



The Beachcomber



HMC Newsletter

July 2017



President's Message

I hope that all members, their guests and our other visitors had a great July 4th weekend. The Boosters once again organized a number of events from Junk In The Trunk with coffee and cinnamon rolls, to the parade, which members posted pictures of, to the Kayak races at North Beach. It was a great weekend for all involved. Without the Booster the 4th of July on Herron Island would not be what it is. A family event that, I know, my children remember to this day. Thank you Boosters!

Of the various comments I have heard around the 4th, I only think of one that I should comment on. Kayaks do not belong in the roped off swim area. Kayakers have the entire Case Inlet to explore. They do not need to kayak in a designated swim area.

This past month we had two work parties. The Roads volunteers cleaned vegetation from ditches and fire hydrants around the island. The Roads committee would like to thank all the volunteers who participated and to all the members who cleaned their ditches both before the work party and after. The Parks work party was also well supported. The North Beach area was cleaned and a new picnic area was created near the playground at Goodpastor Park. Both Roads and Parks would like to thank the Boosters for supplying lunch.

Several members have commented about the amount of time it takes the deck hands to process the guest passes using our new iPad system. The paperwork has delayed the scheduled ferry runs. The Transportation Committee created the system at the request of the Board with input from the office. The Board will be investigating the reasons for the delays and see if requirements and/or procedures could or should be changed. One change that all members can do is complete the guest passes before you give them to a crewmember or your guest. If they are not complete the crew cannot process the pass allowing your guest

access to the island. Both items will be reviewed with the crew and with their input the Board will review on how we can improve service and cut delays. HINT: If you don't know your guest license plate number (which I usually don't), ask them to fill out the missing information thus saving the deckhands having to do so. (please see Ferry Guest Passes article in this issue)

Questions have once again been raised about short-term and long-term rentals. I have asked our Webmaster to repost the legal opinion regarding this issue and you will find a copy in this issue of the Beachcomber. This issue was address in the August/September Beachcomber "Concerns have been raised over usage of island facilities, insurance coverage and security. HMC has contacted counsel and asked these questions. The response is posted on the website and may be viewed here. He has informed us again that there is nothing in the rules or bylaws that prevents an owner from leasing their property for any length of time. Nor can we change them. We cannot require owners to pay extra fees for usage nor can we require special insurance coverage. If you are being impacted by your neighbor's business activity please discuss it with them. If you feel the need to do more I would suggest that you talk to Pierce County. They can explain what is required for business permits." Nothing has changed in the last 11 months. The Board will be looking at best practices for renters and will share with the membership and the active owner/renters on the Island. The Board would also request that members who are renting out space should be in compliance with Pierce County code. Please refer to the Pierce County Short-Term Vacation Rental Affidavit and read Pierce County Code 18A.37.040.

I note at that time a concept was to put a Guest/Renter tab on our webpage with information about the rules and policies of HMC. I asked for volunteers to help develop this page, but no one stepped forward. I once again ask for a group to put this page together.

(Continued on Page 2)

President's Message
(Continued from Page 1)

We have a new topic for this month. An attempt was made using email to defraud the membership of \$4,688. Fortunately, our new Treasurer, Karen Starns, spotted the bogus email account and stopped all action and with our office manager, Carolyn Synder, prevented this transaction. Both the FBI and the Roanoke VA Police were notified of the attempt. It has been pointed out our current email service may no longer be as secure as we assume. As was pointed out by our webmaster "Any service can be occasionally spoofed". Nevertheless, Karen and the Tech committee will be looking into new services and see if a more secure system is possible and what would be the cost.

I wish all members a great summer.

Mike Graham, President
HMC Board of Directors

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Board Member Email Addresses

HMCMikeGraham@herronisland.org

HMCJanetPodell@herronisland.org

HMCMikeGage@herronisland.org

HMCKarenStarns@herronisland.org

HMCFerdReichlin@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.



