

Island Manager Report
December 8, 2012

Administration:

Volunteers: Many thanks to Steve McNair, for his donation of unused office supplies. Steve also repaired the newspaper box door on the mainland side. We are still in need of volunteers to help out with some HMC projects and tasks. First, we could use some licensed electrical help in the Community Building. We need a volunteer to post “HMC Lot for Sale” signs on 10 properties.

And we really really need someone to take over the whiteboard notices posted at the ferry docks and at Maple/E. Madrona intersection. This needs to be someone who is resident on the island and can make frequent changes to the boards. If you are willing to volunteer, please contact the Office.

Email Notification List: We had a few more new signups this month, and the email list now reaches 280 addresses. Some families have multiples, but we are still reaching more than half the membership. If you are not on the list and wish to be, please contact office@herronisland.org.

Disposal of Dead Animals: Questions were raised about dead animal disposal at the previous meeting. Under Washington State law, the party on whose property the animal dies is responsible for its disposal, which can be by burial, composting, incineration, landfilling or rendering. Burial anywhere near a water supply is strictly prohibited, and when buried, the animal must be under at least three feet of soil.

Pen Light Emergency Notification: From the KeyPen News: Smartphone or Twitter users can now get up-to-the-minute updates on PenLight power outages. You do not need to be signed up for Twitter and you don’t need a user name or password. The instructions are: start a new text message, and in the “send” box type 40404; in the message box, type “follow Pen Light Co.” You’ll get a confirmation that you are now following PenLight on Twitter, and you’ll receive power outage information from PenLight – the cause, how many affected and when PenLight expects to restore power.

Water System Maintenance and Operations: This month we turned attention to the old water system records and consulted the State retention requirements. This has enables us to clean out even more records, as we are setting up the new property/water system files. The current file cabinets are crushingly full and attention to maintaining records has paid off in providing us with some free space.

Water System Project: Draining of the reservoir while flushing hydrants has stirred up sediments in the reservoir, which may be appearing in your water. Running water should flush these impurities out of the system, but they are not dangerous to health.

Here is a report from the Project Engineer (my additions in parentheses):

“The contractor connected 121 services in the first week (ending November 30), and is rolling right along, although slowed somewhat by the bad weather (and by the mysterious method in which many Members’ properties were connected to the original water system). At the rate installation proceeded last week we anticipate completion somewhere between the 14th and the 21st, at which time everyone will connected to the new system... in theory. Since the layout of

the existing infrastructure has proven somewhat ambiguous, there is a real possibility that some people may be connected to the old system by service laterals that have as yet not been found.

We will likely leave the old system online until a couple days after Christmas and have the contractor come back and disconnect it completely during their 30-day “touch up” period. If the contractor is done by the 19th we may move forward with shutting down the old system, but otherwise we would rather not risk your home not having water on Christmas. (Please turn your water on at an outside tap after you are connected and let it run to get any trapped air out of the system, plus any impurities that may have been stirred up by hydrant flushing or other work.)

Once the contractor is done with services in the next couple weeks we will declare substantial completion and give the contractor 30 days to clean up the roads and test out all the valves one last time before we sign off. In short, this is finally coming to a close, thank you again for your ongoing patience with the project. “

The Project Engineer, Island Manager and Contractor met on Monday, December 3rd to discuss progress, the current status of the contract, and remaining steps to complete the project. In summary, the project should be substantially completed December 24, with all services connected. Many of the island’s service connections require extra effort, materials and “customization” because of the age of the system and the creativity used by members in connecting their systems or supplying water to their property. There are a number of other items remaining to be completed as well, of a smaller scale. These include concrete collars for the hydrants, location markings, operating information, and other elements of the contract. Following substantial completion, the contractor, engineer and owner have 30 days in which to make final adjustments. That pushes final completion into January 2013, with notice being given to Members on payment options in February/March 2013.

Fire Department Liaison: No report. As soon as all hydrants are operational, we will inform the fire department. When hydrants are operational, the plastic bags will be removed from them.

Land Use: HMC-owned lots for sale are listed on Craig’s List and will soon carry “HMC Property for Sale” signs. We are looking for a volunteer to post signs. Please volunteer if you can.

Emergency Preparedness: Emergency Preparedness co-chairs will meet soon to discuss mitigation measures to submit to the County as a near final part of our updated mitigation plan.

Parks: Committee Report.

Roads: Committee Report.

Baseline Engineering completed a survey of a portion of Fir Lane and East Herron. This survey is recorded with Pierce County, as are any other surveys commissioned by HMC, so that they can be available to all Members who might have need of them. The survey confirmed the location of the edge of the road, and volunteers have come forward to assist in removing any logs that might become hazardous due to rain and erosion. The Roads Committee and Island Manager will work with the affected Members and Pierce County to reach resolution.

Rules: The Board is continuing to work methodically through each individual section of the Rules. If Members have suggestions, it is not too late to send them to the Board.

Technology: No report.

Herron Island Ferry:

Captain Steve Wiggins has announced his retirement effective December 31, 2012. Steve has served HMC Members since November 2001, as part-time (weekend) captain.

Four crew members and the Island Manager attended mandatory Coast Guard drug and alcohol training at the Pierce County ferry dock in Steilacoom. A second session will be scheduled for Pierce County personnel and the remaining HMC crew members.

The mainland parking lot has been flooding again at high tide. We've received suggestions that a sign be posted to inform parkers accordingly.

Legal Liaison: We currently have 26 delinquencies, of which eight are with the attorney for action. Delinquency rate of 6.6%. Last year at this time we had 15.