



The Beachcomber



HMC Newsletter

November-December 2003



<http://www.herronisland.org>

President's Message

Last month our ferry suffered a mechanical breakdown that resulted in the suspension of service from a Saturday night to the following Monday morning. Many members were stranded or otherwise inconvenienced by this unpredictable event, and I'd like to discuss the steps that we are taking to prevent a similar situation from happening in the future. I'd also like to explain how we plan to keep you better informed.

The problem began when the drive shaft of one of the oil pumps sheared, preventing delivery of oil to one of the two engines. The low oil pressure indication was not detected until the engine had been run for a considerable time after the failure. This resulted in severe damage to the engine, requiring \$8,500 worth of parts and labor from Tacoma Diesel. Approximately \$24 per member will have to be added to the FY 04/05 budget to cover this expense.

While there can be no guarantee that such a failure will not occur in the future, we have purchased an Aqualarm multi-sensor detector that will set off both visual and audio alarms if oil pressure is lost in either engine or if the bilge becomes flooded. This will alert the captain to rapidly shut down the engine before significant damage is done. In hindsight, this \$372 unit would have saved us most of the engine repair cost, but we can't change the past. An automatic shutdown system was discussed, but Captain John feels that the risk of an inadvertent shutdown during a critical maneuver outweighs the advantages.

We were admittedly slow in transmitting

information on progress of the repairs. A sign was posted at the top of the ferry road and an announcement placed on our web site late Sunday morning, but members and guests waiting for the Saturday night and early Sunday morning runs had to get their information through word of mouth. If we have any future unscheduled lengthy ferry shutdowns, we'll post the sign and web announcement as soon as practical. If you are off the island and need an update, you can call me at home.

The members with whom I talked accepted the inconvenience with good grace, but I understand that there were some rather strident complaints that a water taxi service should have been provided while the ferry was down. These individuals need to remember that such shuttle services are provided by volunteers whose efforts are a gift to be gratefully accepted rather than an entitlement to be demanded. In any event, the volunteer shuttle boat that was used during dry-dock was out of service. Considering the frequency that state ferries go out of service due to mechanical breakdown and high wind conditions, I think our crew does a remarkable job of maintaining our schedule. Despite occasional setbacks, HMC will do everything possible to maintain this record.

In this issue, you will find a ballot asking for your approval to repeal Article 18 of the new

**HAPPY HOLIDAYS
FROM ALL OF US AT
HMC**



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bylaws. This is the section that defines the Rules Committee enforcement procedures. Under the new bylaws, Paragraph 18.3.1 requires that a member wishing to file a complaint first must personally confront the alleged violator. While an informal resolution of minor neighbor-to-neighbor disputes is always encouraged, this requirement could be dangerous in the case of an antisocial or hostile violator. There are also some requirements in the notification and response timelines that would be difficult if not impossible to meet. The Board feels that these problems would most easily be corrected by removing the definition of rules enforcement procedures from the Bylaws and placing them in the Rules and Regulations document, where they have been in the past. This will enable fine-tuning of the system without having to resort to the special meetings and ballots required of bylaws amendments every time a change is required. The requirement that any rule governing the use of privately owned lots be approved by the membership would remain in Paragraph 16.1 of the bylaws.

In our effort to clear the island of junk vehicles, four complaints have been filed so far and county code enforcement officials are planning to come to the island in November to investigate. After talking to county representatives, it became clear to me that we will get the best response by having as many members of the community as possible filing complaints with the county. Information on how to file a complaint, including an online form, can be obtained on www.piercecountyresponds.org. Their phone number is (253) 798-4636. If you wish to file a complaint against a junk property, you will need to provide your name and address, which will be kept confidential, as well as the location and description of the offending property. If you do not

know the street address of the property, it may be obtained from the island map in the office or you can email me with a description of the property and I will provide you with the address. On a one-time-only basis, the county will pay for half the cost of removing junk vehicles from a lot. Since they have a backlog of several hundred complaints the response will take several weeks, but it's a start.

