



The Beachcomber



HMC Newsletter

September-October 2010



<http://www.herronisland.org>

President's Message

At the September HMC Board meeting there were many items discussed. The water project for the upgrade of our water distribution system is progressing and the team is working on furthering the USDA loan application process and gathering information on both retain ownership and transfer ownership options. This process should result in options for the membership to vote on in the coming months. Our water management contract with Washington Water is in force and they are assuming operations of our water system. Any problems with the water system should be reported to Washington Water Service Company at 253-851-4060.

With the upgrade of our water system coming up, it is important that HMC resolve road right-of-way issues. The water distribution system will use existing road right-of-ways for the new pipes and hydrants. Members that are using the road right-of-way for storage of personal items like boats, trucks, and trailers should move them now. HMC assets are for the use of all members and not just a few.

The ferry is now at the shipyard for maintenance and Coast Guard Inspection. This time the engine overhaul is taking place at the same time. Reserves have been built up over the last 2 years for the engine overhaul and are in place for the dry-dock so the expense will be covered within the normal budget. Our ferry crew has been very diligent in maintaining our ferry and determining what maintenance is required to keep it in good shape. Thanks to their efforts, the ferry is in good shape. HMC has also been working with the fire district on how they would respond to emergencies when the ferry is unavailable. A plan is in place and new options are being considered for future times when the ferry is unavailable. Also, we purchased a video surveillance system to record any vandalism on the mainland parking area. While this probably will not stop vandalism, it may help to apprehend the culprits

and deter some others. We could not find a security firm to patrol the parking lot at a reasonable cost so we decided to use the video. We can also use the system on island to help prevent vandalism at our parks during the summer.

The docks and dolphins also require maintenance. We received a draft report from KPFF (an engineering firm we contracted with to evaluate our docks and dolphins) with the initial findings that multiple pilings at North Beach need replacing within the next two years and the ramps on both mainland and island sides need painting. With the time needed for permits to accomplish these tasks, we need to start the process soon. We are working with KPFF to develop the detailed options and believe that our reserves may cover the costs. We will be putting together a ballot for all members to vote on using a portion of our reserves to accomplish these tasks.

We are also looking at an upgrade to our ferry fee collection system. The current paper based system requires a lot of time on both crew and office personnel. One approach being considered would use hand held scanning devices to read bar-codes off of plastic cards (like credit cards) for members, guests, and commercial vehicles. Each member would get cards for their vehicles and different reusable cards for their guests. We would like to follow the concept used on the Tacoma Narrows Bridge and allow prepaid (using credit card payment and replenishment) passage (at a discount) for both member travel as well as guest travel. Commercial deliveries and services for members could be done

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2010 Ferry Dry Dock

Check our website (herronisland.org), the white boards at the ferry terminals, and the HMC office for progress reports on the ferry dry dock.

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.)

MARCINKO - McINTOSH - 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.

President's Message
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in the same manner. We still would have to provide for cash transactions but like the bridge tolls, it would be more expensive. Members with ideas or concerns about this approach can use e-mail to our member input mail box (MemberInput@herronisland.org) to give their input.

Also, in this issue is an article about ideas for changes to our by-laws. These are preliminary options to address some areas that probably need revision. Member input is encouraged and can be received at the above mentioned member input e-mailbox. As we receive Member input, more ideas may be forthcoming in future issues.

Fred Fath
President

REMINDER

Ferry fees increase effective October 1st. The ferry crew will collect the difference between the current rate and the rate of the ticket or pass you previously purchased.

ANOTHER REMINDER

The winter ferry schedule will begin October 1st. Runs are the same as those of the summer schedule with the exception that the 2:30/3:00 runs on Monday and Friday and the 1:30/2:00 runs on Sunday are eliminated.

Welcome, New Islanders!

HMC welcomes the following new member to Herron Island:

- C. Maxine Aldridge

No October Issue

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

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.

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.

Island Manager Report September 11, 2010

Administration:

Island Security:

As directed by the Board, we hired the services of an off duty Pierce County Sheriff's Deputy to patrol the island one 12-hour shift during the long Labor Day weekend. By all accounts, the officer was well received and the weekend was calm. The cost to members of this service was \$720. Hopefully, this will send a message that officers will be present on other, historically more active, holiday weekends and discourage excessive partying and vandalism. The Board also informed one member and his renter that they may not have guests on the island until the Rules Complaint against them is resolved.

