

The Beachcomber



HMC Newsletter

August 2013



President's Message

Fall is fast approaching and I would like to briefly mention a few items that will be occurring shortly and have been brought up in the last month. So, in no particular order here they are.

As a reminder our ferry will be leaving the island on Sunday, September 15 following the noon run for a trip to dry dock to have new engines and a new transmission installed. The estimated time that it will be out of service is three weeks. For those that plan on staying on the island please plan accordingly for this longer than normal stretch of time.

The Board has been asked to make our Members aware that there are issues with some of the property titles on Herron Island. Recently some Members have sold their property only to find out they did not legally own it according to Pierce County records. HMC also ran into this issue on two of its properties. Normally these issues have involved property that that was handed down through family members, friends or original purchases going back to the late 1950/1960 time frame. There may be other circumstances that can occur also causing a title issue. Mark Anderson has written an article that is included in the Beachcomber regarding this issue and it is very informative and provides suggestions. If you did not purchase your property using a title company then please take the time to read his article. Clearing up any property title issues now will help to avoid issues down the road when you wish to sell.

Our new water meters have the capability to detect probable water leaks. This last month some Members have received notification that they may have a water leak from their supply line to the home or inside the home itself, such as a toilet leaking. If you need assistance then please let the Office know and they can direct you to knowledgeable people who can help.

A similar subject regarding water is the importance of shutting off your water when you plan to be gone. Over the winter pipes can freeze and burst for a variety of reasons. Also pipes weaken with age and start leaking, valve packings, faucet seals or hot water tank seals can fail at any time. This past Spring one of our Members experienced a water leak inside the home while they were gone resulting in several thousand dollars' worth of damage. A small leak can do a lot of damage in a very short time. I have been there and experienced it and it is not an adventure or experience you want. Please prevent this from happening to you by shutting the water off when you are gone.

August has arrived and our last big Herron Island summer holiday is fast approaching for the year. This year the BOOSTERS have events lined up for Saturday August 31. Labor Day is early this year for those that may have not looked at the calendar. On Sunday morning, September 1 the BOOSTERS will have coffee and cinnamon rolls, Herron Island clothing sales and junk in the trunk sale at the Community Center. This is a change from the normal location at North Beach. In the evening, weather permitting, there will be music and dancing at North Beach. If the weather is not agreeable this event will be moved to the Community Building. Please see the BOOSTERS announcement for all the events and times, come out, enjoy and visit with your neighbors.

One final topic, our roads. Last month there was a meeting with the subcontractor and the Roads Committee. From this meeting, side bars and email traffic some decisions have been reached. HMC will take care of the piles of dirt as previously agreed. There are currently enough Members who are willing to pay Steve Kramer to move the excess dirt to their various properties that HMC will experience little to no cost. HMC will be using some of the dirt for HMC properties and a couple of outstanding projects. As a

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President's Message
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result the piles of dirt are currently disappearing. HMC will shortly be installing the culverts on the single lane road to improve water drainage. This is part of the list of road project repairs and the culverts need to be installed prior to the rainy season hitting. If this is not done prior to the rainy season the work done to repair and improve the road this summer will be washed away. The contractor is to repair the trenches (reverse speed bumps) on the roads. The Board is now considering three options for purchasing gravel to finish graveling the roads with the intent to have a decision made by the end of this week. We are now looking at the finances and our best option to maximize the amount of gravel at the lowest cost. For those who are curious as to why the contractor was paid in full prior to the final completion of the road work, it all comes down to money. This last winter when the USDA loan was scheduled to be finalized it was required that the contractor be paid in full in order to close escrow and secure our low interest rate. Had HMC waited until the contractor was finished with the roads the amount in additional interest payments

over the life of the loan was estimated to be around \$450,000.00. The USDA was getting ready to raise their interest rate and HMC would have had to extend the construction loan at the going interest rate. Given the large amount of interest to be saved it was prudent not to withhold the approximately \$10,000.00 final payment to the contractor. A decision was made by the Board to close out the loan. Recognizing two no-win situations; one potentially costing \$10,000 dollars in comparison to a known estimated savings of \$450,000, the Board elected to take a gamble that the contractor would fulfill the contract.

