

Newsletter



Community News

Membership Annual Meeting

Summary of the Annual Holmes Harbor Estates Membership Meeting held January 10, 2015. Following welcome and introductions the Holmes Harbor Water Company's President's Report explained the major repairs on the water system, including work done on Farmington Road, repair of the controller and service pump and wire repair between the two well houses.

The Treasurer's Report explained the budget, emphasizing the \$56,850 in expenditures anticipated for 2015. The HHWC Board anticipates that approximately \$40,000 of this will be to deal with increasing arsenic levels. David Paull explained that background arsenic is part of the geology of Whidbey Island. Currently our water tests below ten parts per billion, the level at which point action would be necessary. This action would be an addition to our upper well house and purchase of treatment equipment. It is anticipated there will be no individual financial impact because we will explore both grants and low interest loans. The 2015 budget was approved. Funds collected from the Home Owners Association dues are deposited into the HHWC accounts but are tracked separately.

David asked for help on the Small System Water Plan; thanks to Cyndy King, David Lyle and Larry Graham for volunteering.

Neighbor Ray Thorne was elected to the HHWC Board. Thank you Ray for accepting the position on the Water Board.

Greenbank Beach & Boat Club President Judi Moore thanked members for being positive in solving problems and volunteering. Her report also thanked the volunteers who built the non-motorized boat storage rack. Karin Coleman was thanked with applause for a successful picnic. In response to a question about timing of ramp cleanings, Judi explained that the cleaning is expensive and is done for fishing seasons and holiday weekends as needed throughout the summer. She recommends four wheel drive vehicles when launching and cautions that vehicles cannot be left on the ramp or the driveway. The GBBC has applied for and received the appropriate maintenance and cleaning permits.

Neighbor Bob Monroig was elected to the GBBC Board. Thank you Bob for accepting the post.

The Tide Gate Committee presented a well-received report which is covered separately in this newsletter. The Annual Meeting concluded with thanks from the membership to the all volunteer boards.

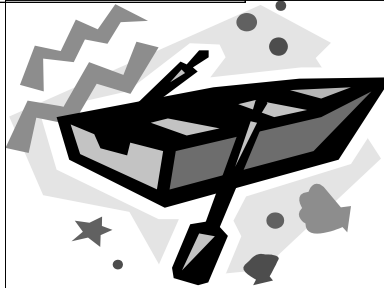
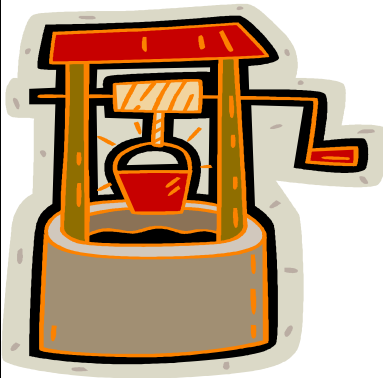
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Holmes Harbor Water Company

Board of Trustees

Sally McAdoo - President
360-678-5023
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
Sally McAdoo - Treasurer
360-678-5023
Karin Coleman - Member
Bob Monroig - Member
Bruce Peterson - Member

Community News

Fire Hydrants

Our Fire Hydrants are checked and tested annually by Central Whidbey Fire and King Water. Each is operational at the time of inspection. If you notice any problem please report directly to the Fire Department. Remember the Hydrants are for Fire department emergencies only. No personal use is permitted.



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Burning Yard Waste

Burning wet vegetation results in thick smoke that tends to cling to the ground. Please wait to burn until your brush pile is dry.

Or better yet, compost your yard waste, take it to the dump or create a small creature habitat of piled branches and twigs

Your uphill neighbors will
Thank You.



New Neighbors

New to our association but not living within our neighborhood are Larry and Karin Graham. They purchased the house on the acreage at the end of Van Dee Ave but also have a vacant lot within our association.

Also new to the community are George and Nancy Stump on Van Dee along with their dog Slim.

Warwick and Morag Charlton have purchased the historic home on Shoreline built by Calvin Phillips who developed the Greenbank Farm.

Gabrielle Shearer, former renter within the association is now the proud owner of a mobile home on Shoreline.

Julie Brock has purchased the vacant lot on Van Dee Ave.

Welcome to the neighborhood!

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).

Community News Continued

NIGHT SKY ORDINANCE



Island County's Lighting Ordinance has been in effect for more than a decade. However, many in our neighborhood and throughout the County are unaware of its existence.

The basic intent of the Ordinance is to preserve the islands' rural character and provide guidelines for residential and commercial lighting.