Committee Email Addresses

HMCRules@herronisland.org

HMCTechnology@herron.island.org

HMCRoads@herronisland.org

HMCEmergPrep@herronisland.org

HMCLandUse@herronisland.org

HMCTransportation@herronisland.org

HMCTechnology@herronisland.org

Important Phone Numbers**Island Manager**

Monique Pizzitola (253) 884-9350

HMC Board of Directors

Mike Graham, President (253) 884-9796

Janet Podell, Vice-President (253) 884-9350

Mike Gage, Secretary (253) 884-9350

Karen Starns, Treasurer (253) 884-9350

Ferd Reichlin, Member-at-Large (253) 884-9350

Additional Contacts

Charles Smith, Water Repair (206) 707-4645

Charles Smith, Water Committee (206) 707-4645

Gary Wanzong, Finance Committee (253) 884-9350

Jack Wells, Roads Committee (253) 884-0850

Max Hochanadel, Rules Committee (253) 884-9350

Jim Davies, Parks Committee (253) 884-9350

Mike Shettlesworth, Emergency Prep. (253) 884-9350

Alan DeGood, Small Boat Docks (253) 884-9350

Fred Fath, Technology Committee (206) 246-7016

Carolyn Anspach, Transportation Comm. (253) 380-3852

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

HMC Water email: HMCWater@herronisland.org

Manager email: HMCManager@herronisland.org

Beachcomber email: beachcomber@herronisland.org

Parks email: HMC Parks@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

If you wish to file a Civil Rights complaint of discrimination, complete the USDA Program Discrimination Complaint form, found online at:

http://www.ascr.usda.gov/complaint_filing_cust.html

or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form.

Send your completed complaint form or letter to us by mail at:

**U.S. Department of Agriculture
Director, Office of Adjudication
1400 Independence Avenue, SW
Washington, D.C. 20250-9410**

Or fax to (202) 690-7442 or email to

program.intake@usda.gov

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
July 8, 2017**

Roads party was on Saturday June 17. Thank you everyone who came out to volunteer. I got the message out on constant contact late, so the party was very successful for the timing of my communications.

Parks party was Saturday June 24. It was wildly successful with 19 volunteers. Thank you everyone who participated. It's our volunteers that make this community a success.

I have multiple applications for the part time deck hand and stand by deck hand positions. Interviews will be held during the next two weeks. With a decision to be made before month's end.

I took time off last week to keep my hours within the annual limit of 999. Through July 6th payroll I have 189 hours left. I need to take at least two more weeks off to stay within budget. I have planned the week of August 21st, and the week of September 4th, which is Labor Day weekend. This leaves me 8 paid weeks with 23 hours per week. If I go over I have penciled in the second week of September, which is last week of the fiscal year for payroll.

The motor to the ferry ramp has been repaired. We are researching motor alternatives, marine grade that may be more dependable and cost efficient.

I have two legal cases to attend to. Monday at 1:30 I am representing HMC Management in a small claims case regarding rules violation fines.

The second case is an arbitration regarding Terry Kraft. I am meeting with our lawyer and Mike Graham on the 13th to discuss the case which will be in August.

I have started putting together processes and procedures regarding maintenance including the ferry, ramps, docks, and water truck.

The ferry crew went through CPR and First Aid training.

I've communicated with our auditor and expect it to be finished this month.

Results of Budget Ballot: July 8, 2017

Approve: 91

Disapprove: 13

Is Your Auto Sticker Current?



For the past several months the Board has been reminding members through the Beachcomber and broadcast emails that the HMC Ferry Access Policy was going to be enforced. Part of that policy requires all members to have a current sticker affixed to the windshield of their car. These stickers help to maintain our island's security and to ensure that only members in good standing are able to access the ferry. Each sticker has an expiration date and your vehicle's license number which must match the plate on your car.

If you have an expired sticker on your vehicle and wish to board the ferry, (and the crew member knows you to be a member in good standing), you will be permitted to board but you will be charged the guest fare rate until the current sticker is affixed. We realize that this may be an inconvenience for some, but please don't get upset with the ferry crew. They are just doing their job at the instructions of the HMC Board. It is in everyone's best interest that the Ferry Access Policy be followed. Please do your part and make sure your sticker is current before you arrive at the ferry dock. The complete Ferry Access Policy can be found on the front page of the HMC website.

Thank you.

