

County Prepares For Emergencies

by Daphne Kilburn

As the risk of terrorist attack in the U.S. increases, Kala Point residents can be assured that their county has a highly-coordinated contingency plan, and necessary measures have long been established for dealing with crises and emergencies. The Jefferson / Peninsula Regional Emergency Planning (J-PREP) Committee on Terrorism and Homeland Security met on March 19th to review and confirm its emergency preparedness in the event of heightened alert levels or attacks on the country, state or region.

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Is a KP Bill of Rights the Answer?

-Changing the Orientation of KPOA Governance
by Lou Martel

Kala Point is a community of neighbors - not a business. The legitimate community-oriented interests include, but go far beyond property value, business-oriented interests.

The Kala Point Owners Association (KPOA) is a corporation formed under corporate law (RCW 24.03). This kind of law protects a legitimate business interest, which is to maximize return on investment and minimize risk to capital when providing goods and services. This is consistent with the primary business interest of a developer of a community who hired a lawyer to formulate governing documents based on corporate laws that serve to protect the interests of the developer

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If this newspaper was printed in color, we would display a yellow ribbon in honor of our fine servicemen and women who are

away from their families and homes, fighting on our behalf. Instead, the paper used to print To The Point will be yellow until the main part of this struggle is over and our troops return home.

Center is Info Clearinghouse For All

By Daphne Kilburn

There's a place where everyone can go to obtain free information on Port Townsend events, county-wide and Olympic Peninsula highlights and sites of interest. Almost anything a resident or visitor could want is there. And, many of our neighbors here at Kala Point work there as volunteers. It is the Port Townsend Visitor Information Center.

"Even though we're called the Port Townsend Visitor Information Center, I think you could say **"Center" continued on page 5**

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Swiftly
Speaking

What's the Value of Neighborliness

By Judie Lewis, Editor

A lot of discussion has gone on lately regarding what might be done to improve the way of life here in Kala Point. There are those who like everything just as it is. There are those who would like to turn Kala Point into something more like a country club with a large clubhouse, etc. For others, the improvements should come in the form of being more "user friendly."

If you have never had to deal with the regulatory committees here in Kala Point for a major project, you may feel quite confused over what the fuss is about. I have never had a significant problem with such regulations either, but for those who have, the effort seems grueling.

Perhaps the problem lies in the preamble of our CC&Rs, which states, "This will constitute a general scheme for the management of the Covered Property and for the use, occupancy and enjoyment thereof, all for the purpose of enhancing

ing and protecting the value, desirability, and attractiveness of the Covered Property, and enhancing the quality of life within the Project."

This all sounds wonderful. However, the way those who have built in Kala Point are handled would indicate that the "property value" part is being emphasized far beyond the enjoyment part. No one who lives in Kala Point would be unhappy with property value increases. On the other hand, there is a value on neighborliness that may not be as definable, but much more important.

Neighborliness is more than waving at every car as you walk down the road. Neighborliness is: helping when it is needed; putting more priority on being friendly than imposing your will; and NEVER telling your neighbor to move away!

It is very strange that people like those who reside in Kala Point would ever consider "just move away" an OK thing to say. One of my neighbors was stunned when a woman she had considered a friend told her at exercise class that she should just move. Another woman to whom I have spoken has decided to move away because three different neighbors have told her to do so. She did complain about a chicken-wire fence which had been placed within her full view. Those with the fence evidently thought it was more important than she was. This is so rude, it is unbelievable!!!

None of us like chicken wire fences, though they are about the only way to protect new plantings from deer. But, people are more important than: such fences; or keeping the deer out; or imposing your will; or having all houses in Kala Point have tile roofs; or expanding Kala Point to make it more like Port Ludlow; or anything else.

We have a wonderful group of people here. Look around. Make it a point to have a friendly talk with a neighbor who has different views of KP than you. Try pretending you are in a debate and your assignment is to defend the opposite view to your own. You might be surprised how much this will broaden your view.