The Board also directed that HMC purchase a security camera for the mainland parking lot, to be mounted (hopefully) on the property of one of the mainland residents. We have also ordered signs warning of video surveillance, which may provide a deterrent. We've received informal reports of car prowls and break-ins in the mainland lot from the ferry crew.

The Pierce County Sheriff has been alerted as well that while the ferry is out of service, vandalism may increase. They have responded affirmatively to our request for additional parking lot surveillance.

Derelict Vehicles: Dick Mowry has been helping us to come up with a method to crush and remove these camper and boat trailers, when the ferry is back in service. Each of the owners has offered to pay for removal, but the costs of the first method were exorbitant. Our Code Enforcement Officer, Mark Luppino, has suggested the "trash 'em" method that should be lower cost. Stay tuned.

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: USDA has informed us by letter that they are "out of money" for this budget period, but assured us by phone that we are indeed "in line" and that they will continue to review our application materials, as soon as they have the cultural/archaeological and wetlands reports. They have reviewed the Preliminary Engineering Report prepared by Northwest Water systems and have only a few comments, which we have not as yet received. The wetlands consultant paid two visits to the island this week to complete field work, and the cultural consultant report should be completed by the end of this month.

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. The two items appearing this month for the first time are the \$1000 amendment to the NWS contract to assist with preparation of the Request for Information, and the full wetlands review contract.

Northwest Water Systems: PER & ER (not to exceed contract)	\$ 14,500
C3 Habitat Company: preliminary wetlands review	4,650
Statistical Research, Inc.: background research	8,500
Total to Date	\$27,650

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Island Manager's Report
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Part II: The "Retain or Transfer" Vote:

As noted above, Northwest Water is drafting a Request for Information intended to elicit from potential proposers some of the information that will inform members as to the advantages, disadvantages and potential consequences of 1) retaining ownership of the HMC Water System; or 2) transferring ownership of the system to an outside organization. An early 2011 date might be a good time for the ballot mail out to members, and allow enough time to communicate to members about the important decision.

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 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.

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

Washington Water Foreman Shawn O'Dell came to the island on two occasions to make repairs in several spots. He was able to use the services of both Kramer's Excavating and Scott Schultz. We have arranged with Washington Water that when they use outside resources, those resources (Kramer, Mowry and Schultz) will bill HMC, but Washington Water will audit the bill. This appears satisfactory to all.

We have forwarded all of our daily meter reading sheets, except for those that still need to be returned, to Washington Water. Within the scope of our contract with them, they will enter this data and generate reports at our request.

Emergency Preparedness: As to emergency medical or fire calls that might occur while the ferry is out of service, Fire District #16 is trying to 1) reach a standby agreement with Anderson Island fire department (this is not mutual aid, and if the Anderson Island boat is used, there may be expense to FD #16); and 2) reaching agreement with an FD #16 battalion chief to use his personal boat, moored at Joemma State Park.

Mike Davis and Mike Shettlesworth will coordinate with Captain Farris regarding carrying pagers during the ferry's absence to respond to or send emergency alerts.

Fire Department Liaison: In addition to the above arrangements, Fire Chief Tom Lique and Deputy Chief Guy Allen are working hard to help us develop an emergency plan for ferry shipyard absences that we can use in the future. This plan may include the ability to temporarily add a dock on the mainland side, for use by the fire department. The real problem, however, is the lack of a boat big enough to transport a patient on a stretcher, with the boat driver and two fire fighters in full bunker gear.

Land Use: There have been no offers to purchase any HMC properties. The Committee is working on encroachment issues affecting HMC rights of way.

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Island Manager's Report
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Legal Liaison: Currently, four delinquencies, three of which are with the attorney: Marcinko, Ruckstein and Tchochiev. The other is Meier. The Krebs property has been sold, and HMC reimbursed all of its outstanding assessments and attorney's fees, in the amount of \$4,454.46.

Parks: Committee Report

Roads: Committee Report

Rules: Committee report.

Transportation: Captain Farris and I interviewed two candidates for standby captain and deck hand; one of them is interested in both positions; the other in the captain position. Both of them have their 100 ton licenses, years of experience, and are local residents, all of which makes them excellent candidates. We hope to complete the full process in the next few days.

We will be setting a bimonthly meeting schedule for the Transportation Committee with the start of the new year.

I will be attending a one day conference in Seattle September 21st regarding emerging environmental concerns, regulations and technology in the passenger ferry business.