My apologies for the length of this message and the numerous topics but Members have been asking questions or ran into issues that can impact all of us and the idea was to get the word out to everyone on these various subjects. I hope everyone enjoys the rest of the month and please be safe.

Gary Wanzong, President
HMC Management Board of Directors

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Important Phone Numbers**Island Manager**

Claudia Ellsworth (253) 884-9350

HMC Board of Directors

Gary Wanzong, President/Co-Treasurer (253) 884-9350
 Pat Zazzo, Vice-President (253) 884-6719
 Sherri Anderson, Secretary/Co-Treasurer (253) 884-3505
 Dianne DeGood, Member-at-Large (316) 794-8391(H)
 (316) 641-4014(C)
 Janet Podell, Member-at-Large (253) 884-9350

Additional Contacts

HMC Water Service, Water Repair (253) 884-9350
 Judy Greinke, Water Chair (253) 857-5463
 G. Wanzong/S. Anderson, Finance Comm. (253) 884-9350
 Jack Wells, Roads Chair (253) 884-0850
 Alan DeGood, Rules Committee Chair (253) 884-9350
 T. Anspach/T. Chilson, Parks Co-Chairs (253) 588-1921
 Mike Shettlesworth, Emergency Prep. Chair (253) 884-6919
 Land Use Chair, Vacant
 Fred Fath, Technology Chair (206) 246-7016
 Carolyn Snyder, Office Manager (253) 884-9350
 Ken Freeman, Beachcomber/Webmaster (231) 544-2456

**Herron Island Office Hours: Tuesday, Thursday, Friday
 8:30 am to 4:30 pm. The office is CLOSED Monday,
 Wednesday, Saturday, Sunday, and after 2:00 PM on Fri-
 days before Board meetings.**

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

Website: <http://www.herronisland.org>

Office email: Office@herronisland.org
 HMC Water email: HMCWater@herronisland.org
 Manager email: HMCManager@herronisland.org
 Beachcomber email: beachcomber@herronisland.org
 Parks email: HMC Parks@herronisland.org
 Member Input to Board: MemberInput@herronisland.org

Emergency 911

Ferry Cell phone (253) 691-1457

(Cell phone to be used for scheduling heavy loads, big vehicles or having something in tow, and for information regarding ferry services.)

Ferry Business

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

WE HAVE EXPERIENCED GUESTS AND SERVICE PEOPLE EXPECTING TO COME OVER TO THE ISLAND WITHOUT GUEST PASSES. THIS VIOLATES THE ACCESS POLICY THAT WAS PUT IN PLACE FOR ALL OF OUR SECURITY. PLEASE MAKE SURE YOUR GUEST HAS A VALID GUEST PASS SIGNED BY YOU TO ENSURE THEY ARE ABLE TO RIDE THE FERRY. BLANK GUEST PASSES ARE AVAILABLE TO MEMBERS AT THE OFFICE, BY MAIL, AND ON THE FERRY.

Nondiscrimination Statement

In accordance with Federal law this institution is prohibited from discrimination on the basis of race, color, national origin, sex, age, or disability. To file a complaint of discrimination, write USDA, Office of Civil Rights, 1400 Independence Avenue SW, Washington DC 20250-9410 or call (800) 795-2372 (voice) or (202) 720-6382 (TDD).

Beachcomber news items must be submitted by 5:00 PM on the Wednesday after the monthly Board meeting on the second Saturday of the month. Items **MUST** be emailed in electronic format to beachcomber@herronisland.org. Include your name and phone number in case any questions arise. Paid advertisements are to be arranged with the HMC office **PRIOR TO PUBLICATION.**

Island Manager Report August 10, 2013

Administration:

Volunteers: Thanks to all those who have assisted during this hot, dry period, indoors and out. Those Roads volunteers – here they are.

