



# The Beachcomber



HMC Newsletter

April 2004



<http://www.herronisland.org>

## President's Message

By now, all of us should have received a preliminary assessment information letter telling us how our individual properties are to be included under the new assessment method. We knew from the beginning that the new plan would be more complicated and somewhat harder to understand than our old one-assessment-per-member method, so I'd like to review our reasons for changing and try to clear up any confusion about the calculations.

A controversy has existed for many years over the fact that some members would accumulate several properties and pay the same assessment as a single-lot owner. Attempts were made in the past to impose multiple-assessment plans, but they were successfully challenged in court on the grounds that the plans violated the HMC bylaws. In the fall of 2002, the board decided to work with the membership in determining what type of assessment would be preferred by the majority and if such a plan would pass legal scrutiny. The detailed briefing on which our discussions were based can be found in the Miscellaneous Documents area of the Members Only Archives on our website.

Let's look at some sample numbers. Although we have 554 platted lots on the island, we currently have only 350 members in good standing. Under our old assessment method, if the annual budget required \$350,000 to come from assessments each member would pay \$1,000. If we received a full assessment payment for each lot instead of for each member, the assessment for a single lot would be \$350,000 divided by 554, or \$632. Under these assumptions, a single-lot owner pays a 58% higher assessment than otherwise because of the accumulation of property by multiple lot owners. This example is somewhat exaggerated because it assumes that every lot, buildable or not, would have a paying owner, but you can see what all the fuss is about.

The problem was in determining what to do about the declining membership base. In our discussions with the membership, we considered seven plans ranging from keeping our current method to changing to the one-assessment-per-lot plan discussed above. It was agreed that square footage and dollar value of a property should not be factors because they were not correlated to membership decline. It was also generally agreed that assessments should be treated

similar to shares of a corporation where the member gets a vote proportional to the number of shares owned.

Our new assessment method was chosen by the membership in an opinion poll ballot included in the November 2002 Beachcomber. A compromise was picked in which a member who had built his or her home on a contiguous parcel of lots would not be charged multiple assessments, but a member with separated properties would. This is based on the presumption that the separated properties are not required for the primary residence and could be purchased by new paying members. The plan has been reviewed by our attorney and deemed to be compliant with our bylaws and state law.

Under our new plan, the total income required from assessments will be divided among what are called assessable units. An assessable unit is a contiguous parcel of lots with one owner and no more than one house. An additional separated lot can be included in the assessable unit if it is used for septic purposes. Every member will be levied at least one assessable unit and the number of assessable units above the first one will be phased in over a period of three years.

Let's try to make this a little clearer with an example: Assume that you own a lot with a house on it. You also own the vacant lot next door, and another lot across the street that you use for your drainfield. Under our new plan, this is one assessable unit. Let's say you also have another lot down the street. This would be a second assessable unit. Under the phase-in plan, the second assessable unit would be phased in over three years. This fall, the number of assessable units assigned to you would be one and one-third. In the fall of 2005 it would be one and two-thirds, and in the fall of 2006 you would have the full two assessable units assigned to you. Further assuming that the cost per assessable unit that will be determined in September is \$900 (strictly hypothetical, the actual number hasn't been estimated yet), then your next assessment bill will be \$900 times one and one-third, or \$1,200. If the \$900 remained constant over the next two years, your 2005 bill would be \$1,500, and the full \$1,800 owed in 2006.

I want to thank Fred Fath for constructing a Microsoft Access database to sort out all of this information, and thanks also to the other members of the finance committee who helped with the definitions and proof reading. With 554 platted lots sorted into 402 assessable units owned by 357 members, there are bound to be a few glitches.



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The finance committee will be working with our office staff to implement the system over the next few months, but we wanted to send out a preliminary letter to identify any problem areas. If you feel that there are any errors in your statement, please send an email or letter to the office and any necessary corrections will be made.