Marine Facility Survey:

We received a draft report from KPFF outlining options for repair or replacement of the North Beach Marina and ferry dolphins, and met with them on August 24th to discuss these. North Beach is of greatest concern, because of the deteriorating condition of the piles. We discussed the number of piles to be replaced, which we were able to lower from 29 to 22, eliminating the swim dock piles and double piles. Creosoted pilings are no longer allowed, of course, and so we looked at two possible materials: composite or steel. Steel piles represented the lowest cost alternative, and have an estimate life of 25-50 years.

KPFF also developed options for spot or full repainting of the ramps, per the survey conducted by Sargent Engineers during 2009. We have asked them to give us their best estimate for this work as well. Consolidating as many time-consuming permit applications as possible will save us time, money and headaches.

The next step will be to receive the final report from KPFF and determine how to proceed. The Request for Proposal issued last year discussed Phase 2 "Prepare a Design Report" as an option. Following identification of our top priorities for work, the design report would represent 30 percent level design of preferred alternative and include cost estimates, permit matrix and schedule. The third phase would include preparation of final plans, specifications and estimates, permit applications and any special studies. Following Board review of the alternatives next month, we may ask KPFF for an estimate for Phases 2 and 3 addressing the work in priority order.

Permitting for North Beach is expected to consume 5 to 10 months; ferry ramp painting - 3 to 6 months; and ferry dolphin replacement 5 to 20 months, although dolphins are not a high priority at this time. The previous report estimated dolphin life at 10-15 years.

HMC's current reserves for docks and dolphins is at \$212,000, which should be more than sufficient for the most needed work at North Beach and ramp painting, and should provide a good foundation for the substantial reserves needed to replace the dolphins in the next decade.

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Island Manager's Report
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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. Ticket and passenger log reconciliation continues to be a headache for all concerned.

Other:

I will be on the mainland while the ferry is out of service, but will check my webmail daily and will be in touch with Carolyn at the office. In addition, you will find me at the shipyard during Coast Guard inspection and the marine survey, as well as conferencing in Seattle. Looking forward to being back on the island at the end of the month!

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.



**ALL HANDS ON DECK
WORK PARTY**

The Parks Department needs you!

We need your help at 9:00 a.m., Saturday, October 2nd. Meet at North Beach Park to pull the small boat docks for winter storage. Other tasks may be addressed if we have enough volunteers. All are welcome. Lunch will be provided for our helpers.

Office Help Wanted

Part Time Office Relief Worker for Busy Office on Herron Island - Great Customer Service Skills A Must:

This position is funded for a maximum of 80 hours per year to include initial and ongoing training. Selected candidate must be available at times on short notice. Position pays \$18.00 per hour with no benefits.

Position requires experience using the following:
QuickBooks/Excel/Word/Access

Typical Duties but not limited to:

Ferry Receipt Reconciliation and tracking
Mail processing
AR/AP
Payroll
Bank Account Reconciliation
Front Office Reception and Phone
Selling and tracking of ferry tickets/passes
Billing
Preparation for Board Meetings
Maintain Member files
Completion of Escrow Requests
Processing Change of Membership
Collection
Qtrly L & I Tax reports
Maintain supplies for office and ferry

Please send resume and Letter of Interest no later than October 15th, 2010 to
HMCManager@herronisland.org

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.

IDEAS FOR CHANGES TO THE HMC MANAGEMENT BYLAWS

Herron Island Members have requested that the Board consider certain amendments to the HMC Management Bylaws. Here are some changes that have been suggested, along with an explanation for those change ideas. Because approval of these changes will require a vote of the HMC Membership, the Board requests HMC Member input to refine these ideas and perhaps proceed to that vote. To give your feedback on these ideas, or if you have other ideas for changes to our Bylaws, please submit your comments to memberinput@herronisland.org.

Possible Change: Delete Article 7.

Comments: This Article deals with Common Assessment Liability. The phase-in of this protocol was completed in 2006.

Possible Change: Delete Bylaw Section 3.4.1.

Comments: This Bylaw provision designates votes for the allocated interests during the phase-in years of Article 7. Deletion of Article 7 would render this provision moot.

Possible Change: Change Bylaw Section 1.6.4 to revise the method by which assessable units will be administered.

Comments: This Bylaw provision addresses how Assessable Units are counted, created, transferred, and eliminated. Numerous HMC Members have expressed concern that the combination of lots sometimes reduces the number of assessable units and, in turn, the annual revenues from those Lots.

