



To The Point

December
2002
Volume A
Issue 8

lewis@olympus.net

Published independently by Kala Point Residents for Kala Point Residents

Open Letter to the KPOA Board

November 20, 2002
KPOA Board of Directors
RE: Administrative Policies & Procedures, Art. I,
Appeals & Compliance

This lengthy document and cover letter is so detailed that it requires a response from one who has experienced the hazards of sincere group attempts to be comprehensive and consistent, if not concise. The tone of this document is a fortissimo of Regulation, Rigidity, Penalty, Power and Control. It seems to me that this attempt to cover the most extreme violations on firm legal grounds is neither fair, logical nor reasonable.

Kala Point has changed markedly over the past 20 years . The goal was unobtrusive homes of natural color and materials in a wooded setting. Style, size and color preferences have changed, as have available building materials, safety and practical concerns. Kala Point is a lovely community, albeit not the original objective. Very attractive development has occurred outside the gate, amazingly without architectural control, which can prevent the serious eyesore. Some major color, style and size changes were readily approved. Some changes were not approved, but overlooked. Many variances have been granted. The reasons for these changes were often sound but sometimes obscure or inconsistent.

While I think needless cutting or mutilation of trees is like shooting deer in the garden, we should consider the impacts. Extreme care is indicated on the common property, the bank and steep slopes. Over the years the greatest numbers of large trees that have been cut have been with per mission of the Architectural or Tree Committees.
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History of Lighted Trees

Three years after Thomas Edison invented the practical electric light bulb, an associate of his became the first to light a Christmas tree with electrical lights. It happened in New York City and was described thus by a reporter in the Detroit Post & Tribune:

"Last evening I walked over beyond Fifth Avenue and called at the residence of Edward H. Johnson, vice-president of Edison's electric company. There, at the rear of the beautiful parlors, was a large Christmas tree presenting a
Continue "Tree" on page 10



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Swiftly Speaking

A New Year For Kala Point

By Judie Lewis, Editor

It is a bit odd to be discussing the new year because as this is written, Thanksgiving is still in the future. However, we all know that this is the beginning of the holiday season that will culminate with the celebration of the new year's coming.

2003 has the potential to be a trying year for our nation. As war looms on the horizon, many of us wonder how this may effect our own family as well as our neighbors. Many of us are retired, but we have children and grandchildren who could be called into action. We all need to pray hard for resolution to this world crisis.

Here in Kala Point, life can seem like paradise. As one walks around there are neighbors out enjoying the crisp air who are always ready to stop and talk a bit. It is a place with so many fine qualities. That is why each of us chose to invest in a home in this community.

Within the last year, this paper, To The Point, was launched. Its birth came out of controversy, but we are trying to make lemonade out of the lemons. So many have been supportive of this effort that the response has been almost overwhelming. We thank you for that.

For those of you who feel otherwise, it is a shame we cannot all agree, but that is a matter of human nature. We are sorry if the discussion of issues has caused you concern.

One thing to note is that the issues existed before the discussion. Many fine couples have moved from this community over the years because of the perceived overtness of the power structure. Not discussing problems is not the same as not having them. When issues are ignored without being faced it is only a fools paradise. Eventually, someone is bound to stand up and say, "The emperor has no clothes."

With the new administration, there is a better feeling that issues are being brought to the front for review. That isn't to say that all is worked out and perfect - but it is a start.

Currently there is a land acquisition conflict, a rules disagreement, changes in articles, etc. that may or may not be for the best, (raise fines to \$10,000?); and the water rates, and more. Our "snowbird" neighbors have gone now for the holidays and winter. Let's all take a deep breath, and enjoy our holiday in this beautiful place, and take up whatever in the new year.

If you have comments, suggestions or ideas, you may respond to lewis@olympus.net; or mail your comments to: To The Point, P.O. Box 816, Pt. Hadlock, WA 98339. You may call the editor at 379-8961, but comments to share should always be in writing for clarity.

Mabel Campbell, GRI

26 year Kala Point Resident / Realtor

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Update On Issues

This time the issues commentary will be by several residents that wrote in.

