

The Beachcomber



HMC Newsletter

June 2010



<http://www.herronisland.org>

President's Message

At the regular HMC Board meeting in June we discussed several issues of importance to all members. First, the Board voted to submit the new budget to the membership for a vote to be counted at the extension of the annual membership meeting in July. The budget needed to be modified from the one published in the May Beachcomber due to the fact that the dock insurance was omitted in the May version. This was because it used to be billed with the general facilities insurance and is now separate. The new budget now contains a separate category for this insurance under docks. This new budget results in an annual assessment of \$1650 compared to the \$1500 from last year. The \$150 increase is mainly due to two items. First, last year we made no contribution to the ferry shipyard reserves as there was sufficient funds in the account. This year the shipyard contribution of \$45,000 needs to be made to cover the anticipated \$90,000 expense. The second item is the \$15,000 anticipated cost of hiring a professional firm to manage the water system since our certified water system manager Mike Davis resigned. Mike has volunteered his services for many years at no cost to HMC but now it must be covered out of assessments. The total of these two items is \$60,000 which when divided by the 391 likely assessments yields the increase of about \$150. In order to keep the ferry fee revenue at between 30% and 40% of the total ferry costs, we propose to raise the fee from \$7 to \$8 for a member car and driver. Walk-ons will change from \$2 to \$3 and all the other fees for guests and oversize vehicles will change by the same ratio. The ballots will be mailed soon for your approval.

There was some discussion about the union negotiations that are ongoing for the ferry crew. Under National Labor Relations guidelines, HMC is prohibited from publishing details and we are following the advice of our attorney during the negotiations. Since the negotiations are not complete, we put the anticipated costs into the new budget, which is very close to last year's budget. The Board will approve the final contract if it is within the budget approved by the membership. Should the costs exceed the budgeted amount by more than \$10,000 approval will require a vote of the membership.

Some lots owned by HMC will be listed as available for sale in this Beachcomber. Per the Bylaws, the fair market value of any HMC property proposed for sale will determine if the sale needs to go to a vote of the membership.

The reserve analysis for this year is shown below. The first several columns show the current levels in the various accounts along with the expected contributions and withdrawals. The anticipated withdrawals under dock reserves are for the engineering contract looking at the dolphin replacement. The initial results from this contract indicate that the pilings at North Beach have a life of from zero to two years while the dolphins at the ferry docks have an anticipated life of from 10 to 15 years. The expected withdrawals for Water are for the USDA application expense just voted on and for the unbudgeted costs for hiring Washington Water to be our certified water system manager for the remainder of this fiscal year. The next column lists the expected levels of the reserve accounts at the end of this fiscal year on September 31. The next columns indicate the estimated levels needed and the time to reach those levels.

(Continued on Page 3)

Delinquency List as of June 15, 2010

Important Phone Numbers**Island Manager**

Claudia Ellsworth	(253) 884-9350
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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
Mike Davis, Water Operations	(253) 884-1423
Dick Mowry, Water Field Examiner	(253) 884-7663
Dick Zottman, Water Field Examiner	(253) 884-9071
Scott Schultz, Water Repair	(253) 884-3196
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	(253) 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.)

D ANDERSON - DENNIS - KENNISON - KREBS - MARCINKO - O'NEILL - PARKER/LAINE - RUCK-STEIN - SMITH II - TCHOCHIEV - TGC DEVELOPMENT/CARLYLE

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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Taking the difference between the needed levels and the current levels divided by the time period yields the required contributions. The last column shows the budgeted amounts in next year's budget. There are slight differences as the needed levels and periods are still just estimates. The budget for the year after next will again have to start contributions for the ferry shipyard and engine overhaul to even out the assessments over the two and three year periods of the needed expenses.

