





HMC Newsletter January-February 2008



http:/www.herronisland.org

President's Message

At the January regular board meeting, several items of importance to those living on the Island were discussed. First it was noted that the high tides, weather, and some beach erosion have endangered some boats tied up at the North Beach. Two have floated away so it is important for those having boats there to check their location to make sure they are safe. Another issue was overnight deliveries to residents on the Island. UPS and Fed-Ex will not come onto the Island but may meet the ferry to deliver packages. Often, packages may be left in the shed or paper box where they are not at all secure. So if you have packages of significant value sent in this manner, it may be wise to ship to a mail business where you have to pay about \$5 per package and have to go to pick it up. If you can accept the lack of security and delays, you can make arrangements to have the packages dropped off at the ferry dock. The crew collects these packages as a courtesy to you and holds them for you to pick them up.

It seems that our Island vandalism is continuing and is a concern to all. More destruction on the ball field occurred when someone drove recklessly on the field. I feel the people responsible for this probably don't read these messages so it won't do much good but if anyone sees this vandalism or knows who is responsible, please contact the Island Manager or any board member.

The water committee has been doing a lot of work on the options for replacing our water distribution system. Countless hours have been spent contacting engineering firms, other water system operators, government agencies, financial institutions, and associations to get the pros and cons of various options. The Island owes a debt of gratitude to those working on this project as it is a large effort. The results will be sent to all the members so that we can vote on what avenue we wish to pursue. This vote will not be the project approval as more and costly detail will need to be determined before a final vote on the go-ahead is reached.

There was more discussion on the rules and the Island's responsibilities. HMC should not get involved in any disputes between members or civil matters. Those are the responsibility of the county and state. HMC rules are meant to deal with issues that impact the Island community as a whole. HMC is a community organization whose objectives are to provide a safe and enjoyable atmosphere for all its members. Issues that impact single members should not be a burden to all the other members. Our attorney has been contacted to more clearly define the policies (like the ferry access policy) to make sure HMC is being fair and within state law.

Finally, the external audit of our financial records is complete and will be published in the next Beachcomber. It is a little difficult to understand as many of our expenses (like ferry dry-dock and engine overhaul) are on multi-year cycles. This means that actual expenses will exceed revenues in certain years and be less in the other years. Since we budget on a multiyear basis to cover these expenses and since we use reserves to cover maintenance and expense that does not fall into a single year, the audit results sometimes look as if we are spending too much or assessing too much. Further, the audit uses accepted accrual accounting practices which means assessment revenue is the billed amount (and not the actual received amount) so one has to adjust the actual revenue by removing "bad debt" for those delinquent accounts. This adjustment is not as bad as in the past as delinquencies are way down with the current practice of having our Island attorney responsible for collecting past due accounts. Finally, the member equity will decrease every year as we do not budget to offset depreciation of Island resources. We budget for maintenance but rely on special assessments for capital improvements or replacement.

> Fred Fath President

Important Phone Numbers

Island Manager

Doug Allen (253) 884-9350

HMC Board of Trustees

Fred Fath, President/Treasurer	(206) 246-7016
Kathy Deuster, Vice-President	(253) 884-6898
Janet Podell, Secretary	(253) 874-2452
Mike Shettlesworth, Board Member	(253) 884-6919
John Dolan, Board Member	(253) 884-6570

Additional Responsibilities

Nick Huff, Co-Transportation Chairman	(253) 884-4663
Mike Shettlesworth, Co-Transp. Chairman	(253) 884-6919
Mike Davis, Water Chairman	(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
Merry Kogut, Rules Chairperson	(253) 884-8484
Tracy Anspach, Parks Chairman	(253) 588-1921
Allen Moren, Roads Chairman	(253) 884-2721
Carole Crowley, Emergency Prep. Chair	(253) 884-5288
Kathy Deuster, Land Use Chair	(253) 884-6898
Carolyn Snyder, Office Manager	(253) 884-9350

Herron Island Office Hours: Tuesday, Thursday, Friday 9:30 am to 5:30 pm. The office is CLOSED Monday, Wednesday, Saturday, and Sunday.

