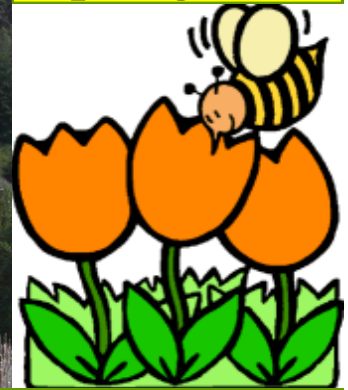




Spring 2016



Holmes Harbor Estates Newsletter

Annual Meeting

The Annual Meeting was held at the Greenbank Progressive Club on Saturday, January 9th.

In this Newsletter mailing, we have decided to include the approved minutes of the Annual Meeting rather than send them out with the Annual Meeting package in late December.

Also, the date for the Annual Meeting has been changed to allow for a more complete reporting of our financial status as the books of our service provider King Water and our year end accounting are not final by the 2nd Saturday in January. Our new Annual Meeting date will be the 3rd Saturday in February.

Highlights of the meeting included a vote by the membership to transfer the responsibility for the Home Owner Association (HOA) funds from the Holmes Harbor Water Company (HHWC) to the Greenbank Beach and Boat Club (GBBC).

This transfer more correctly aligns HOA funds with the GBBC who acts as the home owners representative on all matters except water. It also removes non-water funds from the HHWC's books clearing the way for

obtaining grants /low interest funding for our planned water system replacement.

The HOA separation from the Water Company funds occurred by vote of the membership in 2014. Since that time we have set aside funds expressly for the community and paid community bills from the income.

One of the concerns of the community was the need to set aside funds as a legal contingency reserve. The reserve fund will have nearly \$10,000 by the end of 2016.

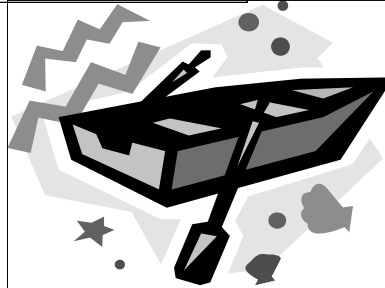
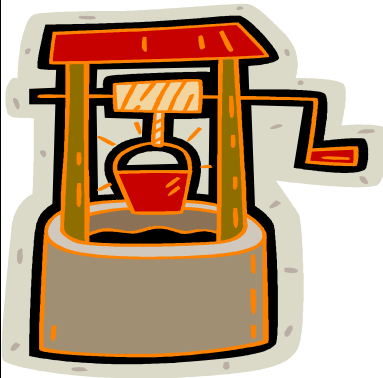
The GBBC Outfall project was reviewed by Rob Hallbauer, representative of the Whidbey Island Conservation District. The research is progressing on schedule and will be funded by a grant of \$132K awarded to the GBBC. In attendance were visitors from the surrounding communities with concerns about our activities at the beach.

The next phase of the project will focus on answering questions regarding the 5 options to be studied with respect to the tidegate and beach property (see page 4).

For more detailed discussion on presentations, community input on these and other issues, please see the complete minutes included in this mailing.

Holmes Harbor Water Company Board of Trustees

Morag Charlton—President
901-601-9277
Cyndy King—Vice President
206-697-0138
Sharon Dunn - Secretary
360-678-4989
David Paull - Treasurer
301-751-2314
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
Bob Monroig- Treasurer
425-922-7255
Karin Coleman - Member
Cris Sanguino - Member
Sally King - Member

Community News

Documentation Project

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

Your Board volunteers are now in possession of a complete list of documents that have been reviewed and cataloged. They will now decide on the best method to keep maintain and retrieve the fruits of their efforts.

Thank You Bob Monroig and Ray Thorne!

New Neighbors

Michael and Marisa Michaud will be building on their recently acquired lot at 2729 Van Dee Ave.

Plans are to relocate the Loughead's current structure to their lot. Watch for the move to begin soon. Should be quite a show!

Also watch out for lots of construction activity on lower Van Dee in the coming months.

Welcome 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 in our water and beach maintenance schedules.

Monthly Board Meetings

Monthly Board meetings are the 3rd Saturday, 9am at the Day Road Fire Station (past the Progressive Club and bear left onto Day Road).



Everyone is welcome to attend.

Late Breaking News

Our community boat ramp again played an important role in life saving activities with the rescue of a Kayaker who forgot to put his drain plug properly in place.

Whidbey fire volunteers pulled the wet and cold individual out of the drink in the nick of time. Please be sure to never leave an unattended vehicle or boat on the ramp.