**HMC Reserve Account Analysis for October 2010
As of 6/12/2010**

Account	Current June Amount	Expected Contributions	Estimated Withdrawals	Notes	Expected Oct Allocations	Estimated Level	Period	2010-2011 Contributions	2010-2011 Budget
Ferry Shipyard	57,687	0	0	1	57,687	45000	0	0	0
Ferry Engine Overhaul	18,000	6000	0		24,000	24000	0	0	0
Legal	34,550	0	0	1	34,550	30000	0	0	0
Dock and Dolphins	197,659	15000	34,000	2	178,659	500000	9	35,705	30,000
Parks and Equipment	12,150	2559	0		14,709	35000	3	6,764	6,000
Roads	14,740	1500	0		16,240	30000	5	2,752	3,000
Water	51,923	5500	26,656	3	30,767	100000	3	23,078	30,000
Dividends	5,715				5,715				
Total	392,424	30,559	60,656		362,327				

Notes

1. No contributions for 2010 as sufficient funds were in place.
2. Withdrawal for KPFF contract to assess and recommend replacements.
3. Funds for USDA loan application and required water system management for remainder of 2010.

The Annual Membership meeting was held right after the regular Board meeting. The three candidates running for the three positions all were elected with just a few write-in votes. Mark Anderson will now be the new Vice-President and Gary Wanzong will be the Assistant Treasurer. Janet Podell continues as Secretary and I continue as President and Treasurer. Judy Greinke continues as Member-at-Large. I would like to thank Kathy Deuster, who finished her 4-year term, for all her activities on behalf of HMC and its members. She has spent countless hours on various committees and tirelessly worked on various issues that came before the board. It is members like Kathy that make Herron Island the great place it is. I would like to also thank Gary, Mark, and Judy for agreeing to run for board positions. It is a lot of work and having members willing to devote time to the many tasks and issues that come before the board is required if the Island is to continue to operate for the benefit of all of us.

Fred Fath
President

July 4th Weekend Ferry Restrictions

From 12:30 p.m. Thursday, July 1 through Monday, July 5, combinations of any length (vehicle towing anything) and single vehicles longer than 25 feet will not be transported.

2010 Ferry Dry Dock

The Charlie Wells is expected to be out of service for approximately two weeks beginning September 12th while it is in the shipyard for required routine maintenance.

Island Manager Report June 12, 2010

Administration:

Community Building: The new drain has arrived, at a cost of about \$1700 and is stored in the Community Building. The next step is to organize and complete installation. Thanks to Steve Kramer and Mike Shettlesworth for continuing to pursue this.

Missing Documents: Unfortunately, we have discovered that HMC historical documents have been removed without permission of the office. These need to be returned as soon as possible, no questions asked. Please email me at hmcmanager@herronisland.org if you have any knowledge of where the documents are, or how they can be recovered.

Signage: Look for the new burn ban flip signs at two locations on the island. The signs can be found at the top of ferry road on the island side, and near the whiteboard on Maple/E Madrona. The signs can be flipped open to reveal the burn ban logo, and closed when not in use.

July 4 Celebration: An annual reminder that fireworks discharge is allowed only at North Beach, and only on the beach itself, not the parking lot or grassy area. Fireworks are NOT permitted at South Beach.

Volunteers: One of the strengths of the island community is the willingness of members to volunteer. This not only helps create and maintain a sense of community ownership and responsibility, but also provides service which would otherwise have to be paid by assessments or fees. As summer approaches (finally!) we have quite a list for our volunteers. If you can assist with any of these, please contact the committee chairman or the office. Maybe you and your neighbors or friends would like to have a work party/picnic?

Paint mainland ferry shed	Clean "Herron Island" sign on Ferry Road
Paint bus shed on mainland side	Clean gutters on Community Center
Remove moss from roofs of sheds	Install new deadbolt lock at Community Center storage cupboard
Replace downspouts on Community Center	Pressure washing and concrete pipe repairs at North Beach Marina (see below)

Many thanks to all the volunteers who have helped this past month. I know I will not name them all, but here goes.... "Beachcomber Ladies" – Jean Mellor, Sandra Davis, Tootsie Duback, Nancy Wells, Margie Tavenner, Alice Nelson Tootsie Duback again, for keeping our community center clean.