In an effort to stop the erosion of Herron Island's assessment base, recommendations have been made to change Section 1.6.4 to state that conveyances of lots will not eliminate Assessable Units, and may, in some circumstances, create Assessable Units. This will apply to all purchasers, regardless of whether the purchaser already owns property on Herron Island. All Assessable Units existing as of the effective date of this change would not be affected by this change.

Here is how it could work:

1. If all lots in an existing Assessable Unit are sold together, the lot or lots sold would retain their status as one Assessable Unit. The purchaser would acquire one vote and would be responsible for one assessment. If the purchaser is already an owner of property on Herron Island, the purchaser would acquire one additional vote but would also be responsible for one additional assessment.
2. If a portion of a lot or fewer than all lots of an existing Assessable Unit are sold to a purchaser who already owns a lot that shares a common boundary line with the lot(s) purchased, no new Assessable Unit would be created, but the lot(s) purchased would become part of the existing Assessable Unit already owned by the purchaser.

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Bylaws Change Ideas
(Continued from Page 9)

3. If fewer than all lots of an existing Assessable Unit are sold to a purchaser *other than* one who already owns a lot that shares a common boundary line with the lot(s) purchased, the lot(s) purchased would now constitute a new Assessable Unit. The new owner would acquire one vote and would be responsible for one assessment. If the purchaser is already an owner of property on Herron Island, the new owner would acquire one additional vote but would also be responsible for one additional assessment.

Also, it has been recommended that we change how this section of the Bylaws defines “contiguous lots.” As it stands now, lots are characterized as “contiguous” if they have at least one point (such as a corner) in common. The recommended change would define lots as being “contiguous” only if they share a common boundary line, as those boundary lines exist on the date of the change. Contiguous lots would no longer include lots that touch at only one point, i.e., a corner of a lot.

COMMUNITY POTLUCK October 9th 6:00

All Herron Islanders are invited to join together for a potluck at the Community Center building on Saturday Oct. 9th. This will be a *true* potluck with no assignments as far as what to bring, just bring good food for your family and plenty to share with others.

There will be a short meeting to continue with the plans for organizing an “Activity Type Group” on the island. Many great ideas keep surfacing like the Halloween Party, game night, dance, and even a new name contest. Mark your calendars and be there!

HERRON ISLAND EATS!!!!

A new Herron Island cookbook is being assembled.

Please submit your favorite recipes to
"cookbook@discoverherronisland.com"

(Thanks to Karen Dorans for the use of her website.)

Be Aware of your Property Lines

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.

Reminder about 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>

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.

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

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				

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

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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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

Rules Complaints Status
As of
September 11, 2010

Following membership discussion at a recent 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 the status of all Rules complaints filed by members and HMC on behalf of members.

Date Complaint Filed	Member named in Complaint	File Number	Basis	Status
4/24/09	Johnstone (status of case unknown)	Unknown	G-1, G-5, G-6	
6/17/10	Parnell	2010-1	H-2 (noise)	Settled 9/9/10
6/24/10	Parnell	2010-2	H-2 (noise)	Settled 9/9/10
7/1/10	Schultz	2010-3	H-1, H-2	Settled 9/9/10
7/27/10	Sillja, Inc. c/o Scamehorn	2010-4	H-1	Hearing Date 10/18/10
7/9/10	Wiebe	2010-5	G-4, G-6, I-2	Hearing Date TBD



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 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.

LABOR DAY HOLIDAY WEEKEND

The fun and active holiday for Labor Day weekend was enjoyed by all! About 1,600 people came on the ferry to the island during Friday, Saturday, and Sunday. Everyone seemed to be wanting a good time during the last summer holiday weekend. Many tent campers came and celebrated even though we had lower than normal temperatures. It was reported that owners and guests followed the burn ban rules as well as all other rules for a wonderful community spirited weekend here on Herron Island.

As always, the sailboat race continues to be an outstanding community event. The “almost famous” Herron Island Sailboat race was a thriller to the end. Six boats raced around the island with ideal winds and boats changing positions throughout the entire race.

RESULTS:

MONOHULL

1 ST PLACE – GREG AND HELEN HACKWORTH AND CREW	56 MINUTES
2 ND PLACE – PAUL AND CURT BRAY	57 MINUTES
3 RD PLACE – DAVE MONETTE AND MICHEL SOTURA	1 HR. 02 MIN.
4 TH PLACE – LARRY AND MIKE CARREIRO	1 HR. 03 MIN.
5 TH PLACE – LARRY BENSON AND 10 YR. OLD MADISON JONES	3 HOURS

MULTIHULL

1 ST PLACE – CHERYL AND BRANDON McNERNEY	1 HR. 17 MIN.
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Kevin Tighe and crew had a great view from their chase boat. Thanks Kevin!
George Newcomb surprised everyone with a beautiful hand crafted trophy for the Brays. This “Keel-up” trophy represented their dumping on July 4th.

