



The Beachcomber



HMC Newsletter

July 2005



<http://www.herronisland.org>

President's Message

At the July 9th HMC Board meeting, there was a fair amount of concern voiced by some members about the sale of HMC owned lots. The main concern was that several lots that were authorized by the Board to be sold were sold in conflict with the by-laws, sold without proper notification to all members, and sold at a price far less than market value. After the sale of these lots, several members did mention that if they knew the lots were being sold, they would have been interested themselves. The Board at that time did agree on and publish in the Beachcomber, a procedure for future sale of HMC lots that would allow notification of all members when a lot was being considered for sale. While this procedure was certainly an improvement, it did not address all the concerns being raised by some members.

At the meeting, I did address some of the concerns. The Board at the time of the authorization for sale of the lots was acting according to the amended and recorded by-laws of 2003. These by-laws authorized the Board to sell HMC assets less than \$10,000 without a vote of the membership. For assets of greater value, a vote of the membership is required. In fact, another HMC lot was sold this last year using this process where the members authorized the sale with a minimum sales price level. The issue of whether the Island got a fair value for the lots is another concern. There was not a process in place that the Board knew of that directed the determination of fair value. At the time of the decision to sell the lots, we discussed fair market value. We had input

from a real estate agent on the Island on the value based on lack of interest and the number of times the property had been shown. We had input based on the Pierce County Assessors actions. Finally, we had input from members that stated that these were lots obtained due to lack of payment of assessments and that if the lots had been worth more, the owners would not have just defaulted. With this information and the desire to get more lots on the assessment rolls (to reduce the long standing trend of a smaller assessment base), to get out of the mode of HMC paying the county taxes on these lots, and to get revenue to reduce the amount of assessment on current members, the Board agreed to accept the offer on the table. Given the current real estate escalation of value, this may not have been the best decision. It was, however, a decision made by the Board considered in the best interest of the entire membership at the time. There is little that can be done to change the impacts of that decision. What can be done is to put policies and processes in place that will improve future decisions so that the interests of the entire membership are met. It was in this area that the members present gave a great deal of input. While there was discussion on legal action the more prevalent position was that we should move forward in a manner to insure that all member interests are served when lots are considered for sale. A letter was read from a member offering to host a meeting of interested members for the purpose of establishing a committee to look into a master plan on the use of HMC properties. During the meeting many members supported this concept for both the process of establishing fair market value and for determining what properties should be kept as greenbelt. —>



The Beachcomber



HMC Newsletter

July 2005

The Board passed a resolution that would put a freeze on the sale of any HMC properties until a Land Use Committee chaired by Al Moren of the Board would come back with recommendations. I am sure this approach will not satisfy everyone but I believe it is one that will allow us to move forward with the best interests of all members in mind. I would also like to thank all members that came to the meeting for the respect shown to those who might have an opinion different from their own. For the most part the meeting was civil and oriented toward how to improve the membership input and the decision process used by the Board.

One of the concerns I have after serving on the Board for the last three years is the information flow from one Board to the next. With two year terms and a two term limit, Board members turn over quite regularly. The question arises on how the decisions and processes (with the rationale) made by a Board can be communicated to those that follow. With the new assessment process voted in by members two years ago, a new member and parcel database was created. It is being implemented now and as the office gets more familiar with the data editing and reports, there is the possibility of carrying information forward on parcels so that future Boards will know of issues or decisions (like greenbelt designations) regarding individual parcels. The same is true of financial and budgeting decisions. In my time as treasurer, I depended on the involvement of past treasurers (Ken Freeman and Kathy Fennell) and other members of the finance committee to fulfill my duties. The rationale for the levels of reserve accounts and the process for establishing the budget were supplied by the finance committee. I believe that documentation of these processes and ration-

ale are probably in order to facilitate future financial decisions so that the collective wisdom of past finance committees is not lost. I am amazed on how much volunteer members on these committees have done to help this information flow. Hopefully, we can improve this information flow and avoid less than optimal decisions in the future due to lack of needed information.