Jack Wells, Chairman, Road Committee;

Dana Gruber, Roads Secretary, Steve Kramer, Roads Member

- | | |
|----------------------------------|-----------------|
| • Ferd & Karl Reichlin | • Kathy Deuster |
| • Jan O’Conner | • Kim Oo |
| • Scott Sloan | • Eric Bergson |
| • Merry Kogut | • Wally Semon |
| • Don Greinke | • Richard Evans |
| • Mike Graham | • Dallas Amidon |
| • Ernie Shreve | • Robin Kelly |
| • Don Kelly | • Janet Podell |
| • Tracy Anspach | • Bob Garcia |
| • Terrill Chilson | • John Farris |
| • Pat Zazzo | • Paula Trent |
| • Richard Urfer | • Terry Kraft |
| • Mike Shettlesworth | • Mike Thynes |
| • Fred Richardson and Son in Law | |

Courtesy: A Member complained recently that someone walking his dog allowed the dog to “dump” on the Member’s beach....a reminder is due that it is an island courtesy to allow visitors and owners to walk along the beaches which are privately owned, and walkers should show courtesy when they do so.

Thanks to BOOSTERS! A new storage shed has appeared outside the Community Building, for the storage of BOOSTERS materials, supplies and play equipment.

Found: A very nice Canon camera was found at North Beach and is being held at the office. If this belongs to you or one of your guests, please notify the office. Also, a multipurpose tool of the “Leatherman” variety (not brand) was found Thursday at the sport court. No one has appeared to claim it.

Tansy Removal: Most tansy has disappeared. There are a few remaining pockets, and in at least one case, the County has sent its tansy removal crew to pull out the infestation. The cost to the property owner will be about \$1000; whereas the tansy could have been sprayed earlier in the year for about \$225. The Noxious Weed Board will add the removal cost to the property owner’s tax bill; and also place a lien on his property.

Water Operations: Charles Smith, Water Distribution Manager, continues to follow up on Member requests for assistance with leaks and water pressure. This past month, a handful of Members who initially asked to have no meter installed have requested service. We try to satisfy these requests within 24-48 hours. Requests related to water service can be filed on a “Water Service Request Form” which can be found in the box outside the office, or on the HMC website, under Documents/Member Forms. Emails can be sent to the Water Department at HMCWater@herronisland.org.

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Island Manager Report
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Charles Smith has met with Tony Norris, the NWS certified operator, who will be our primary contact. We have set Monday, August 12, as the cutover date from WWSC to NWS. Hmcwater@herronisland.org is the initial point of contact for service requests, and the service request form is now on the website, under Documents/MemberForms/Water Service Request Form. It can be filled in and faxed to HMC or dropped at the office.

So far we have been unable to dispose of the water parts inventory to WWSC, and are working on an alternative proposal. If anyone knows of a plumbing or construction company that might be interested in the inventory, please have them get in touch with HMC.

Meters were read on August 1st, which generated a second leak report. The meter program identifies addresses where water runs constantly for a 24 hour period, or usage seems exceptionally high. These owners will be notified so that they have an opportunity to correct the problem before billing for usage begins in late 2014. One area of high usage is North Beach, most likely for boat washing. Charles Smith will investigate the cause.

A hydrant wrench and hose nozzle have been requested for the fire hose at North Beach. We are researching what the proper type of nozzle would be, and how to store these appropriately so that they are available in the event of emergency.

Water System Project: HMC received a report from the County inspector and convened a meeting with the subcontractor, Caseco, and our project engineer. We reached resolution regarding disposal of dirt piles scattered around the island, and asked the engineer to follow up with the prime contractor, Massana. He is attempting to clarify with the County inspector whether our proposed plan of attack will satisfy the inspection report.

Fire Department Liaison: The fire district has notified us that they will again contract with Anderson Island for emergency service to Herron Island while the “Charlie Wells” is out of service in September. Reminder that the boat will leave for Tacoma on Sunday, September 15, for approximately two weeks.

Land Use: Merry Kogut has volunteered to chair this Committee! (Thanks, Merry!) Now, will volunteers please step forward to join the committee, which needs a few more members? The charter and mission statement are on the HMC website for those interested.

