

# SHOAndTell

Volume 7 Number 3

Fall, 2007

## Five big ones: some personal observations on the challenges we face.

By Warren Olson,  
President

### Sense of Community

Most people I talk with, on either side, are dissatisfied with the tone of the annual meeting. It got the attention of everyone that we need to find better ways to understand each other, communicate, and develop respect for other's needs.

Surfside is a diverse community and as a result has diverse needs. For those with views maintaining tree height is important; for those on waterways keeping the water clean is critical; for those east of the canals keeping the bridges functional means beach access; for those on limited incomes economy is vital; for those with second homes effective security in their absence means peace of mind; for those with RV's opportunity to recreate is essential; for those with investment property keeping a positive look and feel to Surfside means increased value.

The Board faces difficult decisions to meet their commitment to act in the best interests of all. What is



approved at one meeting may help one group, what's approved at the next, another. Trustees have an obligation to explain the delicate balance they try to achieve in their decisions. Members have an obligation to make known their needs and wishes and to understand how difficult some decisions are. Steps toward formalizing communication area by area are one positive development to solving the problem of communication.

### Volunteerism

Volunteerism is finally on the rise after months of vacant positions and committees. Volunteer jobs need to provide satisfaction to the person and be of a manageable time commitment. Few volunteers are looking for full time uncompensated employment!

The application of staff time to committees has made committee work more fun and achievable. Numerous volunteers have spoken to me in praise of assistance provided to committees by office staff and the new enforcement officer. What was difficult and insurmountable for either staff or volunteers alone has become achievable working together.

By applying staff resources we make volunteerism more fun and possible with reasonable time commitments. Adequate staffing and working with committees has a huge return on investment and is one of the best expenditures we make. There's lots of room for more volunteers, so find a committee and sign up.

### Bridges

Unfortunately the effort to identify maintenance issues and fix the bridges resulted in two devastating engineering reports on their condition. Once the reports labeled the bridges as dangerous any injury related to the bridges would leave

*See Five Big Ones, page 2*

### *Inside this issue:*

Meet Dan Waterbury	2
Have a Nice Trip!	3
Covenant Changes	3
New Board Members	4
Footbridge Update	5
Making SHOA Work	9
Scott Norelius Hired	10

### **A New Look (Temporarily)**

- Bonnie Byers, SHOAndTell Editor, was unable to complete the SHOAndTell newsletter this quarter, due to a family health emergency. SHOA members have pinched in to prepare the Fall, 2007 SHOAndTell with a (temporary) different look. Bonnie (and an even newer look) will be back next issue.

*Five Big Ones (continued)*

the Association vulnerable to lawsuits and insurance claims. The Board believed that keeping the bridges closed and replacing or repairing the bridges was more responsible than leaving the Association open to potentially expensive law suits and insurance claims.

Unfortunately either to repair or to replace will be expensive. Like the decisions most of us have had to make about repairing the old car or trading it in, the question is will the repairs actually make the bridges safe and effectively extend their lifespan, or do repairs only continue our vulnerability to lawsuits as a result of the engineering reports? Might replacement be safer, have a better lifespan, and ultimately save us more money over the next 30 years. Tough decisions for the Board.

Either way there are significant costs. In the world of pay-me-now-or-pay-me-later the long term underfunding of reserve accounts which kept the yearly assessments down, will probably prevent full financing out of reserves. That likely means assessments to complete the bridges. There is just no free lunch.

**Water System and Meters**

Recent communications from the State identify a timeline for putting in water meters. We've known for some time that meters would ultimately be required and for years have been putting in new water services with the piping needed for meters.



Does that mean

charging for water? Well, we already do, but on a flat rate for each parcel included in the yearly assessments. Does it mean changing that system of charging? Ultimately that will be decided by members and trustees in the future. It is premature to talk about how we charge, since meters may not be required for up to 10 years. Changes in how we charge will probably be considered by later boards. Again there are likely to be diverse opinions; some who use little water wanting it charged by use, those using more wishing to keep the fees the same.

Meanwhile we will have to select the kind of meters and determine how they will be financed. Hopefully we will be able to avoid large lump sum expenditures and assessments. Unfortunately, it still means owners will have to ultimately foot the bill (funny how unavoidable that is). My hope is that we will have bridge charges out of the way before we start on meters.

The good news is that by better managing the water system the staff has been able to reduce main breaks in the old pipes (26 last year – 2, so far this year). That may allow deferring replacing the old mains until later.

