



The Beachcomber



HMC Newsletter

September-October 2007



<http://www.herronisland.org>
President's Message

I don't want to sound like a broken record but HMC members are going to have to take more responsibility for the actions of their guests and children. There was considerable discussion at the September Board meeting about the problems with reckless driving on the Island. Not only was there speeding but several instances of youths driving in a reckless and dangerous (to others and themselves) manner. It has been the goal in the past to not over-regulate or to impose so many rules that the Island no longer is enjoyable for all. However, if the situation does not improve, the Board will be forced to address this issue. So, please inform your guests of the Island rules, please follow the rules yourselves, and parents please monitor your children's activities so they do not endanger themselves, others, or property. This last month, someone drove an off-road vehicle of some type on the ball field and tore it up. Volunteers had to rake out many of the ruts. Common sense should dictate that you should not drive in our parks but it is necessary to institute a rule of no driving on the ball fields.

During the Board meeting, we did authorize a paid security service to monitor the mainland parking lot at night during the time the ferry is out of service. Several cars have been stolen from the lot this summer so we felt the necessity to protect our member's cars that have to be left on the mainland side. We also discussed the possibility of hiring a security service during holiday weekends on the Island to cope with those violating Island rules on driving, noise, etc. This is an expense we don't really want but if members do not control their guests and children, it may be necessary.

We had a letter from a member concerning notification of ferry run cancellations due to tides. This year we posted all the anticipated cancellations for the entire summer on the Web page, the Beachcomber, and on the information board at the mainland ferry dock. The deck hands usually tell those left behind of the cancellations and the fact that shuttles cannot occur during low tides but some times some people do not get the message. We

will attempt to continue these notifications but urge members and guests to check the Web site so there are no surprises and long waits due to cancellations.

Financially the Island is in good shape despite the expenses of the recent ferry dock repair. The fiscal year ends the end of this month and we anticipate some extra funds that will cover part of the repair and the security expense. The annual external audit is underway and will be reported in a future Beachcomber. The actions of volunteers on the Island reduced what could have been a very large expense to repair the damage done by the ramp control turning on the motor when no one was present. We all owe much gratitude to all those who helped. We have also implemented mechanisms that will prevent similar damaging events from ever occurring in the future.

Fred Fath
President

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 will begin October 1st.

Herron Island Boosters

The Boosters will hold their regular meeting and pot-luck dinner on Saturday the 13th of October at 6 pm. New officers will be installed. All are invited to Thanksgiving dinner on November 10th at 6 pm. Boosters will provide turkeys and stuffing. Please bring a favorite dish to share. If you can help set-up, we'll start around 2pm.

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

Al 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.orgManager email: HMCManager@herronisland.orgBeachcomber: 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 September 4, 2007

COWGER - O'NEILL - OVERLAND (Estate of) - RUCKS
- SILJA, INC. - TITZLER

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
Island Manager Report
Board Meeting
September 8, 2007**

Administration

- Staff work continues on whether to allow assessments to be paid with a credit card.
- For further Board discussion: changes to the Ferry Access Policy that are being drafted will state that only permanent renters will be accorded member ferry rates. These would be defined as renters with a signed rental agreement for not less than a 120-day period. Further details regarding this are still being worked on.
- For Board consideration: a contract from Security Masters Protective Services, Inc. for patrol of the mainland parking lot while the ferry is out of service for engine overhaul. This will require a signature if approved.

Information

- A second real estate appraisal was received for the HMC lot at 1219 W. Herron Blvd.

Legal

- A legal bill from Mark Anderson for work on the Pugh Agreement Area II has been received and paid. This amount, per the Agreement, is due to HMC from Mr. Pugh.
- Mark Anderson sent HMC an Engagement Agreement outlining the services to be provided by his firm and the fees for same. This needs a signature by HMC if the Board approves of it.

Land Use

- Dick Pugh's proposal that he be allowed to build a fence along and on the East Herron Road right-of-way has been formalized in a written Agreement.