FERRY GUEST PASSES.....A Reminder

There seems to be some confusion about when ferry guest passes are required for non-members to be granted access to the Charlie Wells. We have many new members on the island so it seems appropriate to provide a refresher course on this subject. Full details are contained in the Ferry Access Policy found on the website, but here's a brief summary:

Ferry Guest Passes are required for non-HMC members wishing to board the ferry either on foot or in a vehicle. These passes are provided by the member and authorize passage on the ferry. Payment of the guest fare is the member's or their guest's responsibility. Also, guest passes are required every time a guest comes across from the mainland. So if you have a guest staying over several days and they leave the island they must have a new guest pass to return. ***It is not the crew's responsibility to provide guest passes or to contact a member for approval while in the ferry line.*** A member may, however give a completed guest pass to a crewmember in advance of their guest's arrival. Payment for the guest's ferry fare can be attached to the pass if you so choose. The guest pass must be properly filled out and signed by the member.

Inspectors and other government officials are provided free passage if they are coming to the island for a general purpose that affects HMC as a whole. (i.e. Sheriff's Dept., Health Dept., Fire Marshall, Noxious Weed Inspectors, etc.) If you have an inspector coming to the island to perform construction inspections, or pre-sale property inspections, or for any other purpose directly relating to your property, it is your responsibility to arrange for passage in advance and pay all ferry fares.

Contractors coming to the island to perform services for a member are required to have a guest pass. Members can also authorize ferry access for their contractors through the Form 18 process. (Form 18 can be found on the website under the Documents tab.)

HMC Management wishes to ensure that our community remains a safe and protected environment for our members and their authorized guests or contractors. Please help our crew by adhering to this process. We need to keep those ferry lines moving!

Thank you!



Are kayaks allowed in the swim area?

In a word, No. This is a safety issue. The swim area at North Beach is enclosed by orange floats and is designated for swimmers, waders and float toys only. Please do not take your kayak into this area for the safety of those swimmers. Members are asked to abide by this rule and advise their guests accordingly.

THANK YOU!



Lending Library

A new lending library has been installed at 1216 West Herron Blvd at Joyce Major's house near the road. Help yourself to a book and leave one in its place. Enjoy!



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.



EMERGENCY PREPAREDNESS TIP OF THE MONTH

WHAT ARE THOSE EMERGENCY ASSEMBLY POINTS ABOUT?

Herron Island's Emergency Preparedness Committee in conjunction with the Fire District 16 established four areas spread evenly around the Island that are open and have little fuel for wildfires. Fire District 16 has added these four areas to their maps to guide them to where groups of people will be in an emergency event. Please familiarize your family and guests with all four areas. Your route to the one closest to you may be blocked by fire or debris from a storm or earthquake.

WHERE ARE THE ASSEMBLY POINTS?

Emergency Assembly Points are identified on the Herron Island map on the website:

- North Beach
- Goodpastor Park
- East Madrona at South Herron Blvd
- West Herron Blvd at 1113 (North of Maple)

Mark your calendars for September 9th as we kick off the Emergency Preparedness 2017/2018 meeting schedule. We meet bi-monthly (Sept., Nov., Jan., March, and May) on the second Saturday of the month in the Community Building following the Board Meeting.

For more information contact Mike Shettlesworth 253-884-6919





Pierce County

Department of Emergency Management

Fire Prevention Bureau

2401 South 35th Street
Tacoma, Washington 98409-7494
(253) 798-7179 • FAX (253) 798-2731
www.piercecountywa.org/fpb

LOWELL PORTER
Director

WARNER WEBB
Fire Marshal

July 12, 2017

MEMORANDUM

TO: TO ALL APPROPRIATE AGENCIES

FROM: WARNER WEBB, FIRE MARSHAL

RE: COUNTY-WIDE BURN BAN

A county-wide burn ban in Pierce County is announced as follows:

COUNTY-WIDE OUTDOOR BURN BAN
EFFECTIVE 8:00 AM
SATURDAY – JULY 15, 2017
UNTIL FURTHER NOTICE

All land clearing and yard debris burning must be discontinued at this time because a county-wide outdoor burn ban is declared by the Pierce County Fire Marshal in partnership with the Pierce County Fire Chiefs' Association, Department of Natural Resources. This ban is due to dry weather and forecasts calling for a continuation of dry weather.