If you would like to respond to this or any KP issue, do so at lewis@olympus.net, or write KIN, P.O. Box 816, Pt Hadlock, 98339.

Mabel Campbell, GRI

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“KP Bill of Rights” from page 1

and a primary interest of many homeowners, which is “property values”. A community association is formed under state law known as Common Interest Development (CID) or a Homeowner Association (HOA). The governing documents give governing authority to a board of directors as in the case of corporations. This type of governance is business-value oriented and is an imperfect governance for a community.

A neighborhood has legitimate interests that go beyond property values. There is a diversity of other interests that include individual rights such as civil rights and property rights; democratic rights such as participation in governance, openness, free speech, due process, etc.; and cultural-value rights such as privacy, individuality, and care for one another’s neighbors. The Framers of our US Constitution thought it wise and necessary to protect individual rights by adding a Bill of Rights to the Constitution. Majority rule alone was not considered sufficient for a valid democratic governance. They also recognized that the rule of law was a necessary part of the democratic governance and that “consent of the governed” was an essential element in compliance with the law. Principles and inclusiveness, not only business-oriented interests, need to be part of good governance of a community.

The Kala Point Board of Directors has the task of governing a community in accordance with governing documents that are oriented toward material values, i.e., property values, and at the same time dealing with a community oriented toward both material values and human values - - and also with a desire for a democratic form of governance instead of a corporate form of governance. The Board also has involvement in the day-to-day management of the affairs of the community as well as its fiduciary duties. The scope of Board governance includes elements of executive, legislative, judicial, and enforcement functions. It is a formidable task to do all of this, and doing it successfully requires high levels of executive skills and, most importantly, astute

political skills. This nearly-impossible job falls on the shoulders of nine KPOA volunteers. These nine volunteers should be referring to governing documents that are community-oriented rather than business-oriented if they are to promote harmony instead of discord.

The Board and many others in this community see the broad scope of the job as a single-minded mission of “protecting property values and enforcing business-oriented governing documents.” This mantra can develop into a mind set that limits their ability to address the overall scope and all of the conflicting interests inherent in their job. The rules and regulations of the Association are part of and are mandated by business-oriented governing documents. When applied to the community, they immediately come into conflict with the broad diversity of human values. This conflict brings about a variety of problems. Mitigating these problems requires astute political skills including an attitude of **reasonableness** and flexibility. The mind set fixed on “protecting property values and enforcing business-oriented governing documents” seems to produce an attitude of authority, coercion, and rigidity - just the opposite of what is needed to resolve conflict between legitimate but different values. These conflicts have caused problems at Kala Point; and if the conflicts are not addressed, the problems will continue and may get worse.

KPOA is not alone with these problems. There
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We Get Letters

It appears to still be necessary to point out that "letters to the editor" **reflect the views of the person writing the letter**. This is true in any newspaper. It should not be assumed that views expressed are shared by the publishers or staff of To The Point. If you wish to respond to such a letter, you may do so by submitting a letter of rebuttal for the following issue (that is respectful) or address the letter writer directly.

Dear Ms. Lewis: (Editor)

We are aghast and appalled by your article "A Long-Tailed Cat In a Room Filled With Rockers" as well as the two letters in your March issue of To The Point concerning the building of our home on Lot 139 on Trafalgar. Each was filled with misinformation and strong opinions based upon that misinformation and other disinformation. As we are new members of KPOA, this is the first of your publications we have seen. Ms. Lewis, we have to question your publication's fairness, even legitimacy, when the article and letters about the one situation with which we are familiar are liberally strewn with such biased opinions and false statements. If you indeed are interested in truth rather than stirring up controversy, why did you not consult us before authoring such a slanted article? The KPOA office could have told you how to reach us, and we have our home phone number

posted on our property as well. Even something so basic as where we are from was "mis-reported": we currently live in Sequim and have never lived in Texas. Many of your other "facts" about this situation are equally false.

