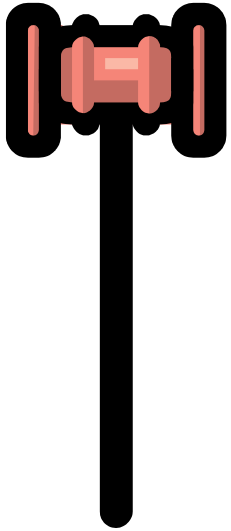


WEEKENDER SEPTEMBER 18, 2008



Heads Up on a MAJOR DECISION

Members should be aware that the Capital Projects Hearing Saturday may have significant impact on their dues, assessments, and fees. The Board worked hard to make the Six Year Water Plan affordable and contemplated a per lot assessment of \$125 per lot. However, the Budget Committee is proposing each member with a water hookup pay for installation of the meter as well as raise the per lot assessment for piping. The proposal could cost over \$1,000 in the first year for a member with one water hookup. Saturday is your opportunity to share your opinion with the Board. Please read the comparison (Next Article) to better understand the issues and costs.

Warren Olson, President

Water Projects, \$125, \$550, \$57, \$750?

Sustainable - Affordable

At the time of adoption of the Six Year Water Plan a substantial discussion took place regarding the affordability and sustainability of Surfside's water system. Sustainability refers to including replacement costs in water bills so that systems have adequate money available to replace aging infrastructure. Affordability refers to the ability of the lowest income users to pay for water and still be able to buy essentials like food and medication. Willingness to pay should be distinguished from ability to pay – nobody really wants to spend money on something as unglamorous as water but it's hard to live without.

Surfside is not alone in the dilemma about spending money to assure ongoing future water operations and the desire to keep service affordable for low income customers. Government and industry groups have studied the problem and made recommendations that guided discussions about Surfside's costs and helped determine what is affordable. Grossly simplified something in the \$35 per month for water alone generally meets that standard. We appear to spend about \$23 per month per hookup currently for production and delivery.

Six Year Plan

Two major water projects were identified in the Six Year Plan – water meters, required by the state, and water main replacement of aging cement asbestos pipe. The meters need to be completed by 2017. To make the projects affordable the Board approved the concept of a per lot yearly assessment of \$125 a year (about \$10.40 a month). The assessment would need to be adjusted yearly based on experience with the projects - likely higher each year. In yearly increments of about 225 meters per year the meter

installation would proceed over the next 8 years. The remaining balance of funds each year would purchase as many feet of replacement pipe as could be afforded with the remaining money. After metering was complete some form of ongoing, affordable, pipe replacement would need to continue until sufficient portions of the system were upgraded.

The plan expected the budget committee to make yearly recommendations regarding the amount of assessment to continue the project. The Board would need to adopt that as part of the yearly budget and members would need to ratify.

Alternate Funding Proposal

As the Budget Committee met this fall they have questioned the approach to funding the metering and pipe replacement which was based on a per lot assessment. Instead they argue that meters should be charged by hookup rather than by per lot. They have proposed that every customer hooked up to the water system be required to pay a fee for the water meter and installation. They recommend charging each hookup \$550. Presumably this would be due in a lump sum. The piping would be included in the regular budget for an additional \$57 per lot per year charge. With the pipe replacement the per-lot charge could equal \$395. That would mean members would pay \$945 plus their \$100 membership fee if they owned one lot with one water hookup. We should also note that earlier estimates for hookup of meters ranged as high as \$750 per hookup when labor is included.

Legal considerations

Additionally we should be aware that the bylaws state:

ARTICLE IX

Assessments

Section 1. The members of the corporation shall be liable for the payment of such charges or assessments as may from time to time be fixed and levied by the board of trustees pursuant to the Articles of Incorporation and these Bylaws and subject to the provisions of said Articles and Bylaws. Charges and assessments against all members shall be levied by the board of trustees at a uniform rate per member or lot without distinction or preference of any kind. All charges or assessments, when collected by the corporation, shall remain the property of the members until such time as such charges or assessments are expended pursuant to the Articles of Incorporation and Bylaws of the Corporation.

