

The Beachcomber



HMC Newsletter

November-December 2014



President's Message

A couple of things have happened in the last two months that the Membership needs to know about. The first is that we received our report back on the ferry dolphins. The Board had the report updated from the last time it was done in 2010. This report confirms that the dolphins are still projected to fail as early as 2018, but most likely in 2019. The report also has not changed on our options regarding the type of dolphins that we can use. There are three basic options of which two are realistic. Depending on the soil conditions where the dolphins are currently sitting will determine which of the two options we can go with. If the soil conditions have a lot of clay we need to go with the more expensive option. If the soil contains very little clay we can go with the less costly option. Claudia found the 1994 geotechnical engineering survey from when the soil was last tested in the general area of the dolphins. This survey will need to be updated but should help to greatly reduce the engineering costs. The 1994 survey shows little clay at the general locations of both ferry landings.

So why is this important? It involves a great deal of money, your money. The 2010 dolphin report provided not only options but estimated costs in 2010 dollars. By computing the future value of money, - in other words, converting 2010 dollars in to 2018 dollars, the costs breakdown as follows:

- Engineering Costs: \$260,000 to \$460,000. This cost varies greatly depending on how much we need to update the 1994 geotechnical survey. If we don't need to update it very much and just do two core samples of the soil we can greatly reduce the engineering costs.
- Soil without clay: \$1.2 million with an estimated two weeks to complete the work per ferry dock.
- Soil with clay: \$2.2 million with an estimated 4 weeks per ferry dock.
- Using the estimated worse case scenario the estimated cost is \$7,400 per Member. ((\$2.2

million + \$460,000)/360 Members)). Best case is estimated at \$4,100. Both cases do not take into account the reserve account which is currently at approximately \$200,000. Please remember these are all estimates based on the information that we have at this time.

2018 may seem far in the distance, but we need to start planning now for the financial implications and how to have access to the island by the Membership during this work. I will be sending out an email shortly to the Finance Committee Members to meet on December 6th at 09:30 in the Community Building to start the discussion on budgeting and transportation options. Mike Graham has volunteered to head up this project since he has experience in the Geotechnical issues. He is looking for other volunteers to help in the engineering and planning phase. The Finance Committee's help is needed for the budgeting side. There are options available for the budgeting and they all need to be explored for both benefits and shortfalls. This is the last major infrastructure project that is left to complete. Once this one is done the small dock piles and ferry dolphins will be good for another 50 years. We just need to make sure the maintenance is done on them to so they last as long as possible. If you want to read the report it is on the website under http://www.herronisland.org/home/members/structures_2010.pdf.

The second item that I wanted to mention is that an incident occurred regarding the Land Use Committee. Members of this committee generated a list of properties based on a request from Claudia to create a list of derelict trailers on the island which might have septic issues. HMC Rules require that trailers and RV's be self-contained or hooked up to a septic system. This is an environmental health issue for everyone on the island. The purpose was to ask the owners to take care of septic issues. The list generated exceeded Claudia's request and this list was sent to the Board. When the Board received the list the Board

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President's Message
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took no action on the list. The Board did not have time to discuss the list nor make any decision before it was released to selected Members.

After the Board discussed the list it felt at that time and still feels that what a Member does to their property, provided it does not violate HMC Rules, impact HMCs roads, HMC property, the water system or create general harm to the Membership as a whole is not within the jurisdiction of the Board or Office. The Board and the Office have not acted on this list. The Board, as a whole, elected not to publish this list since it contains individuals' personal information and felt that publishing the list would further violate the right of privacy that the Membership should expect. It is regrettable that this list was generated and prematurely

released. It only has created division from an otherwise friendly and cordial atmosphere on the island and served no purpose. As of now the last original Members of the Land Use Committee have resigned. This in essence puts the Land Use Committee into a dormant state.

I know this was long but I felt that the Membership has the right to know what to expect regarding our dolphins and what happened with the Land Use Committee. There are numerous rumors and with the lack of information the rumors have a tendency to grow and blossom into something else. I hope that you all have a happy and safe Thanksgiving.