Our welcome to Kala Point has been in the following forms: 1) sitting through the uncomfortably heated "appeal" meeting of January 27th, 2) being served with the Vogt's lawsuit that according to court documents had been filed prior to that meeting, 3) being snubbed and given cold looks, presumably by future neighbors, walking by our lot, and 4) reading your article laced with its falsehoods, half-truths and venom in addition to other un-informed letters in your publication about us and our home. These have happened without the courtesy of our being consulted by anyone precipitating or writing them and appear by us to all be endorsed by a small faction of people who support an organization called KPO and your publication.

On the other hand, we would like to sincerely thank the various KP residents who have made the effort to stop by, chat and be friendly when they have seen us on the lot. One couple told us that the "silent majority" was going to start speaking out, and we were comforted by reading the letter signed by 360 KP residents that was printed in the March Kala Pointer. Although at times discouraged, we continue to be hopeful of having a happy life here. We have always been thought of as good neighbors and know how to be good friends. We will continue to be so in Kala Point. We hope to sometime have the lawsuit behind us and be free to set the facts straight about our home and its approval process in a fair and open forum and have a fresh start here in Kala Point. Sincerely, Dave and Sue Evans.

Editor's Note: To The Point wishes to make a correction to, "Long Tailed Cat in a Room Full of Rockers," printed in the 3/03 issue. The article indicated that the couple who purchased the property on Trafalgar were from Texas. This was incorrect, they are currently living in Sequim.

All other information was correct in keeping with

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our sources. The Evans' were given the opportunity to write an article defining specifically what they thought was incorrect. They declined.

Also, if you have a disagreement with a letter to the editor, take it up with the writer of the letter. No newspaper in the United States lays claim to the accuracy of information in such letters.

Judie, (editor) - In Kala Point Highlights Fall 2002 "Property Acquisition" article: "A Board member will try to meet within the next week or two with Willis Johnston, and either Gene Seton or Bruce Seton, to discuss their respective properties and get additional information that will be shared before any vote by Kala Point owners." —Note: the residents have not received any further information & I don't think anyone met with the Setons. 10/02 in a conversation with Ray Kemery, he stated that the Board would lay out all the possible land/capital acquisitions, (emergency exit, water company and club house property) to the community at one time so that we can find out what the community's priorities/wish list is before any vote. The Board is down playing/ignoring purchasing an emergency exit right now because this may jeopardize the community's interest in getting the Johnston property purchased.

The reality is that we need to decide internally now whether we want the 2nd entrance and then talk to Seton. Per Pinecrest residents, Mr. Seton is currently chopping/burning trees (behind Kuller's & Tenney's). If we wait a year or more, it probably will be too late to purchase anything.

Somehow we need to make residents aware of the 2nd entrance needs so that they have a chance to evaluate the possible priorities before they say yes or no to the Johnston property. Until all options have been researched and the residents know what's ahead, how can the residents vote intelligently on any purchase? Patsy Mathys

Editor's note: Good job, Patsy. I think you have just let the KP residents know that there is more on the table than just the Johnston property. The Board is scheduling two informational meetings.

"Center" continued from page 1

we are just the Port Townsend Information Center," says Penney Hubbard, Administrator. The Visitors' Information Center is that little building on the right just beyond the Safeway gas mart as you head toward downtown Port Townsend. It's open 7 days a week, year-round, except for Thanksgiving Day, Christmas Day and New Year's Day as an extension of the Chamber of Commerce.

Many residents stop by to pick up the local paper, real estate magazines, or ferry information (and that's for all the ferries, including those to B.C.). There are brochures about various day trips and happenings around the entire state as well.

One of the most popular resources to be found is a wedding/event list of resources for anyone planning a gathering or large event. The events list for everything happening in the immediate area of Port Townsend is also a big draw.

Everything is offered for free, but there is a jar available for your donations. The hours are 9-5 Monday thru Friday, 10-4 on Saturday and 11-4 on Sunday. We can guarantee you'll be greeted with a friendly smile, quite possibly from one of your neighbors here !