In addition to implementing our new assessment method, we have a few relatively minor bylaws issues to consider. Currently, the maximum number of vehicle stickers allowed is five per membership. If a member owns two houses and rents one, for example, he or she would have to split the five stickers among the occupants of both houses. Since this member would be paying two full assessments, it seems only fair that each house should qualify for a full ration of vehicle stickers. With this in mind, the board has proposed that the maximum stickers "per membership" provision be replaced by "per assessable unit." This change will be submitted for your approval in a ballot to be included with the June Beachcomber.

Our bylaws also specify that 30 days notice is required for any vote to amend the bylaws. This means that the vote on any amendments in the June Beachcomber ballot could not be tallied at the July meeting, but would have to wait until August. The board has proposed that the 30-day requirement be changed to between 14 and 60 days, as is allowed by state law. This proposal will also be submitted in the June Beachcomber.

The final amendment to be considered is our name change. To be in compliance with state law, the name of a non-profit corporation can't contain the words "company," "corporation," or "incorporated." The replies from last month's opinion poll favored "Herron Management Cooperative." As we always do before asking for your approval on a bylaws amendment, we submitted the proposal to our attorney for his opinion, and he told us that a cooperative owns all property and leases it to the members. Obviously, we don't qualify.

The board will reconsider the name change at our May 8th meeting. At this point, the prevailing opinion seems to be to maintain the acronym "HMC." We'll take this into consideration next month, and any further suggestions will be welcomed. Just send me an email at [President@herronisland.org](mailto:President@herronisland.org). After another round of choosing a name and getting legal approval, we will include this in the June ballot.

After several months of work, our rules and regulations committee has given a draft of their island rules revision to the board. We'll be discussing the major changes at the May board meeting and then will submit the final draft to our attorney for legal review. The board will probably adopt the new rules document in June.

You'll find an application for running for the board in the following pages. Throughout our history, we've had a tendency for the same people to serve on the board over and over. This is a shame, considering the talent that we have in our membership. Please consider serving at least one term on the board. I can guarantee that it will be less stressful and more fulfilling than you might think.

**Ken Freeman**



**BURN BAN  
INFORMATION  
AVAILABLE AT  
1-800-595-4341**

## **FOR SALE**

Via sealed bids sent to the HMC office, P. O. Box 119, Lakebay, WA 98349:

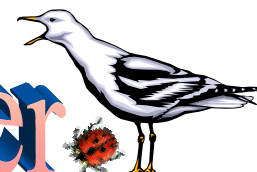
John Deere rider lawn mower. No minimum bid. Sold as is. May be inspected next to the north side of the HMC office.

Gangway (ramp). Minimum bid \$400.00. Sold as is. May be inspected next to the mainland ferry ramp. (To the right of the old wooden shelter, on the north side of the ramp access road, partially buried in the sand.)

*Bids are due by May 6, 2004*



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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, Board Member (206) 242-7847

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

### Additional Responsibilities

Nick Huff, Transportation [253] 884-4663

Dick Mowry, Dick Zottman, Water Field Examiner (253) 884-7663

Tracy Anspach, Parks (253) 588-1921

Patty Jones, Beachcomber

Joseph Pentheroudakis, Rules

**Herron Island Office Hours: Monday 9:30-12:30; Tuesday and Thursday, 9:30 to 4:30. 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](mailto:Office@herronisland.org)

Manager email: [HMCManager@herronisland.org](mailto:HMCManager@herronisland.org)

Beachcomber: [hjonesp@yahoo.com](mailto: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 April 2004

BISENIUS—DICKINSON—HARPEL—KIRK,  
LeeRoy—KIRK, M (Estate of)—LAWRENCE—  
LEHMAN (DROUILLARD)—MARTIN, Sarah—  
OVERLAND—RUCKS—TITZLER

RENTERS : CARLISLE,TOM

## 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.

**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 Friday after Monthly Meeting. Items may be handwritten (but please print), 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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HMC  
Board Meeting **Summary**  
**April 10, 2004**

### Administration

- The Washington State chapter of the national Community Associations Institute will be publishing an article on Herron Island and HMC in an upcoming issue of their Journal.
- The John Deere rider mower that has been parked next to the office is for sale. Notice will be placed in the next Beachcomber.
- The Community Building is apparently being used on occasion by groups who have not cleared it with the office. The kitchen has not been cleaned up. **Use of the building is covered by policy and pre-arrangements are required.**

The Board voted to sell the old gangway (ramp) that has sat for years across from the mainland parking lot. Minimum bid is set at \$400.