Mike Shettlesworth, for his always helpful assistance with moving the fire truck and general factotum;

Chris & Shawn Rushmeier, Scott Sloan, for picking up windfall along the roads before the May 15 burn;

Steve Kusander for cutting larger tree limbs to burn.

Sam Argo, Dick Mowry, and others have been very helpful with the Island Burn.

Thanks to all who assisted with the cleanup of dried yard trimmings and windfall, to reduce the fire hazard on the island.

Derelict Vehicles: In the past month, there has been progress on derelict vehicles. The popup trailer near the old store has been moved to the parking lot and will be removed soon; a Chevy Suburban, and some heavy equipment along West Herron have been removed. We are currently working with three more members willing to cooperate with having derelict or junk vehicles removed from their properties. We are experiencing wonderful cooperation with Pierce County's PC Responds program.

Water System Replacement/Upgrade: Subsequent to the vote on May 8, HMC entered into an agreement with Northwest Water Systems to complete the Preliminary Engineering Report (PER) and Environmental Review (ER) as part of

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the USDA loan application. The contract is a not to exceed \$14,500, plus reimbursable expenses. This should result in improved project budget numbers and meet the application requirements of USDA. The big unknowns lie in what environmental requirements might be imposed on HMC; for example, we have already been notified of the necessity of a cultural and archaeological survey. We have asked NWS to expedite their work, which is then subject to the review process of USDA. The status of USDA funds and/or federal stimulus funds will not be known fully until later this year.

Water: At its May meeting, the Board asked the WPC to take on the task of funding maintenance and operations support for the Herron Island Water System. The committee is comprised of Chairman Steve Chapin, Kathy Deuster, Judy Greinke, Allen Moren, and Mike Davis. Jack Tavenner has also attended and provided sage advice. During the past couple weeks, the committee has met with and interviewed Jon Wiley, CEO of Northwest Water Systems, Mike McNellis, CEO of Peninsula Light, and Mike Ireland. The committee is prepared to report and make its final recommendation to the Board on Saturday.

Mike Davis continues to assist with monthly water samples, which we appreciate.

Consumer Confidence Report:

Each year we are required by the Department of Health to publish a Consumer Confidence Report which provides basic information on the source, quality and status of the water system. This report will be published in the Beachcomber, and Herron Island can once again be proud of the purity and quality of its water supply.

Emergency Preparedness:

Natural Hazard Mitigation Plan: The plan is nearly complete. I have forwarded to Pierce County all comments received thus far. There will be a final meeting of the West Peninsula groups on June 16th at Pierce County Department of Emergency Management in Tacoma. The plans will be forwarded to the Washington State Department of Emergency Management for review, and then to FEMA for approval. All the Board needs to do at this time is to acknowledge that it has had the opportunity to review and comment on the report, which will now be forwarded to WA EMD. A final approval will be needed after FEMA review. None of the mitigation strategies offered in the plan is binding on HMC, and they basically represent our current operations and long range plans for infrastructure. The plan simply puts HMC in a position to apply for certain federal disaster mitigation grant or loan funds, should a major disaster occur which impacts island operations.

Fire Department Liaison: Island burn appears to be a success. Thanks to everyone who assisted with cleanup and with tending the fire.

Land Use: Committee report.

Legal Liaison: Currently, eleven delinquencies, four of which are with the attorney's office: Marcinko, Krebs, Kennison and Tchochiev. We expect that the remaining seven will be "delisted" in a few weeks. Delinquencies are about average for this time of year.

Parks: Committee Report.

Roads:

Maintenance: Dick Mowry has begun spring road maintenance, including grading and dust control.