LAND ACQUISITION REVISITED

Mabel Campbell, GR

Before looking for land, it would have been good for the KPOA board to acquaint themselves with the Unified Development Code (UDC), as well as land values so their toolbox was not empty. Instead, a committee was appointed to approach the owner, Johnson, of the 7.5 acres outside the gate, (putting the cart before the horse), laying our cards on the table, face up. A better way would have been a discrete, approach where Johnson did not know the identity of the interested party.

Being more astute, Johnson, contacted a seasoned agent to inquire of land values. He learned that acreage was about \$ 10,000 an acre, give and/or take to allow for variables. \$ 75,000, Johnson speculated. Having been alerted of the nuisance value, he calculated that worth to be \$25,000. That accounts for the \$100,000 price tag. If we pay too much for that land, we have only ourselves to blame.

Early on, I approached the previous KPOA board with land use information, which was not kindly received. It did eventually lead to an investigation of current land use regulations, and a better understanding of the situation.

The Highlights reports land value research has been undertaken. Woodland Hills was mentioned for price. Consider, Woodland Hills has sunset/mountain views, new streets, underground utilities, protective covenants, and a much better neighborhood than Irondale Plat we are considering, which is off the traffic path and more. Also, the original Woodland Hills plat allows for subdivision to 1-acre lots. Five acre parcels there selling for over \$100,000 have water and/or mountain views, plus the ability to subdivide to regain investment! The only like properties to Johnston's, are the Prospect Avenue parcels mentioned, but those that are not part of the new development.

To clarify, the Highlights mention of five acres to the left of exiting the gate, there are no 5 acre parcels in that area, only original platted lots and streets. The property recently sold consisted of lots with streets covering approximately five acres. It is the plat/use, not the land, creating the real value. The sale closed October 3, 2002 for \$402,000. The builder says his homes will be priced up to \$ 275,000.

We can stop worrying about "outside the gate." The situation appears to be curing itself.

Revisions Need Our Attention

By Daphne Kilburn

In mid-November, residents of Kala Point received a mailing from its KPOA Board which included the 11-page revision of the Administrative **Continue "Revisions" page 9**

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Fire Up Your Knowledge

By Judie Lewis, Editor:

Kala Point is a community that is couched with lush forest. This makes it incredibly beautiful. It also makes it necessary for us to always be prepared for forest fire. This is not a new revelation to anyone who has been keeping up with the goings-on in Kala Point. We have a very active Emergency Preparedness Committee (EPC) that trains on our behalf for possible disasters like large earthquakes or forest fire. In fact, the EPC will have a disaster drill on December 10.

In as much as Christmas is approaching, a review of the fire safety tips might be in order. The best defence is a "Firesafe" attitude. Even though many of our most traditional holiday ornaments may include open flame (candles, angel chimes, etc.) we must remember that any open flame must be attended. It would surely ruin your Christmas Eve if you returned from services to find your home had its own "candlelight service."

As for a firesafe attitude year round, here is a repeat of the recommendations by the state:

1. You should have a minimum of **30 feet** around your home with landscaping that includes lower growing less-combustible vegetation. If your home is one with large fir trees close to the house, you should consider their removal. At the very least, you should have lower branches or dead branches removed. Any vegetation that brushes the roof area or comes into direct contact with the house should be pruned back. A well pruned and watered 30 foot green belt usually makes it possible for firefighters to save the structure.
 2. Stored combustibles should be beyond the 30 foot safety zone. Firewood should be stored about 100 feet away from the house, and never be downhill from the structure (fire spreads more easily uphill).
 3. Your roof and gutters need to be cleaned of leaves and pine needles often. Leaving such fuel in gutters/on the roof is an open invitation for fire.
- Continue "Fire-up" on page 11**

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Kala Kwips

Submitted by Dave Lewis

Christmas in Four Stages of Life:

1. You believe in Santa Claus
2. You don't believe in Santa Claus
3. You are Santa Claus
4. You look like Santa Claus

Definitions:

DEMOCRAT; You have two cows. Your neighbor has none. You feel guilty for being successful. You vote for people that put a tax on your cows forcing you to sell one to raise money to pay the tax. The people you voted for then take the tax money, buy a cow and give it to your neighbor. You feel righteous. Barbra Streisand sings for you.