This burn ban applies to all land clearing and yard debris outdoor burning. This ban does not apply to small recreational fires in established fire pits at approved camp grounds or private property with the owner's permission. The use of gas and propane self-contained stoves and barbecues will continue to be allowed under the ban.

Recreational fires must:

- Be built in a metal or concrete fire pit, such as those typically found in designated campgrounds; and not be used as debris disposal;
- Grow no larger than three feet in diameter;
- Be located in a clear spot free from any vegetation for at least 10 feet in a horizontal direction, including at least 25 feet away from any structure and allow 20-foot vertical clearance from overhanging branches;
- Be attended at all times by an alert individual and equipment capable of extinguishing the fire like hand tools and a charged garden hose or not less than two 5 gallon buckets of water;
- No burning when winds exceed 5 MPH.

This ban only applies to residents in unincorporated Pierce County. For residents of incorporated Pierce County cities, please contact your local jurisdiction for requirements.

If you have an approved DNR burn permit and/or your property falls under the jurisdiction of the department of Natural resources you are advised to call 1-800-323-BURN for more information.

Burn Ban hotline (253) 798-7278. Thank you for your cooperation.

RESIDENTIAL FIRE PIT ETIQUETTE

Now that summer is just around the corner, we're dreaming of those balmy evenings with family and friends gathered around our fire pits. The air is full of laughter, shared memories, and the aroma of S'mores. While all this is wonderful, legal, and fun, we need to remember that our "good times" may be a nuisance and, in some cases, a hazard to our neighbors. Here are some simple suggestions so that you can be a "good neighbor" while enjoying your fire pit.

- First, make sure a Burn Ban hasn't been declared by the County or HMC.
- Burn only dry firewood. Generate as little smoke as possible.
- Check the wind direction.
- Notify your neighbors in advance.
- Better yet ... invite your neighbor.
- Be sensitive to the neighbor who may have asthma or other breathing difficulties.
- Even a "hot" fire emits the smell of smoke so consider how frequently you have a fire.



Per the Puget Sound Clean Air Agency, it's always illegal to smoke out your neighbors. If they complain, you are required to put the fire out immediately.

Additionally

- Any outdoor fire must be continuously attended. Abandoning a fire could result in heavy fines.
- Burning of trash is never allowed.



For more details of island and government burning regulations, please check out the Burn Rules section of our website at www.herronisland.org.

Boat and RV Washing



The Herron Island Rules (on the website) specify that boat and RV washing must be done on the owner's property and with the owner's water supply. A quick rinse at North Beach is OK to remove the salt water, but take your boat, car or RV home if it needs a thorough washing.

Thank You!!

Welcome, New Islanders!

HMC welcomes new Members to Herron Island:

- Dennis Barcus
- Bennett and Kathleen Hull
- Francis Lee
- Karen Ducharme
- Deana Hart
- Mark Vickers



Are You on the List?



HMC now has 364 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.

Herron Island Calendar

Check the official Herron Island Calendar on the web site for committee meetings, activities and times. Click the "Calendar" button in the left column of the Home Page.





BEACHCOMBER INPUT POLICY

The Board is the owner and publisher of the Beachcomber. The Board approves Beachcomber articles and advertisements and has the right to refuse to publish items submitted. Beachcomber news items must be submitted by 5:00 PM on the Wednesday after the monthly Board meeting which is on the second Saturday of the month. Items MUST be emailed in electronic format such as word or publisher 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.

HMC Board of Directors

Reminder

Members returning to the Island for the first time after a prolonged absence are reminded to run their outside faucets long enough to clear any debris out of the pipes before running it inside the home. This should save headaches later.



Volunteer to Drive the HMC Water Truck!

We need volunteer drivers every summer to take turns watering the island roads to reduce the dust.

If you have a few hours to spare, at least once during the summer, to help with this, please notify the Island Manager at hmcmanager@herronisland.org. Jack Wells, Roads Committee Chairman, will provide you with training, and you'll be covered by HMC's insurance while you are driving. We just need to know you have a valid license.