Rules: Max Hochanadel reported that Merry Kogut, Kathy Deuster and he had been meeting and reviewing the Island Rules, and hoped to have a report back to the Board in July or August.

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Transportation:

A minor accident occurred on board the ferry when a deck hand knocked a rear view mirror from its stand. We have determined that the accident was unavoidable, and recommend that HMC reimburse member Ed Hovde for the replacement cost of the mirror, estimated at \$416.10. The accident has been discussed with the crew member.

Marine Facility Survey: We have received the first phase results of our engineering contract with KPFF to review HMC marine facilities. Major conclusions of the survey were that

North Beach Marina piling and swim dock piling has an estimated life of 0 to 2 years. A temporary option to mitigate the possibility of failure is to attach the dock floats to the strongest piles whenever possible. We have asked Mike Shettlesworth to coordinate this temporary solution. The Marina will also need to be monitored following any major storms. Docks should be removed in September, as has been the longstanding practice.

North Beach Marina timber trestle is in good condition, with an estimated life of 15 to 20 years if properly maintained. Pressure washing is needed, along with repairs to the concrete pipe circling the second set of piles at the upland end of the trestle.

Ferry Terminal cluster pile dolphins (8) have a remaining service life of between 10 and 15 years. The caution here is that interior piles are deteriorating faster, and could be crushed by the perimeter piles. Selective pile replacement is not really feasible because the dolphins cannot be replaced with timbers; either steel or concrete piles with a fender system are the primary option.

The project now enters Phase II, in which KPFF will prepare a design report, laying out more specifically work to be done, including permits, costs and schedule. Phase 3 includes Plans, Specifications & Estimates (PS&E's), permit applications, and special studies necessary to construct repairs, rehabilitation, or replacements included in the Design Report. Clearly, North Beach Marina will be the priority for this work.

Although we have no estimates for the work that will need to be done, any real expense at North Beach is at least 12 to 18 months away, due to the permit and design process. HMC maintains reserves for the docks, which are currently at approximately \$190,000.

Drydock Security: The question has arisen as to whether HMC will provide security for members' vehicles at the mainland parking lot during drydock. If so, what hours of coverage should we provide?

Pierce County Wharf Easement: No news regarding "land swap".

Technology: No report.

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.

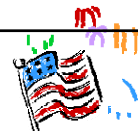
A SALUTE TO OUR ISLAND MANAGER

Next month Claudia Ellsworth celebrates her one year anniversary as our Island Manager. In that time we have seen the wealth of knowledge, experience and expertise she has brought to our little community. Managing the day-to-day operations of this island is no easy task and Claudia has proven herself more than capable in so many ways. In Claudia's short time on the job she has:

- Improved HMC's insurance coverage while reducing premium costs.
- Managed the development and release of the Marine Survey Request for Proposal and the Contract supporting the upcoming Dolphin replacement project.
- Negotiated with Fire District 16 to allow HMC to keep the fire truck on the island, thereby preserving a significant benefit to the membership both in terms of fire safety and homeowner's insurance issues.
- Managed the Government underwater Dock inspections.
- Brought the Water System Plan to completion and was instrumental in getting it approved.
- Used her considerable expertise to apply for the USDA/RD stimulus funds to be used if the membership votes to retain the water system. Without Claudia we would have had to seek (and pay for) professional help in applying for the loan.
- Took the initiative to manage and remove (in full compliance with Pierce County regulations) many of the derelict vehicles that dot the island.
- Worked with HMC volunteer Terry Fletcher to help bring our little community into the 21st century from a computing standpoint.
- Is an active participant on the Emergency Preparedness Committee and worked with Pierce County Emergency Management to help bring the Natural Hazard Mitigation Plan to fruition.

And those are just a few of Claudia's accomplishments over the past year. They really are too numerous to mention. Claudia hit the ground running last July and hasn't stopped since. We're lucky to have her and wish to take this time to say a heartfelt **Thank You**. Please pass along your appreciation to her if you get the chance.

