

# WEEKENDER NOVEMBER 6, 2008



## NOTICE

**NOVEMBER 15, 2008**

**MEMBERSHIP  
BUDGET  
RATIFICATION  
MEETING  
RESCHEDULED**

### **RESCHEDULED DATE:**

**Membership Budget Ratification Special Meeting:**

**Saturday, November 22, 2008, 9 AM**

**Surfside Business Office, 31402 H Street**

**Ocean Park, WA 98640**

**Regular Board Meeting continues to be scheduled for:**

**Saturday, November 15, 2008, 9 AM**

### **Proxy:**

**Return by 4 PM Friday, November 21, 2008 to**

**Surfside Business Office**

**31402 H St.**

**Ocean Park, WA 98640**



## NEW SIGN

The business office now has a beautiful new sign! Thanks to George Miller for making the sign and the maintenance crew for installing it!

## CAUGHT IN THE ACT

### Tommy Faught

was caught in the act Friday October 31st. He was on a step ladder at the Skating Lake Cabana in division 16. He was removing and covering up graffiti in the overhead rafters. He also helped build the fire pit there. After the big wind storm last winter he was out helping to clear the Surfside streets. Thanks Tommy, it's people like you who make Surfside such a great place. Tommy lives in the Skating Lake neighborhood and is also a captain in his neighborhood watch program.



An un-named lady (aka: good Surfside Citizen) was seen as she was picking up trash along the road. Also, Jerry and Jan Smith, the owners of the Surfside Mini Mart Mall, just painted the mall and they always keep the area neat and clean. There are surely many examples of good deeds that help to put a good face on Surfside which could be reported and published. If you are aware of any other people "caught in the act" of keeping Surfside a good place to live, please let us know.



## Surfside Christmas Gift Program

The Pacific County Children and Family Services Office has provided the Surfside Christmas Gift Program Committee with names, ages and gift wishes for children living in foster care on the Long Beach Peninsula.

If you wish to help make a local foster child's Christmas memorable, please contact Marilyn Taylor for information at (360) 665-6543. You can contact Marilyn and purchase a gift from the list that was made available or you can make a check payable to **Surfside Foster Children's Gift Project** and return

it by mail or in person to the Surfside Homeowner's Association office at 31402 H Street, Ocean Park, WA 98640. *A tax receipt will be available on request with proof of purchase or donation of funds by check or money order. Marilyn requests that all monetary contributions or gift donations be completed by November 15, 2008.*



## 350th bridge site

Is FINISHED, thanks to the Surfside Board of Trustees and the maintenance crew who all worked together to make this happen.



## Fishing Derby Chairperson

A volunteer to serve as chairperson of the Fishing Derby **is still needed**. There is a manual available to help organize this event. If someone does not come forward by November 15, 2008, the Fishing Derby for 2009 will not be held. If you are interested in becoming that volunteer, contact the Surfside office at 665-4171.



**Board Positions:** There will be three (3) board positions open in the July, 2009 election. The incumbents will not be seeking re-election. Contact the Surfside office at 665-4171, if you are interested in being a board member.

## The Fish and Waterways Committee



...is being formed again. John Reichenbach has volunteered to chair this committee and needs volunteers to join him, especially people that live along the canals and lakes.

The delicate balance of water plants and fish requires continuous attention. This committee has information available to homeowners to help us accomplish this balance.

During the coming months we will be having informational meetings, and encourage all to attend. For more information on this committee, or if you wish to join, contact John @ 665-2730, or e-mail to [jreichenbach@centurytel.net](mailto:jreichenbach@centurytel.net).

## The First Annual PAA (Peninsula Art Association) Studio Tour

...will be held on **Saturday, November 29th from 10 AM to 4 PM.** The event features artists from Chinook to Surfside. Visitors will be able to meet with the artists in their studios and many will be demonstrating their working methods. Surfsiders include Ruth Carpenter, Don Perry, Brigid Byrne, Mark Scott, Jan Richardson, and Carol Olson. Studio tour maps will be available at the Surfside office, the Picture Attic in Long Beach and at each stop on the tour. Distinctive signs will be found along the tour route. This will be a delightful addition to the Peninsula holiday season and a great place to begin holiday shopping. We will see you there.





# SURFSIDE WATER SODIUM LEVELS

The current Surfside water quality data indicates that sodium in all wells except J-6 and J-7 has exceeded the recommended maximum level of 20 mg/L for individuals on low sodium-restricted diets.

This is not a Maximum Contaminant Level (MCL), but an advisory level of which Surfside members should be aware if on a restricted sodium diet. This advisory level is based on a very low sodium diet of 500 mg of sodium per day, consumption of 2 liters of water per day and an 8% contribution of sodium in water to the overall daily consumption of sodium.

Government agencies have recommended a general dietary goal of 2,400 mg of sodium per day, so a diet of 500 mg sodium per day is appreciably lower than the generally recommended level of daily sodium intake.