**Management**

SHOA continues to grow. The outside world continues to become more complex. The issues we deal with are more complicated. Our efforts must be more coordinated. Trying to manage pieces of SHOA by each trustee spending a couple more hours a week is a thing of the past. Using an uncoordinated system with each employee reporting to a different trustee was ineffective and left the or-



ganization open to employment grievances.

We can talk about how to manage SHOA, how to assign responsibilities, or other management issues, but not managing SHOA isn't an option.

Good management saves money – ask any corporation why they pay well for good management. Managing poorly wastes money, fails to accomplish goals, and frustrates clients and employees. Surfside members deserve the best management we can afford. Managing SHOA is relatively new and one of our challenges this year is to align the expectations of good management between members, committees, trustees, the management, and the employees. We need to talk openly about the issues with the intent of maximizing the effectiveness of everyone we employ and optimizing the return on every dollar we spend.

**Meet Dan Waterbury by Pat Goettel**

An appropriate name – as a newer addition to our SHOA water department, Dan is a state certified water specialist.

Born in Iron Mountain, Michigan, Dan came to the Everett area five years ago, and has been on the peninsula for three years. He lives here with his wife, Heidi, a daughter 9, and a son 4.

Both he and Heidi are volunteers with

the local fire department. You might say this keeps them busy.

Dan has a couple of hobbies for his "spare time" of which he has little. When he's not fixing broken water mains and helping our water system operations, he likes cars and the martial arts.

We're happy to welcome him and his family to our organization.



# Have A Nice Trip; See You Next Fall

## By Michael Cline

The other day, I stepped out my front door, took one step, then another, then launched myself horizontally into my front yard, landing on my back. And that is when it struck me. No, not the Earth, but how to slow down time.

As I lay there with my rattled bones and bruised soft tissues, I began thinking about how long it took for me to go through my very personalized gyrations. It seemed as if the whole process had taken minutes--not two seconds. I had plenty of time to go through the Five Steps of Terror (or at least that is how many I recollect). But I also began to recollect more. I began to remember the many other occasions time had slowed down for me.

Once, while trying to out-do my brother, I climbed higher than he dared in a tree beside our house. Now the tree was a cottonwood, and that is a soft-wood tree. As the limb broke beneath my feet

and I began my descent, time stretched as I grabbed for branch after branch in slow motion. There was ample time between my right



knee colliding with the patio and my left elbow following suit to contemplate each individual

aspect of my fall from grace.

And yes, while impressing the prettiest girl I had ever seen, I somehow managed to step out of a tree house backward. There was a great deal of time on the way down to realize that I might not have impressed her in the way I had hoped. I remember the roots being quite knobby and hard.

In the end, I have to say, life does move quickly and the years do seem to speed by. However, I have only found one way to slow my perception of time, and I don't recommend trying it.

## Covenant Changes Adopted Following June 23 Hearing

The Board of Trustees, in adopting changes to the SHOA covenants on July 7, 2007, took the following actions in response to 26 significant suggestions by members at the June 23, 2007 member hearing and testimony which came in before and following the hearing.

Removed references to the pole building method of construction

Added specific authority to the Board to define noise, environmental pollution, and intrusive lighting

Maintained 3x3 foot size limit on fires

Retained current prohibition on motor-powered boats on lakes, except for maintenance

Modified political sign regulation to be consistent with the RCWs

Retained the proposed ban on fireworks on parcels

Slightly modified proposed long-term renter requirements

Removed "tourism" references from commercial use provisions

Removed references to "cluster development"

Exempted tree height limits from 35 foot limits on former "no limit" parcels

Retained the proposed ban on staging & storage of construction equipment on parcels, except during actual construction

Retained SHOA's assertion of control over construction & water & septic service in accretions

Retained existing provisions for renewable 1-year construction permits

Retained authority of Architectural Committee and its designees to inspect construction and issue stop work orders; and rejected 5 days notice suggestion

Allowed site development covenants to be dissolved if the accessory building on one lot is removed and the lot is returned to its undeveloped condition

Retained "well-groomed" wording on waterfront properties, with the term to be better defined through Board policy

Retained noise and smoke wording, with further definition to be provided by Board policy

Revised water conservation wording to

provide authority to Board to adopt such standards, and responsibility of homeowner to comply with them

Removed the proposal for mandatory 36-inch clear passageway on each lot for emergency personnel within the five foot setbacks

Changed 15 day notice period for violations to members to 21 days

Changed 15 day fine appeal period to 21 days, but retained the fines provision

Retained stop work order authority and 15 day appeal period

Modified slightly wording limiting judicial discretion on Architectural Committee factual determinations

Changed 15 day appeal period to 21 days on determinations, fines, or orders

Modified Sections 6.8.2, 6.8.3, and 6.8.4 to provide more easily understood wording re appeals process, assure the right to be heard by the Board, and allow appeal to courts

Retained mandatory mediation provision.

