
From: "Claudia Ellsworth" <islandmgr1958@gmail.com>
Date: Thursday, February 14, 2013 4:45 PM
To: "undisclosed-recipients:"

Subject: WATER REMINDER - FOLLOWUP TO CHLORINATION ON HERRON LANE AND WEST HERRON

Flushing has been completed; water has been turned back on at main valves in the area. If you don't have water at your residence, please check the meter to make certain it is on. Instructions on meter operation can be found on the HMC website. or ask a neighbor!

If you still have issues, please email me asap.

Thank you.

From: "Claudia Ellsworth" <islandmgr1958@gmail.com>
Date: Thursday, February 14, 2013 4:07 PM
To: "undisclosed-recipients:"

Subject: WATER SERVICE HAS BEEN TURNED ON

Herron Lane and the southern portion of West Herron Blvd are back in service. Water samples have been taken to the lab and we will have a report next week. No health danger in drinking or using HMC water.

From: "Claudia Ellsworth" <islandmgr1958@gmail.com>
Date: Thursday, February 14, 2013 1:13 PM
To: "undisclosed-recipients:"

Attach: Acknowledgment Release (Water Pmt) Parcel List.docx

Subject: Acknowledgement of Payment in Full – Revised

Mark Anderson has kindly revised this form so that one form can be filed with the Auditor, thus avoiding payment the filing fee over and over again. We are posting it so that those of you who are choosing the payment in full option see the document that will be filed with the County on your behalf, after March 7.

Please let me know if you have any additional questions regarding the payment options, as most of you should have received the HMC letter by now.

Thanks.

As local interest, here is a link to an article in today's New Tribune about renovation of the nearby Lakebay Marina.

<http://www.thenewstribune.com/2013/02/14/2474455/restoration-of-maritime-relic.html>

WHEN RECORDED RETURN TO:

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

**ACKNOWLEDGMENT OF PAYMENT IN FULL OF THE HERRON ISLAND
WATER SYSTEM CAPITAL IMPROVEMENT SPECIAL ASSESSMENT
AND RELEASE OF LIEN**

Grantor(s):	HMC Management, a Washington Nonprofit Corporation
Grantee(s):	The Public
Abbreviated Legal Description:	Herron Island Div. Nos. 1-6, Plat Book [REDACTED] Page [REDACTED], Pierce County, Washington
Assessor's Property Tax Parcel/Account No.:	See Addendum A
Ref. Nos. of Docs Assigned or Released:	Not applicable

RECITALS

A. HMC Management, a Washington nonprofit corporation ("HMC"), is the homeowners' association for Herron Island, pursuant to the Second Amended and Restated Bylaws of HMC Management, F/K/A Herron Maintenance Co. ("Bylaws"), recorded May 20, 2005, under Auditor's File No. 200505200134 in Pierce County, Washington, and is the owner of the Herron Island water system.

B. In 2013, pursuant to the Bylaws, HMC imposed a Special Assessment against all Members of HMC for the 2012 capital improvement of the Herron Island water system (the "Water Special Assessment"). Under the Bylaws, this Water Special Assessment is enforceable as a lien against each Member's real property on Herron Island.

C. Members owning real property identified on Addendum A attached hereto have paid the Water Special Assessment in full with respect to the real property described therein. The purpose of this instrument is to acknowledge payment of the Water Special Assessment in full and to release any lien against said Members' real property arising from the Water Special Assessment.

ACKNOWLEDGMENT AND RELEASE

NOW, THEREFORE, HMC Management represents and declares as follows:

1. The Members owning real property identified on Addendum A attached hereto have each paid the sum of Four Thousand Four Hundred Sixty Five and No/100 dollars (\$4,465.00) per water connection as the Water Special Assessment to HMC Management, receipt of which is acknowledged, the payment of which amount constitutes payment in full satisfaction of the Water Special Assessment with respect to the real property(ies) described in Addendum A attached hereto.

2. Any lien against said real property that is authorized by the Bylaws to secure payment of the Water Special Assessment is hereby released.

3. This release of lien applies only to the Water Special Assessment as described herein for capital improvement of the Herron Island water system and only to the real property described herein. This release of lien shall not apply to any other lien that may currently exist or that may hereafter be imposed or created for any reason with respect to the real property described herein, including any lien that may be imposed to secure payment of any future bill or assessment for water availability and/or consumption and/or for the maintenance, operation, or improvement of the Herron Island water system.