The Committee has proposed a revised Land Use Policy – Acquisition and Disposition of HMC Properties, which has been reviewed by the Board and Committee and is ready for action by the Board.

With assistance from Mark Anderson, we have received the title to the mainland property. In closing the USDA loan it came to our attention that we did not have clear title. The owners were aged, out of country and obtaining signatures required some perseverance. Additionally, we are pursuing the title to HMC property located at 705 West Yew Blvd, also missing.

Emergency Preparedness: Committee Report.

Parks: Committee Report below.

Roads: Committee Report.

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Island Manager Report
(Continued from Page 5)

American Disposal responded to last month's request regarding routing and speed with an offer to change the route: *"Moving forward we will have both the garbage and recycling drivers enter East Herron Blvd via the south end of the road rather than the north end of the road. This should help alleviate the concerns about damage to the road. In addition, the supervisors have addressed the travelling speed of both drivers to make sure they are not exceeding the posted 15 limit. We will be utilizing our truck tracking system to monitor this and make sure both drivers are abiding by the posted speed limits at all times."*

Speeding and scattering gravel into roadside ditches does not help the condition of the roads; and a proposal has been made to lower the speed limit to 10 mph. to reduce road damage and reduce dust. The Board is collecting Member input on this proposal. So far, 35 "yes", 23 "no".

Rules: The Rules Committee has met and reviewed the complaints. No outstanding complaints.

Herron Island Ferry: Sargent Engineers responded to the request to evaluate the weight of steel decking vs. timber piles. From a "weight only" analysis, replacement with steel is possible. Life expectancy of the ramps would very likely be extended up to perhaps a decade. Ramp painting and removal of timbers is planned for 2015, leaving time for additional exploration of this alternative, and its long term costs and/or benefits to HMC.

Applications are still open for deck hand positions. Some interviews have been scheduled for next week.

Legal Liaison: We currently have 23 delinquencies, of which 5 are with the attorney for action. One sizeable delinquency was paid in full in August. Delinquency rate of 5.8%. Last year at this time we had 11, with 7 at collections.



**Ferry Dry Dock
For Engine and Transmission Replacement**

Our ferry will be going in for engine and transmission replacement. It will leave the island after the noon ferry run on September 15th and could be out as long as two to three weeks, depending on the extent of the work that needs to be completed. More information will be posted on the HMC website and in the Beachcomber in the coming weeks.

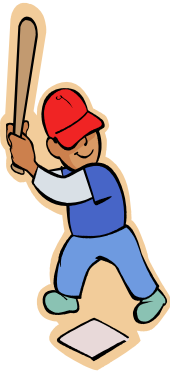
B.O.O.S.T.E.R.S.

LABOR DAY EVENTS 2013



Saturday, August 31st at Goodpastor Park

EAST vs. WEST BASEBALL
(Event Chair—Deb Kraft)



11:00 am— Baseball Sign Up



1:00 pm –2::30 pm —Youth Baseball Game

3:00 pm—5:00 pm—East vs West Adult Game

Join the fun! Come cheer for your side to win!

At North Beach Pavilion

7:00 pm—11:00 pm — End of Summer Dance
Tunes spun courtesy of Tommy Boy!
(Will move to the Community Center if weather is bad)



Sunday, September 1st at Community Center



9:00 am— Coffee and Cinnamon Rolls
Island Apparel Sales
Junk in Your Trunk Sales

3:00 pm - Holiday Sailboat Race—North Beach
(See Beachcomber write up for details)



BAND OF OBVIOUSLY SUPER TERRIFICALLY ENTHUSIASTIC RECREATION SUPPORTERS

SPEED LIMIT STAYS AT 15 MPH

The Board has decided to retain the 15 MPH speed limit on island roads at this time, but requests that Members be conscious of the delicate condition of our roads and the continued need for dust control. We encourage you to proceed as if we had actually changed the limit to 10 MPH and see for yourself what a difference it makes. Either way, *please do not speed!* Your response to the Board's request for Member input was greatly appreciated.