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 ever and that makes for a happy and participative community.

VOLUNTEERS NEEDED

The Pumphouse Expansion Project will be starting work to expand the upper well pumphouse and install new equipment to facilitate the installation of a water treatment system and expand flow through capacity to meet current piping standards and increase fire pressure flow.

Construction will commence during the summer dry months and community volunteers are needed to aid in the activities. If you have not already given your name to Project Leader, Cyndy King, and would like to volunteer, please contact Cyndy at kingcuddy@ymail.com or 206-697-0138.

Website Update

The long awaited upgrade to our Website is well underway with new board members Cris Sanguino and Morag Charlton taking the lead in reorganizing our antiquated on-line offering.

Look for a new face on holmesharborestates.org in the coming months. In the meantime, information on our board meetings and community documents will still be available at:

holmesharborestates.org password = tides

A New Volunteer

If you watch very closely you will observe a new volunteer at work in our marsh. The Greenbank Beach & Boat Club is a partial owner of the Greenbank Marsh along North Bluff and Shoreline roads. For a number of years the Greenbank Farm's portion of the marsh has been the subject of a bio-control study to control the invasive non-native plant *Lythrum salicaria* or Purple Loosestrife. This effort has been successful in containing the growth of the plant in the area between North Bluff and the farm buildings but the plant has spread to our portion of the marsh. This year GBBC was invited to participate in the release of *Galerucella* beetles as a bio-control; to control the spread of the plant. *Galerucella* poses no threat to plants other than the loosestrife; the beetles work by defoliating the loosestrife which reduces or prevents seed production. The beetles were released in April thanks to Janet Stein Island County Noxious Weed Coordinator with the assistance of volunteers Cris Sanguino and Sharon Dunn. There is no cost to the GBBC. We will be monitoring the work of the beetles and perhaps assisting them by removing loosestrife growth along Shoreline Road.

Our marsh is an important wetland ecosystem. Such ecosystems are altered by invasive and competitive plants such as Purple Loosestrife which are not useful to wildlife as a food source, ground cover or nesting material. Loosestrife replaces native or beneficial vegetations, causes agricultural losses in wild meadows, hay meadows and wetland pastures; economic impacts are felt in land managed for recreational use and in clogged irrigation systems. (Information from State of Washington).



BEACH AREA NEWS

Presidents Message

Hello Neighbors,

Summer is quickly arriving with days full of fun, sunshine, walks & beach & boat activities. Your board over the winter months has worked diligently with our WICD Grant responsibilities & the winter storms with king tides causing boat ramp erosion & the breaking of the outfall pipe which is an integral part of our 100 plus year old tidegate. Again, the Board appreciates all the volunteers that have offered their assistance & support. The Whidbey Island Conservation District, sponsor of our grant to gather data & responsibilities concerning our tidegate issues, presented information at our January annual meeting as well as the community outreach meeting held April 30 at the Greenbank Farm. The 5 sections of study provided by this grant are again listed below.

Again, **THANK YOU** to those who attended as this information affects all of us members of Holmes Harbor Estates. Please attend outreach meetings that will be held throughout the following year which will address concerns over our beach property as well as drainage from the surrounding watershed.; If you would like to be added to the Outreach mailing list please send your e-mail to jrmmoore@gmail.com. One important item that resulted from these meetings is that our Board needs your email addresses to contact you for special meetings & necessary information regarding our property. Please send them to: Cyndy King at kingcuddy@ymail.com or 206-697-0138

Due to winter storms our boat ramp began to crumble & in order to save this valuable structure for our community we were able to save & repair the existing ramp. It is the exact footprint, is encapsulated in 6 inches of cement & has 2 white painted lines to assist in launching. There are 2 warning signs to remind you of the new features. The Board was able to pay for this repair through our existing funds & therefore, no needed member assessments were required. The boat ramp opened for use May 1 with an exciting day of BBQ & Central Whidbey Fire Dept arriving with their new firetruck & rescue boat.

Please join us for the annual summer picnic held August 20 and most important, follow WA State Fish & Wildlife crab & clam regulations. Sad news is no or extremely limited salmon fishing in our area this year!

ENJOY THE SUMMER SEASON Judi Moore

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.

BEACH AREA NEWS

Winter Storms gave our 50 year old boat ramp a one two punch. Efforts to save the ramp were put into reverse when another series of storms rendered our midnight (low tide) work inadequate. We hired another contractor and with 3 permits including an emergency permit to repair the ramp we were able to save the day and the only emergency ramp within several miles on this side of the island. The repaired ramp opened with a celebration on May 1 including the launching of Whidbey Fire's new rescue boat.