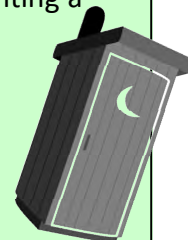
SUMMER GUESTS

Are you planning to have a large group out to visit sometime this summer? Why not consider renting a Honey Bucket for your family gatherings.

Here is what you need to do:

1. Contact the company directly at (253)-851-1633
2. Please call 3 to 4 weeks in advance so they can schedule
3. The cost will be less than the regular price if you schedule it to be delivered on the days they normally service the island. In order to get this price you have to agree to keep it on your property for two weeks so it can be picked up on their next regularly scheduled trip to the island.
4. There is an additional \$100 charge for an extra Honey Bucket if you need two instead of just one.
5. Otherwise, the regular rate could be twice the price, plus the ferry fee and an hourly rate for their time.
6. Payment would be required at the time the order is placed.

So if you need one it would be best to make the arrangements about a month in advance, just to be sure they can place the order for you. This can also help your septic system and not over tax it with extra usage.



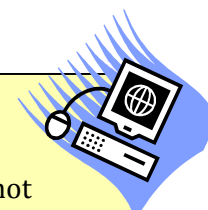
Volunteers

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.



Temporary Files

Some Members have informed us that they are not getting the latest website updates on their computers. Some older browsers seem to be caching files in an attempt to speed up internet access. If you suspect that this is happening to you, try the "Delete Temporary Internet Files" option in your browser.



Fallen Behind on your Assessment?

If you owe \$200 or less, you may get access to the island by paying the delinquency in cash to the deckhand. At the March 14 meeting, the Board increased the limit from \$100 to \$200.

Website Photos

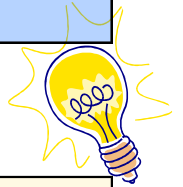
If you have any photos from island activities that you would like to share on our website, please send them to webmaster@herronisland.org.



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



Reimbursements

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.



Utility Locating

What happens when 8-1-1 doesn't get it right?

First, thanks to all of you who have been calling 8-1-1 to get utilities located and marked before construction. Unfortunately, the locate system is good, but not perfect. Recently the installation of a phone line across East Herron Road resulted in about a 24 hour phone and Internet outage. Quite simply, the phone line wasn't where it was marked. CenturyLink came out the next day to make the repairs and is investigating the problem with the locale. The moral of the story is that no one really knows what's underground until they dig. Thanks to everyone who worked on getting this resolved. If there's more to the story, we'll let you know later!



HERRON ISLAND FERRY SCHEDULE													
Departure times from ISLAND (IS) AND MAINLAND (ML)													
MON		TUE		WED		THU		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	*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				
SUMMER SCHEDULE ONLY Apr 1—Sep 30 ADDED RUNS INDICATED BY * AND SHADING (Not available Oct 1—Mar 31)													
HOLIDAY SCHEDULES (Ferry runs start from Island)													
Thanksgiving	8:30a—9:00a		11:30a—Noon		6:30p—7:00p		Memorial Day		Same as Sunday				
Christmas Day	8:30a—9:00a		—————		6:30p—7:00p		Independence Day		Same as Sunday				
New Years Day	8:30a—9:00a		11:30a—Noon		6:30p—7:00p		Labor Day		Same as Sunday				



Ferry Brochure

A printable ferry brochure, along with the ferry schedule combining summer and winter schedules, is available on the HMC website at www.herronisland.org. Check under Ferry Schedule and Printable Brochure.

Thanks to Terrill Chilson for preparing this simpler version of the old schedules.

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.