Watch for details in our May issue about the Annual Potato Bake, Saturday May 24. Fran Shelton is handling the event, which is a fund-raiser for our Fire District 6. Mark your calendars.

Board Happening:

The Board will hold 2 informational meetings for residents, so that community concerns can be addressed and cleared up. The scheduled times are: Wed., April 9, 7 to 9 P.M. and Sat. April 12 from 10 -Noon, at the clubhouse. The Board will address a large number of issues that have been presented to them including land acquisition, any future changes to the amount of fines assessed, etc. If you have any issues or concerns, this is your opportunity to get straight answers.

“Prepared” continued from page 1

In its efforts to best serve the needs of the citizens of Jefferson County, it has established the **Jefferson County Homeland Security Information Line**. The number is **385-9161** and is available immediately, 24 hours a day. The recording will provide daily updates and information on the homeland security status and concerns as they apply to this area.

More than 35 agencies and offices from around the county participate in J-PREP through regular meetings and planning. The group has a primary and secondary Emergency Operations Center available if needed, along with 24-hour notification capabilities if the U.S. Department of Homeland Security issues a change in the alert level.

(Editor’s Note: Daphne Kilburn now serves as Jefferson County Emergency Management Public Information Officer under the supervision of another Kala Point resident, Mark Bowes, who serves as Outreach and Education Coordinator for the county’s Emergency Management.)

Marine Science Center Full of Life in April

April 5th is Spring Opening Day at the Marine Science Center, on the pier at the Center in Fort Worden State Park. Hours for Opening Day are Noon to P.M. and everyone is welcome. The Port Townsend Marine Science Center has graced our community since 1982 with educational programs and hands-on exhibits. According to its website (www.ptmsc.org) its mission is “to foster respect for the natural world and encourage environmental stewardship, through interactive exhibits for the public, training and support of teachers and students, and cooperative partnerships with other agencies to promote the scientific study of Puget Sound and the Northwest Straits.”

To that end, the Center also sponsors Spring Migration Cruises to Protection Island on Saturdays in April. The three-hour cruises depart from Point Hudson Marina in downtown Port Townsend. The National Wildlife Refuge is located at the opening of Discovery Bay and features more than 85 bird species. Numerous mammals have also been seen around the island.

The Center provides Naturalists for the cruises, who act as on-board interpreters and provide commentary on the birds and mammals, as well as interesting facts on area geology, history and weather. To find out more about these outings and to make your reservations, call **385-5582** or e-mail cruises@ptmsc.org. The price of the cruise is tax-deductible and supports the Marine Science Center’s educational programs.

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Centrum Announces Summer Workshops

Centrum--Washington's home for the arts and creative education--celebrates its 30th anniversary with a comprehensive offering of summer arts and music workshops. Centrum workshops bring world-class writers, artists and musicians together with avid learners for total-immersion experiences in visual arts, classical music, fiddle tunes, writing, jazz, dance, and other creative pursuits. Workshops are held at historic Fort Worden State Park. Registrations are now open.

An internationally recognized nonprofit center for the arts and education, Centrum was founded in 1973 in a partnership between the Washington State Arts Commission, the State Parks and Recreation Commission, and the Office of the Superintendent of Public Instruction. Their vision transformed the coastal military installation of Fort Worden into a state park focusing on participation in the arts, education and recreation.

Chamber Music Workshop, June 22-27

The summer workshop season begins with Centrum's Summer Chamber Music Workshop. Designed to serve high-school students, aspiring professionals, and adult amateurs, the workshop brings participants together with world-class faculty, studying, rehearsing and performing chamber music. In a supportive and caring community, participants work to unlock their potential while discovering the excitement that comes from close interaction with other passionate musicians.