Transportation

- One new generator still has a mechanical problem that is covered by warranty. It is expected that it will have been repaired by the day of the Board meeting.
- At this writing some, but not all, of the ramp repair bills had been received.
- All of the ramp cables (wire rope) have been replaced at both the ferry terminals. They were five years old and due for, at minimum, inspection this year.

Water

- Many members have responded to the questionnaire to gauge their thoughts on how to finance a new water system and to help determine how many hook-ups will be needed.

Rules

- A new rule covering violations of the Road Encroachment Policy is still in the drafting process.

Water, Water Everywhere!!

We wish – however, not really true anymore in the very near future.

The Federal and State governments have designated Water as a non-renewable resource and have began to pass laws to help us conserve what we have.

Standards for equipping, pumping, distributing, and use-measurement of water have recently been legislated and owners of water systems are scrambling to meet these standards by regulatory deadlines.

You may have heard “oh well, we have until 2017 to do anything about this.” NO WAY. It takes several months to over a year just to put in a distribution system our size and that after the job is put out for bids, bids awarded, permits and environmental impact studies done. Also in our case, a road survey has to be done.

Prior to the 2017 deadline meters must be read monthly and water use per lot recorded over a period of time. This record needs to be existent and ready for Federal inspection.

We have done a survey of local privately owned water systems including 2 islands. Some already have renovated their systems and have meters in place.

The next area of concern is fire safety. Like we have little to none: adequate water pressure in the present system to handle a significant fire (called fire flow) is not existent. And if you are depending on the fire engine stored in the Community Building the operative word is “stored.” The island is prohibited from using it because no one is trained to use it in accordance with County and State regulations. For fire safety we need 8” diameter pipe, increased pumping capacity and far many more fireplugs than we have.

The third major area of concern is potential pollution of the drinking water. Under the right set of circumstances such as a leaking septic tank and/or a water main break near a drainfield, the whole system would be polluted as it is presently structured.

We don’t think we need to remind our members how essential a good water system, like a solid ferry service, is to this island, no matter whether you are here only occasionally or full time.

Costs for required improvements are going up so that bids of approximately 2.2 million and 3 million will not apply much longer. The present “guesstimate” of a \$6,000/lot assessment is more likely to go up than down in time.

The Water Committee, like the Board, is made up of volunteers with no axe to grind except the well being of our island community.

Please cooperate with us to solve this challenge.

Your Water Committee

2008 will be the 50th anniversary of the incorporation of Herron Island. Carole Crowley is gathering stories from some of the original members, and they will be published in the months ahead.



HERRON ISLAND SHORT STORIES

By George Newcomb

The Fire Truck

From day one, the Herron Island members and board of directors were concerned by the lack of fire protection. We had a few small grass fires, but nothing serious. In the mid-sixties, the board had some serious discussions about this problem, and decided to start looking for a used, but serviceable fire truck.

I worked at Ft. Lewis in aircraft maintenance. A good friend who was an Air National Guard maintenance officer was on the city council in Steilacoom. I was telling him of our situation at Herron Island, and he said he thought we could be in luck. Steilacoom was in the process of buying a new fire engine, and the oldest in their fleet would be disposed of. He suggested we put in a bid, and he believed we had a good chance of getting it.

The truck was a 1936 Ford V8, with a 500 gallon water tank, a front mounted power driven large pump, 100 feet of one-inch hose, and 80 feet of regular fire hose. All were in good condition.

I took this information to the next board meeting, and we decided to bid \$301 for the truck. Several months later, the council sent us a letter saying we had won the bid!

Our treasurer, Bud Kirk, wrote a check, and I went to take possession of **our** fire truck. The Steilacoom fire people gave me a crash course in the operation of all the equipment, and I drove it home.

I spent some time sanding the Steilacoom Fire Department logo off the doors. I stenciled Herron Island Fire Department on the doors, and drove the fire truck to Herron Island. It was a very good looking truck, and in top condition. We parked it in front of Kirk's Kozy Korner, and had regular training sessions for anyone who wanted to be a part of our volunteer fire department.