The language appears to require uniformity of rate on issues related to “all members” but does not preclude charges, fees, or fines to individuals who utilize some service of the association (RV lot, photo copying, water hook up fees). One might read the sentence as “When the Board levies charges and assessments against all the members the charges must be uniform and cannot have distinctions or preference (examples might be lot use ((RV)) or view, or length of time in Surfside, or value of property).

Fees are probably allowed related to “common areas” which would include water system operations as indicated below in the citation from RCW (Revised Code of Washington).

64.38.020
Association powers.

(10) Impose and collect any payments, fees, or charges for the use, rental, or operation of the common areas;

The conclusion would be that either proposal is probably legal (at least until tested) - if it is an assessment against all member's lots it would have to be uniform. If it were a fee related to water hook up it could be variable.

Analysis of Issue

At the core of the discussion is what meters represent. The per lot assessment views meters as required of the system rather than the individual. All members own the system and are responsible for its function and upkeep. As a system cost it levies an assessment against all members at a uniform rate. The meters are owned, operated, and maintained by the system. As a system wide cost the cost to a single lot owner would be more affordable because more people share in the cost.

The alternate proposal views meters as a requirement of an individual water service and like the hook up fee requires each person who is hooked up to pay the metering cost related to their hook-up. Because there are fewer hookups than lots those with multiple lots would pay less provided each lot was not hooked up separately.

Interests of Surfside Homeowners Association

In a preliminary discussion the question arose of what our interests as a Board of Trustees might be in determining the approach. The following were identified as corporate interests –

- Affordable
- Legally consistent
- Meet water plan goals and deadlines
- Equitable
- Achievable
- Sustainable
- Financially efficient
- Ease of administration

A side by side comparison follows.

	Per Lot Assessment	Per Service Hookup Fee
Affordable	The plan identified what was understood as an affordable assessment and varies the amount of work to achieve that level. By extending work for eight years the cost per year is kept low. Affordability was the driving concept to the plan.	The proposed hook-up fee would be \$550 in addition to a seventeen percent increase in the per lot assessment for pipe replacement. After payment of the hook-up fee only the pipe replacement fee would be on-going.
Legally consistent	Surfside's past practices have used membership fees and per lot assessments. The practice is recognized and accepted.	The proposal ploughs new ground in extending a fee structure and may face a legal challenge. There appear to be grounds to defend the practice. It is likely in the future that Surfside will need to look to fees for consumption of water and this may be a time to establish the practice as a "third leg" of the financing "stool."
Meets water plan goals and deadlines	The plan will meet the metering deadline of 2017. Pipe replacement continues at a slower rate during metering and then goes to a faster pace.	Plan accelerates achievement of metering goals into probably three years and then turns to pipe replacement at a sustained level.
Equitable	The plan favors low income, single property owners. Multiple lots with or without water service pay more over time.	The plan favors multi-lot owners who do not have multiple hookups, arguably the members with sufficient resources to own investment property. Its equitability comes from assessing by water service
Achievable	The rate of installation is about four meters per week. While some supplemental staff time may be required, the plan tries to accomplish its goals with existing staffing levels.	To accelerate installation it is likely to require additional temporary staff, however the cost is born by the labor charges in the installation fees. This means the current staffing continues to work on usual water business.
Sustainable	Because meters are looked at as a system cost paid by all, future meters for new hookups would be included as a built in ongoing cost of the system and budgeted in operations yearly.	Because meters are associated with the hookup, the fees for hook up would rise from \$600 to over \$1100. Metering costs would be born at the time of hookup.
Financially efficient	Inflation will result in higher costs yearly for meters with less pipe laid or higher assessments. Inflation is generally less than interest so	By purchasing most parts in the first or early years inflation is avoided. Members may however need to individually borrow to pay the fee and suffer interest costs.

	the plan avoids excess interest costs.	
Ease of administration	Consistent with long standing practice.	Similar provided no extended payment options are developed.
Philosophy	Water system is owned by all and benefits on the bases of availability to each lot. System costs are born by all member-stakeholders.	Meters are related to individual hookups and until a member determines to hookup they should not have to pay associated costs.