Centrum's 30th Anniversary Ensemble-in-Residence The Cypress String Quartet, will be featured as workshop faculty. Based in San Francisco, they are considered one of America's most exciting chamber ensembles. They will be joined by pianist Dr. Peter Mack, violist Heather Bentley, composer/bassoonist Chuck Holdeman and clarinetist Dr. Gregg Miller.

Continue "Centrum" on page 8

April Events Calendar

By Bev Green, Events Coordinator

April 1-30...Cliff Wood Watercolors, Bishop, PT.
April 1-July 1...Learning to Use Power Tools, Wooden Boat School, Port Hadlock.
April 1-May 3...Coached Forest Stewardship Workshop, WSU Jefferson Co, Port Hadlock.
April 1-30...Sexual Assault Awareness Month, PT Library & other locations.
April 5...Intro to Pacific NW Marine Life, Marine Science Center, Fort Worden.
April 5...PT Shorts, Pope Marine Bldg., PT.
April 5...Gallery Walk, Up/Downtown, PT, Evening
April 5...Marine Science Ctr Opening, Ft Worden.
April 5...Festival of Trees, JC Fairgrounds 10 AM
April 6,13,20,27...Sundays at One Poetry Series, Rose Theater, PT 1 PM.
April 9-13...Victorian Days/Festival, PT 9 AM.
April 10...Taste of Port Townsend, Area Restaurants, PT 4:30-7:30 PM.
April 12,25,26...Contra & Swing Dance, Palindrome, PT 7:30 PM.
April 14...Leon Redbone Trio Cnct, PTHS, 8 PM.
April 19...Forage Fish & Nearshore Habitats, Marine Science Center, Fort Worden.
April 19...Earth Day Spring Cleanup, PT/Jeff. Co.
April 20-25...Centrum Water World-Grades 5 & 6. Fort Worden.
April 24...Business Innovations-Sustainable Business Tips, WSU -JCo, Port Hadlock, 10 AM.
April 25...Brinnon Loyalty Days, Brinnon.
April 26...10th Maritime Swap Meet, Wooden Boat Foundation, Point Hudson, PT.
April 26...PT Rotary Club Auction Ball, Mc Curdy Pavillion, Fort Worden.
April 26-27...Quilcene Heritage Days, Quilcene.
April 26-27...JeffCo Expo, Fairgrounds, PT, 8 AM.
April 27...Youth Music Fund, The Upstage, PT

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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High-School Workshops in the Arts, June 22-27

Regarded as the highest-caliber pre-college arts experience in the state, Centrum offers a week of intensive workshops and outdoor activities led by extraordinary artists, actors, dancers and writers. Workshops include theater, playwrighting, graphic arts, drawing, painting, printmaking and Brazilian dance. Application deadline is May 15, 2003.

Centrum's 2003 faculty features extraordinary artists—some of whom were once Centrum students themselves—including Theatre Babylon artistic director D. J. Hamilton, poet Vicky Edmonds, performer Tina LaPadula, visual artists John Hillmer, Rebecca Allan, Martha Worthley and Jessica Krichels, and dancer Dora Oliveira.

Festival of American Fiddle Tunes Workshop, June 29-July 6

'Fiddle Tunes' places participants in community with carefully-selected bearers of North American fiddle traditions. The program's particularly wide spectrum includes workshop classes, band lab classes, tutorials, dances, concerts, open jams, parties and informal and spontaneous gatherings. Catering to fiddle, banjo, guitar, mandolin, bass, dance, accordion, song, and more, this event is a seminal gathering in American roots music.

2003 Faculty includes West Virginia-style fiddler Jimmy Triplett, bluegrass and old-time star Laurie Lewis, Irish fiddler Brendon Bulger, Klezmer fiddler Cookie Segelstein, Canadian legend Myllie Baron, New England's Dudley Laufman, Cape Breton sensations Morgan MacQuarrie, Willie Kennedy and Gordon MacLean, plus masters in Old-time, Cajun, Southern, French-Canadian, Mexican, and many other regional styles.