Alex Berthoud, one of the Island residents, agreed to take charge of the truck, maintain it, and run it regularly to keep the battery up. In the winter, we shut off the water from the tank to the pump, and drained the pump. We had this truck on fire standby for several years. One winter someone opened the valve to the pump, and the pump froze and burst. The cost of a new pump was prohibitive, so we bought a small auxiliary gas engine driven pump.

To my knowledge, we never did have a fire to fight. Eventually, the truck engine failed, and the board disposed of it. This ended the era of the Herron Island Fire Department.

Water Survey Update

Many thanks to all 107 Herron Islanders who returned their surveys.

Briefly the results are as follows:

- 119 complete hook-ups were requested
- 31 stubs (which means future access to the water main with no meter or water flow at present)
- 23 lot owners preferred to retain Herron Island ownership of the system
- 17 did not want to retain ownership
- 67 were neutral on ownership on the basis of present information
- 17 preferred transfer of ownership to another entity such as Peninsula Light
- 24 did not want transfer ownership
- 66 were neutral on the transfer issue on the basis of present information

Payment in full was chosen by 25 (23% of respondents)

Payment in part (from 10% to 50%) was chosen by 48 (45% of respondents)

No up front payment was chosen by 34 (32% of respondents)

Conclusions:

- 1) A 28% response from 380 lot owners was not sufficient for valid detailed conclusions.
- 2) Many owners do not appear to understand that improving the water system is NOT optional. It is a necessity based on new Federal and State Laws
- 3) To come up with a good ballpark figure of hook-ups and stubs for contractor bids we need full member cooperation. Without your input we do not know whether you need one or the other. The cost of the system largely rides on this input from you.
- 4) There does not appear to be a strong majority commitment either to retain ownership or to transfer it but there will be later surveys to address this once we can give you more information.

See attached survey form to be filled out only by those who did not return the first one. Please send them to the HMC office but do not call the office. Call Mike Davis, Chairman of the Water Committee, at 253.884.1423 if you have questions.

 This survey is for information only, you are not voting by completing the form.

Name: _____ Island Address: _____

1. How many lots do you own? ____
 In the new system, how many complete water services, check valve and water meter, do you need? ____
 How many stubs will you need? ____
 If you have contiguous lots, identify what you want by island address. A small map if it is helpful.
2. Should HMC Management retain ownership of our water system? A neutral response can mean insufficient information at this time to make a choice or your choice will depend on the final costs.

Yes__ No____ Neutral _____

Do you want HMC Management to transfer ownership of our water system to a water company? The water company would install the system and their capital costs would be repaid by island owners. Payments could be made up front or monthly over a long period of time. Neutral response can mean that there is insufficient information at this time to make a decision.

Yes____ No ____ Neutral _____

Either option will require improvements and on-going maintenance costs to HMC members.

3. Very important to how we proceed is how we are going to pay for the new system. At this point, we think the capital cost will be around \$6,000-plus per hook-up. This is the only figure we have at present. Payment of the capital cost can be set up to be part of the monthly water bill ("pay-as-you-go"), or it can be made in part or in full up front.

Would you want to pay your full share of the cost up front? Yes_____ No_____

If not the full amount what portion would you pay up front? _____

*****THE FINANCIAL INFORMATION ABOVE WILL BE CONFIDENTIAL*****

4. Suggestions:

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.
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								8:30	9:00				

Thanksgiving: 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

New Years Lv. Island 11:30, 4:30, 6:30
Lv. Mainland 12:00, 5:00, 7:00

Welcome, New Islanders!

HMC welcomes the following new members to Herron Island:

- Denny and Carolyn Clark
- James Bradford
- Joshua Carlsen

Rules Committee Report

The Rules Committee has settled four out of four complaints received so far this year.

Many members have received warnings about exceeding the speed limit of 15 mph and about keeping boats at the small boat dock for more than 24 hours.