**HMC Land Use Committee Needs Members**

The HMC Land Use Committee (LUC) chaired by Merry Kogut is looking for additional Committee members to help determine how HMC owned properties are managed. An LUC Committee member would help to oversee the acquisition, management, and disposition of real properties owned or to be owned by HMC. This might include assessing the property(s) for marketability and assistance in establishing sale price recommendations for those HMC properties to be sold. It would also include the planning and funding of use, maintenance and improvements to existing HMC properties. Interested members should contact the office at office@herronisland.org, or by phone at 253-884-9350.

**Are You on the List?**

HMC now has 318 Member email addresses on the notification list. If you want to receive updates about the water project, get notice of the online Beachcomber, or get the latest on windstorms, power outages, water line breakages, or other news, please send an email to office@herronisland.org and request that your email address be added. To be used for HMC purposes only.

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.



Package Delivery

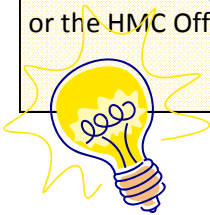


If you order packages to be delivered to the mainland terminal, please track their delivery so you can be available to pick them up or make other arrangements. It is not the responsibility of the ferry crew.

Concerns or Ideas

All Members are invited to voice their concerns or ideas by using the Member Input email address, contacting the Board Members or the HMC Office:

MemberInput@herronisland.org



Welcome, New Islanders!

HMC welcomes the following new Members to Herron Island:

- Robert & Diana Hartnett
- Kenneth & Jennifer Alvin



Website Photos

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



Board Member Email Addresses

HMCGaryWanzong@herronisland.org

HMCPatZazzo@herronisland.org

HMCSherriAnderson@herronisland.org

HMCDianneDeGood@herronisland.org

HMCJanetPodell@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.



Reminder



Requests for reimbursement must be accompanied by a receipt and received by the office by the Thursday before the Board Meeting to be included in the list of bills to be approved by the Board. Failure to get your bill in on time will result in a delay in payment until the following month.

EMERGENCY PREPAREDNESS TIP OF THE MONTH**Air Medical Transportation
AirLift Northwest and the AirCare Program**

There have been many requests for information about the emergency medical helicopter transportation that serves Herron Island, so this month's tip is devoted to Airlift Northwest and the AirCare Program.

AirLift Northwest

When you or a family member is seriously ill or injured, the attending physician or emergency response team may determine that air medical transportation is needed. While the on-site medical team continues its care, the Airlift Northwest 24-hour ComCenter receives instructions on where you need to be transported for the care you need. Airlift Northwest responds within minutes, weather permitting. While onboard, you and your family are in good hands. The Airlift Northwest nurses can care for all types of critically ill or injured patients, from acute cardiac conditions to multiple traumas to obstetrical emergencies. They meet and exceed all standards of care for air medical services and are accredited by the Commission on Accreditation of Medical Transport Services.

AirCare

Airlift Northwest offers a membership program (AirCare) that provides residents in communities in Washington with high-quality air medical service at an affordable cost. Medicare and some insurance policies may provide partial coverage for air ambulance transport charges, but many do not. As part of membership, the portion of the Airlift Northwest bill that isn't covered by insurance or Medicare is paid when Airlift Northwest is requested by a medical facility or an emergency response team to fly a critically ill or injured patient to appropriate medical care. The billers will not send you a bill but will bill your insurance. Without insurance of any kind, this helicopter ride can cost several thousand dollars. The AirCare membership costs \$79 a year in Washington and covers all members of your household. Household members are defined as you and your spouse/partner and any dependents claimed on your income tax return.

The AirCare membership program directly helps fund Airlift Northwest, so they can continue to transport critically ill or injured adults, newborns, pregnant mothers at risk, and heart attack or stroke victims.

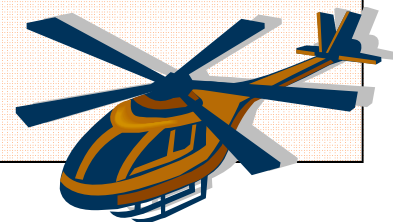
Contact/ Information

For AirCare call 888-835-1599.

For more information: <http://www.uwmedicine.org/patient-care>.