REPUBLICAN: You have two cows. Your neighbor has none. So?

SOCIALIST; You have two cows. The government takes one, gives it to your neighbor. You form a cooperative to tell him how to manage his cow.

COMMUNIST: You have two cows. The government seizes both and provides you with milk. You wait in line to get it. It's expensive and sour.

CAPITALISM, AMERICAN STYLE: You have two cows. You sell one, buy a bull, and build a herd of cows.

DEMOCRACY, AMERICAN STYLE: You have two cows. The government taxes you to the point you have to sell both to support a man in a foreign country who has only one cow, which was a gift from your government.

BUREAUCRACY, AMERICAN STYLE: You have two cows. The government takes them both, shoots one, milks the other, pays you for the milk, and then pours the milk down the drain.

AMERICAN CORPORATION: You have two cows. You sell one, lease it back to yourself and do an IPO on the 2nd one. You force the two cows to produce the milk of four cows. You are surprised when one cow drops dead. You spin an announcement stating you have downsized and are reducing expenses. Your stock goes up; you

sell.

FRENCH CORPORATION: You have two cows. You go on strike because you want three cows. You go to lunch. Life is good.

JAPANESE CORPORATION: You have two cows. You redesign them so they are one-tenth the size of an ordinary cow and produce twenty times the milk. They learn to travel on unbelievably crowded trains. Most are at the top of their class at cow school.

GERMAN CORPORATION: You have two cows. You engineer them so they are all blond, drink lots of beer, give excellent quality milk, and run a hundred miles an hour. Unfortunately they also demand 13 weeks of vacation per year.

ITALIAN CORPORATION: You have two cows but you don't know where they are. While ambling around, you see a beautiful woman. You break for lunch. Life is good.

RUSSIAN CORPORATION: You have two cows. You count them and learn you have five cows. You have some more vodka. You count them again and learn you have 42 cows. You count them again and learn you have 12 cows. You stop counting cows and open another bottle of vodka. You produce your 10th 5-year plan in the last 3 months. The Mafia shows up and takes over however many cows you really have.

TALIBAN CORPORATION: You have all the cows in Afghanistan, which are two. You don't milk them because you cannot touch any creature's private parts. You kill them and claim a US bomb blew them up while they were in the hospital.

FLORIDA CORPORATION: You have a black cow and a brown cow. You have a contest and everyone votes for the best looking one. Some of the people who like the brown one best vote for the black one. Some people vote for both. Some people vote for neither. Some people can't figure out how to operate the voting machine. Finally, a bunch of guys from out-of-state decide which is the best-looking.

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Holiday Bonus Time

It has been traditional for Kala Pointers to contribute to an Appreciation Fund for our dedicated staff each year. Previously the first notice was published in October each year. However due to an oversight and transfer of responsibility for this effort, "this nearly fell through a crack" this year. This gives extra concern and we are asking you to take particular notice ASAP to participate in this expression of appreciation to our hard-working KOPA staff.

Please make a check payable to Kala Point Owners Association (KPOA) and indicate "Appreciation Fund" on the check. Please mail or drop off your check to Ralph or Joyce Witchell, 24-2 Bluffs LANE. Deadline for donations is December 16. Questions? Call - 385-1623.



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Holiday Roast

Ingredients: 3 tsp grated fresh ginger root
1/3 c. orange marmalade
4 cloves garlic, minced 3 Tbs soy sauce
1 Tbs mustard powder 2 Tbs brown sugar
1/4 tsp hot pepper sauce 1 c. beer
1 (8 pound) prime rib roast 1/4 cup olive oil

Directions:

1 Mix together the ginger, marmalade, garlic, soy sauce, brown sugar, hot sauce, and mustard. Stir in beer. Prick holes over roast with a 2 tined fork. Pour marinade over roast. Cover, and refrigerate for at least 2 hours, basting at least twice.