CHILI COOKOFF AND HORSEHOE TOURNAMENT



- Wow, if you missed this event you really missed a good one! The weather was perfect, the cabana and grounds dazzing, and the crowd great. Fifty to sixty people were estimated to be at this event.
- We give many thanks to those who brought contributions of tube socks or gift cards from Dennis Company for the Ocean Park Elementary School. **If you forgot to bring your donation, or simply wish to donate now, you can still bring it to the Surfside Office and we will see that it gets to the school.**
- For winners, pictures and more information visit the Surfside website at surfsideonline.org.

RESERVING A CABANA

IT'S EASY!



Surfside residents can reserve use of a cabana by contacting the Surfside Office at 360-665-4171 and by completing an application and agreement form. This form consists of a list of Park & Cabana Rules. It also explains the \$25 deposit for the building key, which will be refunded when the key is returned.

Enjoy a great family gathering or just have extra room for a group get-together! We all have a vested interest in our parks and cabanas, so it has been made easy and free to use the facilities. Just take care of the facilities and return the key, It's that easy!

Surfside Homeowner's Association Office

31402 H Street Ocean Park, WA 98640

Phone: 360-665-4171

Toll Free Phone: 1-800-815-9446



Neighborhood Watch Committee

Met on September 16, 2008, to discuss and formulate new neighborhood watch programs. George Miller is chair of this committee and has already done a fantastic job in his own neighborhood! Thanks to all who attended.

LETTER FROM A SURFSIDE MEMBER RE: LIGHTING



Dear Surfside Estates Neighbor:



My name is Rob Miller. I am the owner of the house nearing completion on G Street near 306th street. I've designed an observatory built into the center of the house for enjoyment of the night sky. For anyone interested in astronomy I'd like to extend an invitation to visit when the house is complete. I think you will agree with me one of the joys of living in Surfside Estates is the magnificent night sky full of brilliant stars unblemished by city lights.

That is why I am writing to my neighbors. We are gradually losing our magnificent night sky. One of the many thieves of the night sky are the unshielded mercury vapor lights (see pic) which are popping up all over Surfside Estates. I refer to these lights as "midnight sun" because they shine equally brightly in all directions including straight up! Please help save our night sky by doing at least **one** of the following:



- 1) Install shielding over the light to prevent light from shining straight up. This will actually make your yard brighter because more light will be reflected down where you want it.
- 2) Replace the unshielded light with a better light that shines down. Install motion detectors to turn the light on when it's needed. No need for the light to be on when no one is there.
- 3) Put the light on a timer set to turn it off after midnight.

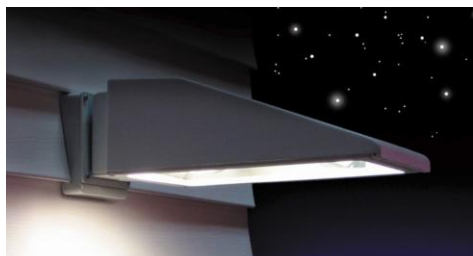
If you have any questions, comments or would like help changing lights please feel free to contact me. Thanks all,

Rob Miller
(206) 972-5931

rob@atm-international.com

Re-run of member suggestion re: lighting (published several weeks ago):

Outdoor Lighting (submitted by Stan Egbert, Surfside Member)



Here's a fixture approved by IDA (International Dark Sky Assoc.) that is neighbor and dark sky friendly. I have installed four of these on my home and I am completely satisfied. The installation kit supplied with the unit is very adaptive. Here is the supplier information as provided by Starrynightlights.com/gb-2000.html.

The GB2000 is priced on the internet at around \$90, plus shipping and handling. There is a smaller wattage unit that sells for around \$60. Please feel free to contact me (Stan Egbert) if you have questions or wish to view an installation.



**ANNUAL TEST OF THE
TSUNAMI WARNING
SYSTEM VIA NOAA
WEATHER RADIO**

On Wednesday, Sep 24, 2008, the NWS West Coast/Alaska Tsunami Warning Center will conduct a communication and dissemination test of the Tsunami Warning System. This will be the sixth consecutive year for this test. The purpose of this test is to provide a communication and dissemination test of the Tsunami Warning System.

The test message will be disseminated at approximately 1015 a.m. Pacific Time on Wednesday, Sep 24, 2008. The test message will be disseminated over NOAA Weather Radio using the Required Monthly Test (RMT) event code **NOT** the TSW (Tsunami Warning) event code. This is to avoid any possible confusion with a real Tsunami event.