30th PT Writers' Conference, July 10 – 20

Managed by celebrated poet Sam Hamill, the conference offers writers ten days of study with the nation's leading novelists, poets and other writers. In critiqued workshops, participants study with one writer, including a private critique session.

Open enrollment workshops offer a choice of instructors without a private critique. Past faculty have included Margaret Atwood, Marvin Bell, Raymond Carver, Billy Collins, Frank Herbert, Richard Hugo, Ken Kesey, Carolyn Kizer, Ursula LeGuinn, Bill McKibben, Kenneth Rexroth, Alice Walker, Jane Yolen and many others.

Centrum's 2003 faculty includes the best selling novelist Dorothy Allison, fiction writers Brett Lott (an Oprah Book Club selectee) and Gen-X sensation Thisbe Nissen. Non-fiction writers include National Book Critics Circle finalist Jane Brox, and AWP award-winner Michael Martone. Poets include Erin Belieu, Guggenheim fellow Olga Broumas, Primus St. John (who was on faculty at Centrum's first Pt. Townsend Writers' Conference), and Pushcart Prize-winners Joseph Stroud and Eleanor Wilner.

Bud Shank Jazz Workshop, July 20-27

Founded more than twenty years ago by West Coast jazz legend Bud Shank, (who was a long-time KP resident until recently) Centrum's jazz workshop is one of America's finest jazz experiences. It provides a week of intensive study and interaction with internationally acclaimed jazz artists. These sessions serve musicians of varying ages and experience—all serious about jazz. Participants come from across the United States, as well as Canada, Europe and the Far East.

2003 faculty includes bass legend John Clayton, tenor sax star Pete Christlieb, trumpeter Ingrid Jensen, vocalist Nancy King, drummer Joe LaBarbera, trombone star Andy Martin, critic's fave Gary Smulyan on baritone sax, arranger Bob Florence, piano legends George Cables and Bill Mays, and over 20 other jazz greats.

Country Blues Workshop July 28 – August 3

A week of learning, living, and jamming with masters of country blues traditions. Begun in 1993, the workshop is a nationally-recognized experience that revives the tradition of oral instruction of acoustic blues and its heritage. The main focus of the gathering is on the pre-WWII, classic



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styles of blues, but the music and culture of derivative forms are also presented.

Faculty includes a collection of National Heritage Award winners, including David 'Honeyboy' Edwards, John Dee Holeman, and John Cephas. Also on tap is 2002 Grammy-winner David Evans, Robert Lowery, Phil Wiggins, Paul Watson, Steve James, Suzy Thompson, John Miller, Del Rey, Judy Luis-Watson and many more.

Bill Evans Dancers' & Dance Teachers' Intensives, August 3 – 13

For two weeks in August, renowned dance innovator Bill Evans and faculty lead two sets of dance intensives; one for dancers, the other for dance teachers. Evans' workshops communicate his belief that movement can be vigorous, full-bodied and technically challenging, but also healthful, regenerative and sensitive to the body's needs. The workshops cover modern dance, ballet, jazz, Feldenkrais and yoga, and provide a unique combination of theory and practice, utilizing dance science, applied anatomy, kinesiology and multiple intelligences.

Centrum's dance faculty features internationally-recognized dance educators, including Bill Evans, Kitty Daniels, Don Halquist, Rip Parker, Suzie Lundgren, and Linda Lack.

To register for any Centrum workshop, visit Centrum online at www.centrum.org, or call 360-385-3102 to receive a comprehensive workshop catalog. Registration is on a first-come, first-served basis, so early registration is encouraged.



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KP Bill of Rights” from page 3

are about 240,000 community associations in the United States. Nearly one in six Americans now lives in a homeowner association (HOA) managed community. More than 80% of new housing in the United States is being built within CIDs. There have been problems at these HOAs that are caused by inadvisable or inappropriate governance. Some of these problems are similar to those that have occurred at Kala Point. Some are much worse. There are cases where a small fine for a violation of a petty rule has led to placement of a lien on a home, quickly followed by foreclosure, and public auction of the home in a legal “trustee sale”. A trustee sale is a nonjudicial foreclosure that is intended to be fast and efficient. It is fast and efficient in the eyes of a lawyer or agent appointed by a board. It’s a

nightmare for a homeowner blind-sided by it.