Submitted by: Merry A. Kogut, Rules Chair 9/10/07

LABOR DAY SAILBOAT RACE

CONGRATULATIONS to the top three for a close and exciting race!!

MONOHULL

1. Michel Sotura and Dave Monette 1 hr. 28 min.
2. Hackworth Crew 1 hr. 37 min.
3. Paul and Curt Bray 1 hr. 37 min. 10 sec.

Golf Cart News

At the recent Golf Cart Clinic the technician provided the following information: The tires need 22 lbs. of air. Our carts are very rusty underneath. We need to wash the underneath of our carts frequently with plain water. Remember that we put salt water on the roads. For electric carts, wash the dust off your batteries. Do not overfill your batteries.

Odds and Ends

Did you know that you can kill a large healthy tree by piling dirt, dense mulch, etc. all around the trunk of the tree. In essence, you change the dirt level for the tree; eventually it will probably kill the tree. If you leave a couple of inches between the thick mulch etc. and the tree trunk, it should not hurt the tree.

Ever wonder why busted sea shells were on the roof of some Herron Island houses? The crows are responsible!

Cigarette butts on the ground have never improved the appearance of our island. The same goes for litter. Please take pride in the appearance of your island.

Notable Items

There were only a handful of responses to the office about using a credit card to pay your assessments, bills, buy ferry tickets, etc. If this is something you want to do, let the office know now. (Office@herronisland.org or PO Box 119, Lakebay, WA 98349) If a sufficient number of members are not interested, it will not happen.

If you have not returned your water survey, please do so. The information about your water hook-up needs is essential to the Water Committee. The other information is extremely helpful. The Water Committee will share the information when it is compiled.

The speed limit on the stretch of Herron Road on the way to and from the ferry is only 25 mph. The residents get upset with us when we speed and when we block their driveways. It is not a good idea to block the street intersection while waiting for the ferry.

Annual Report of HMC Management Properties

In accordance with the Land Use Policy, a list of HMC properties will be published annually in the Beachcomber; therefore, the following information is provided

The common areas include 903 Yew Blvd next to the Fire Station/Office and Goodpastor Park; North Beach with the small boat dock/boat ramp and the Rose McGinn Pavilion; South Beach; the two Water System lots; designated parks property at 728 East Madrona Blvd and the Nature Park at 619-705 West Yew Blvd; and the Community Garden at 1003 East Madrona.

HMC Management currently owns the following lots

- 1318 West Herron Blvd.
- 1313 West Herron Blvd.
- 1219 West Herron Blvd.
- 1205-1123 Yew Blvd.
- 816 East Madrona Blvd.
- 317 East Madrona Blvd.

BOOSTER'S AUCTION 2007

A huge thanks to all the generous people of Herron Island. So many great people worked together to make this year's auction such a wonderful success! Items were donated, the hall was cleaned, decorated and transformed, tables were hauled and even constructed, food was served and the evening was enjoyed by all.

"Auction 2007" was more fun than ever! A spectacular variety of items were donated from big to small so that everyone could join in the festivities and have fun bidding and out bidding each other.

We raised approximately \$7,500; every cent of which will go toward projects at the fire hall, parks, and community beaches.

A special thanks to our local merchants who generously donated:

Key Center Auto
 Minter Veterinary Hospital
 Key Peninsula Chiropractic
 Key Center Computer Repair
 Lakebay Nautical
 Sunnycrest Nursery and Floral
 Trillium Winery
 Travel House Inc. (www.travelhouse.com)
 Cutter Bug Beauty Shop

A sincere thanks to everyone who attended the auction and participated.
 Carla Vierra and Judy Greinke – Co-Chairmen

FREE CLASSIFIED ADS

Wanted, 8ft or 9ft Livingston. For sale or trade 8ft rowing dingy \$300
 OBO. Hollis 253-686-4466

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.