Office Phone: (253) 884-9350 Office Fax: (253) 884-5047

Website: http://www.herronisland.org

Office Email: Office@herronisland.org

Manager email: HMCManager@herronisland.org Beachcomber: 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.)

Delinquency List as of January 17, 2008

AUTRY - BALDWIN - BRENTSON - CHIDESTER - CRUM - FORD - KENNISON - MARCINKO - OVER-LAND (Estate of) - RUCKS - TITZLER - T VOGEL - WATTERSON

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.

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.

HMC Management Board Meeting Summary January 12,2008

Administration

- It was decided by the Board that if island residents wish to have deliveries by UPS and FedEx the ferry crew will continue to assist where possible. However, there is no security for packages received at the mainland ferry terminal. HMC is not and cannot be liable for such deliveries.
- A cover still should be built over the island-side ferry terminal generator. A work party and materials will be needed.

<u>Information</u>

- The new miniblinds have already required repair due to rough handling by an unknown person. They need to be moved up or down carefully to prevent damage.
- High tides and beach erosion are creating poor conditions for boats left at the North Beach. Some have already floated away.
- Washington real estate brokers are attempting to get a law passed that according the Community Association Institute (of which HMC is a member) would require all persons doing any property management functions to be licensed real estate brokers.

Land Use

• Most of the items that were present on HMC's property next to the Tim Jones lot have been removed. Bids for a new split-rail fence to be built along the south side of the HMC parcel will be solicited.

Legal

 A letter was received by HMC's attorney from an owner who had issues with the new policy dealing with renters' access to Member ferry fees. This appears to have been resolved where the individual owner is concerned.

Transportation

- The ferry will be out of service on Thursday, January 17 due to engine repairs. One engine has already been repaired under warranty and the other needs different repairs.
- The safety nets on the ferry are showing their age and will need to be replaced.
- Another attempt will be made to get HMC's ferry fuel supplier to enter into a cooperative effort to reduce fueling costs by getting approval from the Washington Department of Ecology to use an alternative fueling plan that does not require a standby spill-removal vessel.
- The new Ferry Access Policy and Tenancy Agreements were put into effect but questions regarding their wording were raised by the HMC attorney. He has therefore been asked to provide language that is a better fit with the Bylaws.
- The Board discussed a proposal to permanently change the ferry schedule on Christmas to the one used on Thanksgiving. A Member will do a survey to see how much support this proposal has.

(Continued on next page)

Board Meeting Summary (cont'd)

Water

- Montgomery Water/Anchor Environmental provided a current cost estimate for putting in the new water distribution system.
- Recent information indicates that there is a possibility that some, but not all, of the cost of replacing the
 distribution system might be covered by a loan from the State Drinking Water Revolving Fund. Applying for this type of loan is no guarantee that funding will be made available, as various water systems
 compete for limited funds.

Roads

- A 1000-ton gravel delivery by barge has been promised by the vendor for "after January." Due to the
 lack of reliability of that vendor as well as the fact that the island is virtually out of gravel, the I.M. recommended, and the Board agreed to do, a trial run bringing approximately 100 tons of gravel to the island by truck.
- A residence is being built at the top of the steep hill on the south portion of Fir Lane. This piece of HMC road has not been maintained for many years and has been shown on island maps as not in use. Information received indicates that the HMC Board sometime in the 1990's decided not to maintain Fir Lane. Due to its non-maintained condition and the very wet weather the road cannot handle any large or heavy vehicles.

Welcome, New Islanders!

HMC welcomes the following new members to Herron Island:

Brett and Melinda Cowger

Paid Beachcomber Advertisements

HMC Management neither endorses advertisers nor vouches for their being properly licensed.

Bylaws or Rules Changes

If any members have suggestions for changes to the island Bylaws or Rules, please send them to the office.

Reminder

Effective October 1, 2007, your member number must be included on all guest passes presented to the ferry crew. If you do not know your member number, please contact the office. Also, the winter ferry schedule began October 1st.