Several in our community have noted that neighbors' security lights are intruding on their enjoyment of the outdoors and their interior spaces. We are presenting this topic in the hopes that those with inappropriate lighting will move to correct the condition and those that are concerned about neighboring lighting will be aware of the county's guidelines for lighting.

Light fixtures must be shielded, hooded and oriented towards the ground so that direct rays of light don't shine on your neighbor's property and pollute the night sky or

or the surrounding community.

No lighting shall blink, flash or be of an unusually high intensity or brightness.

All lighting fixtures shall be appropriate in scale, intensity and height to their use.

Other lighting that achieves these goals includes fixtures that are:

- *installed on residential structures with incandescent lamps or equivalent.*
- *Used for seasonal decoration*
- *Used temporarily for emergency*
- *Used for public athletic fields, fairgrounds and approved temporary special events.*
- *60 watts or less*
- *Lighting using fossil fuels such as patio torches and luminaries is also OK.*

Appropriate Outdoor Residence Lighting



We will have County brochures available at the next Annual Meeting

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.

At a time when there are many important projects and issues facing your Boards the assistance on project teams like the Beach Outfall Committee and the Well House Upgrade Project as well as the self initiated acceptance of basic community tasks like picking up the trash at the beach, dealing with noxious weeds on our own properties and community land, helping neighbors who need a little assistance, looking after pets when neighbors are away and helping out at our Annual Meetings and Beach Picnic. All help is really appreciated.

In Our Neighborhood—Greenbank Farm

Our neighborhood is bordered by a rare treasure - 151 acres of publicly-owned land known historically as Greenbank Farm. Farm trails offer views of both sides of the island, the Cascade Mountains to the east and the Olympic Mountains to the west plus Mount Rainier on special days.

Explore the heart of the Farm complex featuring the Whidbey Pies Cafe serving locally grown food plus fabulous pies; three exciting art galleries, a cheese shop, wine shop, children's playground, and rain garden.

Or amble thru four-plus miles of trails which may be explored on foot, horseback or with your off-leash canine friend. At the Farm Shop, ask for a brochure for the self-guided tour of the Organic Farm School and be prepared to see chickens, goats and farmers-in-training.

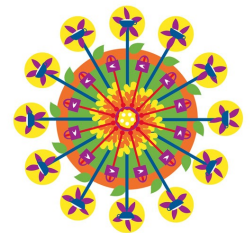
Holiday Craft Fair

Connie Monroig would like to invite all of the "crafty" folks around Holmes Harbor Estates to a Holiday Craft Sale on December 5th & 6th at her home (854 Delphinium DR).

The community event is intended to provide an opportunity for neighbors to get together at an open house setting where Islanders could purchase homemade gifts.

This early notice is to provide you time to start working on projects that you'd like to offer for sale. Additionally, folks will have the opportunity to fill their holiday gift lists.

Please contact Connie at 206.399.5277 if you're interested in participating and/or for more information.



Check out the website, www.greenbankfarm.com, for a complete calendar of special events and ways to support the Farm either as a volunteer or by donation.

Beginning in June check out many of the summer events planned at the farm including First Friday art walk and special dinner at Whidbey Pies Cafe as well as the Safety Fair on June 14 and the Honk Fest/Brass Band Picnic on June 22.

Also, there are many other Family Friendly events Including outdoor concerts plus a summer market on Sundays from noon to 4pm.

Enjoy the fun!



BEACH AREA NEWS

Presidents Message

Hello Fellow HHE Members,

Cheers to summer soon arriving. Our communities' positive, cooperative attitude has continued to create in Holmes Harbor Estates a pleasant place to live and enjoy our beautiful beach area. The Board of Greenbank Beach and Boat Club and Holmes Harbor Estates want to say THANK YOU for all the donated volunteer hours that members have provided this year. This spring we have new members for our **Architectural Review Committee**..thanks to Bob Monroig, Cyndy King, & Karin Coleman. Our **Outfall Committee** continues to study, explore options & collect information for our beach and Tidegate concerns.