A BIG THANK-YOU TO ALL SPECTATORS ON THE BEACH CHEERING
EACH BOAT AS THEY CROSSED THE FINISH LINE.



THE STORY CONTINUES: WATER FOR HERRON ISLAND

September 2010

Questions from Herron Island members continue to be a valuable tool for the Board and Water Project Committee to clarify issues surrounding HMC Management Water System. Hopefully, this article will answer some of the questions. Water, the most needed and valuable natural resource for our health, safety and the ability to live on Herron Island, is worth the time and effort. Keep those questions coming!

FOR YOUR INFORMATION: HMC Water System is a Group A community water system which means: a public water system regularly serving fifteen or more year-round residential connections, or twenty-five or more year-round residents per day for one hundred eighty or more days a year. There are over 1500 active Group A systems in Pierce County and currently 239 active community Group A systems of which HMC is 49th with our 338 registered connections at present. Of the 21 active community water systems owned by associations, HMC is 6th largest.

As we look forward to the future, the first step happened when the majority of membership approved the project to replace and upgrade our water system last April. This Capital Improvement Project which is estimated at about \$2,500,000 and 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. With an estimated 400 connections, the cost could be about \$6,000 (\$5,000 - \$7,000) per connection. The second part of the water story is the on-going expense for Operation and Maintenance of the water system. As of August 1, 2010, Washington Water in Gig Harbor was hired to be the water maintenance and operations provider.

OPTIONS: Two basic options remain for membership to consider: Retain water system ownership or Transfer ownership to an outside company. During the preliminary phase of the water project, all option possibilities need to be defined, discussed and understood. To clear up any misunderstandings, the goal is to document all information and facts so the ownership vote can be brought to members as soon as possible.

COLLECTING NEW INFORMATION: To keep both options open, the HMC Board and Water Project Committee (WPC) will be publishing up-to-date information and documented facts to the membership. One avenue for **obtaining data** from interested companies is to send out a Request for Information (RFI). The WPC, Island Manager, and Engineer from NW Water Systems are in the process of designing an HMC water system RFI document. The RFI will be published and sent to all local purveyors who may be interested in bidding the improvement project either with or without ownership. The RFI will ask for estimated project costs and will be specific enough to cover Herron Island needs and also broad enough to encompass service, availability of funds, financing, value, project schedule, customer rate structure, loan repayment options, risks, past history and any other facts specific to their response to the RFI. The data and facts gathered will be compiled into "voter's information" for all members to review.

With this plan in mind, what questions do you, Herron Island Members, have for interested parties to answer? Please send your questions for consideration to memberinput@herronisland.org.

A NOTE ABOUT THE METHOD OF ASSESSING MEMBERS: There have been some recent inquiries about how HMC will assess members for their portion of the water system upgrade. Suggestions have been made that assessments should be tied to the number of tax parcels a member owns versus the standard method of assessment by "assessable unit" as defined in the by-laws. You will recall that in 2003 the membership voted to redefine the way assessments are determined. The results of that effort were made a part of the HMC By-laws and remain the only approved method for parceling out special assessments. This change was developed over several years and received the approval of the membership by a standard vote. Unless a change is made to the HMC By-Laws it is the only method by which members will be assessed.

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Water Article
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******The information listed below is for discussion! No decisions have been made. ******

TRANSFER OWNERSHIP: At this time there is no recent information to present for transferring ownership to an outside company. Peninsula Light Company notified HMC that their 2007 concept is no longer valid but they may still be interested in our water system in the future. Washington Water and others may also be interested.

RETAIN OWNERSHIP: The Board has directed our Island Manager to continue working toward obtaining USDA financing for the water capital improvement project. So far, we have spent only half the amount authorized by member vote on the application.

Private Financing: The most recent contact was with Key Bank who quoted 6.35% interest for 20 years. Loan repayment responsibility could be assumed by HMC Management and the owners' pro-rated portion, including interest, could be included with the annual assessment. All delinquent account policies established by the recorded HMC Bylaws, would be in place and available. **At this time**, the loan repayment amount (principal and interest) is estimated at \$276 semi-annually or \$552 annually for 20 years.