CELEBRATE 4TH OF JULY



SATURDAY JULY 3RD BASEBALL AT GOODPASTOR PARK

All players sign-up 2:30 at the field

Junior baseball game - 3:00 pm

Adult baseball game - 5:00 pm

Bring your picnic and lawn chairs to enjoy
the annual East vs. West competition!

SUNDAY JULY 4TH SAILBOAT RACE AROUND ISLAND 12:00 NOON



The start and finish of the race is an
imaginary line from North Beach flag
pole to the main-land ferry ramp.



PARADE "PATRIOTIC JULY 4TH" 1:00 START

Parade starts at Goodpastor Park and
ends at North Beach. Open to all!
Be sure to join the fun at the parade!

FIREWORKS AT NORTH BEACH STARTS AT DARK



Fireworks permitted only on Sunday
evening, July 4th, on the beach area –
not in the parking lot!

SAFETY



A 4-5 foot space will be left between the
parked cars and the log bulkhead.
The fire pit will be covered for the evening.
Designated area is for families with small
children to shoot fireworks.

BEACH CLEAN UP JULY 5TH 8:00 AM

THE STORY CONTINUES: “WATER FOR HERRON ISLAND”

In the “old days” on Herron Island, just as it is today, there was a demand for clean pure water. During those early days one member recalls bringing fresh water in a big sanitized garbage-type can from Tacoma when he and his family came to the island on weekends. It was quite an adventure to ration out water even for a weekend trip.

The developer of our Herron Island Community at that time was in the process of running water lines to each lot and corner of the island. The project was costly but eventually all lots had running water. This task took time and effort just as it does today.

Now, in 2010, **we** are in the process of planning for the replacement of those old water lines with new, larger pipe as well as adding some needed upgrades. These upgrades will help maintain our excellent water quality, help prevent contamination, provide better fire fighting capability and meet new regulatory requirements coming soon. Work continues toward finalizing our USDA funding opportunity for this major capital expense.

There is no way around it; water runs our community and even the world. It is our most valuable natural resource wherever we live or work! Controlling the availability and quality of water is a powerful position with great responsibility. We all want the best for Herron Island.

For years HMC has been required to have a certified water operator for our water system. The Board has just approved hiring Washington Water as our water management company to fill this requirement. They bring years of experience, a large staff of certified personnel, and an expertise in all areas of water service. Washington Water will be in charge of HMC water operation and maintenance, working together with our Island Manager, staff and employees.

Our next step is to work at finalizing the details associated with this water line replacement project. An important detail for members to consider, especially those with multiple lots, is to decide on the number of stubs or connections/meters they will need when the present water distribution system is replaced. HMC and the Water Project Committee (WPC) are looking at all possibilities for determining what the cost for each connection will be. One important factor continues to be the number of stubs, or connections that will be installed.

To continue moving forward all members need to learn the facts and to become aware of the specific needs we have on Herron Island. As always, your comments and questions are appreciated, and are best directed to the Island Manager, Board Members, or WPC members.

MEMORIAL DAY SAILBOAT RACE RESULTS

All Herron Island sailors completed the Memorial Race.
Congratulations to all of you!!

Winners:

1st	Paul and Curt Bray	One hour and 18 minutes
2nd	Helen and Greg Hackworth	One hour and 23 minutes
3rd	Michel Sotura and David Monette	One hour and 34 minutes
4th	The Carreiro Family	Two hours and 34 minutes

Pat Pitt and crew volunteered as chase and rescue boat..Thank you so much. They had the best view of our skilled sailors.