2 Preheat oven to 400° F (200° C).

3 Place roast on rack in a roasting pan. Pour about 1 cup of marinade into the roasting pan, and discard remaining marinade. Pour olive oil over roast, and season with freshly ground black pepper. Insert a roasting thermometer into the middle of the roast. Make sure the thermometer does not touch bone. Cover roasting pan with aluminum foil, and seal edges tightly around pan.

4 Cook roast for 1 hour in the preheated oven. After the first hour, remove the aluminum foil. Baste, reduce heat to 325° F (165° C), and continue roasting for 1 more hour. The thermometer reading should be at least 140° F (60° C) for medium-rare, and 170° F (76° C) for well done. Remove roasting pan from oven, place aluminum foil over roast, and let rest for about 30 minutes before slicing.

Something Red

As it is traditional to have red and green foods on the Christmas dinner table, here is an easy do ahead recipe that looks as great as it tastes.

Get a package of cherry Jello and a can of sweet dark cherries. Prepare the jello as instructed except replace some of the water with the canned cherry juice. Chill Jello part way so you can stir cherries throughout. Then, make cream cheese balls, roll them in finely chopped pecans and place around the top. Chill until set & serve.

Calendar December Events

By Bev Green, Events Coordinator

- Dec 1-7...Amadeus, Key City Playhouse, PT.
Dec 1-27...Contra & Square Dances, The Palindrome, PT.
Dec 1-31...Natural History Exhibit of Puget Sound, Fort Worden SP.
Dec 1-31...Sundays at One Poetry Series, The Rose Theater, PT.
Dec 3-6...Dynamic Facilitation Skills, Fort Worden
Dec 6...B&B Holiday Open Parlor, Various B&B Inns, PT.
Dec 6-8...Grand Memory Days, Fort Worden SP.
Dec 7...Grant Street Arts & Crafts Fair, Grant St Elementary School, PT.
Dec 7...Cookie Extravaganza, St Pauls Episcopal Church, PT.
Dec 7...Community Treelighting & Santa Visit, Haller Fountain, PT .
Dec 7...Port Townsend Community Orchestra Holiday Concert, Chimacum High School.
Dec 7-14...Victorian Christmas Tea, Old Consulate Inn, PT.
Dec 8...Northwoods Wind Quintet, Bay Club, Port Ludlow.
Dec 9...Cape George Arts & Crafts Sale, Cape George Fire Hall, PT
Dec 13...A Welsh Christmas, Wheeler Theater, Fort Worden SP.
Dec 13-21...All My Relations Winter solstice Benefit, Key City Playhouse
Dec 31...New Years Eve Celebration, The Resort at Port Ludlow.

For further information, call the Port Townsend Visitor Inform. Ctr., 385- 2722; Marine Science Ctr., 385-5582; Centrum, 385-3102; or Jefferson Cty. Library, 385-6544. Web site www.ptguide.com.

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Holiday Carolers Will Be Crooning Soon

By Karen Pate

Hard to believe it's that caroling, wassailing, bell-ringing time of year again. Reminder! Encore Christmas gala, Tues. Dec. 10, 7:00, at the Pate's, 173 Cedarview Dr. Enjoy fun, food, friendship and good music with your neighbors. Hope to see you then!

If you are interested in performing, give me a call, Karen Pate, 385-9788. We're looking forward to you joining us!



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Centrum's 2003 Schedule Available

Centrum's 2003 schedule promises an exciting year that kicks off with the Winter Chamber Music Festival, January 30 - February 1, 2003. Plus, you can plan ahead for next summer, when Centrum's busy season will begin with presenting the Seattle Symphony on June 21.

The entire year's calendar can be found online at www.centrum.org/2003schedule.html or you can call 385-3102. Centrum has presented visual,

literary, and performing arts to the public for almost 30 years. Many KP residents volunteer help to Centrum, here at Fort Worden State Park.

Tree Lighting Coming Up

Port Townsend's Main Street Program will sponsor Santa's arrival on the Keystone ferry on Saturday December 7. Old Saint Nick will proceed to Haller Fountain for the 4:30 pm community tree-lighting ceremony, followed by some time with children in the Silverwater's lobby. You can call 385-7911 to find out more about this event.