A perfect day for a launch and celebration. A note of caution, the ramp is higher than the surrounding sand even though the concrete encapsulation of the old ramp is only 6 inches high. Watch your trailer and use a spotter if possible.

This would not have been possible without the unwavering efforts of your Board President Judi Moore. Thank you!

Food and fun for all. Even our newest community members.



WATER COMPANY NEWS

Presidents Message

In accepting a final term as an officer of the Water Board, I had several objectives:

First, help guide our new President Morag Charlton and Vice President Cyndy King as they become familiar with the workings of the Water Board and actively take over key roles in support of our communities water system.

Both these community volunteers have brought enthusiasm and expertise to the boards allowing us to address areas that required new expertise and thinking.

Second, I wanted to push forward with a prudent plan to begin replacement of Water System components before age related problems arise to affect our day to day water needs.

We have engaged an engineering firm to evaluate the capacity and condition of our water system and recommend upgrades in addition to our planned re-piping project. These studies and a financial reserve analysis will not only provide the basis for grants and/or low cost long term loans, but have already shown that with the addition of two new pressure pumps we have the capacity for 20 more connections than we are currently authorized.

At this writing we have submitted our Capacity Report to the state agencies for review and hopefully approval as a 100 connection system. In addition to providing additional water connection authorizations, this added capacity will help limit future water share cost increases.

Thirdly, I wanted to make sure as I leave the board all the processes and procedures that Sally Mc Adoo and I have fostered will continue. This includes our semi-annual newsletters, documenting important Board decisions as Resolutions available on our website, developing a compassionate Accounts Receivable process that recognizes that financial difficulties can occur but also that the community cannot afford to give away free water and finally, keeping our records in order into the future thanks to the efforts of our documentation team who have combed and organized 50 years of our communities documentation.

One last item, the quality of our water goes to the efforts of many different people within and outside the community. However, one individual has been husbanding our water system for several years and I want to take a moment to recognize David Paull as an invaluable member of our water team. His leadership as Water Board Treasurer and County/State interface point for our water system has been outstanding. Next time you see him, tell him thanks!

The lot described on page two of this news letter belonged to Jan and I and has been held in the family since 1964. It now goes to a new owner who will develop it's potential. As such, I must resign as President of the Water Company and Trustee on the Board.

Good Drinking (water that is)

Thank You, Bruce Peterson, Outgoing President

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 Quality Report

The quality of our drinking water continues to be below the maximum contaminant levels set by the government. While we are expanding our pump-house to provide space for a water treatment plant it will not be installed unless our testing shows we exceed these limits.

We are now testing each of our two wells separately and may start "mixing" to improve the contaminate levels in the overall supply. Concerned residents may want to install an under sink Reverse Osmosis filter.

Leak Forgiveness Policy

If you have a leak that results in excessive water usage, tell us within 15 days of your billing.

Have it fixed within 30 days from reporting the problem and we will remove any charges in excess of your normal usage.

WATER SHARES

The Board of the Holmes Harbor Water Company has voted to increase the price of a water share to \$12,500. This price is calculated by dividing the total value of the water system by the total number of water shares authorized by the state of Washington. This method of calculating water share prices is used by most water systems on Whidbey Island. The change in price will be effective 1/1/2017.

If our request to the state to increase in the number of water shares available to the community is approved, this price increase will be reviewed and adjusted accordingly.

Pumphouse Expansion

This summer we will build an addition to the pump house at the top of Harbor Estates Rd. The purpose is two-fold. One to gain space for a new manifold and pumps to replace our existing aged ones, and the other is to provide space for future water treatment equipment. An added benefit will be additional space for 2 more pumps to increase water pressure to our fire hydrants.

We have a building permit and a plan for a 14' x 14' room that will be on the south end of the existing building. We are going to hire a contractor to do the foundation and slab work and King Water Company will be installing new piping in the addition.

However, the actual carpentry will be done by volunteers from the neighborhood. We hope to organize a couple of work parties, preceded by a planning party with snacks! Many of us are either in the construction business, retired from it, or just plain handy. Please contact Cyndy King if you would like to help build, hold lumber, provide snacks, or get more information. Thanks!

Cyndy King phone:206-697-0138, email: kingcuddy@ymail.com (ymail.com, not gmail.com)

Community News Cont'd

Island County Noxious Weeds

These "Old Friends" are back!

If you see them on your property, pull them, bag them and take them to the dump for free disposal.



Canada Thistle



Poison Hemlock



Tansy Ragwort

Save the Date - Annual Picnic August 20th 2pm at Beach



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