### Transportation

Richard Urfer, an island owner, has been hired as a "captain trainee" intern so that he can upgrade his current Inland license. He also works as a fill-in deckhand.

### Roads

- Mowry Grading's contractor's license has been renewed and the company continues to handle HMC road maintenance.

The road watering truck is operable but needs some spring clean-up and a maintenance check-up. The saltwater pump station will need to be set up for the summer, as the roads are already getting very dusty.

### Legal

- The individual (a renter) who was involved in an assault on two island residents has permanently left Herron Island.

Still looking for a new name for Herron Maintenance Company.

### Land Use

- The process of obtaining a burn permit for the island for May 15 is underway.

Peninsula Light Co. contractor will be trimming trees along power lines at the end of April. They would like anyone who wants to take (free) some or all of the resulting wood chips to call them their arborist at 253-857-1571.

### Water

The April water sample failed the bacterial test. The same problem occurred last spring and summer as the weather warmed up. The HMC water manager (Larry Williams) has been notified and he chlorinated both wells and the reservoir on Tuesday, April 13. An expert from Evergreen Rural Water also visited the water system. Early assessment of the problem is that the reservoir will almost certainly need to be replaced. Until it can be, occasional **chlorination, possibly as often as weekly** during the summer, will probably be necessary in order to prevent any bacterial contamination.

**NOTE:** Any recreational vehicle (RV with sleeping facilities) brought onto Herron Island **MUST** first have a completed and approved Recreational Vehicle Certification (HMC Form 13) on file before it will be allowed on the ferry.



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## NOTICE

### ***WATER CHLORINATION!***

**DUE TO THE DETERIORATED CONDITION OF THE OLD RESERVOIR, THE WATER SYSTEM IS SUBJECT TO BEING ROUTINELY CHLORINATED AS REQUIRED TO KEEP THE WATER FREE OF CONTAMINATION. THIS MAY OCCUR ON A WEEKLY BASIS UNTIL A NEW WATER TANK CAN BE OBTAINED.**

**YOU MAY DETECT THE TASTE OF CHLORINE IN YOUR WATER FOR A DAY OR TWO FOLLOWING EACH CHLORINATION.**

Doug Allen  
Island Manager

April 15, 2004





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## HERRON MAINTENANCE COMPANY

### IMPORTANT NOTICE ABOUT YOUR WATER SYSTEM

**Coli form maximum contaminant level (MCL) exceeded: Non-acute MCL**

April 13, 2004

The HMC water system, I.D. 325505, located in Pierce County, WA is required to monitor your drinking water for specific contaminants, including the presence of total coli form bacteria, on a regular basis. Results of regular monitoring are an indicator of whether or not your drinking water meets health standards. During the month of April this type of bacteria was detected.

Coli forms are bacteria that are naturally present in the environment and are used as an indicator that other, potentially harmful bacteria may be present. Coli forms found in our April water samples were a warning of potential problems. The samples were further tested to see if bacteria of greater concern, such as fecal coli form or *E. coli* were present. **None of these bacteria were found.**

You do not need to boil your water. People with severely compromised immune systems, infants and some elderly may be an increased risk and may want to contact their health care provider for additional guidance.

The suspected source of contamination is the concrete reservoir that holds water after it has been pumped from the wells and before it is pumped into the distribution system. The warmer weather may have contributed to the problem. To eliminate the contamination, the reservoir and distribution system have been chlorinated.

At this time:

- No action is required by users.

Five routine coli form samples required for the month of May will be collected and tested.

For more information you may contact HMC at 253.884.9350  
or at  
P. O. Box 119, Lakebay, WA 98349.