*Copies of the adopted covenants are available from the SHOA office.*

## New Board Members, Officers Elected for 2007-2008

The members of the Surfside Homeowners Association (SHOA), at its annual meeting Saturday, July 14, 2007 elected three new Board of Trustees members.

Elected to three-year terms were James Flood, Grant Murrell, and Gary Williams.

Retiring from the Board as their terms were up were Jimmie Applegate, Michael Cline, and Bill Davis.

Elected as officers for 2007-2008 at the August 18 Board meeting were Warren Olson, President; Tom Kennedy, Vice President; Greg Willeford, Secretary; and Walt Platt, Treasurer.

Other remaining members of the nine-member Board are Catherine Gabrielson and Warren Schmidt.

Speaking to the membership on the recent growth that has occurred in Surfside, and its implications for the

future, were Board President Jimmie Applegate and General Manager Ken Karch. The Board also heard from SHOA attorney Sam Jacobs and Auditor Jim Lanzarotta, who gave SHOA another "clean audit."

Pacific County Commissioner Bud Cuffel; County Sheriff John Didion; County Prosecuting Attorney David Burke; and Pacific County Fire District #1 Chief Jacob Brundage also attended.

## AQUATECHNEX Report Complete; Maps Published

SHOA's 2007 inventory of aquatic weeds has been completed by SHOA contractor Aquatechnex, and color-coded maps have been prepared of this year's infestation

The maps, which show varying degrees of infestation by weed and algae in all SHOA water bodies, from limited to extensive, are available for member

review in the office

The completed report details the specific weed and algae locations, and proposed methods of control, including herbicide applications to be carried out using EPA-approved chemicals, following notice to shoreline property owners.

Aquatechnex submitted a proposal for

treatment of the canal, which was approved at the August 18 Board meeting.

Treatment will begin next May to provide maximum effectiveness in reducing weed infestation during next summer's water-related activities.

## State Water Use Efficiency (Water Metering) Rules In Effect

Responding to the state legislature's passing of new water supply legislation in 2003, the Washington Department of Health (DoH) has adopted new Water Use Efficiency Rules

A copy of a fact sheet prepared by the DoH is available from the SHOA Office.

Under the new rules, all municipal water suppliers (which includes SHOA) must meter their existing and new service connections. Municipal water suppliers have 10 years to phase in meter installation for existing connections. Installing service meters at new connections is

required immediately.

The SHOA staff is investigating the impact of the new rules as part of its 6-Year water plan update, a draft copy of which is expected to be available in the next few months.

## Meetings Planned on Covenant Changes

Plans are underway to hold meetings with selected Surfside groups who may have an interest in the revised 2007 covenants, to help explain changes made, identify methods to ensure compliance, and to secure comments.

Target audiences identified to date include realtors; tree contractors; general contractors; RV owners; shoreline property owners; current residents (with homes); distant owners (with homes); distant owners (with unimproved lots); members who have

complaints; builders/developers; owners who rent their property; owners who propose septic & other improvements; owners in Ocean Villa, Seadunes, Beach Addition, and Surfview; owners with adjoining lots; and owners with accretions.

## Fire District Search for New Fire Hall

Fire District #1 Chief Jacob Brundage (a Surfside resident) recently stopped in to brief SHOA on Fire District #1's search for a future fire house. The Fire District Board has asked him to talk with Surfside about a possible location in or near Surfside to permit closing of the existing small facilities in Surfside and Oysterville.

The driver for their search is the rapid growth in Surfside, and the need for improving response times, which may ultimately reduce fire insurance rates.

His criteria include two 40-foot spaces for vehicles and as much as 1000 square feet for living and meeting area, plus easy access to Surfside homes and onto its streets. The expectation is

that the facility would be manned full time, not just a storage facility.

Jacob has been invited to speak to the Board at a forthcoming Board meeting, and he gladly accepted.

## SHOA FootBridge Update

The SHOA Board ordered all SHOA footbridges closed following discussion at the February 17 Board meeting

The action followed presentation of a SHOA-commissioned report by Paul C. Gilham, PE, a Washington State-registered professional engineer, which indicated that all SHOA footbridges fall short of meeting present design standards, four of them are considered "dangerous" (350<sup>th</sup>, 343<sup>rd</sup>, 330<sup>th</sup>, and 317<sup>th</sup>), and one of them (at 350<sup>th</sup>) was recommended to be closed immediately.