2017 "Charlie Wells" Herron Island Ferry Schedule Low Tide Cancellations and Adjustments

April 2017

Thu 4/27	12:00 noon—12:30 pm CANCELLED
Fri 4/28	12:00 noon—12:30 NO SHUTTLES 2:30 pm—3:00 pm CANCELLED
Sat 4/29	2:30 pm to 4:00 pm CANCELLED
Sun 4/30	2:30 pm to 4:00 pm CANCELLED

May 2017

Mon 5/1	4:30 pm –5:00 pm CANCELLED
Wed 5/24	12:00 noon—12:30 MAY BE LATE
Thu 5/25	12:00 noon—12:30 pm CANCELLED
Fri 5/26	12:00 noon—12:30 pm CANCELLED
Sat 5/27	12:00 noon LEAVES EARLY 2:30 pm—3:00 pm CANCELLED
Sun 5/28	2:30 pm to 4:00 pm CANCELLED
Mon 5/29	HOLIDAY -same as weekend schedule 2:30 pm—4:00 pm CANCELLED
Tue 5/30	3:30 pm—4:00 pm CANCELLED 4:30 pm MAY BE LATE

Memorial Day Holiday Ferry Restrictions



Vehicles towing anything (combinations of any length) and single vehicles longer than 25 feet will **NOT** be transported **after** the 12:00 noon-12:30 pm run, **Thursday, May 25, 2017 through the end of day, Monday, May 29, 2017.**

Note: Monday, May 29 the ferry will operate on holiday schedule, same as weekend schedule.

June 2017

Fri 6/9	12:00 noon-12:30 pm CANCELLED
Wed 6/21	9:30 am-10:00 am CANCELLED
Thu 6/22	12:00 noon-12:30 pm CANCELLED
Fri 6/23	12:00 noon-12:30 pm CANCELLED
Sat 6/24	10:30 am—12:00 noon CANCELLED
Sun 6/25	11:30 am-12:00 noon CANCELLED 2:30 pm—3:00 pm CANCELLED
Mon 6/26	12:00 noon—12:30 NO SHUTTLES 12:30 pm LEAVES EARLY
Tue 6/27	3:30 pm—4:00 pm CANCELLED

JULY 2017

Tue 7/4	HOLIDAY -same as weekend schedule
Sat 7/8	11:30 am –12:00 noon CANCELLED
Sun 7/9	12:00 noon- LEAVES EARLY AND NO SHUTTLES
Mon 7/10	12:00 noon-12:30 pm NO SHUTTLES
Thu 7/20	8:30 am—9:00 am NO SHUTTLES 9:00 am LEAVES EARLY
Fri 7/21	12:00 noon- MAY LEAVE LATE
Sat 7/22	10:00 am LEAVES EARLY/NO SHUTTLES 10:30 am—12:00 noon CANCELLED
Sun 7/23	10:30 am—12:00 noon CANCELLED
Mon 7/24	12:00 noon—12:30 pm CANCELLED
Tue 7/25	12:00 noon—12:30 pm NO SHUTTLES

Independence Day Holiday Ferry Restrictions



Vehicles towing anything (combinations of any length) and single vehicles longer than 25 feet will **NOT** be transported **Friday, June 30, 2017 through the end of day, Tuesday, July 4, 2017.**

Note: Tuesday, July 4, the ferry will operate on holiday schedule, same as weekend schedule.

AUGUST 2017

Fri 8/18	8:30 am-9:00 am NO SHUTTLES 9:00 am LEAVES EARLY
Sat 8/19	9:30 am-11:00 am CANCELLED
Sun 8/20	10:30 am-12:00 noon CANCELLED
Mon 8/21	12:00 noon—12:30 pm CANCELLED
Tue 8/22	12:00 noon-12:30 pm LEAVES EARLY AND NO SHUTTLES

Labor Day Holiday Ferry Restrictions

Vehicles towing anything (combinations of any length) and single vehicles longer than 25 feet will **NOT** be transported **after** the 12:00 noon-12:30 pm run, **Thursday, August 31, 2017 through the end of day, Monday, September 4, 2017.**

Note: Monday, September 4, the ferry will operate on holiday schedule, same as weekend schedule.

Defined Terms: **NO SHUTTLES** means only one trip for that time, no extra runs. **NO SERVICE/CANCELLED** means tides are too low to operate regular ferry services.