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## Garden club calendar

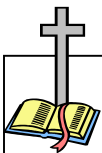
In the March Beachcomber you saw an article about the new Community garden. This was the brainchild of Dana Gruber, our new member and it is a wonderful idea. Many people on the island could have a small vegetable plot when it is finished. Our club is going to need financial and material support on this major project. We will need fencing and posts, good topsoil, and possible fencing ties for raised gardens. Dana is project chairperson; contact her for donations of materials. Her # is 884-6998.

Our April meeting is a trip on the 12th to Vassey's Nursery to see their wide selection of plants. We always bring many home.

In May we will meet in the home of Sue and Ellis Pottorf at 10 a.m. Their # is 884-1052. The activity planned is to make plant labels. To participate, you must bring names of your plants, cookie cutters, rolling pin and the dough recipe (pre-made). Here is an easy one. Salt dough: 2 Cups flour, 2 C. salt, 1C water. Mix ingredients to make a stiff mixture. Knead for 10 minutes. Place in a plastic container and bring to the meeting.

On Memorial day weekend, we will again have a large plant sale. Thanks to Dan and Emily Jansen for the donation of these plants to our club. It will be a source of good plants for all of you for your gardens. Hope to see you all then!

Carol McNair  
President



## Women's Bible Study

April 27th we will start another 6 week study. This will be on the popular book "The Purpose Drive Life" and will include a video each week. Call Linda Shettlesworth at 884-6919 in order to secure a book for the study.

All women are welcome!



## SPRING INTO SPRING!...SPRING INTO SPRING!...SPRING INTO SPRING!

Awesome view lot w/septic in. Owner Contract Terms Available. \$95,000

Level lightly treed lot. Excellent for RV. \$6,000.

Handcrafted log cabin w/loft. Ready for you! \$169,900  
East side view lot. \$35,000.

Call DALLAS AMIDON, Resident Island Realtor

Cell: 253-606-0972 Msg: 1-877-428-4996

Website: [www.HerronIsland.com](http://www.HerronIsland.com)

E-mail: [HerronIsland@hotmail.com](mailto:HerronIsland@hotmail.com)

Windermere Key Realty, Inc.



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## CAPTAIN'S MESSAGE

With low tides and lots of building going on, please remember to schedule (Ferry Phone #253-691-1457) in advance to transport combinations of any length and single vehicles longer than 25 feet. Combinations of any length and single vehicles longer than 25 feet will NOT be transported after Thursday 12p.m. during holiday weekends.

### FERRY SCHEDULE CANCELLATIONS & DELAYS

#### May

Tues 4th 12-12:30  
 Wed 5th 12-12:30  
 Thurs 6th 12-12:30  
 Fri 7th 2:30-3, 3:30-4  
 Sat 8th 2:30-3, 3:30-4, 4:30LATE  
 Sun 9th 3:30-4, 4:30-5  
 Sat 22nd 2:30-3

#### June

Tues 1st 12 LATE  
 Wed 2nd 12-12:30  
 Thurs 3rd 12-12:30  
 Fri 4th 12-12:30, 2:30-3  
 Sat 5th 12(No shuttle), 2:30-3, 3:30-4  
 Sun 6th 1:30-2, 2:30-4, 3:30-4, 4:30LATE  
 Mon 7th 2:30-3, 3:30-4, 4:30-5  
 Wed 16th 12-12:30  
 Thurs 17th 12-12:30  
 Fri 18th 12-12:30  
 Sat 19th 2:30 LATE  
 Sun 20th 1:30-2, 2:30-2  
 Mon 21st 2:30-3  
 Tues 29th 9a.m.(No shuttle)  
 Wed 30th 9a.m.(No shuttle), 12p.m.LATE



## HERRON ISLAND YARD MAINTENANCE

ALLEN MOREN

253-884-2721

ESTIMATES BY THE YARD



### Saturday May 29th

9a.m.-11a.m.

at Community Center

## BENEFIT PANCAKE & HAM BREAKFAST

*Sponsored by Island friends of  
the Mowry's*

Come one - Come all!