A second engineering report by David Starkel, PE, received shortly before the March 10 town hall meeting (see story below), confirmed the results of the first.

Following review of the two engineering reports, SHOA's attorney, agreed that closing the bridges was an appropriate Board action

At its March 17, 2007 meeting, the Board received cost estimates for repair and/or replacement of the six foot bridges, and authorized proceeding to secure bid documents necessary to advertise for the project; SHOA engaged engineer Starkel to provide assistance in preparation of bid documents.

Starkel, in a discussion with the Board on May 19, suggested that wood or aluminum bridges would be materials of choice, and that replacement of all six bridges, while more expensive initially, could be less expensive in the long run than replacing two and repairing four.



Following the presentation by Starkel at the May Board meeting, General Manager Ken Karch prepared a Request for Proposal (RFP), timeline, and a proposal to establish an ad hoc financial task force to look into ways of financing the bridge reconstruction, similar to a task force set up for the same purpose several years ago on the water improvement project.

Following discussion, the Board

approved the publication of the RFP, subject to changes made at the meeting and review by Sam Jacobs, SHOA attorney; authorized the release of the Gantt chart showing a rough estimate of the timeline for completing work; and authorized the appointment of the financing task force. Board candidate Jim Flood, who has considerable project management experience, suggested several useful modifications, which were accepted by the Board.

Without committing to an actual timeline, it appears unlikely, given the need to advertise for bids, secure permits, secure funding (including a member hearing, since the cost will in all likelihood exceed 20% of our annual budget) and observe notice requirements for both bid submittal and member hearing notification, that final project completion could occur before early 2008.

Bids were opened September 7 and are being reviewed at press time, following appointment of a Bid Review Task Force, headed by Jim Flood, and a Financing Task Force, headed by Tom Kennedy.

## Miscellaneous

### New Septic System Regulations

A new septic system ordinance, called Ordinance 3E, was adopted by the Pacific County Commissioners, sitting as the Pacific County Board of Health, on August 14, 2007.

The Architectural Committee and staff are reviewing the ordinance to determine its impact on septic systems in Surfside.

Copies of the 76-page ordinance are available from the SHOA office.

### Kerry Amundson Reminds New Members to Call

Just a reminder: if you are a **new full time** resident of Surfside, please call Kerry Amundson at 665-2779 so she can personally meet you and welcome you to the neighborhood and give you a gift bag full of information and goodies from local businesses. And welcome to Surfside!

### Trustee Assignments

At the August 18 Board meeting, President Olson's trustee assignments were approved

A copy of the trustee assignments is attached.

### Additional Speed Limit Signs Installed by County

Following identification by Deputy Larry Clark of several locations where additional 25 mph signs need to be placed, SHOA requested, and the Pacific County Commissioners approved, the placement of six additional 25 mph signs along I Place and J Place north of Oysterville Road. The signs were placed by the County Department of Public Works last month.

These were not changes in speed limits themselves, but notices of transitions to

25 from 35 where no signs existed.

### General Manager's; State of the Organization Reports Ready

The General Manager's Report for 2007, presented at the 2007 Annual Members' Meeting, and the 2007 State of the Organization Report are both available from the SHOA office, and will soon be on the SHOA web site.

### Tsunami Developments

AHAB (tsunami warning) sirens have been installed at two locations in Surfside, at 300th and W and at 331st and J Place.

Several SHOA members have challenged the placement of the J Place AHAB siren, alleging concerns over risk of hearing loss.

## SHOA Infrastructure Improvement

### Business Office Septic System Repair & Road Improvement

Following intermittent failures of the SHOA business office septic system over the past three years, the Board authorized the replacement of the system.

Land needed for septic system has been surveyed, cleared of trees, and staked; the septic system design has been completed and received approval by the SHOA Architectural Committee, SHOA Water Department, and County; a request for bids has been published; three bids received, and selection of the low bid contractor made.

Work is expected to proceed during the fall of 2007.

### Business Office Expansion Update

A proposal to expand the capacity of the existing SHOA business office / meeting room by about 220 square feet

was approved by the Board several months ago.

Design specs have been completed; Board approved the project and authorized bids on March 17, pending receipt of necessary permits; design has been approved by SHOA's Architectural Committee and Pacific County; and the job advertised, with opening of bids and award of contract expected by September 15, 2007.