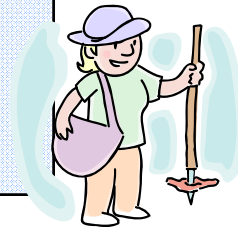
The Emergency Preparedness Committee meets monthly, August through May, on the 2nd Saturday of the month. We meet in the Community Building at 12:30 pm.

Please join us for our next meeting Saturday, September 14.
Contact Mike Shettlesworth 884-6919 or Pat Zazzo 884-6719 for more information.



THE VALUE OF VOLUNTEERS**An Update**

From February 1st through July 30, 2013, HMC Volunteers have contributed 709 hours towards the maintenance and betterment of our community. Based on a published industry rate for volunteer labor, this computes to approximately \$15,000 that we have not paid to contractors to perform the same work and ultimately saved about \$39 per Member that might otherwise have been added to our annual assessment. A great big Thank You goes out to all of our wonderful volunteers.

**Herron Island Rules**

Please be sure to look at the revised Herron Island Rules
(Effective June 2013)

<http://www.herronisland.org/>

Here are a couple of reminders:

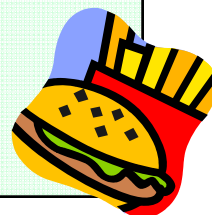
- Quiet time is from 10pm—8am Sunday through Thursday night.
11pm-8am Friday and Saturday night.
- Pay attention to Fires and Burn Bans. You are required to extinguish your fire if your neighbor has approached you about being smoked out.

BOOSTERS POTLUCK DINNER @ 6:00pm

Saturday September 14th at the Community Center

Everyone is Welcome.

BOOSTERS meeting to follow dinner.



NAME THE STORE CONTEST

THE HERRON ISLAND BOOSTERS ARE ADDING A FEW MORE ITEMS TO OUR APPAREL SALES SHOPPING. MANY MEMBERS HAVE REQUESTED NEW AND DIFFERENT "HERRON ISLAND" ITEMS SO WITH A BIGGER SELECTION, WE WANT A NAME TO GO WITH THIS AND BETTER IDENTIFY US.

Think of something clever or unique for a name, send it to the email address listed below, do this before September 10, 2013, and if your idea is selected you will win a Herron Island Shirt of your choice.

PLEASE SUBMIT YOUR IDEAS TO: merryakogut@gmail.com



HMC Items for Sale

To highest bidder:

- Used Brother Multi-Function Printer MFC 7340 – Printer, scanner, copier, fax (3500 copies average per year, owned by HMC 4 years). Minimum bid \$40.
- Three (3) Vivitar ViviCam X014N cameras, each with Caselogic softcase. Exteriors show wear. Used for HMC water project. \$15 minimum bid. Great first camera for kids?

Sealed offers must be submitted no later than **8 a.m. Tuesday, August 27** at the HMC Office. (Drop slot ok.) Be sure to include your contact information.



Lost & Found



- Multi-function tool, found at basketball court August 8th. similar to Leatherman tool. Owner can identify it by calling HMC office or by email with details to identify.
- We are still holding a very nice Canon camera found over the July 4 weekend. Tell us enough to identify the camera and/or contents of the photos, and the camera can be returned to its owner.



DO I OWN MY PROPERTY?

Each of us has heard variations of this question, and it usually comes up when you try to sell or refinance your property. The most common reason for doubt stems from the early days of Herron Island, when properties were being sold by Herron Development Company through its trustee, Richard Clifford. Many of these lots were sold on contract to a purchaser, under which the purchaser would pay money to Herron Development Company over a period of time (often times 10 years) and then be entitled to receive what is referred to as a "Fulfillment Deed" from Herron Development Company.

We have seen on more than one occasion where such a Fulfillment Deed was never executed or recorded. In these cases, the purchaser thinks they own the property because they have paid off the contract. Unfortunately, title to the property in those cases remained vested in Herron Development Company. This situation is complicated further by the fact that Herron Development Company is no longer in existence and Mr. Clifford is no longer living.

