

# Newsletter



## Membership Annual Meeting

### Upcoming Community Decision

The Holmes Harbor Water Company is facing a critical Board membership crisis. There are three alternative scenarios to be considered:

1. At the Annual Meeting, elect 4 new members to the HHWC Board to fill vacant leadership roles.
2. Hire an Executive Assistant to the HHWC President to carry out the day to day management activities of the Water Company, direct King Water, our water service provider and report to the HHWC Board.
3. Join a state sponsored Public Utility Cooperative consisting of other water associations on Whidbey.

Discussion on these alternatives and a community advisory vote will take place at the January 9th 2016 Annual Meeting.

For more information on these alternatives and a discussion of issues facing our water system, see pages 6-7

### Annual Meeting Election of Trustees

#### **Greenbank Beach and Boat Club**

The GBBC Board of Trustees has 4 vacant positions including a Treasurer with terms varying in duration from 2 to 3 years.

#### **Holmes Harbor Water Company**

The HHWC Board of Trustees has 4 vacancies with terms varying in duration from 3 to 5 years.

If you are interested in serving on one of your community Boards please contact any board member. You are also welcome to attend our board meetings held at 6pm in the Day Road Fire Station on the third Monday of each month.

The Boards will consider changing our meeting time and date to accommodate prospective Board members schedules.

### In this Issue

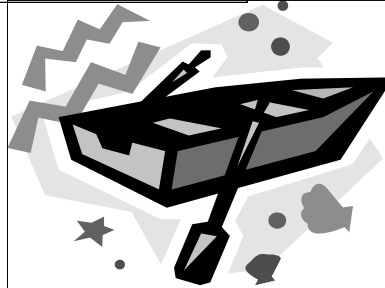
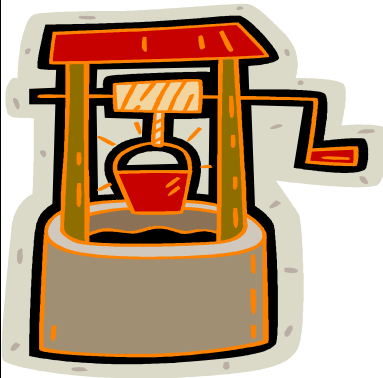
Community News	pages 1-3
Beach Club News	pages 4-5
Water Company News	pages 6-8

[www.holmesharborestates.org](http://www.holmesharborestates.org)

Password = tides

### Holmes Harbor Water Company Board of Trustees

- President  
**Bruce Peterson - Vice Pres.**  
 562-438-6259  
**Sharon Dunn - Secretary**  
 360-678-4989  
**David Paull - Treasurer**  
 301-751-2314  
**Robin Llewellyn - Member**  
**Chris McGrath - Member**  
**Ray Thorne - Member**



### Greenbank Beach and Boat Club Board of Trustees

**Judi Moore - President**  
 360-222-0109  
**Robin Llewellyn- Vice Pres.**  
 360-678-5403  
**Sharon Dunn - Secretary**  
 360-678-4989  
 - Treasurer  
**Karin Coleman - Member**  
**Bob Monroig - Member**  
**Bruce Peterson - Member**

## Community News

### Documentation Project

We are in the process of cataloging and reviewing Holmes Harbor Estates documentation from 1964 to present.

If you are a prior Board member or have documentation that you feel might be relevant to our community records, please contact any one of the board members listed above and we will be happy to pick it up. Thank You

### New "OLD" Neighbors

Richard and Sherene Loughead who purchased the property just south of Sally McAdoo's home a few years back have purchased Sally's house at 2703 and plan to occupy it while they begin re-constructing their current home at 2715 Van Dee.

Look for construction activity in the coming months. Welcome again to the neighborhood.

### Special Plans—Let Us Know

If you have special plans for the residential area or the beach, let us know ASAP so we can try to accommodate your needs.

We normally service our water system in September or October. This year, one of our residents had planned a gathering on the day of the water shutoff. Fortunately, we were able to reschedule and accommodate that individual. However, in the future we may not have that luxury. So if you are planning something in your home or the beach, let us know early so we can schedule accordingly.

### Monthly Board Meetings

Monthly Board meetings are the 3rd Monday, 6pm at the Day Road Fire Station (past the Progressive Club and bear left onto Day Road).

Everyone is welcome to attend.



## Community News Continued

### Thanks Volunteers

There are an increasing number of community projects and ongoing activities in Holmes Harbor Estates that are aided by the volunteer efforts of our neighborhood. In fact, the participation by volunteers involves more than half the full time households within our neighborhood.

Rather than try to name everyone and risk leaving someone out, we are just saying Thank You.

We have more volunteers than we have ever seen and that makes for a happy and participative community.