WINTER FERRY SCHEDULE (10/1 through 3/31)

M	NC	TU	JE	WI	ED	THUR FRI		RI	SAT		SUN		
IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.
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Christmas: Lv. Island 8:30, 6:30 Lv. Mainland 9:00, 7:00

BOOSTER NEWS

Happy New Year to all and best wishes for your continued successes and good health.

This is the 50th year of our Island Community. Our 2008 Booster goals are to continue with the traditional holiday programs for Memorial Day, 4th of July, and a modified program for Labor Day. We're also trying to create a new clothing design which should be unveiled on Memorial Day weekend.

Many volunteers contributed to the past successes of the Boosters. To name a few successes, they ranged from fund drives, building projects and social events. There have been compliments and complaints about what the Boosters have done and what they failed to do. The current board firmly believes we can only try to bring islanders together by listening, and planning events that you want, and by being committed to change opportunities. So if you want a spring event before Memorial Day, let us know.

Dana Gruber 253-884-6898 walogcabin@yahoo.com

HERRON ISLAND SHORT STORIES By George Newcomb



A Community Building "Almost"!!

At the worlds fair in Seattle in 1962 there was a well known restaurant known as the Hofbrau Haus. It was a unique style of building, made of precast, molded plywood, two inches thick in sections about twenty feet across with a large window in each section. These sections were bolted together on site to form a building about eighty feet long, and forty feet wide, complete with plumbing, lighting, heating and rest rooms.

After the fair, the building was sold, and moved to the dock at Shilshole Bay and used for storage for many years.

In the early seventies, the management at Shilshole

ordered the owner to get rid of it, as it took up too much space on the dock. This word got to us somehow, and we got in contact with the owner because we thought it would make a good clubhouse. The owner said he would sell it to us for two thousand dollars. This sounded too good to be true, but if you want something bad enough, and get organized, you can make it happen. So!

One of our board members was an executive of Glacier Sand & Gravel, who got permission from the company to provide, at no cost, a barge and tug. They would move the barge in next to the dock at Shilshole, we would take the building apart, and load it onto the barge. They would put the barge on the beach at Herron Island while we offloaded the pieces.

We had a friend who was part owner of B&B Glass in Tacoma, who agreed to remove the glass windows, store them until we erected the building, and then replace them for us at just their cost. "A Bargain."

I had a crane operators license, and arranged to rent a crane, go to Shilshole, load the sections onto the barge, then come to Herron Island and offload the barge.

I rounded up a crew of volunteers from the island to go and take the building apart. "Too good to be true."

To finance this project, the island had sold one of the two original houses that were given to us by the developers for \$4000.00. We penciled it our and the total cost, including the concrete foundation would be very close to our \$4000.00.

We planned to set this building just above and to the left of our present shelter at the community beach, where we already had a septic tank.

The only thing left was to take a vote of the members, to make this happen.

But – there were those who did not want a community building at the North Beach! So it was voted down!!

EMERGENCY PREPAREDNESS REPORT

There are some people who fear Herron Island isolation, the main concern being fire and emergency health needs. Back in 1998 a group of volunteers decided emergency preparedness was vital. The committee has changed many times to accommodate available networks and trainings but the commitment to protect our families and the islanders remain the same. No matter who is on the committee our resources continually try to foresee any need and train us for that need. Working with Pierce Co. Disaster Response Team, Pierce Co. Neighborhood Emergency Team, Fire District 16, and the American Red Cross assure us of having up to date training. In case of an emergency we are kept informed. Since we are a small community many of us have a friend on the island that watch our home for us when we are away. That kind of peace of mind makes snow-birding or just a vacation more relaxing.

Pets are a very special addition to our lives but sometimes we forget their safety. When riding in a car the animal should be protected by a seat belt harness or a secured pet carrier. The animal is considered a flying object capable of severe injury to itself, the driver, or passengers should the vehicle be required to stop suddenly or is rear-ended. The windshield can be penetrated. Should an accident require transportation to a hospital a carrier protects both the pet and the emergency crew should the animal need to be removed, taken to a vet or a shelter.