DATED this _____ day of _____, 20____.

HMC MANAGEMENT

By: Claudia Ellsworth, Island Manager

[illegible]

On this day personally appeared before me Claudia Ellsworth, to me known to be the Island Manager and duly authorized agent of HMC Management, the non-profit corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument on behalf of said corporation.

SUBSCRIBED AND SWORN TO this ____ day of _____, 20____.

Printed Name: _____
Notary Public in and for the State of Washington
Residing at: _____
My Commission expires: _____

ADDENDUM A

As of the date of this instrument, the Water Special Assessment has been paid in full with respect to the real property legally described as follows:

Herron Island Div. Nos. 1-6, Plat Book _____ Page _____, Pierce County, Washington,
to include only the following Lots:

[illegible]

From: "Claudia Ellsworth" <islandmgr1958@gmail.com>
Date: Tuesday, February 12, 2013 2:36 PM
To: "undisclosed-recipients:"

Attach: Water Project Payment Notification (final 1738600a).pdf

Subject: Options for Payment of Capital Costs for Herron Island Water System

Here is the letter explaining the prepay or monthly pay options for repaying capital costs of the water system. It is also posted on the website. If you have questions, it's best to ask them asap, if you are interested in prepaying.

The final project cost represents our best estimate at this time, although we have some expenses yet to come in. And so the prepayment amount and the monthly payment amount are also our best estimates. Each is rounded up to assure that we have the necessary amount to cover debt service.

If you choose to prepay, your cashier's check can be sent to the normal mailing address for HMC

HMC Water Department
PO Box 119
Lakebay, WA 98349

Thank you.

From: "Claudia Ellsworth" <islandmgr1958@gmail.com>
Date: Saturday, February 09, 2013 7:07 PM
To: "undisclosed-recipients:"

Attach: Herron Island System Payment Plans Final.doc

Subject: Water System Payment Plans - Option 1 and Option 2

Many of you have asked when you would know what the cost of the new system would be and the options to pay for the pro rata share for each assessable unit. At today's Board meeting, the attached payment plan was adopted.

Next week you will receive a letter explaining these payment options in full; however, to expedite your decision, we are attaching an information sheet that shows the "Payment in Full" or prepayment plan, and the cost of the "Monthly Payment Plan" (may be billed quarterly).

Please note, to expedite processing, a Cashier's Check is required and must be received (not postmarked) by March 7, 2013.

If you have detailed questions, you may want to wait for the letter, which should be mailed Tuesday, February 12. This letter, when available, will also be posted on the website, and sent to you as an email attachment.

Thank you.

**Herron Island Water System
February 9, 2013**

Calculation of Pro Rata Prepay vs. Monthly Payment

Option 1: Pro Rata Share (Prepayment)
Payable via Cashier's Check to Herron Island Water Department
Must be Received no later than March 7, 2013

Total System Cost	\$1,738,600
Assessable Unit Base (allows 6 delinquencies)	390
Pro Rata Cost (includes \$10 recording fee)	\$4,475

Option 2: 40 Year Payment Option
Monthly Capital Cost

Total System Cost	\$1,738,600
480 Months @ 2.5% Annual Interest	
Assessable Unit Base (allows 6 delinquencies)	390
Monthly Payment	\$14.85
Total 480 Month Interest	\$2,619
Total Principal (excludes recording fee)	\$4,465

From: "Claudia Ellsworth" <islandmgr1958@gmail.com>
Date: Friday, February 08, 2013 2:02 PM
To: "undisclosed-recipients:"
Subject: Urgent - System Chlorination Today

Our project engineer and contractor have been working hard to get us complete purity tests on the system, but there is one area of the system which is stubbornly refusing to come up clean.

Today after noon the entire system will be chlorinated again from the pump station. This is to protect water quality while the engineers/contractors find the problem area.

Please go ahead and use water as normal, since we need to flush this chlorine through the system. Other than taste, the amount added has no negative aspects.

During the next week, the contractor may choose to isolate areas of the island for flushing. If that happens, we will do our best to notify you using this method and the web site, plus white boards.

If you have questions or concerns, please email me. Do not phone the office, as I will not return until Saturday and then Tuesday.

Thanks again.