To recognize all our volunteers we are planning a community wide event next Spring.

We hope to have our plans firmed up by the Annual Meeting so we can announce our surprise.

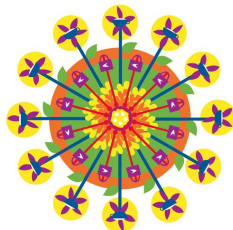
See you there!

### Holiday Craft Fair

Connie Monroig regrets that we will have to postpone the planned craft fair until next year.

For those of you who have crafts to share, do not worry, we will let everyone know of next years plans well in advance.

Please contact Connie at 206.399.2577 if you're interested in participating and/or for more information.



### Sally's Farewell

August 19, 2015

Boards of Holmes Harbor Estates  
PO Box 75, Greenbank, WA. 98253

Dear Board Members,

It is with sadness that I tender my resignation from the Boards and my positions as President of the Holmes Harbor Water Company and Treasurer of the Greenbank Beach and Boat Club.

However, my status as a property owner changed with the sale of my home effective August 4, 2015. Therefore, under the by-laws of our organizations I am no longer eligible to participate on the boards or hold elected office.

As you know, I will be moving to be closer to my family east of the mountains. However, the experiences I have shared with all of you and other members of our community will stay with me always.

I want to thank each of you for your support over these past years. I could not have done this job without dedicated Board members to back me up.

I know in leaving that we have put in place achievements that will carry the community forward in what I can only describe as a pleasant harmony. Not only do we have Board members making significant contributions but a growing cadre of community volunteers working on many and varied projects.

We can all go forward with heads held high knowing that we have made a difference in our community.

Thank You Again,  
Sally McAdoo

# BEACH AREA NEWS

## Presidents Message

The holiday season has arrived and the **Board is especially thankful** for the accomplished projects that occurred because of **positive, hard working volunteers in our community**. Those volunteers cannot be thanked enough for \*stepping up\* to continue to make our community a pleasant and safe place to live. **THANK YOU**

During the past 6 months maintenance and repair on our Tidegate was accomplished by volunteers and a paid engineer. This work has saved our community not only money but provided much needed information concerning our Tidegate and vault. An informational discussion will be held at our annual meeting. In addition, our beach areas and boat ramp were enjoyed by many during our warm, dry summer. Again, thank you for helping to keep our beach areas clean, utilizing our kayak/boat storage area and supporting our beach guidelines. Our summer August picnic provided us with GOOD picnic food and happy memories of visiting among our neighbors and friends.

Per the results of our January 2015 annual meeting survey, the Board pursued grant funding sources available to assist with professional and financial assistance for our Tidegate. Survey results, compiled by the volunteer Outfall Committee, made it clear our beach access and boat ramp are of primary importance and the community gave the Outfall Committee and the Board approval to pursue grant funding opportunities. Consequently, along with Whidbey Island Conservation District, a grant has been awarded to WICD and GBBC in the amount of \$136,740 in order to provide our community an assessment opportunity for our beach/Tidegate area.

The grant monies will focus on the following 5 areas:

1. Conduct an engineering report on site hydrology (water flow from watershed areas).
2. Conduct a community outreach program for purpose of involving all the stakeholders.
3. Employ a land use attorney to identify the legal obligations of government & property owners.
4. Conduct a characterization study focusing on tidal, geology and sediment movements of area.
5. Produce a revised report that examines various alternatives/options for our Tidegate area.

During our annual January 2016 meeting, a presentation and detailed discussion of the above areas will occur. **The decisions concerning our beach are extremely important and our community members need to be involved in decision making.** Please attend January 9, 2016 at 10am in the Greenbank Progressive Hall.

**ENJOY THE HOLIDAY SEASON**

*Sincerely,*

**Judi Moore**



## BEACH AREA NEWS

### Summer Picnic - Better Every Year



Through the cold and the rain and the heat of day.

### Tidegate Volunteers Won the Battle!



Lots of planning, 9 hour days, mud and brawn completed the first segment of their work.

Get the full story at the Annual Meeting.



# **WATER COMPANY NEWS**

## **Vice Presidents Message**

The Water Company Board is facing a critical shortage of Board members.

As most of you already know, Sally McAdoo, our long time president has resigned from the HHWC Board and moved to Wenatchee to be closer to her family and receive treatment for her health issues.. During her tenure she took us from a good water system to an outstanding example of a well managed and funded water system.

I don't think the community would like to let that rating slip but it will if we are not alert.

I agreed to take on the Vice Presidents role several years ago at Sally's request to help her with her tasks. During the interim, we have asked the community members to join the Water Board in hopes that both Sally and I could transfer our responsibilities to a younger generation.

Many of you may not know, I live in California and travel to Washington once a month to conduct the Board meeting and handle Water Company business.