### Survey of SHOA Property

Early last year, the Board approved boundary surveys of high priority parcels, tracts, and easements owned by SHOA.

HLB has completed all previously authorized surveys and provided copies to SHOA. The surveys will be useful in a variety of ways.

### 6-Year Water Plan Update

In early 2007, SHOA Board hired Gray & Osborne, Consulting Engineers, to develop SHOA's State-mandated 6-year water plan. Gray & Osborne also completed the previous plan in 2001.

George Talbott heads the Water System Planning Committee, whose primary function is to review progress and provide direction on the 6-Year Water Plan.

Currently Chapters 1 through 8 of the draft plan are undergoing review with completion scheduled in a couple of months.

The plans, which are required of all significant water systems in Washington State, assesses the ability of the system to meet future needs, and makes recommendations for improvements needed to stay in compliance with Federal and State water supply laws and regulations.

## Miscellaneous

### RV Storage Area Derelict Vehicles Removal

Removal of the last four derelict RVs from the RV Storage facility has been completed—this completes a process of removal of over fifty non-compliant RVs started more than a year ago

The process reduced the waiting list for RV spaces at the RV Storage facility from over 90 to less than 10

The process was hindered by the lack of local disposal capacity due in part to an aggressive and highly successful County abandoned vehicle program

A comparison chart prepared by Ginger Byrd has been hanging on the wall of the SHOA office since the June Board meeting.

### Fish & Waterways Issues

An updated version of the briefing paper provided to the SHOA Fish & Waterway Management Committee at its organization meeting in January, 2006 is available from the SHOA office.

The briefing paper outlines the history of each of 14 significant fish and waterway management issues, many of which have been dealt with for many

years.

Many members have expressed interest in many of these fish and waterway management issues, and are encouraged to communicate their views to the Board and to the Fish & Waterways Committee on any of these issues.

The Committee is sponsoring an education session outside the SHOA business office on September 22 to demonstrate appropriate plants and bank grooming to maintain a healthy waterfront. Kathleen Sayce and Kim Patten will assist in the project, which is open to all. Refreshments will be served.

### County South Tidegate Extension on Hold

The Pacific County Department of Public Works has notified SHOA that the Department, on behalf of Flood Control District No. 1, has obtained environmental permits for an extension of the South Ocean Outfall in Surfside (the outfall provides the only storm water outlet from the SHOA canal to the ocean).

Don Larsen, Public Works Director, and

Bud Cuffel, County Commissioner, participated in a Board and member discussion at the August 18 Board meeting.

Following the discussion, during which several members expressed opposition to the project, Larsen indicated the project will be delayed.

### Water Main Flushing Project Completed

SHOA Water Department kicked off a regular water main flushing project on April 10. A notice was placed in the Chinook Observer.

Hydrant flushing is a standard operating procedure for water systems, to flush out settled solids, but had not been done in Surfside since 2000.

A slide show of the flushing project to date, prepared by Bob Haskin, is available for viewing.

The flushing project was completed May 16.



## Special Note From the Tree Committee

The Tree Committee would like to take this opportunity to thank everyone for their cooperation and the mostly positive feedback we have received from the "First Letters" that were sent out. These letters are the first step to let the Membership know when we have received a complaint that a lot owner has trees that are obstructing someone's view.

As you may or may not know, SHOA was without a Tree Committee for about a year and a half. This group of volunteers wanted to change that and make a difference in their community. The spirit, drive, positive attitude and fun this group brings is incredible. Every member on this Team brings a different strength to make this group function as a whole.



The first thing this all-volunteer committee elected to do was to "soften" the initial letter that is sent to notify the member of the height violation. The key wording ended up as "Please contact the SHOA Office within twenty-one (21) days from the date of this letter with your statement of compliance **or with your plan** to bring the

tree heights on your referenced lot into compliance with the SHOA Restrictive Covenants". The Committee wanted to do away with the harsh references and present its intention to work *with* and not against the membership. While this wording is still sometimes misinterpreted, careful reading shows why this approach has been very successful.

One of the biggest concerns that are shared with us from the membership is the cost of trimming the trees yearly or even bi-yearly. We suggest trimming down to 10 – 14' so you don't need to hire a contractor every year. Trimming well below the height limit and keeping it there is money in *your* pocket. As an excellent alternative, plant native vegetation. It has adapted well to the soil we have, and is less likely to be blown over on homes or property during the storm season. There is an article written by Scott Norelius on page 10. Take a look.