One-time Special Assessment: This possibility provides opportunity for owners to pay their total portion of costs in one payment with no interest. This additional "special assessment" would need to be paid before the project begins for HMC to have funds available as construction proceeds. Delinquent account policies would apply.

Special Assessment with Individual Financing: Owners could pay total special assessment in full **or** obtain their own private financing for the total amount of the assessment from a line of credit, credit card, personal loan, etc. The total amount would need to be paid before construction begins. No HMC interest charges would be involved. Delinquent account policies would apply.

Special Assessment with HMC Financing: Owners could pay total special assessment amount in full with no interest or request long term financing through HMC. The loan funds would be available to HMC through private financing. This option produces some extra costs above the loan amount which include, but not limited to, a higher commercial interest rate, revisions to HMC accounting system, additional hours for office staff, extra billing requirements, placing lien on financed owner's property, calculated interest on unpaid balance, delinquent account policies for loan and extra charges would be in effect.

USDA Funding option: The USDA loan could be as low as 4.25% interest (depending on the federal interest rate) for 40 years. This loan amount would be secured by HMC Water System and not against private property. When construction begins draws are made from the funds and interest charged on only what is used. Six months after completion of the improvement project, the loan amount is recorded, interest rate set, and loan completed for only funds used. HMC is responsible for semi-annual payments, or early pay-off, which would then be included in the semi-annual assessments to members. **At this time**, the loan repayment amount (principle and interest) is estimated at \$170 semi-annually or \$340 annually for 40 years.

USDA Funding with full payment option: Owners would have the option to pay their full portion of the capital improvement costs. The cash amount received from members would be used to repay and lower the USDA loan balance. This credit would be held with the assessable unit property so designated, not the owner, and would lower **their** annual assessment amount. The remaining assessments would have their annual portion of the amortized loan balance to USDA included in their annual assessment. This option would require revisions to the HMC accounting system.

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Water Article
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COMMUNICATION: The most efficient communication tool is the Herron Island Web site. The latest emergency information will be there along with pictures, news, activities, and the early look of the Beachcomber. New and changing information about water on Herron Island is important for all members to clearly understand the facts and what is progressing with the water project so additions to the water link on the website are being added.

Be sure to notify the HMC office now to get your copy of the Beachcomber on-line!!

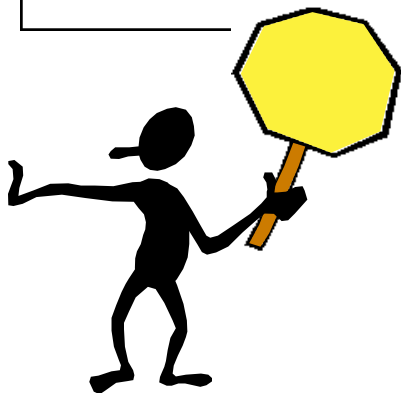
Information continues to be available during board meetings, through published board meeting minutes, Island Manager's report, Beachcomber, www.herronisland.org click on "water system upgrade", Water Project Committee Minutes, and by first class mailing to all members from HMC. It was reported the information sent to members through the US mail is desired. Look for the extra page which provides a water system update to be included in your semi-annual assessment notice sent first class mail.

◆ Featured Rule of the Month ◆

SPEEDING

HMC Rule #C-2 - "All vehicles must be operated within a maximum speed limit of 15 mph on island roads at all times. Members are responsible for informing their guests of the importance of this limit for the safety of pedestrians and other vehicle operators, for dust control, and for the protection of deer and other animals".

This is a Class B violation with the possibility of fines being levied on the responsible member. The 15 mph speed limit was adopted by the membership for the safety of all. (Members and wildlife alike.) Our dirt roads are particularly susceptible to damage and must serve the needs of the whole island. Deep ruts in the road caused by carelessness, joyriding, or speeding are costly to correct and dangerous to drive on. Dust clouds are an annoyance that can easily be controlled by reducing your speed. Members whose guests violate the rules are responsible for any subsequent fines that may be levied and in some circumstances can have their guest privileges revoked. *Please* be respectful of your fellow islanders, our delicate roads, and our treasured wildlife by following the speed limit.



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.
5. Perfect get-a-way cabin, large lot, fully fenced, decks to enjoy your surroundings, updated inside and out, 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

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Online Beachcomber: If you wish to read your Beachcomber online at 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

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