Once again at the extension of the Annual Membership Meeting, the members did approve both the budget and the proposed increase in Property Selling Fees. It indicates that members are generally interested in maintaining the Island assets and operations.

Fred Fath – President





The Beachcomber



HMC Newsletter

July 2005

Important Phone Numbers

Island Manager

Doug Allen (253) 884-9350

HMC Board of Trustees

Fred Fath, President (206) 246-7016

Bill Zazzo, VP & Water (425) 823-1902

Kathy Fennel, Treasurer (206) 987-5737

Clarrie E. Jones, Secretary

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

Additional Responsibilities

Nick Huff, Transportation (253) 884-4663

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

Dick Zottman, Water Field Examiner (253) 884-9920

Mary Turpin, Rules & Regulation (253) 884-3089

Tracy Anspach, Parks (253) 588-1921

Patty Haenen Jones, Office Manager (253) 884-9350

Herron Island Office Hours: Tuesday, Thursday and Friday, 10:00 to 6:00. 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: Office@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 July 2005

COPELAND—FLADAGER—HILLBERG TRUST—KEGEL, R.—KIRK, L.—KIRK, M (Estate of)—LEHMAN (DROUILLARD)—MARTIN, S.—O'NEILL—OVERLAND (Estate of)—RUCKS.—TCHOCHIEV—TITZLER—WAGEMANS, G.

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 the Monthly Meeting. Items MUST be 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 PRIOR TO PUBLICATION.



HMC Newsletter

July 2005

WASHINGTON STATE IS IN A DROUGHT YEAR!

BUT EVEN WITHOUT A DROUGHT, WATER IS A PRECIOUS RESOURCE AND IS COSTLY TO PUMP, STORE AND DISTRIBUTE.

PLEASE DO NOT WASTE ISLAND WATER. FOR DUST CONTROL THE ROADS ARE WATERED WITH SALT WATER FROM THE SOUND. USING OUR FRESH WATER ON THE ROADS IS NOT COMPATIBLE WITH THE CAPACITY OF THE WATER SYSTEM.

PLEASE WATCH FOR LEAKS IN THE SYSTEM AS YOU DRIVE OR WALK AROUND THE ISLAND, AND REPORT THEM TO THE OFFICE, SCOTT SHULTZ, DICK MOWRY OR DICK ZOTTMAN.

YOU CAN LEAVE A VOICEMAIL ON THE OFFICE PHONE (253-884-9350) IF THE OFFICE IS NOT OPEN.

July, 2005

A FEW REMINDERS TO ALL MEMBERS/RENTERS

- Members/Renters must provide the Office with changes of address. Returned mail will be charged to the Member's account. Also provide your telephone #. Please note no phone # is given out unless listed in the Boosters directory.
- All charges/assessments are billed on the first of the month (i.e. items billed on the 1st of July are due by the 1st of August and delinquent if not postmarked by August 30th).
- Snail mail is just that: Snail mail. Our mail is picked up 3 to 4 times a week but be sure to allow time for your requests/bills to reach us.
- For your convenience guest passes are available on the website for you to print: www.herronisland.org. A reminder to all members/renters: *Guest passes must be dated, signed by Members/Renters.*
- Order forms for the Ferry tickets, passes and Boosters items are always included with each order and also available at the office and the website.
- Trailers certifications must be obtained prior to scheduling with the ferry crew for passage and are available upon request. Please allow time for the Island Manager to review for approval.
- DO NOT PARK in front of the fire station/community building. The only designated parking is on the side of the building, not the front.
- Boat and trailer stickers are available at the Office or upon request.



The Beachcomber



HMC Newsletter

July 2005



!ALL WELCOME!

KEY PENINSULA LUTHERAN CHURCH
4213 LACKEY ROAD KP N

SUNDAY SERVICE 10:30A.M.

STARTING AUGUST 7TH

9:30 TRADITIONAL SERVICE

10:30 COFFEE HOUR

11:00 NON-TRADITIONAL "UPRAISE SERVICE"

PASTOR DICK WERNER

(Paid Advertisement)



JACK'S
 Lawn Mowing
 & Weed Clearing
 Dump Runs
 Handyman/Home Repairs

Jack Wells 884-0850

(Paid Advertisement)





The Beachcomber



HMC Newsletter

July 2005

**HERRON ISLAND
YARD MAINTENANCE**

ALLEN MOREN
253-884-2721
(Paid Advertisement)

Garden Club News



The planted pots and hanging baskets of plants left from Memorial Day weekend sold out quickly at the 4th of July market. Thank you all for the support.