KRAMER'S
OWNER: STEVE KRAMER
EXCAVATING

RESIDENT/MEMBER SINCE 1959

EXCAVATION:	RETAINING WALLS & STONE/BLOCK WALLS
SITE PREP, SEPTIC REPAIR, WATER & POWER LINES & CULVERTS	HOME REMODEL & REPAIR
HAULING:	CARPET, VINYL & LAMINATE
DRIVEWAY ROCK, TOPSOIL, SAND MIX & DRAIN ROCK	INSTALLATION/REMOVAL
DRIVEWAY MAINTENANCE	SITE CLEAN-UP
DECKS & ROOFING	HOUSE PAINTING
DECK STAINING	PRESSURE WASHING
DEMOLITION-DUMP RUNS	

LICENSED, BONDED & INSURED
CC KRAMER #96809

206-276-0466

P.O. BOX 816 LAKEBAY, WA 98349

(Paid Advertisement)

Herron Island - For Sale:

- **1015 Yew Blvd – Price Reduced** - (MLS # 1136525): Totally remodeled cabin. 1 bed + loft/1 bath. **\$79,500**
- **1422 W Herron Place** (MLS # 1150237): 70 FT of west facing medium bank waterfront, vacant land. First time on market in almost 60 years! **\$119,000**
- **22502 Maple Drive** (MLS # 1120351): Adorable 1 bed/1 bath cabin on a large corner lot. Fully remodeled and comes furnished. **\$124,950**
- **1208 E Madrona Blvd** (MLS # 1142025): Olympic Mtn. & water view. 2 beds + loft & 3 bathrooms. Great room, wall of windows, open plan living. This is a must see, absolutely gorgeous! **\$249,000**
- **1504 W Herron Place** (MLS # 1150952): West-facing Waterfront! 1 bed/1bath in 1,062 sq. ft. **\$285,000**

Pending Sales...more coming:

124 East Herron Blvd & 417 West Madrona

The Herron Team

(Your full service team):

Dallas Amidon – Cell: 253.606.0972

Dallas@HerronIsland.com

Karen Dorans – Cell: 253.219.4076

Karen@HerronIsland.com

"Living here...Working here"

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Idea Sandbox: Short Term Rental Best Practices

One of the ways to ensure we're investing in our community is by sharing best practices and ideas with each other. In business, sharing best practices helps ensure continuous improvements, captures efficiencies, and organically promotes high standards. As members of the Herron Island community, we can also reap the benefits of sharing information and best practices.

When it comes to short-term rentals, sharing "island rules" and establishing "house rules" can help renters understand what's expected and owners to ensure consistent visitor experiences and preempt problems that might affect the rest of the community.

While this list is not exhaustive, below is an approach to short-term rental practices from one of our members, Donn Bennett, for members with rental properties to consider adopting and adapting:

Island Rules/Practices

- Guests get complete ferry pass, load/unload, etiquette info well in advance.
- Guests are asked to arrive in as few cars as possible and to avoid peak ferry times.
- Informed of speed limit and parking rules.
- Guests are vetted and ID is verified through AirBnB, HomeAway and Glamping Hub booking websites.
- Guests with any negative feedback are not allowed to book.
- Guests are greeted at property to confirm they are who they are and to confirm correct number of guests.
- Guests are informed that we have neighbors close by and they must respect their privacy and property.
- We have designated on island emergency contact plus complete emergency instructions posted in cabin.
- Guests using our beach and kayaks must sign a hold harmless stating that HMC is not liable for any injury or harm caused to them while using beach or boats.

House Rules that all guests must agree to before booking

- Park only on the paved driveway. Do not park on the grass or gravel road.
- No events or parties.
- Be respectful of our neighbors' privacy and peace.
- No loud music after dark.
- Obey 15 MPH speed limit anywhere on island.
- No candles (electric candles are available that you are welcome to use).
- No pets.
- No smoking/vaping including marijuana anywhere in or on the property.
- Fires only in covered fire pit. Keep mesh screen on fire at all times. Limit size of fire to 3 logs. Keep charged hose within reach at all times while fire is lit.
- No fireworks.
- No firearms.

Short term rentals on Herron Island is a topic that has many facets and these practices are being shared in support of a diverse community where full-time residents, weekenders, and renters come together to enjoy our special corner of the world.