Surfside Deep wells J5, J6 and J7 are the main working wells for Surfside Water.

Deep wells J5, J6 and J7 currently have a sodium level of 45.9 mg/L. EPA has established a level of 20 mg/L as a level of concern only for individuals on low sodium diets.

Surfside adds sodium hypochlorite (chlorine) to the water supply at every source. The increase in sodium due to chlorination with sodium hypochlorite is small relative to the sodium level in the water source.

Sodium is difficult to remove from water. Methods for removing sodium from water include reverse osmosis and distillation. Both these methods of treatment are extremely expensive, and not warranted at this time.

Surfside water is safe and within all measureable requirements of the Washington State Department of Health for a Group A Water System.

# *Why proceed to collect a \$50 per hook-up fee for metering if it isn't currently required?*



The Board fully considered dropping all fees and shelving the project but did not in the end believe that to be the most prudent course to meet member interests. We believe that we more than gain \$50 of value by using this option since the money will apply to meters or future dues and provides additional potential value at no additional costs. Here are four major reasons the Board discussed.

One, the experts we talk with, our attorney, a water rights attorney, health department officials, and our water engineering consultant all advise us that metering is highly probable in the future. How quickly may be debated, the earliest appears to be by late spring of 2009. The court case was not directed at situations like Surfside, we are involved as an unexpected or unintended consequence of issues that related to tribes and State regulation. Were the decision to be overturned by the Supreme Court the law would again apply. Alternately, it is possible we could be regulated under some other provision of existing law or through legislative action. In any case the people in Departments of Health and Ecology are committed to water conservation and efficiency measures. The likely hood is that timing and method may change but the underlying expectation for efficiency and conservation are not likely to change.

Secondly, a good sum of member money has been spent to prepare the six year water plan, develop financing plans, obtain advice from experts, and prepare and obtain bids. Were we to completely shelve the process based on the court decision much of that expenditure is likely to erode in value as time passes. Organizations rarely set aside and then resume plans as written – they are much more likely to re-invent the wheel at significant cost. By proceeding with a scaled back version of the plan we preserve the research, decisions, and progress that have been made on this issue. We will soon begin negotiating an extension of the water meter bid and will seek to preserve the prices, or capture any price reductions, in our agreements regarding purchase. The bid was unique in limiting price increases over the span of the project and providing us cost assurance yearly without major up-front capital expenditure. We believe the value of this arrangement could exceed the limited cost of preparing for metering that is part of the 2009 hook-up fee.

Thirdly, one of the criteria for our planning was affordability to our less able to pay members. Yearly affordability is created by either spreading the costs more widely or spreading the costs over time. The original deadline was 2017 and it allowed us to purchase and install 225 meters per year to meet the deadline. That level of commitment also allowed the beginning of replacement of piping and kept the total assessment for meters and piping to \$125 per

lot/hookup. State officials have indicated that they would not revise timelines if the requirement is reinstated; however, others indicate that court delays sometimes translate into extension of deadlines. Every year we lose toward the deadline results in higher costs in subsequent years to catch up and compromises the affordability we seek for members. Were we not to assess the fee in 2009 based on current uncertainty and were it to be reinstated we would have a difficult time placing a supplemental budget before members and obtaining necessary parts and planning time to achieve any of the 2009 goals. By charging the limited amount we will be able to respond should the requirement be reinstated and obtain improved affordability for members. Should it not be reinstated the Board is likely to retain the money toward 2010. If by budget time the requirement is reinstated an additional amount to meter in 2010 is likely to be added. If nothing happens by 2010 the Board is to apply the money with interest to the dues of the member from whom it was collected for 2011. We as a Board have chosen not to commit future boards so we can't speak for them. Each year the project will be revisited and re-evaluated. Appropriate fees or credits will be determined by whomever you elect to the Board. In the interim the availability of funds and approval of membership will allow us to capture any savings we can for members by being able to immediately proceed.

Fourthly, Surfside's water rights depend on limited certificates (essentially a guarantee) and significant permits (renewable and less certain). The State Department of Ecology periodically renews permits and evaluates how systems are using them. Surfside is up for renewal in 2012. While in the past renewal of water permits was rather routine, we are advised that the Department has become more critical and watches use and conservation and efficiency much more closely. We are advised that it is in our interest to be able to show initiative and concern for efficiency and conservation. By not completely walking away from our plans to meter we believe we will demonstrate planning and intent that will benefit us in reapplication for water rights. Water rights are critical to sustaining and building out Surfside. Members would not be well served were rights curtailed and development limited by water availability.

# ASSESSMENT QUESTIONS:

One of our members submitted the following questions and suggestions for treatment of the Water Line Replacement Assessment for the future.

We have nearly 120,000 feet of water line in Surfside. It would take 23 years at 5,000 feet per year to replace all the water mains in Surfside and our ability to accomplish a project of this magnitude is solely reliant up our ability to fund it.