Planned activities:

Aug. 1 - Help weeding the Triangle Park (west end of Maple) 10:00 AM

Aug. 8 - Making mortar leaf fossils/bird baths or stepping stones at Julie Tyson's at 10:00AM . Bring rubber gloves, a mold and a pan for mortar and any decorations wanted (large leaf, shell, colored glass or tile pieces). Mortar will be provided.

(Submitted by C. McNair)



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HMC Newsletter

July 2005

Wanted:

Covered Dry Island Boat Storage
September through April

Max Hochanadel

884-6877

(Paid Advertisement)

Will the lowlife character who continues to steal the papers please see me and I will GET YOU A SUBSCRIPTION.

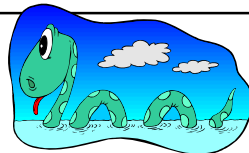
Max Hochanadel

884-6877

(Submitted by Max Hochanadel)



Mariners Wanted!



Have you ever thought about a career at sea? We are looking for brave hands to dare the nefarious sea monsters in search of high tides and adventure. The life at sea by day and on most days you get to be home by dinner. What more could anyone ask for?

Ready to give up the landlubber way?

There is treasure to be found but sorry folks, you have to turn it in at the end of the day. Parrots not included but seafaring outfits and treasure maps are provided!

Interested part-time **captains** or men and women wanting to become **deck-hands** should contact the Island Manager.





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July 2005



209 W Herron Blvd KPN
One of Herron Island's largest
homes has been renewed to
GRAND & COMFY ~
Offered at \$599,950
MLS # 25095365

Working hard for you & our community!

DALLAS AMIDON

Resident Island Realtor

Direct~ **253-606-0972**

Message~ 1-877-428-4996

Home~ 253-884-6166

Fax~ 253-884-4425

Visit: www.HerronIsland.com

E-mail: HerronIsland@hotmail.com

Windermere Key Realty, Inc. ~~

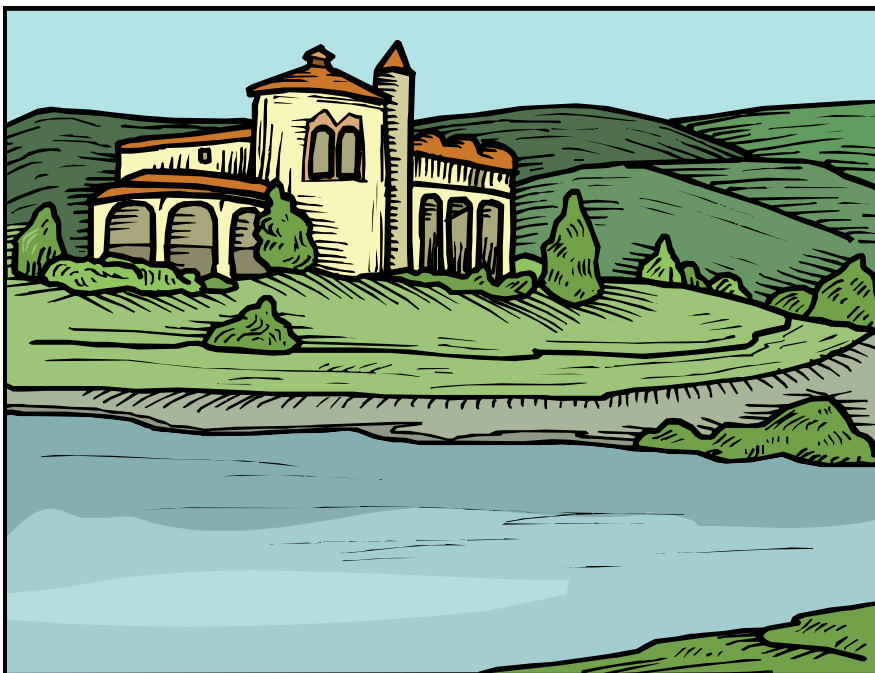
See our ads in the Real Estate Book,

Homes & Land, Peninsula Gateway,

Tacoma News Tribune &

Key Peninsula News!