With Sally's departure the prospects for effectively leading the Water Company from a thousand miles away are unsustainable.

You may say the Board has a problem. Lets be clear, the community has a problem. We are 69 connections and all expect that when we turn the tap, water flows. Those 69 of you are going to have to step up and do your part. Even if you have participated on one of our Boards in the past, the 69 homes have to realize being in this water system has benefits as well as responsibilities.

I am willing to continue to make my journey and help transition new board members over the coming 12 months but realistically that will put me at the point of spending 10 years serving the community. There won't be an 11th.

So, on page 1 you see we are considering three alternatives. We are discussing offering future boards a basic usage water credit as a small compensation for their efforts. The question of reimbursing the officers for significant additional effort is also in the discussion stage. However, whatever we decide on compensation or benefits will cost the community far less than the other two alternatives.

A reasonable estimate of the cost to hire an Executive Assistant is \$100 per quarter per household. That will make an \$80 dollar quarterly bill \$180.

The public utility cooperative is less clear but most likely \$150 additional per quarter or higher.

Remember, this is your community and your water. Your vote will give us guidance. However, if you vote to continue with the in-community Board but fail to staff it, alternatives 2 and 3 will be in play. Your choice and your action! Consider carefully.

Thank You, Bruce



# **WATER COMPANY NEWS Cont'd**

## **WATER PROBLEMS?**

**IF YOU HAVE ANY PROBLEMS WITH YOUR WATER SERVICE PLEASE CALL A BOARD MEMBER FOR ASSISTANCE. PHONE NUMBERS ARE LISTED ON PAGE 2 OF THIS NEWSLETTER**

## **Billing Rates Effective January 2016**

The planned 2016 rate increase will raise the basic quarterly rate for up to 15000 gallons by \$2.50 per quarter to \$82.50 per quarter. These planned modest increases allow the Water Company to receive income in excess of expenses and make real headway on rebuilding our reserve funds.

While we are exploring the possibility of applying for grants to cover the cost of further upgrades to our water system, the cost for the planned water manifold upgrade, preparations for the installation of a water treatment plant and expansion of the upper well house building will be included in the HHWC Budget for the coming year.

## **Water System Maintenance Update**

Regularly scheduled maintenance of our system this year included flushing the entire system in October as well as planned cleaning of the reservoir in November. Typically, the water is only shut off for a few hours in the middle of a week-day for this work to be completed. As in all water system outages, you will be notified in advance when the water will be shut off.

Installation of the new water manifold will also require water shutoff for several hours. We are also beginning a program of replacing large sections of pipe on Farmington and Shoreline. Notices of these outages will be distributed as well.

## **Leak Forgiveness Policy**

If you have a leak that results in excessive water usage, tell us within 15 days, have it fixed and we will remove any over basic usage charges.

## **WATER SHARES - A LOOMING ISSUE**

Holmes Harbor Estates was granted a total of 80 water shares when the first properties were put up for sale in 1964. The number and the authorization came from the State of Washington and along with the water shares the Holmes Harbor Water Company was chartered to manage and protect the community water system. In doing so, the State made it clear the water belongs to the State and if we were good stewards we would be allowed to use it.

Water Shares are the vehicle by which a property owner is authorized to purchase a water meter and be hooked up to the community water system. Among the requirements to obtain a water share, the owner must have an approved septic permit and pay the water share fee which is currently \$10,000.

There are 76 water shares that have been sold in the community which leaves 4 remaining. After those 4 are gone, no further construction can occur without additional water shares being granted by the State.

So, lets just request more water shares. It is not that simple. The State will conduct a thorough review of all aspects of our water system and the current level of water usage within the community.

Additionally, they will review our water meter installations, our billing, our financial standing, our reserves, the management team, outage and repair history, our accounts receivable, our system documentation and many other categories to ensure that we have the need, the wherewithal and the ability to qualify for additional water shares. This review could take considerable time and we are preparing for it in the near future.

In the meantime, if you are planning to build in the future and do not currently have a water share, consider buying one of the 4 available before they are gone.

We do not sell water shares on speculation and you will need the proper county permits and building plans to apply for a water share.

Direct questions to any HHWC Board member.

## Community News Cont'd

### Island County Noxious Weeds

**If you see any of these guys on your property, pull them up, bag them and take them to the dump at no charge!**

**If you don't, the county may do it for you and send a bill.**

**If you see any on HHE property or roadways, call a board member.**



Canada Thistle



Poison Hemlock



Tansy Ragwort



Purple Loosestrife

**Save the Date - Annual Meeting January 9th 2016 10am**



Holmes Harbor Water Company &  
Greenbank Beach and Boat Club  
PO Box 75, Greenbank, Wa. 98253