- Brian Pierce

## Meeting with County Public Works Department

Staff members Bob Haskin, Ken Karch, and Scott Norelius met recently with Pacific County Public Works Director Don Larsen and Mike Collins to review a number of topics of interest to SHOA, including accretion acquisitions, beaver trapping, paving plans, water system standards, flood control plans (Skating Lake, N Place Diversion, I Lane weir, 351<sup>st</sup> – 357<sup>th</sup>); water quality testing; turnover of the SHOA Business Office road; bridge at 306<sup>th</sup>; 315<sup>th</sup> bridge repair; staff gauges; tide gate cleaning; plans for the SHOA south outfall

extension; mosquito control; tree trimming; and other matters

Discussion revealed that the County now has a trapper under contract, who may be able to assist SHOA with trapping of unwanted fur bearers; has paving plans next year for roads in Divisions 14 and 15, and flood control plans for several areas; will begin water quality testing in selected SHOA waters; is willing to consider accepting a portion of the road in front of the SHOA business office, provided it

meets County standards; has repaired the entrance ramps on the 315<sup>th</sup> Street bridge; will install staff gauges by fall in the canal and Seabreeze Lake; and has no current mosquito control efforts.



## Miscellaneous

### Waterburys Graduate

Dan & Heidi Waterbury, along with eight others, recently completed the requirements of the recent Fire Recruit Academy sponsored by Pacific County Fire District #1

Included in the 209 hours of training were live fire training experiences with structural and vehicle fires

Purpose of the training was to prepare

graduates to safely operate as a fire fighter.

### Annual SHOA Street Cleanup

The Annual SHOA Street Clean-up, held on Saturday, June 23 from 10:00 am to 1:00 pm., was an unqualified success, according to co-chairs Kerry and Larry Amundson.

In a letter to the Chinook Observer, the

Amundson's said "The Surfside street clean up was a big success. Thank you to all the volunteers who came out in the rain to clean up our neighborhood. As a reminder, we need to do this on a regular basis not just once a year. Many of you clean as you go and we appreciate that very much. Keep a bag or two in your pockets and you will always be ready! Thank you again."

## **Community Relations Committee**

### **By Catherine Gabrielson**

Surfside Streets were cleaned by Kerry and Larry Amundson and their crew of busy workers this summer. Thanks to everyone who takes the time and effort to keep it clean here all year long.

We enjoyed a pleasant Community Picnic after the Annual Meeting thanks to the efforts of Tom Kennedy and his crew of helpers.

This has been a rather damp summer so I do not know if there were any Block Parties or not this summer. Hopefully, everyone did get a chance to at least greet their neighbors.

We are about to kick off the Foster Children Christmas Project. Please help out with a donation.

Do not forget to use the resource board in the office to help answer any of your needs. Also, check out our large volume of paperback books available to use. If you bring some, please also take some.

### **Tree Sub-Committee**

#### **By John Walsh**

Meetings were held in June and July to establish procedures to address the Tree Height Complaints that have been submitted to SHOA.

The Committee will only investigate formal complaints that have been submitted to SHOA and will not search for other tree height violations.

Procedures were established to investigate, measure and report Tree Height Complaints. Committee members were divided into Teams who

will have the responsibility to make the initial investigation and submit a report of their findings to SHOA. SHOA will send violators a letter requesting a response within 21 days. SHOA's Compliance Officer (Scott Norelius) will become involved if an appropriate response is not received.

Ken Karch and Scott Norelius met with County Officials to request the trimming of trees in the road right-of-ways. They were told that this might be possible this coming Fall.

Brian Pierce is preparing a weekly report that covers the progress of the tree height effort

### **New Committee Proposed**

A proposal has been made to the SHOA Board to support a new group that has formed in Surfside with the goal to re-engage members in the decision making process for Surfside and to bridge the communication divide that has developed in recent years. Several suggestions have been made to re-unify the community. One such suggestion has been to hold block parties so that members can become acquainted and share concerns and ideas with each other. Another suggestion is that each division appoint a representative that can address the needs and concerns of their respective divisions at board meetings and so that a working dialogue can be established with the board. A survey has also been proposed to be sent to all members in an effort to include input from part-time residents / absentee owners as well as the full time residents who may not be able to participate in the local effort. Surfside is such a diverse community and the voices of all need to be heard.