HMC Management experienced a similar situation after it purchased the mainland property back in the 1970s under a real estate contract with six private individuals. Herron Maintenance Company (as it was known then) paid the contract in full, but did not receive a Fulfillment Deed. This was discovered earlier this year during the water project while examining the title to the various properties that are owned by HMC Management.

After reading this, you probably have some questions. First, how do I find out if I have clear title to my property? Perhaps the most straightforward way to determine if you have clear title to your property is to go to a title company and order a title report; this report will identify the true owner(s) of the property based on their review of historic title records. The cost of this title report can run several hundreds of dollars.

As an alternative (but arguably less reliable) is to do your own research of your property through the County Auditor and the County Assessor-Treasurer. Many records are available online.

For recorded documents, go to <https://armsweb.co.pierce.wa.us/>

For tax records, go to <http://epip.co.pierce.wa.us/cfapps/atr/epip/search.cfm>

Note that online recorded documents only go back to the mid-1980s; a complete set of records is available at the county offices.

Typically, you can be confident that you own the property if you have received what is referred to as a Statutory Warranty Deed, identifying you as the grantee, or the recipient of title. This is not, however, a guarantee of title but, instead, a statutory representation by the seller (*i.e.*, a warranty) that you are getting, among other things, good title to the property.

The situation is different if you have taken title under a Special Warranty Deed (often used by a decedent's estate to sell property) or under a Quit Claim Deed (under which you would get only as good title as the seller had, regardless of how defective it may be). Any past defects in the chain of title may still affect whether or not you own the property. In these cases, it would probably be a good idea to get a title report to confirm your ownership in the property.

If you are purchasing a piece of property on a real estate contract, a title report would also be useful, even before entering into the contract, to ensure that the seller actually has an ownership interest in the

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DO I OWN MY PROPERTY?

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property that they can then convey to you upon fulfillment of the contract. When you fulfill the terms of that real estate contract, make sure you get a Fulfillment Deed from the seller.

The second question you may ask is, what do I do if I find out that I do not have clear title to my property (but I thought I did)? After you ascertain the current owner of record, several options are available to you.

Arrange to have the current owner of record execute the necessary deed over to you and then have it recorded. This presumes that the owner of record is still living or, in the case of a deceased owner, that the owner's estate or heirs at law are available to execute the necessary deed. This is most times the least expensive way to clear title in these situations.

A second alternative, if you can't find the current owner of record, or know that the current owner of record is "no longer around," is to initiate a lawsuit known as a quiet title action to have title "quieted" in your name. Of course, you will have to demonstrate to the court why you are entitled to have your name on the title. While this may seem a daunting proposition, it isn't necessarily so. The advice of an attorney would be most appropriate under these circumstances.

By the way, HMC Management resolved the Mainland Property ownership issue earlier this month by researching and finding the heirs and having them sign a deed over to HMC Management. There is one other lot with a similar story and HMC is working to get that one resolved as well.

Mark B. Anderson

DISCLAIMER: The information contained in this article is provided for information only and does not constitute legal advice. Contact with the author about the contents of this article does not itself establish an attorney-client relationship.

FREE CLASSIFIED ADS

Waterfront cabin, one bedroom with double bed, double bed in loft and hide-a-bed couch. Large deck, stairs to beach. \$125/night-2 night minimum, \$700/week. Contact Jerry or Christine Palmer, 253 529 1378 or 253 797 9718.

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.

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

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
										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				



Thanksgiving and
New Years:

Lv. Island 8:30, 11:30, 6:30
Lv. Mainland 9:00, 12:00, 7:00

Christmas: Lv. Island 8:30, 6:30
Lv. Mainland 9:00, 7:00

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	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
								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