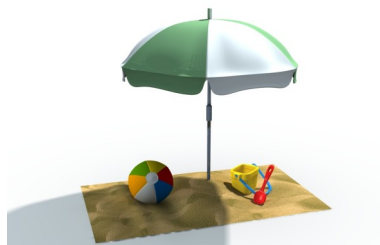
Our January annual meeting was productive in hearing from members about their concerns as well as learning about, not only our water system, but our beach infrastructure. Our Outfall Committee conducted a Powerpoint presentation, thanks to Sally King and Barbara Bennett, explaining the history of our Tidegate system from the mid 1800's to the present, as well as leading a discussion with questions from the community. In addition, an **IMPORTANT survey was distributed**. Please read the enclosed section on pg. 7 about this topic. THANK YOU to the members who have returned the survey. Most important, since the majority of our community is in favor of annual maintenance of the Tidegate, volunteers along with Juel Engineering, performed exploratory maintenance in mid-April and will again attempt in mid-August when waters in lagoon area are much lower. The Tidegate is functioning and water is pouring out into the harbor.

Our boat ramp was cleaned in time for May 1 shrimp season and will be cleaned when needed throughout our summer season of crabbing, fishing and fun boating excursions. The porta potty is in place until October 30. Boat launching *All wheel or 4 wheel drive is highly recommended*. **Non-motorized boat storage is available on racks** found at end of our parking lot with a sign explaining its' use. Please remember to not store your boats on the beach or in the waters in front of our beach area. Volunteers supervise trash pickup weekly. Please remove your personal garbage including fish/crab remains. remember to "WHAT YOU PACK IN ... PACK OUT!"

ENJOY our summer/fall season and please remember to read the beach rules and safe guard your beach gate key as it is an expensive item to replace. Since our key replacement there have not been any complaints concerning unauthorized use of boat ramp and beach area. *You are always welcome at our monthly meetings held at 6 pm 3rd Monday, of each month at the Day Road Fire Station*. Hope to see you at our August 15 beach picnic.

Sincerely,

Judi



BEACH AREA NEWS

Summer Picnic August 15th 2pm Holmes Harbor Estates Beach.

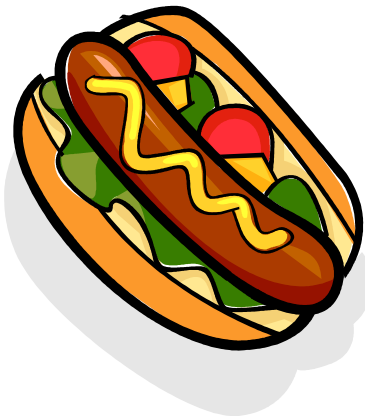
It's summer and our Annual Picnic planning is well underway. This is a great time to meet our new as well as "old" neighbors. The picnic has been a resounding success under the guidance of Karin Coleman and attendance grows larger with each year. Lets make this a better than ever "Pick-Nick"!

We will again serve our ever popular gourmet grilled sausages with all the trimmings, waters, a delicious punch and tableware. Add in accompanying dishes by our neighbors and ending with desert treats by you and the Boards. Your contributions will round out the fare.

Please bring whatever additional beverages you would like along with chairs, blankets, beach toys etc. The GBBC Board is considering a new canopy as well as more permanent improvements to the beach over the coming seasons.

We expect sailing rides and other water sports so bring your stuff and enjoy an afternoon of relaxing and playing at the beach. In addition to enjoying the picnic you will be able to take a look at our new Kayak racks and non-motorized boat moorings.

Please call Karin at 678-3397 if you have questions.



Beach Bits

Boat Ramp -We try to schedule the cleaning and maintenance of our boat ramp to coincide with major water related events during the summer season. However, we all know that from time to time an unexpected event comes our way so if the ramp needs attention between our scheduled cleanings, please notify any GBBC Board Member.

Boat Storage Racks—The Boat Storage Racks are free of charge to HHE residents and owners. When placing non-motorized boats on the racks please keep in mind the following rules:

Boats are allowed on racks or rowboat moorings located on the south side of the parking lot only.

Water craft must be secured to the rack moorings.

Each craft must carry owner identification. Racks are not intended for year round use. Boats left after October 30th will be removed.

Driveway and Launch Ramp—Do not leave boats or vehicles unattended on the driveway or launch ramp at any time. Our access is also an emergency beach access for the Central Whidbey Fire Department. Vehicles left unattended will be removed by emergency personnel.

Beach Volunteers—In addition to the committees mentioned in other sections of this newsletter we need to thank those residents who look after the trash, organize projects to clean up our beach area and keep the noxious weeds under control. Outfall Committee members have met for a year to bring us to our current level of understanding.

Committee members are:

Co Chairs: Judi Moore and Sally King

Members: Barbara Bennett, Sharon Dunn, Beverly Gilbert Cyndy King, Sally McAdoo and Nancy Sharp.