FOURTH OF JULY SAILBOAT RACE

MONOHULL OR MULTIHULL

TROPHIES FOR WINNERS

SUNDAY, JULY FOURTH

12:00 NOON

START AND FINISH LINE: LINE OF SIGHT FROM NORTH
BEACH FLAG POLE TO END OF MAINLAND FERRY RAMP

Tansy Removal

Reminder: Once again the Tansy Ragwort season is upon us. The Pierce County Noxious Weed Control Board began making routine inspections on the island beginning the last week of May. If you have any questions concerning Tansy Ragwort, control methods, or compliance with the Noxious Weed Board Laws, please feel free to contact the Pierce County Weed Board at (253) 798-7263 or Jim Towslee (Field Inspector) at (253) 798-6844.

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.

Board Election Results

Mark Anderson 118

Judy Greinke 111

Gary Wanzong 114

Welcome, New Islanders!

HMC welcomes the following new members to Herron Island:

- Stanley & Sharon Glenn

HMC PROPERTIES AVAILABLE FOR SALE

1219 W Herron Blvd KPN

1313 W Herron Blvd KPN

1318 W Herron Blvd KPN

1123 Yew Blvd KPN

1201 Yew Blvd KPN

1203 & 1205 Yew Blvd KPN (2 lots, 1 tax parcel)

315 and 317 E Madrona Blvd KPN (2 lots, 2 tax parcels)

816 E Madrona Blvd KPN

1001 E Madrona Blvd KPN

1119 E Madrona Blvd KPN

HMC will not pay for or perform perc tests on these properties available for sale. A potential buyer, however, will be permitted to pay for and conduct perc test(s) as long as (1) HMC approval has been obtained, and (2) a copy of the paid invoice(s) is submitted to the HMC Office prior to conducting the test(s). Additional information on these properties can be obtained by calling the HMC Management Office at (253)-884-9350.

The Policy Regarding Sale of HMC Owned Lots is presented on Page 12.

Policy Regarding Sale of HMC Owned Lots

This policy replaces the "Policy Regarding Sale of HMC-owned Lots" dated 11/11/00

From time to time HMC acquires ownership of lots on Herron Island. When this happens the Land Use Committee must determine whether or not to sell a lot and make their recommendation to the HMC Board of Trustees. The long-term interest of HMC should be the over-riding priority in making the decision. The decision-makers are cautioned to avoid making decisions which result in a short-term infusion of cash while creating losses in the long-term.

If possible, remove wetland and slide property from the public rolls by retaining the lot in HMC control. When the determination to retain a lot has been made, do everything possible to lower the assessed valuation of the property and/or exempt the property from property tax rolls. Annually, HMC will publish a list of HMC owned properties in the Beachcomber.

Procedures for selling HMC properties:

1. If someone submits a proposal to the board to buy a specific HMC property or the Land Use Committee has made a recommendation to sell a HMC owned property, the committee will make arrangements for that property to be perc-tested in compliance with current Pierce County requirements.
2. If the lot does perc, the Land Use Committee will ask 2 or 3 realtors to provide a Comparative Market Analysis (CMA). The Committee will review the CMAs and make a recommendation on a minimum acceptable bid for the property.
3. Then, the Land Use Committee will inform the HMC Board of the recommendation, and if the Board approves, the matter of whether or not to sell that particular lot at or above the recommended minimum bid will be submitted to the membership for a vote. (No HMC lot will be sold without a membership vote,.)
4. If the membership votes "no", then no further action is needed. If the membership votes "yes", then, the Land Use Committee will pick a realtor with whom to list the property. The property will first be advertised in one Beachcomber for a 30 day period to alert island members that this property will soon be placed on the market. This will permit island members plenty of time to become aware that someone is interested in buying a particular piece of property, in case they too are interested in buying it. It will also encourage multiple offers on a property, helping to ensure the highest possible sale price for the membership.
5. After a 30 day period, a contract will be signed with the chosen realtor and placed on the Multiple Listing Service with a minimum 30 day bidding period. HMC will review all offers and accept the highest qualified offer that is equal to or greater than the minimum acceptable bid.
6. If the lot does not perc it is considered "Not For Sale", and is placed on a list of HMC owned properties that will be kept as "Undeveloped Lots, maintained as green space on the island". Exceptions to this policy may be considered on an individual basis, if it is in the best interest of HMC.
7. If there is ever to be a land swap, i.e. swap a HMC owned lot for a privately owned lot, obtain membership approval first.