A meeting has been scheduled with new president, Warren Olson, to discuss these proposals. If you would like more information or would like to participate in this group contact John Reichenbach at 665-2730 or email to: [jreichenbach@centurytel.net](mailto:jreichenbach@centurytel.net)

### **Sheriff's Patrol Report**

#### **By Deputy Larry Clark**

Well, summer is in full swing, and we have a large number of vacationers here, along with part time residents. The bear sightings are still being reported by a number of people, but we have not had any problems, other than the bears getting into garbage cans, and making a mess outside of the homes. The deer have had their fawns, and just like children, they don't always watch for traffic when they cross the road. I have had a number of doe's and fawns hit by cars this year, and it is due to cars speeding, and not being able to stop, when deer cross the streets. Also, the fines for speeding citations have just gone up, and it is very costly when you are cited for speeding. So slow down, save a life, and save yourself some money. I have noticed there are still a number of homes without addresses on them, it is very important that you have your address visible for myself, and other emergency response personnel in the event you need us. So take the time to get your address up, it could make the difference between a quick response, or a delayed response. Things have been going very well with the sheriff patrol. Crime in Surfside has been down, and that I believe, is in part, to neighbors watching out for neighbors. Good job, keep it up.

## **Tsunami Warning Test—September 19**

Jack Mercer has provided the following information about a Tsunami Warning Test. It is printed here for our members.

"On Wednesday, Sep 19, 2007, the NWS West Coast/Alaska Tsunami Warning Center will conduct a communication and dissemination test of the Tsunami Warning System. This will be the fifth consecutive year for this test. The test message will be disseminated at approximately 1015 a.m. Pacific Time via NOAA Weather

Radio using the Required Monthly Test (RMT) event code **NOT** the TSW event code.

*Also, please note there will be **NO Required Weekly Test (RWT) via NOAA Weather Radio on this day (September 19th)**. It will be replaced by the Required Monthly Test code (RMT) instead. If you want to receive the test, you will need to make sure that your Weather Radio is programmed to received the additional event code (RMT). Some radio models*

*are factory set to receive all test messages, so that "might" not be an issue for you.*

If you have any questions concerning the reception of this test, please e-mail me at [jsmercer@centurytel.net](mailto:jsm Mercer@centurytel.net) or phone 665-0094. **I would also appreciate hearing from anyone who does receive this test message so that I can let the National Weather Service know how it was received here in Surfside!**

## Making SHOA Work

### By Warren Olson, President

As we start another elected cycle with new Trustees and Officers we are challenged as a Board to find better ways to hear our members and our members are challenged to invest the time and constructive energy to be sure the Board understands their concerns.

As we work together the following five principles are important to me.

- We manage a well run, effective business of SHOA with happy, productive employees, volunteers, and committees and satisfied members.
- We listen well to each other to share our thinking and find the best ideas.
- We understand and balance the interests of differing groups.
- We make wise, long range decisions rather than deferring or operating on expediency

We engage people positively in working together to build respect and community.

Some comments on these points:

The old system of direct trustee management resulted in many oversights, conflicts, expensive mistakes, and risky liabilities. This is not to say Trustees were not dedicated and well intentioned, it's just that they may have lacked expertise or experience in critical areas. More concerning were the problems inherent

in the structure like duplication of effort, working at cross purposes, or failing to execute Board decisions. While the system worked when SHOA was small and the world less complex, times have changed.

Contrast 20 years of inadequate maintenance on the bridges to recent improvements in managing the water system. In the case of the bridges, one was improperly located, others may have been inadequately engineered or constructed and none were properly maintained. As a result the bridges are unlikely to fulfill their hoped-for life span. On the other hand the current effort at continuous improvement has led to changes in how the water system is operated. The improved operations have resulted in only two main breaks so far this year (26 last year). If the change in operations continues to be effective, the replacement of mains, a million-dollar plus project, may be deferred.

Good management may not be apparent moment to moment but over time it saves thousands of dollars.

Big successful corporations know the value of managing and pay well for talented managers. Our members deserve the best management we can afford for what is for many their biggest investment, their home in Surfside. With increasingly complex and legalistic outside forces impacting SHOA, going back to amateur management is not in members' best interests.

That doesn't mean we ignore criticism

of how we are managing – I understand that is a concern to many members! What we must do is constructively change how we are doing it to better align with member's needs. No babies thrown out with the bathwater.

Somehow our system of hearings and meetings is not resulting in effective two way communication. I plan to set up some informal coffee sessions to listen to members concerns and to explain the Board's thinking on various issues.

We need to ask questions, gain understanding and then find the best ideas. I hope no one on either side of an issue is ever anything less than well intentioned.