HMC Attorney Statement Regarding Members Right to Rent or Lease Property

At the August Board meeting, and in correspondence to the Board, some Members have raised concerns about an apparent increase in rentals and the guests that they bring with them. Concerns have been expressed that guests are not knowledgeable about Island Rules and may improperly use some of the common areas, such as the small boat dock. The Board was asked why rentals are allowed at all, when Section 11.2 of the Bylaws (2004) appears to forbid it. Note that the deciding case referenced by the attorney was a 2008 case.

In response to these questions, we received the following statement from the HMC attorney:

“As a general principal, a land owner is entitled to the free use of their land unless that use is prohibited by either applicable law or a restrictive covenant (which you refer to as Bylaws). I am not going to address the applicable zoning regulations other than to say (1) there are significant gray areas when it comes to the operation of cottage industries, and (2) zoning regulations are enforced by the County, not by private parties (who may only lodge a complaint).

“Your Bylaws, however, contain two applicable restrictive covenants in Articles 11.1 and 11.2. Those Articles provide:

“11.1 Single Family Residential Use and Occupancy. The Lots shall be used exclusively for single family residential purposes, including the customary social, recreational and other reasonable uses normally incident to single family residential purposes and for purposes of operating the Association and managing the Community. Residential purposes include sleeping, eating, food preparation for on-site consumption by Residents and Guests, entertaining by Residents of personal Guests and similar activities commonly conducted within a residential dwelling, without regard to whether the Owner or Resident resides in the residence on the Lot as a primary or secondary personal residence, on an ownership, rental, lease or invitee basis.

11.2 Limitation on Business Use. No Trade or Business of any kind may be conducted in or from any Residential Site except that a Resident or Owner residing in a Home on a Residential Site may conduct Business activity within the Residential Site only if:

11.2.1 the Business activity conforms to all zoning and other governmental requirements for the Lot and/or the activity;

11.2.2 the Business activity does not involve persons who are not Owners or Residents coming onto the Properties in any number or manner which shall be determined by the Board to create or constitute a burden on the Properties or the other Owners;

11.2.3 the Business activity does not increase the liability or casualty insurance obligation or premium of the Association; and

11.2.4 In the sole discretion of the Board, the Business activity is consistent with the residential character of the Association and does not constitute a nuisance, annoyance, or hazardous or offensive use.

"In my opinion, ... short term rental of ... cabins to couples or small groups who use the cabin to sleep, eat, prepare food, and otherwise reside for brief periods of time does not violate either the "residential use and occupancy requirement" of Article 11.1 or the "no trade or business" requirement of 11.2. Generally, a short term vacation rental of a dwelling unit is not a violation of a restrictive covenant that requires all lots to be used for residential (not commercial) purposes. That issue was addressed by the Washington State Court of Appeals in the case of Ross v. Bennett, decided in 2008. In that case, the covenants expressly restricted the use of all lots to a "residential purpose". A home owner subject to the covenants rented his home as a short term vacation rental for periods of less than 30 days. He made money on the rentals. Neighbors sought a court order enjoining the vacation rental of the property saying it was a commercial use, and not a "residential purpose". The trial court agreed. The Court of Appeals, however, reversed the decision, and found that the short term rental of the property was a permitted residential use, saying in the second to last paragraph: On its face, the Covenant does not prohibit the short term rental of [the home] to a single family who resides in the home. The covenant merely restricts use of the property to residential purposes. Renting the home to people who use it for the purposes of eating, sleeping and other residential purposes is consistent with the plain language of the Covenant. The transitory or temporary nature of such use by vacation renters does not defeat the residential status. This is consistent with the evidence of context and with preserving the free use of land. Based on the facts I have been given, I believe the decision would be the same in the case at hand. The Bylaws expressly allow dwelling units to be rented. Regardless of the fact that the cabins are rented for profit on a short term basis, that use is not prohibited by the covenants."

It is the responsibility of every Member to inform their guests, paying or not, of the Island Rules. The Rules are posted on the website and available in booklet form from the office. The Board hopes that every Member who rents out their unit(s) through online or other reservation systems, informs those guests of the Rules. Each Member is responsible for the consequences of their guests' actions. If a neighborly chat doesn't solve a problem, the Rules are there and a formal complaint can be filed.

Thank you.
Board of Directors