Gary Wanzong, President
HMC Management Board of Directors

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Important Phone Numbers**Island Manager**

Claudia Ellsworth (253) 884-9350

HMC Board of Directors

Gary Wanzong, President/Co-Treasurer (253) 884-9350
 Janet Podell, Vice-President (253) 884-1171
 Pat Zazzo, Co-Secretary (253) 884-6719
 Dianne DeGood, Co-Secretary (316) 794-8391(H)
 (316) 641-4014(C)
 Mike Graham, Co-Treasurer (253) 884-9796

Additional Contacts

Charles Smith, Water Repair (206) 707-4645
 Judy Greinke, Water Committee Chair (253) 857-5463
 G. Wanzong/M. Graham, Finance Comm. (253) 884-9350
 Jack Wells, Roads Committee Chair (253) 884-0850
 Alan DeGood, Rules Committee Chair (253) 884-9350
 Tracy Anspach, Parks (253) 588-1921
 Mike Shettlesworth, Emergency Prep. Chair (253) 884-6919
 Land Use Chair, Vacant
 Fred Fath, Technology Chair (206) 246-7016
 Carolyn Snyder, Office Manager (253) 884-9350
 Ken Freeman, Beachcomber/Webmaster (231) 544-2456

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

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

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

Office email: Office@herronisland.org
 HMC Water email: HMCWater@herronisland.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

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

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

Island Manager Report
November 8, 2014

Administration:

A shout out to Ken Freeman, our distant webmaster and former Board President, is long overdue. Ken maintains and updates our website almost daily, and provides on occasion a historical perspective and advice. Mike & Judy Gage are the folks who faithfully update the island whiteboards for coming events.

Thanks also to the volunteers who for many years have removed the large U.S. flag from North Beach for the winter, washing it and mending it. It's in the office, clean and waiting for spring, and will go back up when the docks are put back in.

Tree Trimming: Tree trimmers from Pen Light have spent several weeks working their way around the island, and should be nearly finished. HMC will continue to evaluate where trees in the roadway easement might threaten Member service lines. Trees will be evaluated for probability of failure and potential targets, such as roads, sheds, driveways, power service lines (distribution lines are being taken care of) or communications lines.

Water Operations: Work continues at the pump station to create a parking area for equipment, as discussed in last month's manager's report. Kramer's excavating has spent over 45 hours in grooming the pump station grounds, at no cost to HMC. Because the work is being done on a volunteer basis, it has taken somewhat longer than anticipated. Ultimately we will be able to store clean roads and water system materials at the site. Contrary to rumor, all work at that location is being done in consultation with Pierce County and Department of Health officials, to assure code compliance.

Water Committee Report: Judy Greinke will report.

Fire Department Liaison: Fire Chief Guy Allen reports that only one application for volunteer fire fighter was returned in this round. No academy can be conducted for one person; he suggests that a mini-academy might be possible in the spring. In January, we will check with the fire district about another application process. The island burn ban imposed by the Board was cancelled as soon as the ferry returned, and the State and County burn bans have been cancelled as well.

Land Use: The Key Peninsula Land Use Advisory Commission will be meeting November 19 at the Key Pen Library to discuss proposed amendments to the comprehensive plan.

Emergency Preparedness: Committee Report.

Parks: Committee Report: Tracy Anspach offered to purchase the "private beach" or "private moorage" signs that will be going on the dock and the bulkhead at North Beach.

Last month we reported that Pen Light said they owned the light at the North Beach dock; however, now that they have sent a crew out to replace the bulb...they phoned to say that the two lights at NB belong to HMC. And, of course, the light was not out at the time they visited.

Roads: Committee Report. The Roads Committee is working on a revised grading bid, aimed at making the best use of the gravel lying alongside the roads, before ordering additional gravel.

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Island Manager Report
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Rules: No outstanding complaints.

Herron Island Ferry: In 2010, HMC commissioned a lengthy report from KPFF Engineers regarding the condition of the small boat dock pilings; docks and ramps, and the ferry dolphins. The 26 creosoted small boat dock pilings were replaced soon thereafter with 19 steel piles, with an estimated life span of 50 years. This project was paid for through reserves and budgeted funds. In 2015, the ferry ramps will be sanded and painted as necessary, and timber planks replaced. This project will be funded by a special assessment approved by the members during the last budget vote, maintaining and extending the life of the ramps.

The last big pieces of deteriorating infrastructure are the ferry dolphins, which were originally installed in 1958. Some dolphin piles were replaced and repaired in 1999, and the rub strips added. The 2010 report described the condition of the dolphins at that time, and estimated a life span between 10 and 15 years. Recently, HMC contracted with KPFF for an update on dolphin conditions. This most recent report, dated October 10, 2014, estimated the service life of majority of the dolphins at 5 to 10 years; however, the south side dolphins on the island terminal “may last no more than 3 to 5 years and should be planned for replacement soon.” The report also offered options for replacement, including steel monopile or tripod cluster dolphins. The next steps will be to review 1994 subsurface soils reports from previous dolphin work, in an effort to determine which dolphin replacement alternative might be best, whether additional subsurface boring is required, and the range of potential costs. Actual replacement may not occur until 2019.

Ramp Painting:

No further activity this month. The permitting subconsultant has completed all of the paperwork and has submitted for permits. Sargent Engineers will keep us updated on the process. The next step will be the submittal of 60% complete plans, specifications and cost estimate by January 15, 2015. HMC will have until February 15, 2015 to review these plans and specifications.