Emergency Tip

S

Update all emergency information. Your family needs to have a list of current phone numbers, car make with license number. Information regarding your instructions for care. If you live alone a medication list and , if you wish, a living will should be posted where the Fire personnel and EMT's can see it so your wishes are carried out. An ID bracelet or necklace is helpful also.

This is a good time to update your household inventory and insurance information. A safety deposit box or a water-tight container in the freezer.

Check your batteries, smoke alarm and fire extinguisher.

Have an extra pair of eyeglasses kept in a safe place.

Have a first aid kit, a two or three day supply of medications, non-perishable snacks and water, blanket and a set of warm clothes in each vehicle.

Don't forget to keep a two or three day supply of food and water in the car for your pet.

Our next meeting will be at the Community Center on Tuesday, March 11th at 10am. All HI members are encouraged to join the committee. Learn how to confidently take care of your family in an emergency.

Carole Crowley

Odds and Ends

HMC does not and cannot assume any liability for UPS, Fed Ex, etc. deliveries to island addresses. The ferry crew has helped islanders with such deliveries and will continue to do so in the future. However, there is no security for your packages. Use package delivery to your island address at your own risk.

The winter tides get high! Member's boats secured at the southeast side of the spit at North Beach take a beating from high tides and rough waters. Such boats may easily be carried away on the high tide if not properly secured. If possible, take your boat home during the winter.

Tidbits

The island raccoons are hungry. The number of trash cans raided by raccoons is increasing. The raccoons spread the trash over the road and yard. Please secure your trash can lid tightly with a bungee cord or similar device. One islander has found that spraying the garbage with Windex before tying the bag closed has been an effective deterrent.

FREE CLASSIFIED ADS

2002 Honda quads-2 available. 2 Wheel Drive. Very little usage-like new condition. \$3500 ea. Please contact Jerry @ 253-854-0843

Island Lot for sale, 1013 Yew Blvd, \$30K. For info call (360) 791-9510 or (360)273-8713. Sandy or Steve Lewis

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.

Boat Storage

Because of increasingly severe erosion, small boats stored at the designated North Beach area south of the sandbar are being pulled loose at high tide. HMC strongly recommends that members remove their stored boats from the North Beach.

Unni Hynes

Long-time islander Unni Hynes recently passed away. HMC extends sincere condolences to Unni's family.

Note: Presented below is the rough draft of a letter that will be sent to owners of multiple, contiguous lots. The letter solicits information from the owners regarding their needs for multiple water hookups. This draft is for information only, and the final letters will be mailed in the near future.

ROUGH DRAFT

An area of planning for the Herron Island water system distribution upgrade that needs definition is tied to those who have lots that are contiguous, that is, common borders, including some that touch only at a corner.

Do you the owner of contiguous lots, need or want more than one water hookup? *Now is the time to tell us.*

Currently, HMC Management, our homeowners association, has recorded 405 assessable units. The plan would give each assessable unit one water hookup with one water meter. If you have one member vote, you have one assessable unit. One water meter equals one share of the capital costs.

Only a water meter will guarantee future water availability for a property. This is due to our inability to predict potential state and/or federal water regulation changes. A water meter will also guarantee some type of ongoing water bill.

Although a member will not have to pay for installation of a "stub" at the time the system is built, the stub will not guarantee future water availability. A stub is a mechanism for a future water hookup/meter to a lot.

We have identified 98 assessable units that have contiguous lots. The properties have as few as 2 and as many as 7 contiguous lots. The total number of lots involved, at latest count, is 242.

Certainly there would be an advantage to have a water hookup/meter on an "extra" lot that has potential for future building and/or selling the lot. You probably would not want to pay for a meter on a potentially unbuildable lot. Some lots contain a septic system or already are combined into one tax parcel and, therefore, probably do not require an additional water meter. It should be possible to add a water hookup/meter in the future but it will be expensive. There will be no future guarantee of water availability for an unmetered property. You as the owner/member need to make the decision and bear the cost for the number of water hookups/meters you want on your property. Based on current information, the capital costs should fall between \$5,000-\$6,000 for each hookup/meter, but could be more. This is true for either the Peninsula Light Co. turnkey concept (leading to their ownership and operating the system) or the membership choosing to keep the water system as part of HMC Management and do our own operating and management of the system.