We have had a longtime problem with daytime noise pollution, especially during summer months. Our only noise rule applies to the hours between 10 p.m. and 8 a.m., but there are steps you can take if you have a daytime noise problem. The county Health and Welfare Code defines nuisance noise and specifies that the Sheriff's office enforce the code. The code is provided in the Members Only Area of the island web site, with Section 8.72 being applicable to enforcement of the nuisance noise code. The new bylaws allow the Board to incorporate government laws into the Rules and Regulations, so we may mirror Section 8.72 in our revised Rules and Regulations, but for now enforcement rests with the Sheriff.

We have to make some tough decisions in the next few months regarding the eventual replacement of some of our major systems. Ideally, an owners' association would perform a reserve study to identify structures and equipment that are expected to depreciate over time and the replacement costs would be funded by yearly contributions to reserve accounts over the estimated lifetime of each item. In this way, all users would pay in proportion to their time as members of the association, rather than have the bill fall on just the unfortunate few who are owners at replacement time. While we maintain emergency funds for unexpected repair costs to our water system, docks, dolphins, and roads, and also for



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unexpected legal and insurance expenses, we don't set aside funding for normal depreciation. In particular, we need to plan for the replacement of our water mains and ferry engines. The pipes are ancient and the engines are reaching the point where it's hard to find replacement parts. We'll be discussing these concerns in upcoming Board meetings.

Please email me at President@herronisland.org with any questions or comments. This is the last Beachcomber until January, and I'd like to wish everyone a happy holiday season.

Ken Freeman



Small Boat Docks Work Party

Thanks to Nick Huff and his backhoe, Jeff and Bob Clark, Jack Wells, Kerry Denny, Al Moren, Ken Freeman, Bronson Jones, Tracy Anspach, and John Farris for their help in taking in the small boat docks for the winter. Thanks also to the Boosters for providing lunch.

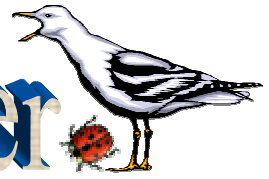
WANTED NEW T-SHIRT LOGO

Calling all creative people, young and old, to design the new LOGO for the Booster's 2004 t-shirts. Herron Island is the theme with a max. size 12"x12" with three different colors is what we are looking for. Designs by both kids and adults welcome! Turn in your design to the office or at a Booster meeting. The Booster's club will make the final decision for printing.





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Important Phone Numbers

Island Manager

Doug Allen (253) 884-9350

HMC Board of Trustees

Ken Freeman, President (253) 884-2749

Bill Zazzo, VP & Water (425) 823-1902

Fred Fath, Secretary/Treasurer (206) 246-7016

Ferd Reichlin (206) 242-7847

Al Moren, Land Use & Roads (253) 884-2721

Additional Responsibilities

Nick Huff, Transportation (253) 884-4663

Dick Mowry, Water Examiner (253) 884-7663

Tracy Anspach, Parks, (253) 588-1921

Patty Jones, Beachcomber

Joseph Pentheroudakis, Rules

Herron Island Office Hours: Monday 9:30 as long as the necessary but at least until Noon; Tuesday and Thursday, 9:30 to 4:30; Fridays as necessary. The office is CLOSED Wednesday, Saturday, and Sunday.

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: hjonesp@yahoo.com

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.)

Delinquency List as of November 1 2003

DELINQUENT LIST

BISENIUS	GONZALES	MARTIN	RUCKS
CARREIRO	HARPE	MATTICE	STARKE
COPELAND	LHARRELL	MUTHALA	TITZLER
CYBULSKI	TANNOCK	NADER	ZAMBERLIN
DICKINSON	HILLBERG	NETTLEBECK	RENTERS:
DROUILLARD	KIRK, Leeroy	NORMAN	CARLYLE
EPPARD	KIRK, M	OVERLAND	EUBANK
FLADAGER -	LAWRENCE	RIVERA	

Ferry Business

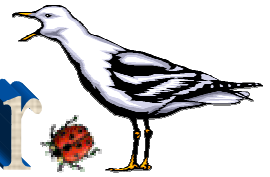
- Call ahead if you are planning to use the ferry for a trailer, boat, or large vehicle!
- Only those guests with valid passes will be allowed on the ferry.
- Plan your arrival to the dock at least 5 minutes before the scheduled time of departure.
- Walks-ons are not to be on the dock or ramp when cars are being loaded. Watch crew for permission to board.
- Only service and deliver people may charge wares.

LATELY 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. PROVIDING GUEST PASSES IS NOT PART OF THE DECKHAND'S JOB.