Legal Liaison: We currently have 14 delinquencies, 6 of which are with the attorney for action. One delinquency which was in collections has been paid in full. Delinquency rate of 3.6%. Last year at this time we had 17 delinquencies with 10 at collections. Currently, HMC has 385 Assessable Units (down one from last month) and 397 Water customers.



Holiday Office Closures

The HMC office will be closed for the holidays:

Thursday November 27 and Friday November 28
Thursday December 25
Thursday January 1

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

ANNUAL THANKSGIVING DINNER EVENT—2014

A huge thanks to everyone who came, supported and enjoyed the festive fall evening with all our Herron Island friends. Delicious food along with good community-spirited fun highlighted the evening. Free “Bingo Games” with prizes and the “Basket Raffle” with exciting gifts, were donated by the Boosters. The evening came to an end with the “Mini Auction” of very special Herron Island art pieces, donated by Herron Island Members. The Community Center was at its capacity and everyone had great time.

You don't want to miss the next BOOSTER event.

P.S. Big Valentine's Day Dance coming February 14th.

Mark your calendars and see details in the January Beachcomber.

Are you aware that 100% of all proceeds taken in at BOOSTERS Events are used to help beautify and improve Herron Island facilities and environment? Financial decisions for projects and events are voted on by BOOSTER Members at BOOSTERS Meetings. Plan to become a part of this valuable resource for Herron Island.



No Beachcomber in December

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





Water Statements

Water statements have been mailed or emailed, depending on what you are signed up for.

If you have not received yours, please contact the office, and a copy of your statement will be emailed to you.

Thanks,
HIWD



Board Member Email Addresses

HMCGaryWanzong@herronisland.org

HMCJanetPodell@herronisland.org

HMCDianneDeGood@herronisland.org

HMCPatZazzo@herronisland.org

HMCMikeGraham@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.



Are You on the List?

HMC now has 329 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.

Website Photos

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



Package Delivery



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



Reminder

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.



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

Volunteers

And as always, “Thank You” to the many volunteers who are always available to help on getting projects completed around the Island. Each Month the Island Manager has a list of those who have helped during the month in the Manager’s report. This saves Members lots of money that isn’t going out to paid help.



EMERGENCY PREPAREDNESS TIP OF THE MONTH

FLOODING

It's raining again, or should I say still. This is not the usual slow-motion rain that we in the Seattle area are so accustomed to. This is heavy and continuous rain. While we are fortunate here on Herron Island that flooding is not a likely event, once we drive off the ferry, we are in areas that are flood prone.

Some floods develop over a period of days, but *flash floods* can result in raging waters in just a few minutes. Flash floods carry a deadly cargo of rocks, mud and other debris. Another type of flooding is urban flooding which is the result of high intensity rainfall that overwhelms a city drainage system causing water to rise on city streets. Our region has neighborhoods where any and all of these types of floods can happen.

What to do during heavy rains:

- Be aware of flash floods. If there is *any* chance of a flash flood occurring, move immediately to higher ground. Do not wait for instructions to move.
- Listen to radio or television stations or check online for local information.
- Be aware of streams, drainage channels and areas known to flood suddenly.
- If local authorities issue a flood watch, prepare to evacuate. In that event;
 - * *Secure your home. If you have time, bring outdoor garden equipment and lawn furniture inside or tie it down. Move essential items to the upper floors of your house.*
 - * *If instructed, turn off utilities at the main switches or valves. Disconnect electrical appliances but do not touch electrical equipment if you are wet or standing in water.*
 - * *Fill your car with fuel.*
 - * *Fill the bathtub with water in case water becomes contaminated or service is cut off. Sterilize the bathtub first.*
- Stay away from flood waters. They are likely contaminated. After exposure to flood water, and during any cleanup efforts after the flooding has receded, wash your hands frequently with soap and clean water.
- Do not walk through moving water. Six inches of moving water can knock you off your feet. The water may be electrically charged from underground or downed power lines. If you *must* walk in a flooded area, walk where the water is not moving. Use a stick to check the firmness of the ground in front of you.
- Do not drive into flooded areas. If flood waters rise around your car, abandon the car and move to higher ground, if you can do so safely. You and your vehicle can be quickly swept away as flood waters rise. Use caution in areas where flood waters have receded, roads may have weakened and could collapse under the weight of a car.
- When deep flooding is likely, permit the flood waters to flow freely into the basement of your home (or flood the basement yourself with clean water, if you are sure it will be flooded anyway). This will avoid structural damage to the foundation and the house by equalizing the water pressure on the outside of the basement walls and floors. Do not stack sandbags against the outside walls of your house. Water seeping downward can create pressure, causing your basement to "float" out of the ground. Contact authorities for guidance.