### FREE Classifieds on the Web

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





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## Booster Memorial Weekend Events

### Friday 28th

Raffle Sales

### Saturday 29th

**7PM** Booster Membership Drive Wine & Cheese  
Bring your favorites to share & taste!

Baseball Game (Afternoon)

**3PM** Sailboat Race

### Sunday 30th

**9a.m.** (1) Cinnamon Rolls & Coffee  
(2) Flea Market & Table Rentals  
(3) Boosters Apparel Sales & Membership Sign-up  
**10a.m.** Flag Ceremony  
**11:30 a.m.** Kevin's Burgers & brats  
**1p.m.** Kids Games  
**1:30p.m.** Blindman's Dinghy Race  
**3p.m.** Kayak Race

## Herron Island Regatta

There will be three water events during  
Memorial Day Weekend:

**Sailboat** - Two classes: Monohull & Multihull - Saturday 3p.m.

**Blindman Dinghy Race** - Sunday 1p.m.

**Kayak** - Two classes: 12'6" and over/under! - Sunday 3p.m.

If the weather is not favorable on Saturday for the Sailboat Race it will be rescheduled Sunday at 3p.m. Trophies will be presented at the North Beach after each event. Last Labor Day winners will be defending their trophies. It is time to check your boat rigging and wax your boat hulls!

*Come join the fun as a participant or spectator!*





911

## Pierce County Neighborhood Emergency Teams

**\*\* EMERGENCY MEETING - 9:30 a.m. 3rd Saturday of every month at the Fire Station/Community building\*\***

On Friday, April 16th I picked up our new equipment given to us by PC-NET headquarters. Many thanks go to Gretchen O'Connor, our PC-NET headquarter representative, for all of her help and advice. Our new individual kits include safety helmets, emergency vests, flashlights, working gloves, particle masks, safety glasses, and an emergency whistle. These kits will be standard issue for all members of our Island PC-NET group.

We are working hard to improve our Island group. My heartfelt thanks go out to everyone who is participating as they are doing a terrific job. I will have information on courses in first aid, communication, and leadership that can be taken to further our member's skills. These courses usually do not cost anything as they are provided by Pierce County and the Red Cross and I would urge anyone who has the time to take them. They are usually no more than two evenings at most in duration.

Our meetings last about a little less than two hours and consist of a presentation on various issues (i.e. wildfire dangers, earthquakes, house fires, severe storms, etc) a short meeting to discuss concerns and future matters, and then typically about an hour of drill time. These meetings are not long but detailed training is provided.

I urge you all to come join us. Even if you are a member of the Boosters or another Island group, our Island Emergency Team does not take a great deal of time or work. You come and work alongside your neighbors to protect your homes and our Island. It is a rewarding and fun experience you will be proud of for the rest of your lives.

Michael D. Jones  
First Aid Team Leader

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**Island AA meetings on Sundays at 9.30 am in  
the Fire Station/Community Building**

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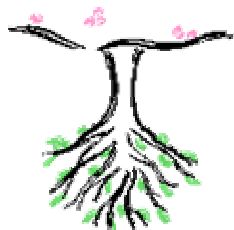
## April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4 Daylight Sav- ings time Begins	5 Passover begins at sundown	6	7	8	9 Good Friday	10 Board Meeting Booster 6pm
11 Easter	12	13	14	15	16	17 PC- Net 9:30am
18	19	20	21	22	23	24
25	26	27	28	29	30	

## May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8 Board Meeting Booster 6pm
9 Mother's Day	10	11	12	13	14	15 PC-NET 9:30am All Please come!
16	17	18	19	20	21	22
23	24	25	26	27	28	30 Booster Events!
						31 Memorial Day

WELCOME ALL NEWCOMERS!



Get involved! We need you! It's fun!

# BOOSTERS

# The Beachcomber

HERRON MAINTENANCE COMPANY

P.O. Box 119

Lakebay, WA 98349

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U.S. Postage

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Lakebay, WA

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