Reduced Prices to Sell

Motivated Sellers

East Madrona lot reduced from \$95 K to \$79 K

Western View, Turnkey, Maple Drive
Reduced from \$349 K to \$329 K

Western view & waterfront
Reduced from \$379 K to \$369 K

View Lot Madrona
power, water, septic installed.
Special terms \$79 K

If you want the sold sign on your property

Call Dallas for results

253.606.0972

253.884.6166

(Paid Advertisement)

HERRON ISLAND YARD MAINTENANCE

ALLEN MOREN
253-884-2721

ESTIMATES BY THE YARD

- *Also works with Tansy
- *Appliance Disposal
- *Deck Cleaning
- *Restaining

(Paid Advertisement)

May Mobile Marine Tech

**Monty will be on the island to
winterize boats, motors, and
service generators**

**on
Saturday, October 6th
from**

9:15 until 4:30

**Please call for an appointment
to discuss your requirements.**

360.621.1239

Monty Riley, Owner, Licensed & Insured

Complete Service for Evinrude, Johnson, Mercury, Honda, Yamaha, Jet Skis

Mobile 360.621.1239

Email: mriley@wavecable.com

(Paid Advertisement)



KRAMER'S EXCAVATING

Owner: *Steve Kramer*

EXCAVATION, HAULING & BACKHOE SERVICES

- Demolition (dump runs)
- Retaining walls & stone/block walls
- Home remodel & repair
- Carpet, vinyl & laminate installation & removal
- Site Clean-up
- EXCAVATION: site prep, septic repair, water & power lines & culverts
- HAULING: driveway rock, topsoil, sand mix & drain rock
- BACKHOE SERVICES

253.884.3671 Or

253.857.9202

**P.O. Box 816
Lakebay, WA 98349**

Resident/Member Since 1959 Licensed, Bonded & Insured



(Paid Advertisement)

HMC MANAGEMENT FEE SCHEDULE 2007/2008

HMC FEE SCHEDULE AS OF 10/1/2007

HANDLING FEE MONTHLY FOR DELINQUENT ACCOUNTS	\$25.00
INTEREST 1% MONTHLY OR 12% PER ANNUM	
NSF	\$35.00
FILE RESEARCH PER HOUR	\$25.00
PLACING AND RELEASING LIENS: CONTACT Law offices of Strichartz	
LOST STICKER REPLACEMENT	\$5.00
SPECIAL FERRY RUN (PER RUN)	\$150.00
WATER HOOK UP	\$220.00
WATER SHUT OFF (LEAKS)	\$25.00
WAL AVAILABILITY LETTER - TO BE COMPLETED BY ISLAND MANAGER	\$15.00
COPIES - EACH	\$0.15
FAX - LOCAL INCOMING OR OUTGOING	\$1.00
FAX - LONG DISTANCE - FIRST PAGE OUTGOING	\$2.00
FAX - LONG DISTANCE EA. ADDITIONAL PAGE OUTGOING	\$1.00
FAX - LOCAL AND LONG DISTANCE INCOMING PER PAGE	\$1.00
ISLAND MAPS - MEDIUM	\$5.00
ISLAND MAPS - LARGE	\$8.00
PROPERTY TRANSFER FEES	\$100.00
BEACHCOMBER ADS - PER 1/4 PAGE	\$10.00
BEACHCOMBER ADS - PER 1/2 PAGE	\$20.00
RETURNED MAIL: POST OFFICE RATE	
NOTARY SERVICES	\$10.00
COMMUNITY BUILDING RENTAL + DAMAGE DEPOSIT (applies only to private parties; up to \$50 refundable)	\$100.00

*Policy clarification: A replacement fee will only be charged for lost stickers. Members are encouraged to notify the office promptly about vehicle changes.

WELCOME ALL NEWCOMERS!



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

BOOSTERS

The Beachcomber

HMC MANAGEMENT

P.O. Box 119

Lakebay, WA 98349

PRSR STD
U.S. Postage
PAID
Lakebay, WA
Permit No. 7

Inside this issue...

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