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Flooding
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- After a flood have experts check electrical appliances and equipment that has been exposed to flood water.

For information about the Herron Island Emergency Preparedness Committee
Call Mike Shettlesworth 884-6919 or Pat Zazzo 884-6719

Also, if you have not already done so, change the batteries in your smoke detectors!

EMERGENCY PREPAREDNESS COMMITTEE UPDATE

The Emergency Preparedness Committee will be conducting a **Neighborhood Drill** this spring (date to be determined). Professional responders will not be available to assist Herron Island after a major disaster – we become the first responders. If we are prepared to mutually assist each other, lives can be saved and property can be spared. Pierce County Neighborhood Emergency Teams (PC-NET) will be assisting us with this exercise. The Pierce County Department of Emergency Management sponsors the PC-NET program free of charge.

To prepare for this drill, we will be reviewing our response team roles at our January meeting. Our response teams include:

FIRST AID: Establishes a neighborhood First Aid Station and compiles a list of all the injured. Team cares for the physical & emotional needs of neighbors.

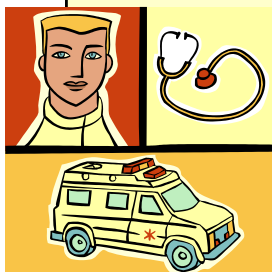
SAFETY & SECURITY: Shuts off propane, electricity and water, if necessary. Removes hazards including power lines, broken glass, and falling objects; and clears debris.

LIGHT SEARCH & RESCUE: Conducts door-to-door search of all homes and ensures that all neighbors are okay and accounted for. Safely rescues any trapped persons.

SHELTERING & SPECIAL NEEDS: Establishes care center for children/adults/pets away from the First Aid Station for all who need or want shelter.

COMMUNICATIONS: Listens to EAS radio station & shares critical information with responders and residents. Team also relays injury and damage information.

DAMAGE ASSESSMENT: Conducts quick survey of damage sustained and provides detailed assessment.



If you would like to take part in this training and are not currently on our roster, please join us at our **January 10th meeting to be held in the Community Building at 12:30.** For additional information, contact Mike Shettlesworth 884-6919 or Pat Zazzo 884-6719

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				
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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). The plots are for nearby McMicken Island, which is the NOAA data point closest to Herron Island.



OWNER: STEVE KRAMER



RESIDENT/MEMBER SINCE 1959

EXCAVATION:SITE PREP, SEPTIC REPAIR, WATER
& POWER LINES & CULVERTS**HAULING:**DRIVEWAY ROCK, TOPSOIL,
SAND MIX & DRAIN ROCK

DRIVEWAY MAINTENANCE

DECKS & ROOFING

DECK STAINING

DEMOLITION - DUMP RUNS

RETAINING WALLS & STONE/
BLOCK WALLS

HOME REMODEL & REPAIR

CARPET, VINYL & LAMINATE
INSTALLATION/REMOVAL

SITE CLEAN-UP

HOUSE PAINTING

PRESSURE WASHING

**LICENSED, BONDED & INSURED
CC KRAMER*968D9****253.884.3671 OR 253.857.9202
P.O. BOX 816 LAKEBAY, WA 98349***(Paid Advertisement)***Real Estate on Herron Island**

The Herron Team wants to thank everyone for their support this past summer. There were more properties sold this summer than in the past 2 years.

We still have some special buys. 1 waterfront, 2 view properties and priced to sell.

Because of the Beachcomber printing schedule we have taken this time to wish everyone a very Happy Thanksgiving and a very Merry Christmas and Blessed New Year.

**The Herron Team
Dallas Amidon and Karen Dorans**

Cell 253.606.0972 OR 253.219.4076

**Email: Dallas@herronIsland.com
Karen@herronIsland.com
Website: herronisland.com**

Better Properties Gig Harbor

*(Paid Advertisement)***FREE CLASSIFIED ADS**

We have a large Barn/Garage/Shop available for rent on our property at 1302 W.Herron Blvd. The space is large enough to park a 30' RV in plus much more. 2 stories. Roll up door is 9.5' wide and 10' high. There's still a lot of stuff in there that will be cleared out soon. I can send photos. Available as a non-living space only. \$300 month. Donn, 206-353-6145, donn@bennettdrums.com

For sale: 55 gallons (aprox.) of Kerosene with drum and dispenser, \$50.00. This was in the garage of the Herron cabin we recently purchased. It appears to be full. It's good and heavy and would require some kind of hand cart and at least 2 strong bodies to move. I will also include several kerosene lamps at no charge. Donn, 206-353-6145, donn@bennettdrums.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.)