Not everyone in SHOA has the same needs and that requires balancing interests. Vacation home owners appreciate increased law enforcement for vulnerable property. Canal owners need clean and useable waterways. View owners need effective tree height control. East of canal owners need bridges. RV owners need recreational opportunity and retirees need cost control and social opportunities. All of us want effective covenant enforcement to preserve the value of our property.

The bottom line is we are in this together and solving our problems with vision and mutual respect is ultimately in our best interests.

I'd urge anyone with e-mail to sign up for the Weekender. It's a rare organization that communicates weekly with members. It's a great way for locals and out-of-towners to keep up.

#### **Beach Cleanup Dates Announced**

SHOA member Patty Wood, Surfside representative of The Grass Root Garbage Gang, has announced the first three 2008 Beach Cleanup days.

Beach Cleanup dates are all on Saturdays - January 26, April 26, and July 5, 2008.

Please mark your calendars now, and join your fellow Surfsiders who want clean beaches.

#### **Bridge Bids Opened by Bid Review Task Force**

The Board-appointed SHOA Footbridge

Bid Review Task Force met September 7 to open and discuss the bids to replace or repair the SHOA footbridges.

Although about 25 persons responded to the Request for Proposals published in the Chinook Observer, the Task Force received only four proposals.

The Task Force is assessing the proposals and expects to make a recommendation to the Board at its September 15 meeting

#### **Volunteers Urgently Needed for Water System Planning Committee**

SHOA has an urgent need to fill several

volunteer positions, including Chair and members of the SHOA Water System Planning Committee.

George Talbott, long-time chair of the Water System Planning Committee, has indicated he wishes to step down from the chair position, but is willing to continue serving as a member of the Committee; SHOA is seeking a member who has interest in, and experience with, water systems to fill this position, as well as several additional committee members. The Committee's primary responsibilities will involve review and approval of SHOA's 6-Year Water Plan.

## **SURFSIDE HOMEOWNERS ASSOCIATION**

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## **Coast Pine, Beach Pine or Shore Pine; a rose by any other name still needs to be trimmed**

**by Scott Norelius**

I was hoping to get away this Labor Day weekend for a belated 35<sup>th</sup> wedding anniversary trip. Tuesday my wife's sister called and said they were coming to the beach for a tree cutting work party. I have been trimming on my in-laws pine trees since 1978 and have had just about enough fun.

While my mother and father-in law were alive they insisted that their trees be cut to the height limit. So, for almost a quarter of a century I spent my summer vacations keeping their trees within those covenant limits. Almost every year, year in and year out; instead of enjoying a lazy beach vacation I had to cut trees.

Just before I retired I started cutting the pines at least two feet below the limit. That way I get by with cutting the darn things every third year.

My wife and I live under the same height covenant, but you will not find a pine tree on our property. It is not that I am against pine trees, but these stunted lodgepoles are genetically destined to be tall. Today I am encouraging the native evergreen huckleberry, red huckleberry, Pacific wax-myrtle and rhododendron. These shrubs normally will not exceed the 16-foot height limit, but provide privacy screening and are adapted to our beach environment.

I have also purchased a variety of young trees through the Pacific County Conservation District. The western crabapple grow slowly and are easily trimmed, the Douglas Firs and cedars are going to end up being holiday decorations. They were inexpensive to purchase and take a little extra water as they become established, but I won't have to worry about a height covenant as I get older.

## **Scott Norelius New Covenant Compliance Officer**

Scott Norelius, former senior game warden for the Wyoming Fish & Game Department, has been hired as SHOA's new Covenant Compliance Officer

Scott and several other candidates went through a structured interview process with a team consisting of Shirley Baker, Ginger Byrd, Ken Karch, and Tom Kennedy

Scott had all the attributes our interview team felt were necessary to make a successful Covenant Compliance Officer. As a Game Warden, he spent about 1/3 of his time on law enforcement, 1/3 on public relations, and 1/3 on management responsibilities.

He says he found that "...enforcement is more than just writing tickets; it includes interpretation and explanation of laws and regulations, gaining voluntary compliance and support of the majority,

as well as equal and compassionate application of fair and consistent policy. Public relations is more than talking to major stakeholders, but also includes consensus building, negotiating, and facilitating solutions, and networking among all interests. And management is more than quantifying and qualifying resources - it includes planning, support of related and unrelated programs, plus evaluation and integration of various systems..."

Scott's attributes matched quite well the expectations laid out by President Applegate following the Board's recent workshop on covenant compliance.

Since Scott moved here he has gained some basic

experience with septic system design and wetland boundary determinations, and is familiar with the local vegetation. He has also developed a friendly working relationship with the County Department of Community Development.