BEACH AREA NEWS Cont'd

OUTFALL COMMITTEE

GBBC SURVEY REPORT

At the 2015 January Annual Meeting, the Greenbank Beach & Boat Club Board and the Outfall Committee distributed a survey questionnaire developed by the Outfall Committee to seek community input on goals and actions related to the storm water infrastructure located on our beach property. The survey was also mailed to property owners who did not attend the meeting and GBBC Board members contacted non-responders by postcard & telephone to increase the return rate. By the end of April we received 62 survey responses, representing half of all property owners in Holmes Harbor Estates (including those with vacant lots) and a majority of those property owners with homes or water hookups in our community. The Board says THANK YOU for taking the time to respond and assist the Boards in making decisions concerning our beach access property. A more detailed discussion and report will be presented at 2016 annual meeting.

Community respondents written comments were appreciated and most helpful to the Board and committee members in assessing our community's viewpoints. There were several questions on how to fill out the survey to accurately express one's viewpoints and concerns. Therefore, the Board and Committee members reviewed the survey results a number of times and tabulated them in different ways to arrive at a reportable, clear and accurate consensus. We are still accepting surveys so PLEASE return them if you have not done so.

In the draft goals section of the questionnaire, we asked respondents to identify their top 3 priorities from the **community interest goals and the watershed and ecological goals**. Community response showed a strong and consistent message that **the highest priority goal was** to maintain private access/control of the road, boat ramp, beach access and parking lot. *An overwhelming majority circled beach access as one*

of their 3 priorities.

In the section titled **Options for actions moving forward** respondents were asked to indicate if they supported or opposed a number of short and long term actions. The strongest finding in this section of the survey is that the majority of respondents support annual maintenance of the tidegate, vault and outfall pipe. While 4 respondents circled no action, meaning to allow the tidegate structure to continue to deteriorate, 3 of those respondents indicated they were interested in supporting other limited action options. The Outfall Committee found multitudes of written comments regarding this section of moving forward.

In the section of **options for actions moving forward** a strong majority of community members supported section B which stated support for exploring partners and funding for a feasibility study to restore tidal flow to the lagoon while retaining ownership. Of the few respondents who opposed exploring partners or funding to study feasibility of potential restoration at the project site voiced the following concerns: studies are costly and can delay actions; focus instead on repairing the existing system so it lasts; outside funding could lead to loss of control and possibility of strings attached; restoration project might take up too much space away from beach/boat ramp.

In conclusion, maintaining beach access was the most important factor to everyone while the cost of maintaining the infrastructure was also of importance to many respondents.

Sincerely, Committee members Judi Moore, Sally King and Nancy Sharp

WATER COMPANY NEWS

Vice Presidents Message

Once again we bring you greetings from your Water Board. They say that time flies when you are having fun and we must be because here it is mid 2015. Your Water Board has been working on several projects designed to not only address the day to day management of our Water System but move us forward for the future.

These activities will be expanded in the following pages including upgrading our system infrastructure to accommodate new water manifolds at the upper well house, an expansion of the well house to accommodate a water treatment facility and new measurement equipment to understand how many additional water connections can be served by our existing pumps and tank capacity.

We are also undertaking a major review of the documentation and records we have accumulated over the past five decades and tracking our system repairs to better understand the eventual replacement of our main distribution lines throughout the community.

At the same time, we are continuing a gradual raising of our water rates to put us on a more equitable rate position with the rest of Island County and at the same time build our reserves in anticipation of future Water System upgrades.

The separation of the Home Owners Funds from the Water Billing Revenue has been a resounding success and we now have two years of Home Owners Reserves available for future community projects.

Based on questions raised at our Annual Meeting in January, we have completed a non-scheduled evaluation of contaminants in our drinking water as prescribed by Federal Regulations and all of the categories are within the Federal Guidelines.

On a more serious note, our long time President Sally McAdoo continues to have health issues. While the will is strong the health doesn't support her previously energetic activities as President of the HHWC. However, she is still involved and is helping with board activities.

Truth be known, the graying of your Water Board is well underway. We would like to suggest that the addition of younger community members with ideas reflecting their views and priorities would be an important and timely addition as we move into next year. Please consider joining us in ensuring the continued availability of clean and safe drinking water as we move into the future.

Thank You, *Bruce*



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**

WATER COMPANY NEWS Cont'd

Annual Water Quality Report

Each owner of a water share received a copy of this report early this year. The basic message is that the quality of our water meets or exceeds EPA standards for drinking water in every respect. During our Annual Meeting David Paull, our water system manager, noted that our water does contain arsenic levels that are near the state Maximum Contaminant Level of 10 parts per billion.