(Submitted and paid advertisement by D. Amidon)



HOUSE FOR RENT

For details contact

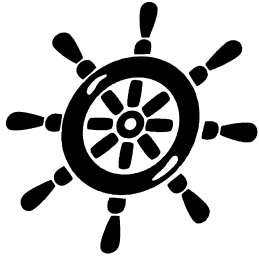
Jerry Palmer at 253-529-
1378

(Paid Advertisement)



HMC Newsletter

July 2005



CAPTAIN'S MESSAGE

REMINDER

****COMBINATIONS OF ANY LENGTH AND SINGLE VEHICLES LONGER THAN 25 FEET WILL NOT BE TRANSPORTED AFTER THURSDAY 12PM DURING HOLIDAY WEEKENDS.****

CANCELLATIONS

JULY

Thu 7/21	12:00-12:30
Fri 7/22	12:00-12:30, 2:30 may be late
Sat 7/23	2:30-3:00
Sun 7/24	1:30-2:00, 2:30-3:00

August Cancelled Ferry runs

Wed 8-3	12 May be late
Thu 8-4	12:00-12:30
Tues 8-16	8:30-9
Wed 8-17	8:30-9 NO SHUTTLES
Thu 8-18	12:00-12:30
Fri 8-19	12-12:30
Sat 8-20	12 LEAVES EARLY, NO SHUTTLES



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HMC Newsletter

July 2005

911

Herron Island Emergency Preparedness Group (Pierce County Neighborhood Emergency Teams)

**PREPAREDNESS MEETING - 10:30 a.m. 4th Saturday of every month at the
Fire Station/Community building**

The hot summer months are in full swing, so please make sure you are using plenty of sun screen and bug spray. It is important for your health that you put on sunscreen even on cloudy days and eat right to keep your immune system in good order.

With the arrival of the new ambulance, another large step forward in strengthening Herron Island's readiness for a disaster has been taken. I invite everyone to attend our next meeting and get a tour of this wonderful vehicle.

Also on the discussion of protecting oneself against the elements, every passing year the amount of allergies from chemicals are going up. A topic I would like to open for discussion is to support Dana and Kathy's community garden and consider growing vegetables that are not grown with pesticides or any other form of chemicals/genetic manipulation. As the emergency preparedness group grows we can turn to other things that are more subtle emergencies. Remember, HIEPG exists just like the Boosters to better the island albeit on a different level.

Also on one final note, channels 2 and 8 on two-way radios are reserved for use by HMC Management and HIEPG. If you own limited range family radios, please be courteous and remain off of these channels. Thank you!

The next meeting is on Saturday, July 23rd at 10:30am. Hope to see all of you there!

Michael D. Jones

Director/Chairman





The Beachcomber



HMC Newsletter

July 2005

July

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9 Board Meeting 10am Booster 6pm
10	11	12	13	14	15	16
17	18	19	20	21	22	23 HIEPG 10:30 a.m.
24	25	26	27	28	29	30/31

August

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Birth of the Internet in 1969	2	3 Watermelon Day	4	5	6
7 Forgiveness Day	8	9	10	11	12	13 Board M. 10am Booster 6pm
14	15	16	17	18	19 Aviation Day	20 Homeless Animal Day
21	22	23	24	25	26	27 HIEPG 10:30 a.m.
28	29	30	31			

WELCOME ALL NEWCOMERS!



Get involved! we need you! it's fun!

BOOSTERS

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HERRON MAINTENANCE COMPANY

P.O. Box 119

Lakebay, WA 98349

PRSRT STD

U.S. Postage

PAID

Lakebay, WA

Inside this issue...

- *President's Message*
- *Island Manager's Report*
- *Herron Island Emergency Preparedness Group—PC-NET*
- *Booster Events*