The specific lots that we have listed as owned by you are shown by the tax parcel number and addresses listed below. IF THERE ARE ANY ERRORS OR CORRECTIONS TO BE MADE, TELL US IMMEDIATELY. All tax parcels on Herron Island start with 4450-, and we have shown only the last six digits.

TAX PARCEL NO. ADDRESS

WATER METER NEEDED

YES NO

Please review your situation and send back your response indicating the number of hookup/meters desired (one minimum) by circling YES or NO for each parcel. If you have already provided the information please tell us again.

This information will be used as a planning tool for the water committee. Thank you for your attention to this most important matter. Your response by (Date) is necessary and will be greatly appreciated.

Community Garden News:

It is now time to start the annual clean-up in preparation for your spring plantings. Please come with appropriate tools to weed and cultivate your plot on 16 Feb. at 10am. I will have a trailer and truck to haul out the debris. Inclement weather will cancel this event.

There will also be plots available for new gardeners. Please call 253-884-6898 to reserve your plot. This garden has been a delightful way to meet and become friends with your island community.

Dana Gruber 253-884-6898

HERRON ISLAND YARD MAINTENANCE

ALLEN MOREN 253-884-2721 ESTIMATES BY THE YARD

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- *Appliance Disposal
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(Note: HMC Management neither endorses advertisers nor vouches for their being properly licensed.)

Herron Island Properties

Herron Island is a year round "retreat".

Less than 1/2 tank of gas and you're on a private ferry taking you to a private island in the South Sound. You can choose from nice homes, cabins, and lots. Some have water, power and septic ready for your RV or to build your little get-away cottage.

To view some of the properties, visit my web site www.herronisland.com to see the pictures and information. Call me for your visit and I'll show you the island and available properties.

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Ordered By:

HERRON ISLAND ORDER FORM

Ship To:

Name:			Name:			
Address:	Address: City/State/Zip:					
City/State/Zip:						
HMC Items	Description			Number	Cost Each	Total
\$6.00 Tickets	Book of 10				\$53.00	
\$2.00 Tickets	Book of 25				\$44.00	
Commuter Pass	20 trips in month	For month o	f:		\$80.00	
Commuter Pass	22 trips in month	For month o	f:		\$88.00	
Senior/Disabled	20 trips	No ехр	oiration date		\$80.00	
Guest Passes	Packets of 12				N / C *	
					Postage *	
MAKE CHECK PA	YABLE TO "HMC M	lanagement.	,,		TOTAL	
Boosters Items	Size	Color	Logo	Number	Cost Each	Total

Boosters Items	Size	Color	Logo	Number	Cost Each	Total
Adult T-Shirt		B G	F S		\$15.00	
Child's T-Shirt		B G	F S		\$12.00	
Embroidered Polo		B G	F S		\$25.00	
Emb. Sweatshirt		G	F S		\$40.00	
Caps		KN	F		\$15.00	
	COLORS: BI	ue (B), Gray (6	G), Khaki ((K), Navy (N	l)	1
	LO	GOS: Ferry (F), Sailboat	(S)		

MAKE CHECK PAYABLE TO "HERRON ISLAND BOOSTERS"

Send or deliver this form and your payment to: HMC Management P.O. Box 119, Lakebay, WA 98349-0119

Please contact Nancy Grant (253-884-1852) for availability and to place order.

*Add \$1.00 to cover postage for more than one book of tickets/guest passes.

TOTAL

Tides:McMicken Island, Case Inlet based on Seattle (Madison St), Elliott Bay Washington (NOAA) 47° 14 48 N 122° 51 42 W

Average Tides
Mean Range: 10.0 ft
MHHW: 14.0 ft Mean Tide: 8.0 ft

MELCOME ALL NEWCOMERS!



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

BOOSTERS

The Beachcomber

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

Inside this issue...

- President's Message
- George Newcomb Short Story
- Free Classified Ads

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