NEW Combined


Herron Island Ferry “Charlie Wells” Winter/Summer Combined Ferry Schedule			
Weekday Departures		Weekend Departures	
Island	Mainland	Island	Mainland
6:15 am	7:00 am	* 7:30 am	* 8:00 am
7:30 am	8:00 am	8:30 am	9:00 am
8:30 am	9:00 am	9:30 am	10:00 am
☆ 9:30 am	☆ 10:00 am	10:30 am	11:00 am
12:00 Noon	12:30 pm	11:30 am	12:00 Noon
⇒ 2:30 pm	⇒ 3:00 pm	2:30 pm	3:00 pm
3:30 pm	4:00 pm	3:30 pm	4:00 pm
4:30 pm	5:00 pm	4:30 pm	5:00 pm
5:30 pm	6:00 pm	6:30 pm	7:00 pm
6:30 pm	7:00 pm	7:30 pm	8:00 pm
◆ 7:30 pm	◆ 8:00 pm		
◆ 8:30 pm	◆ 9:00 pm		
Summer schedule April 1 thru September 30 * Winter schedule October 1 thru March 31			
HOLIDAY SCHEDULE			
<i>Memorial Day, Independence Day and Labor Day – same as weekend schedule</i>			
<i>New Years and Thanksgiving</i>			
<i>8:30 am – 9:00 am, 11:30 am – 12:00 Noon and 6:30 pm – 7:00 pm</i>			
<i>Christmas – 8:30 am – 9:00 am and 6:30 pm – 7:00 pm</i>			
Key Code			
☆ Mon and Wed ONLY		⇒ Fri Summer schedule ONLY	
◆ Fri ONLY		* Weekend Summer schedule ONLY	

2013 Ferry Schedule Low Tide Cancellations and Adjustments

AUGUST

Sun, 8/18	9:30 am—11:00 am Cancelled
Tue, 8/20	12:00 noon May leave late

Labor Day Holiday Ferry Restrictions

Combinations of any length (vehicle towing anything) and single vehicles longer than 25 feet will not be transported after 12:00 noon – 12:30 pm, Thursday, August 29, through Monday, September, 2.

Note: Monday, September 2 the ferry will operate on holiday schedule same as weekend schedule.

Mark your calendar!

**Ferry departs for the shipyard,
Sunday, September 15, following
the Noon ferry run.**

**Please note the SUMMER ferry schedule
was changed effective April 1, 2013.**

**Always check:
www.herronisland.org for the
latest ferry schedule updates.**



ATTENTION ALL HERRON ISLANDERS

Remember the BOOSTERS Directory of days gone by? A BOOSTERS member has generously offered to head up a project to create a new Island directory. We must get written permission for each name listed in our directory, so if you would like to be listed please send the following information to Roberta Latimer at the email address shown below. Roberta will compile all the names and then the BOOSTERS will publish the information in a booklet format.

NAME: _____

ISLAND ADDRESS: _____

MAILING ADDRESS: _____

EMAIL ADDRESS: _____

PHONE NUMBERS: _____

If you would like to advertise in our phone book directory, please send your information along with \$20 payable to HI BOOSTERS so it can be included in the directory.

SEND ALL INFORMATION TO: Roberta Latimer at: candrlatimer@gmail.com

HERRON ISLAND YARD MAINTENANCE

JIM DAVIES
253-432-2365
jada40@att.net

ESTIMATES BY THE YARD

- *Tansy Removal
- *Appliance Disposal
- *Deck Cleaning/Restaining
- *Lot Cleanup/Dump Runs
- *Hauling Rock/Sand/Bark

(Paid Advertisement)

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

OWNER: STEVE KRAMER



RESIDENT/MEMBER SINCE 1959

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SITE PREP, SEPTIC REPAIR, WATER
& POWER LINES & CULVERTS

RETAINING WALLS & STONE/
BLOCK WALLS

HAULING:

DRIVEWAY ROCK, TOPSOIL,
SAND MIX & DRAIN ROCK

HOME REMODEL & REPAIR

CARPET, VINYL & LAMINATE
INSTALLATION/REMOVAL

DRIVEWAY MAINTENANCE

DECKS & ROOFING

SITE CLEAN-UP

DECK STAINING

HOUSE PAINTING

DEMOLITION - DUMP RUNS

PRESSURE WASHING

LICENSED, BONDED & INSURED
CC KRAMER*968D9

253.884.3671 OR 253.857.9202
P.O. BOX 816 LAKEBAY, WA 98349

(Paid Advertisement)