To this end, the Water Board has initiated a Water Quality Project to begin planning for a likely installation of a Water Treatment Plant at our upper Well house.

Please see article on following page for more info

Water Meter Reading and Billing

While we only read your meter once a quarter try to take a look at your meter at least once a month. One resident recently noticed an area more damp than the rain had caused. Further investigation determined a substantial leak. Check your meter before you get a big quarterly bill.

Phase 3 Billing Rates Effective January 2014

The planned Phase 3 rate increase raised the basic quarterly rate for up to 15000 gallons by \$2.50 per quarter to \$80.00 per quarter. These planned modest increases allow the Water Company to receive income in excess of expenses and make real headway on rebuilding and increasing our reserve funds. While less than one percent of our water share holders continue to consume almost 10% of the total metered water, these users are paying premium rates (each as much as \$350-400+ per quarter) for such use. We expect these small annual increases to continue for at least 2 more years.

Quarterly income for water consumption has increased dramatically since 2012 when we implemented usage billing rates in compliance with state and federal guidelines, high usage due to leaks has been cut dramatically. Thank you to all who have noticed abnormal water usage on their billings and fixed the problem or notified your Board who has taken corrective action.

Water Treatment Plant and Manifold Replacement.

In mid-2014 our system operator, King Water, suggested that we consider replacing our original water distribution manifold which directs water into the various main lines in the community. This manifold is completely visible and obviously suffering from rust, corrosion and general degradation. If this component fails, it would take at least several days to repair it at great expense. With that in mind, we chose to be pro-active and replace that unit this year. As part of that process, we will need to expand the building to accommodate the new manifold, which according to current code must provide connection to 8" mains (we now use 6" mains) as well as an additional surface pump as back-up to the existing pumps and that will also be required if/when we need to expand the number of connections in our system. Taking these factors into consideration as well as the possible need to add a water treatment plant in the near or not-so-distant future, we have implemented plans to expand the building adding approximately 168 sq ft).

By constructing the building extension first, King will be able to then bring in the new manifold and connect it and the surface pumps with minimal (3-5 hours) disruption of the community water supply.

Plans are currently being drawn up and we expect permits to be approved by mid August, with construction slated to begin no later than early September. The entire project will be completed before the rains set in.

Water System Maintenance Update

Regularly scheduled maintenance of our system this year includes flushing the entire system earlier in the year as well as cleaning the reservoir in September or October. Typically, the water is only shut off for a few hours in the middle of a weekday for this work to be completed. In both cases you will be notified in advance when the water will be shut off for these two events.

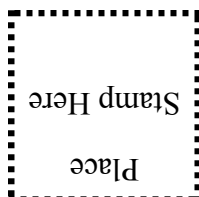
Water Company News Cont'd

Contaminants & Water Treatment

In anticipation of the official Department of Health/Environmental Protection Agency standard arsenic levels test in June of 2016, we are having our water voluntarily tested for this substance every quarter from now until the first quarter of 2016. The first test (Feb. 2015) revealed that we were at 9.3 *parts per billion* - still 7/10ths of a part per billion short of the legal limit of 10.0 *ppb*. If this level holds or does not increase in the next three quarters, then we may reasonably expect that our average level of this contaminant will not exceed the limits next year when the official testing takes place. While 9.3 *ppb* is a 'good' number in terms of avoiding being legally required to lower it by the DOH/EPA, we understand that some community members may feel uncomfortable about having that much (or any) arsenic in their drinking water. A few community members have recently decided to install reverse osmosis filtration systems for their drinking and cooking water. While there are

many choices on the market for these and other types of filters, our research indicates that the most reliably effective systems are five-stage reverse-osmosis devices that include a sediment pre-filter, two charcoal block pre-filters, a thin-film membrane and a final in-line carbon filter. Systems of this type are designed to not only reduce arsenic levels to nearly 0 *ppb* but to also reduce or eliminate other typical organic or chemical contaminants, including chlorine, by similar amounts as well as producing water with low turbidity and a fresher taste than unfiltered tap water. While we are not endorsing a particular product, the competitively priced APEC Water Ultimate RO-45 and RO-90 systems have found their way into at least a half dozen Harbor Estates homes as of this writing. APEC has an outstanding reputation and *every system* is built, inspected and tested in their facility in City of Industry, CA (near LA). They are easily reached by phone (1-800-880-4808) and are willing to answer any questions. You will also find them online at www.freedrinkingwater.com

Save the Date - Annual Beach Picnic August 15, 2015



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