Beachcomber News Items need to be submitted to the HMC Office by the 12th of each month. Items may be handwritten, typed or emailed. Your name and phone number is to be included in case there are any questions. Paid advertisements are to be arranged through HMC Office.



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Board Meeting Summary November 8, 2003

Administration

The HMC attorney has responded to a question posed by the Board regarding billing a property owner whose water line leaked and caused HMC to incur costs to locate the source of water pouring into a street culvert. Following the attorney's advice, the Board decided to bill the individual for HMC's costs.

Transportation

- Search for a fill-in captain: several individuals have decided not to apply when they learned about having to stay on the island overnight. One person has continued the hiring process to date.
- One engine on the ferry lost an oil pump and had major damage. It has been repaired, but at a cost of over \$8000.00. The dry dock reserve will need to be built up in preparation for fall, 2004 when the ferry goes in for its two-year major service.
- USCG has not yet issued a letter regarding their request for HMC to install bilge water alarms on the ferry. Phone conversation with them indicated this can wait until dry dock next year, but we are proceeding with purchase of a multi-alarm system now. System includes fire, overheat, low oil pressure and bilge alarms.

A ramp motor failed during the month due to a worn-out capacitor. A spare was utilized to restore service and additional spares have been purchased.

Legal

- The attorney responded to a request regarding whether unlicensed drivers should be allowed. His advice was that it is a Board option. The Board decided to stay with the recently-updated "Rules of the Road" sections in the Rules and Regulations.
- The Board decided to recommend to the Members that one section of the new Bylaws be eliminated, as it creates an unforeseen and unwieldy complication in administering the rules and regulations. Ballots will be mailed with the next issue of the Beachcomber.

The State has told our attorney that the long-standing corporate name, Herron Maintenance Company, cannot contain the word "company" as HMC is a non-profit organization. It was decided to ask Members to submit ideas for a name change. The request will be in the Beachcomber.

Roads

- The telephone company contractor advises that they will reimburse HMC for all damage done to island roads as well as to the water system.
- Dick Mowry has repaired much of the damage done to the roads by the contractor but is aware of a few spots that will need more attention during the next rains.



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Herron Island Booster Club News

Upcoming Events:

Christmas Dinner & Santa's Workshop – December 13, 2003

Workshop 1:30 p.m. – 4:00 p.m.

Santa Arrives – 3:00 p.m.

Dinner – 6:00 p.m.

We invite you all to join the Herron Island Boosters. The Booster meetings are at 6:00 p.m. on the 2nd Saturday of each month and are followed by a potluck at 7:00 p.m.

The Boosters coordinate activities for our island families. Our goal is to make Herron Island a community with spirit by volunteering for work projects and fund raising to improve the safety and beauty of the island. We strongly encourage family involvement with our many activities.

Our appreciation and thanks go to the hundreds of volunteers that take on both large and small jobs which make the Boosters a success. This past year, in addition to sponsoring the Memorial Day, 4th of July, and Labor Day weekend events, the Boosters have finished the container for storage of items that were previously stored in the community center and have poured the concrete foundation for the covered patio on the back of the community center. The monies raised from the August 2004 Auction will be used to pay for the continuation of this project.

Our hope is that every family on Herron Island will donate one new or nearly new item for next year's auction. If everyone invites their friends to the auction, it will be an even greater success than ever before!

The new Booster Officers:

President – Linda Moren

Vice-President – Dallas Amidon

Secretary – Linda Shettlesworth

Co-Treasurers – Cindy Denney and Carole Crowley

The Beachcomber Editor would like to apologize to Wilson Gay for the misspelling of Eloise Gay. The Little General would surely have said something about that! Many apologies!





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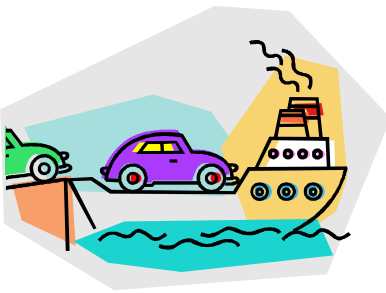


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Captain John says:

ON BEHALF OF MYSELF AND
THE FERRY CREW, WE WISH
YOU ALL A HAPPY & SAFE
HOLIDAY SEASON!



