funding and clarify information for HMC to move forward.

Our Island Manager has completed and sent many required reports to the USDA since January of 2010. The Preliminary Engineering Report is now finished and was forwarded to USDA at the end of July. The Wetlands and Environment reports are still in work. Once USDA approves of all documents, the application will be sent to Washington DC for final consideration.

The Water Project Committee (WPC) will be working to identify the number of stubs or connections/meters our members will require when the present water distribution system is replaced. They will look at how to divide the costs of this project along with repayment options and work together with the Land Use Committee on identifying necessary easements and road encroachments in preparation for the distribution system implementation.

A "Request for Information" (RFI) will be developed and reviewed to include all elements of the HMC replacement and upgrade project, advertised in the Daily Journal, and sent out to all potentially interested parties. The information gathered from this RFI document will be used to formulate the upcoming retain or transfer ballot information. The next step will be to set a date for the "Retain or Transfer" Vote.

II - DESIGN AND PERMITTING PHASE – Tasks that are needed to be ready to proceed with construction:

Design details resolved Road surveys and easements completed Bid documents drawn and approved Permits for this work RFP written for project specifics Selection of the construction contractor

III - CONSTRUCTION PHASE – Work begins on our island

Equipment and material storage location arranged Engineering and permits approved Construction timeline approved Ferry scheduling decisions approved

Please continue sending your questions to our Island Manager, Board Members or Water Project Committee members, we value your input.

Herron Island Properties

- 1. View, 2 bedrooms septic installed, water on property, electricity all this for \$52,500. RV ready or build your cottage. Owner Terms, \$4000 down 6.5% interest, \$300 a month, 10 year C/O.
- 2. Waterfront home, excellent western view, turnkey ready, owner will look at all serious offers.
- 3. Grab your tools and make this cabin with 2 lots yours. Excellent value, eastern view, large extra building for your adult toys, "Make Serious Offer".
- 4. Chalet on East Herron Blvd, 2 lots, this turnkey ready for you and your family, owner will look at all serious offers, priced to sell.

For these and all other properties we offer visit our web site www.herronisland.com.

Call the Herron Team for you and your family to see these properties.

DALLAS AMIDON, Herron Island Resident Realtor Cell: 253-606-0972 Home: 253-884-6166 JANETTE WEISTER, 253-355-0495 Partners in Excellence

Email: herronisland@hotmail.com
Web site: herronisland.com

(Paid Advertisement)

FREE CLASSIFIED ADS

We lost a special sweatshirt on Memorial Day weekend at South Beach. It's a black hoodie with "Bella Voce" printed on the front in turquoise and "alto" on the back. If you took it home to save it from the tide, would you email us so we can arrange a pickup? Thanks so very much! -- Melanie and Katie Ross (melanie.ross@gmail.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.

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



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septic repair, water 4

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WELCOME ALL NEWCOMERS!



HERRON ISLAND

The Beachcomber

HMC MANAGEMENT P.O. Box 119 Lakebay, WA 98349

Inside this issue...

- President's Message
- Dry Dock Schedule
- Island Manager's Report

PRSRT STD U.S. Postage PAID Lakebay, WA Permit No. 7