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As to the development of Kala Heights and Kala Terrace, many large trees were removed without the requirement that trees only be removed within the footprint of the proposed dwelling.

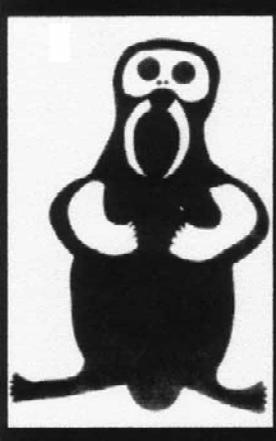
The regulations should be assessing the impact of violations on the neighbors and community, not mainly that actions or materials used were not pre-approved... The proposed document has mushroomed into an Orwellian appeals process which could lead to denials and penalties based on technical noncompliance with procedures. The penalties are excessive. A fine greater than the annual membership fee is not minor. The remedies and penalties for use of unapproved roofing and siding materials seem severe in light of the variety of approved materials, all of which are more fire-resistant than shakes.

When do these procedures and penalties become effective? Are they to be retroactive? How are they to be reported and by whom? Is there a difference between willful flagrant violation and unintentional error with negligible impact? Are there numerous gross violations? Are the proposed remedies fair and reasonable?

I urge the Board not to adopt these changes. Perhaps, at this stage of development, it is time to decrease the scope and activity of the overburdened and overburdening Architectural Committee. We do not need these complex legalistic procedures and threats of severe punishment in order to maintain the desirability and quality of life at Kala Point..

With respect, Louise L. Dronkert, former member of the Board; Tree, Finance and Nominations Committees; past president, Kala Point Owners Association.

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“Revisions” continues from page 3

policies and Procedures (APP) Article I, Appeals and Compliance. Your Board wants feedback from you, the residents it serves, on these revisions before December 10, 2002. You are asked to review this and send your written comments to KPOA, 1760 Kala Point Drive, Port Townsend WA 98368 or by email to kalapoint @ apt.com.

The Board has gone to considerable lengths to make sure we are all aware of changes to the procedures, fines, etc. that can be taken for noncompliance under the CC&Rs /regulations. It is our responsibility to read over the draft and comment as we see fit. Call the KPOA office if you did not get this revised document for review.

Buffer Zone In Woodland Hills

There is a lot of concern among the Pinecrest residents regarding the 50' buffer zone that is required on the Seton properties between ourselves and the Woodland Hills II. A very well written letter was sent to the Board regarding the this. The writer does not want a name to be published. So, I am suggestion that you ask Tami in the KPOA office to make a copy for you if you are interested. The Board told the Foxfield people that KPOA cannot get involved in purchasing buffer property, so if action is needed, neighbors affected will need to ban together to do so.

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the Merriest
Holidays



Just A Click Away

By Daphne Kilburn

Discovering Mistletoe

At www.howstuffworks.com we discovered a possible explanation for why adults stand under a piece of shrub and kiss at the holidays.

In the first century, Druids in Britain believed that mistletoe could **perform miracles**, from providing fertility to humans and animals to healing diseases and protecting people from witchcraft.

The Druids would cut mistletoe off oak trees in a special ceremony five days after the new moon following the winter solstice. They believed that mistletoe would be contaminated if it touched the ground, so they used a special white cloth to catch it. They sacrificed two white bulls while prayers were said, and priests gave out the mistletoe sprigs to the people, who believed they would then be kept safe from evil spirits and storms.

The correct mistletoe etiquette is for the man to remove one berry when he kisses a woman. When all the berries are gone, there is no more kissing underneath that plant. It is believed that an unmarried woman not kissed under the mistletoe will remain single for another year.

Mistletoe (*Phoradendron flavescens* or *Viscum album*) is a parasitic plant that grows on trees, particularly hardwood trees like oak and apple. Mistletoe may have medicinal value, aiding in the treatment of rheumatism and high blood pressure.

Remember - UGN

United Good Neighbors (UGN) is again receiving generous support from the Kala Point community. On behalf of UGN I thank you. However, as of the first week of November (the latest information available as I write) we are about 40% short of our goal and we have but two-thirds the donors of last year. The campaign is not yet over and I appeal to you to remember the needs of our neighbors for whom UGN is the community safety net. The money you share helps people who need help and stays in our community.