Adopted: 8/12/2006

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				
8:30	9:00	8:30	9:00	8:30	9:00	8:30	9:00	8:30	9:00	8:30	9:00	8:30	9:00
9:30	10:00			9:30	10:00					9:30	10:00	9:30	10:00
										10:30	11:00	10:30	11:00
12:00	12:30	12:00	12:30	12:00	12:30	12:00	12:30	12:00	12:30	11:30	12:00	11:30	12:00
												1:30	2:00
2:30	3:00							2:30	3:00	2:30	3:00	2:30	3:00
3:30	4:00	3:30	4:00	3:30	4:00	3:30	4:00	3:30	4:00	3:30	4:00	3:30	4:00
4:30	5:00	4:30	5:00	4:30	5:00	4:30	5:00	4:30	5:00	4:30	5:00	4:30	5:00
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				

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

2010 Low Tide Cancellations/Adjustments	
June	
Wednesday, June 23	9:30 am – 10:30 am cancelled
Thursday, June 24	12:00 pm – 12:30 pm cancelled
Friday, June 25	12:00 pm – 12:30 pm cancelled
Saturday, June 26	11:30 am – 12:00 pm cancelled
Sunday, June 27	11:30 am – 2:00 pm cancelled

(Continued on Page 19)

Low Tide Cancellations
(Continued from Page 18)

July	
Saturday, July 10	9:30 am – 10:00 am no shuttles 10:00 am leaves early 10:30 am – 12:00 pm cancelled
Sunday, July 11	10:30 am – 12:00 pm cancelled 1:30 pm may leave late
Monday, July 12	12:00 pm – 12:30 pm cancelled
Tuesday, July 13	12:00 pm – 12:30 pm cancelled
Saturday, July 24	10:30 am – 12:00 pm cancelled
Sunday, July 25	11:30 am – 12:00 pm cancelled
August	
Saturday, August 7	9:30 am – 11:00 am cancelled
Sunday, August 8	9:30 am – 12:00 pm cancelled
Monday, August 9	12:00 pm – 12:30 pm cancelled
Tuesday, August 10	12:00 pm – 12:30 pm cancelled

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.

FREE CLASSIFIED ADS

Excellent view lot, special owner terms, 2 bedroom septic installed, water on site, electricity in street, and call for info 360.471.7499.

We recently bought the Fox place on the North end of Herron. Part of the property transaction was a large white plastic box on the front porch. The box has gone missing. If anyone knows where the box and its contents (two beach chairs and an old pair of Teva sandals) have gone please contact us. Thank you, The Drury's, (253) 952-6882

Non-commercial ads of 100 words or less will be accepted for inclusion in this section free of charge. Please email your ad to beachcomber@herronisland.org, Subject: Beachcomber Ad. The ad must be resubmitted for each issue in which it is to be printed.

Herron Island Properties

Waterfront prices are being adjusted down for summer time buying.

There are great values on all listed properties.

Check my web site herronisland.com for your specifics, needs and wants.

Yes, properties are selling on Herron Island.

Location, prices, and condition of property are still the reason for buyers to make offers.

Herron Island offers so much in terms of closeness to most major cities.

Private and so much to do when you vacation or live on the island.

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Consumer Confidence Report 2010

Is my water safe?

As part of the federal Safe Drinking Water Act of 1996, drinking water providers are required to furnish a Consumer Confidence Report to their customers annually. The purpose of this report is to tell you about your water, where your water comes from and how it compares to stringent standards set by regulatory agencies.