Please note, there will **NOT** be a Required Weekly Test (RWT) via NOAA Weather Radio on this day since the test will be using the Required Monthly Test (RMT) code in its place.

If you do not know how to program your Weather Radio to receive the RMT (Required Monthly Test) event code, please call me at 350-665-0094 or e-mail me at jsmercer@centurytel.net ASAP so I can help you set it up. I would also appreciate a short e-mail on Sept 24th (following the test) or 25th letting me know whether you did or did not receive the test. I will then send this information to the National Weather Service to help them evaluate the effectiveness of the test. I need **BOTH** positive and Negative reports.

Thanks for the help.
Jack Mercer
360-665-0094
jsmercer@centurytel.net



*A Sense of Place...musing of a
Surfside Member*

"Even should we find another Eden, we would NOT be fit to enjoy it perfectly..."

--Henry VanDyke

My recent guest remarked upon arrival, "This is a Garden of Eden!" That comment caused me to think about our beautiful natural environment on the Peninsula, and my life here. I looked up the word "Eden" and found it came from Hebrew meaning "pleasure or delight".



For many years I lived in a big city. One of the failings of city living is that people have trouble identifying with a place and community. City people tend to be transient. Relationships seem shallow, self-serving, and short-lived. I longed for more. I wanted to be committed to a place and its people: I longed to find my "Sense of Place". That means where I could find ***a sense of belonging; an extended family; an encouraging environment; an opportunity for personal and spiritual growth; a need for the talents I have to offer; a welcoming and acceptance; surprises to my senses; a place to call "Home".***

Six years ago, my husband and I moved from the city to begin a new life on the Peninsula. Oh, my...what a difference it has made! We have received overwhelming blessings that we never could have imagined before. We have more friends than we can keep up with. We have been welcomed and treated with more trust and kindness than we thought possible. This community allows us the luxury of being ourselves. There is no pretense. There is courtesy, compassion, and a compelling desire to know and help others.



I've noticed it takes about the same amount of time to go to the grocery store as it did in the city, but instead of spending most of the time in traffic and waiting in lines, now I visit with neighbors...sharing our lives. What a difference in quality of life those few minutes make!

Life has a way of bringing surprises. It cycles, just like the ebb and flow of the ocean waves. We know everything is not perfect here. But how boring would that be?! Striving to make life better is what keeps us living and loving.

I believe that God has redeemed my longings of the past, replaced them with my heart's desires, and finally given me a "sense of place". He has brought me here, my Eden, where I find "pleasure and delight".

Coral Hughes

RERUNS

AND CONTINUED NEEDS:

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!



Christian Women's Groups Meet

These non-denominational groups offer "Fun, Friends, Support, Bible Study, Prayer, & Spiritual Renewal". Questions? Call Coral Hughes: 665-3206. The groups meet in homes every Thursday at 9:30am:

*Bonnie Masson: 32904 "J" Place; Call 665-6504

*Linda Lanphear: 809 - 347th Place; Call 665-0895

*Mindy Burns: 33609 "I" Street; Call 665-0880

NEW Working Women's group meets Tuesdays at 5:30pm:

*Lola Larson: 5015 "L" Place, Seaview; Call 642-8359

Other Local News

You may access directly the current issue of the weekly Chinook Observer, our local source of news and events, by clicking on the following web site:

<http://www.chinookobserver.com>

You can also find things going on the peninsula at the following web site of the Visitors' Bureau:

<http://www.funbeach.com>

and of the Pacific County Friends of Lewis & Clark at:

<http://lewisandclarkwa.com/pages/ocian.html>

and for local news of the Ocean Park Area Chamber membership and activities:

<http://www.opwa.com>

and, finally, Surside's own web page at:

<http://www.surfsideonline.org>

Keep the news coming... submit information to dinah@surfsideonline.org (put "Week Ender" in subject line):

- **Surfside Homeowners Association**
Mailing Address: 31402 H Street, Ocean Park, WA 98640
General Office Email: office@surfsideonline.org
- Office Phone: 360-665-4171, Seaview; Call 642-8359