If you have not yet given to UGN please do so now. Checks may be sent to UGN of Jefferson County, P.O. Box 595, Port Townsend, WA, 98368; or for a brochure/envelope, call me, Jim Pate, at 385-9788. Thank you for caring.

To The Point Important Information

To The Point will not be published for the month of January. It was part of our annual plan to not have a January issue. Soon, many of you will be gone for the holidays and beyond. So we felt it was better to not try to put one out during our holiday, get it printed during the printers holiday and charge advertisers for visibility we know is drastically reduced because of the nature of this community. After this issue, look for the next on just before the beginning of February.

As you go about your holiday shopping, let our business neighbors who advertise with us know that you have seen their ad in To The Point. They need to know their advertising gets visibility; and we need for them to know this is a good source for their advertising dollar.

We are still looking for a helper for customer service for To The Point. If you are interested in helping please call me, Judie Lewis, 379-8961 or email lewis@olympus.net.

“Tree” continued from page 1

most picturesque and uncanny aspect. It was brilliantly lighted with many colored globes about as large as an English walnut and was turning some six times a minute on a little pine box. There were eighty lights in all encased in these dainty glass eggs, and about equally divided between white, red and blue. As the tree turned, the colors alternated, all the lamps going out and being relit at every revolution. The result was a continuous twinkling of dancing colors, red, white, blue, white, red, blue—all evening.

I need not tell you that the scintillating evergreen was a pretty sight—one can hardly imagine anything prettier. The ceiling was crossed obliquely with two wires on which hung 28 more of the tiny lights; and all the lights and the fantastic tree itself with its starry fruit were kept going by the slight electric current brought from the main office on a filmy wire. The tree was kept revolving by a little hidden crank below the floor which was turned by electricity. It was a superb exhibition.”

In 1895, President Cleveland proudly sponsored the first electrically lit Christmas tree in the White House. It was a huge tree featuring more than a hundred multicolored lights. Americans paid more than \$300 for a typical lighted tree by the early 1900s. That would be \$2000 in today’s dollars.

“Fire-up” continued from page 4

4. If you burn wood, be sure to have the soot in your chimney cleaned annually.

5. We have good access roads here in Kala Point to get emergency vehicles to your home, but keeping your driveway cleared is up to you. The minimum standards for driveway access is 12 feet in width with a 13.5 foot vertical clearance. Grades over 15% always cause problems for equipment.



from
To The Point



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If you would like to submit material for this publication or have comments, call Judie Lewis at, 379-8961; or email to lewis@olympus.net.

Deadline for each issue is the 20th of each month. All material must be submitted in writing.

Letters to the editor are still welcome. Please follow the guidelines of being respectful to others’ views, and no names please other than yours.



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To The Point

Kala Point Fun Stuff December 2002

Dec. & Jan.- Exercise for ladies, every Mon., Wed. & Fri., & Coed exercise, every Tues. & Thurs. from 9 to 10 a.m., at the clubhouse.

Dec. 2, 9, 16, 23 & 30 and Jan. 6, 13, 20, 27 - Play Bridge, Mondays, 11:30, at the clubhouse.

Dec. 6, 13, 20, & 27 and Jan. 3, 10, 17, 24 & 31 - TGIF, Friday eves, 5:30 p.m., clubhouse.

Dec. 9 & Jan.13 -Kala Point Readers' Club, 10 a.m., at the clubhouse.

Dec. 10 and Jan. 14 - Computer Users' Group, 1:30 p.m., clubhouse.

Dec. 17 & 24, and Jan. 21 & 28 - Friends of Old Fort Townsend clear forest trails, 9 a.m. Call Steinbergs for info on where to meet.

Jan. 21 - Mixed Nuts Games, will not meet until 3rd Tuesday after holidays. Call 379-8961 for more information on games & where.

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**CIRCLE &
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Board Meeting
Tuesdays, Dec.17 & Jan. 21
at 1:30 p.m. at the Clubhouse.

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