HERRON ISLAND INTERIOR PAINTING

LINDA MOREN
253-884-2721



HERRON ISLAND MAINTENANCE

ALLEN MOREN
253-884-2721



ESTIMATES BY THE YARD



For you or tell a friend ~ dreams do come true!

We are excited to announce Log Cabin Pre-sales are now available on Herron Island!

Family Tree Homes, Inc. has available lots and will begin building log cabins in the near future.
Several floor plans are available. Call Dallas for details.

Dallas Amidon, Associate Broker
Cell 253-606-0972; Home 253-884-6166
Website: www.HerronIsland.com
Email: herronisland@hotmail.com
Windermere Key Realty, Inc.

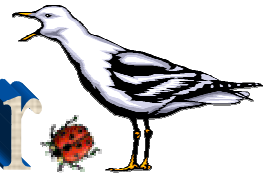


FREE Classifieds on the Web

HMC web site (www.herronisland.org) now has a classifieds section for members. Just send an email to webmaster@herronisland.org with the text of your ad.



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Notice of a Special Membership Meeting of Herron Maintenance Company

Notice is hereby given pursuant to Article 5 of the Amended and Restated Bylaws of the Herron Maintenance Company that a special meeting of the membership will be held on Saturday, January 10, 2004, at the hour of 12:00 Noon at the HMC Community Building. At the meeting, one (1) ballot proposal described below which has been set before the members by action of the Board of Trustees will be voted on.

Members may vote in person at the meeting or by mailing or delivering the enclosed absentee ballot to the HMC Office so that it is received prior to the time of the meeting. *Ballots will not be counted unless your name and signature appear on the large envelope.*

1. Pursuant to Article 15 of the Amended and Restated Bylaws of the Herron Maintenance Company, the Board of Directors has proposed that Article 18 of the Amended and Restated Bylaws of Herron Maintenance Company be repealed in order to transfer definition of Rules and Regulation Enforcement Procedures from the Bylaws to the Rules and Regulations document. The Board of Directors recommends that this proposal be approved by the membership.



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Official Ballot and Voting Instructions

Use Ballot Received in USPS Mail

1. Vote yes to accept the proposal set forth below. Vote no to reject it.
2. Insert your ballot in the envelope marked "Official Ballot" and seal the envelope. Do not put your name on this envelope. Do not place anything other than one Ballot in this envelope.
3. Place the small envelope marked "Official Ballot" in the large envelope. **You must sign the large envelope and make sure that your name and address appear on the large envelope. *If your name and signature do not appear on the outside of the large envelope, your vote will not be counted.***
4. To be considered a member in good standing and have your vote counted, all delinquent charges and assessments must be paid in full before the Ballots are counted.
5. Please make sure that your name is legible on the large envelope. If your name cannot be read, the ballot will not be counted.
6. Your absentee Ballot must be received in the HMC Office by 12:00 Noon, Saturday, January 10, 2004 to be counted. If you prefer to vote in person, please attend the special meeting. The Ballots will be counted at that time.

Proposition No. 1 (Amending of the Bylaws)

Shall Article 18 of the Amended and Restated Bylaws of Herron Maintenance Company be repealed and references to Article 18 in Paragraphs 8.2.2, 8.2.3, and Article 11 be changed to refer to "the Rules and Regulations"?

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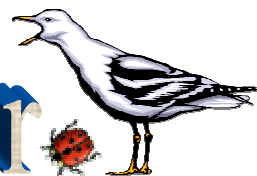
YES (For)

☐

NO (Against)



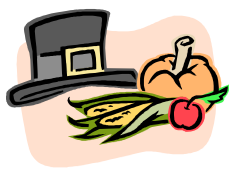
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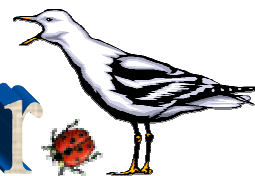
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Sun	Mon	Tue	Wed	Thu	Fri	Sat
23	24	25	26	27	28	29
30	1	2	3	4	5	6
7	8	9	10	11	12	13 Christmas dinner & Santa's workshop 1.30- 4 pm Santa arrives @3pm Dinner @6pm.
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28		30				



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BOOSTERS

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HERRON MAINTENANCE COMPANY

P.O. Box 119

Lakebay, WA 98349

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