Last year, as in years past, your tap water met all U.S. Environmental Protection Agency (EPA) and state drinking water health standards. HMC Management vigilantly safeguards its water supplies and once again we are proud to report that our system has not violated a maximum contaminant level or any other water quality standard. We should also remind you that your Herron Island water is free of any chemical additives and comes from a natural groundwater source.

Do I need to take special precautions?

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Water Drinking Hotline (800-426-4791).

Where does my water come from?

Your water comes from a single well field on Herron Island that contains two wells. After the water comes from the wells it is distributed to your home, normally without treatment.

Source water assessment and its availability

As a consumer of Herron Island water, you can help protect water quality by cleaning up after your pets and minimizing the amount of pollutants and chemicals you use. In addition, it is important to maintain your septic system in good condition, for the benefit of all residents of the island.

Why are there contaminants in my drinking water?

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's (EPA) Safe Drinking Water Hotline (800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity: microbial contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife; inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial, or domestic wastewater discharges, oil and gas production, mining, or farming; pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses; organic Chemical Contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems; and radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities. In order to ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

How can I get involved?

You can get involved by volunteering to have the monthly water sample taken at your home, or by joining one of the water committees on the Island. Currently, one committee is tasked with researching candidates for water system maintenance and operation, as our current water system manager wishes to retire. In addition, a water system replacement project is underway, with critical decision points ahead. As a consumer of Herron Island water, you can inform yourself about the issues so that you can help decide the future of our aging water distribution system.

Water Conservation Tips

Did you know that the average U.S. household uses approximately 400 gallons of water per day or 100 gallons per person per day? Luckily, there are many low-cost and no-cost ways to conserve water. Small changes can make a big difference – try one today and soon it will become second nature.

- Take short showers - a 5 minute shower uses 4 to 5 gallons of water compared to up to 50 gallons for a bath.
- Shut off water while brushing your teeth, washing your hair and shaving and save up to 500 gallons a month.
- Use a water-efficient showerhead. They're inexpensive, easy to install, and can save you up to 750 gallons a month.
- Run your clothes washer and dishwasher only when they are full. You can save up to 1,000 gallons a month.
- Water plants only when necessary.
- Fix leaky toilets and faucets. Faucet washers are inexpensive and take only a few minutes to replace. To check your toilet for a leak, place a few drops of food coloring in the tank and wait. If it seeps into the toilet bowl without flushing, you have a leak. Fixing it or replacing it with a new, more efficient model can save up to 1,000 gallons a month.
- Adjust sprinklers so only your lawn is watered. Apply water only as fast as the soil can absorb it and during the cooler parts of the day to reduce evaporation.
- Teach your kids about water conservation to ensure a future generation that uses water wisely. Make it a family effort to reduce next month's water bill!
- Visit www.epa.gov/watersense for more information.

Additional Information for Lead

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Herron Island Water System is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

Unit Descriptions	
Term	Definition
NA	NA: not applicable
ND	ND: Not detected
NR	NR: Monitoring not required, but recommended.

Important Drinking Water Definitions	
Term	Definition
MCLG	MCLG: Maximum Contaminant Level Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
MCL	MCL: Maximum Contaminant Level: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
TT	TT: Treatment Technique: A required process intended to reduce the level of a contaminant in drinking water.
AL	AL: Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
Variances and Exemptions	Variances and Exemptions: State or EPA permission not to meet an MCL or a treatment technique under certain conditions.
MRDLG	MRDLG: Maximum residual disinfection level goal. The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
MRDL	MRDL: Maximum residual disinfectant level. The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
MNR	MNR: Monitored Not Regulated
MPL	MPL: State Assigned Maximum Permissible Level

For more information please contact:

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 Lakebay, WA 98349
 Phone: 253-884-9350
 Fax: 253-884-5047
 E-Mail: hmcmanager@herronisland.org
 Website: www.herronisland.org

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!



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- *Low Tide Cancellations*
- *Proposed Budget*
- *A Salute to our Island Manager*