## QUESTION:

I understood the basis for the \$50 per annum assessment for the gradual replacement of the waterlines throughout Surfside. A review of the 10/2 Weekender does not

provide the casual uninvolved reader with enough background concerning the labor and materials costs associated with the replacement of the pipe on a lineal foot basis, how many feet area involved and what the total cost would be in constant dollars. This information was not memorialized in the September Board Meeting minutes. It seems that for posterity purposes, such information should be made part of the official record and as the assessments recur from year to year (as they most certainly should), the base point should be known and the same budgetary line items should be utilized for determining the assessments for each following year.

Response: To best respond to the questions above it would be easiest to take a project already planned for, that being the Seadunes Water Main Replacement Project and how the associated costs relate to the \$50 assessment.

**This project involves the following:**

**Replacement of 1,500 feet of water main which includes pipe and associated parts, at an estimated cost of \$26,508 and labor of \$28,800 at \$60 per hour utilizing 480 man hour. Additionally, three fire hydrants would likely be installed in this section at 600' interval. The hydrants and parts and 36 hours labor at \$60 per hour would total \$18,624. Most any project will likely cost more than projected due to unforeseen issues so the project estimate was increased by an additional \$11,061 to cover engineering, permits and the unknown for a total of \$84,994, or \$56.66 a lineal foot.**

**The \$50 per lot assessment will generate \$141,975. \$50 times 2,839.5 lots in Surfside, leaving \$56,981 for additional Water Main replacement in 2009, or approximately another 1,000 lineal feet including hydrants, parts and labor.**

It is important to note that all funds collected are maintained separately from General Fund receipts and expended only for the Water Line Replacement project. Any funds not spent from 2009 collections remain in the fund for continuation and future use in completion of this long-term project.

**QUESTION**

Regarding the Hook Up fee assessment, there is no breakdown of the costs of water meters themselves, what would be purchased with the \$50 assessment if it became necessary, and how many years this assessment will be levied to cover the total costs associated with all hookups. All we know from the letter that came with the budget in the mail today is that we'll need to purchase 1765 meters if and when metering becomes mandated and that if metering is not ultimately required, this assessment will be used to reduce future fees and assessments.

Of the three bids received, the lowest provided for a first year price of \$198 per meter. This bidder also provided inflation protection of 4% per annum. However the cost of metering includes more than the meter. The Water Department estimates the total cost for the meter including parts to be \$422.34 for a new installation and \$339.77 for an upgrade and labor of \$360 and \$240 respectively. If we used an average of \$681.06 including the meter and \$483 using a previously purchased meter, then the \$50 Water



Hook-up Fee would permit purchase of 220 meters at \$198 each, totaling \$43,560. Using the adjusted average of \$483 per install for additional parts and labor using an already purchasing meters leaves \$43,888 in funding which would fund or 90 completed meter installs.

Having funds available to lock in the \$198 per meter price should it become necessary in 2009 seems a prudent decision. We must remember that it takes no less than sixty days for the Association to obtain authorization from its members for a special assessment. Our inability to purchase meter in 2009 would cause the price under the existing bid to increase by \$1,766 not to mention the cost of printing and mailing the special assessment ballot, estimated at \$1,800 including printing and postage.

**Again, all funds collected are kept separate from the General Fund and used expressly for meter purchases, should it become necessary. This Board did not anticipate another assessment in 2010, and 2011 while we wait for clarity on the metering issue. Board discussion indicated the return of member funds, including interest earned, when and if it becomes clear that metering will not be required, but no longer than three years and sooner if deemed appropriate by the Board.**

## Community Events



This portion of the Surfside Weekender will include events within the community that Surfside members may want to know about. If you are involved or know of an event here on the Peninsula, or close by, that you would like to have published in the Weekender, please email the particulars to [Dinah@surfsideonline.org](mailto:Dinah@surfsideonline.org). Please limit your submissions to family friendly community events.

### Events

#### **FIDDLER ON THE ROOF**

November 21, 22, 23, 28, 29, 30

P.A.P.A. (Peninsula Association of Performing Artists), due to an overwhelming response from the Community, is producing the 2<sup>nd</sup> run of Fiddler on the Roof at a brand new venue, Hilltop Auditorium. Most of the original cast is present again and this performance is expected to be even better than the first one.

Tickets are on sale at:

Stormin Normans, Longbeach; Sentry Market, Ocean Park; Jimella's Seafood Market, Ocean Park; Raven and Finch, Ilwaco, Thiels Music Store, Astoria

**ALL PERFORMANCES WERE SOLD OUT QUICKLY AT THE LAST PRODUCTION  
SO GET YOUR TICKETS NOW!**

# RERUNS

**AND CONTINUED NEEDS:**



## **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

## **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, Surfside's own web page at:

<http://www.surfsideonline.org>

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

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General Office Email: [office@surfsideonline.org](mailto:office@surfsideonline.org)
- Office Phone: 360-665-4171