When we homeowners at Kala Point signed the CC&Rs, we consented to abide by nonjudicial foreclosure (CC&R Article VII, Section 3) as prescribed by Washington State law (RCW 61.24). I did not realize this when I signed the CC&Rs, and it was not pointed out to me prior to my signing, as is now required by law in some states. There is a need for homeowners to be aware of what has happened in other HOAs and what can happen here. As neighbors, we should not want this to happen to another neighbor. We are depending on the Board and its lawyer to act in our interests. Recent events at Kala Point, including two lawsuits, bring into question whether Board actions are representing our interests.

The many problems that have occurred in many homeowner associations have led to “lessons learned”. These lessons have prompted 7 states and Common Cause to develop new state laws to protect individual rights in homeowner associations. The new state laws include provisions to avoid the home foreclosure nightmare described above. Another important aspect of these new state laws is the provision for a “Homeowner Bill of Rights”. A Homeowner Bill of Rights is a needed concept in the governance of CIDs. It can serve to balance off a single-minded board focus on “property values and enforcing business-oriented CC&Rs” by clearly listing the homeowner rights agreed upon

This April issue of To The Point completes our first year of publishing. We thank all who have sent nice notes encouragement. For those of you who were kind enough to send in the \$10 subscription last year, it is time to renew. More than ever before, we do need your subscription donation because of the loss of some of our advertisers do to the harassment by some in KP who would like to silence this one-and-only independent voice.

To The Point Staff

Judie Lewis, Editor; Daphne Kilburn, Asst. Editor; Carol Childs, Richard Canaan, Ad Sales; Lois Healy & Nancy Leeds, Distribution; John Childs, Bookkeeper; Bev Green, Asst. Bookkeeper.

Deadline for each issue is the 20th of the previous month. All material is welcome.

by all members including the Board of Directors.

Other lessons learned from trying to deal with the problems common in the governance of HOAs are included in a book published by the Community Association Institute (CAI). It is titled "REINVENTING THE RULES - A STEP BY STEP GUIDE FOR BEING REASONABLE." CAI represents the community business industry. It was formed in 1973 and has 16,000 members, and therefore has much experience in dealing with and avoiding homeowner association problems. The CAI book supports "reasonableness" as a proper guideline for HOA governance, and it endorses a Homeowner Bill of Rights. It has a policy statement: "The CAI supports a balance of the rights of an individual owner in a community association with the need for effective management of the affairs of the association for the benefit of all owners." There are 8 Homeowner Rights listed, the first being "free and open communication with the Board." The American Homeowner Resource Center (AHRC) is also trying to address problems occurring in HOAs and it is a source of more homeowner rights that could be included in a Kala Point Homeowner Bill of Rights. The website for the CAI is www.caionline.org and for the AHRC is www.ahrc.com. There is a lot of common sense information in the CAI book and at these websites.

The above are external sources of information that can be used to guide change to the governance of Kala Point. Another valuable source is the recent internal letters written by Kala Point members. Forty-three letters were written in response to Board revisions of Administrative Policy & Procedures, Article I (APP-Article I). Seven additional letters were written by members and published in To The Point. These letters are a valuable source expressing the feelings, insights, and perspectives of Kala Point homeowners. They address many issues and go well beyond APP-Article I and \$10,000 fine concerns. These letters (and letters yet to be written) deserve to be read and addressed by the Board and the membership in an open-minded, honest, and constructive manner. The information

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from external and especially internal sources provide a good basis for appropriate change.

The desired goal is to begin a community movement **TOWARD A MORE INCLUSIVE AND MORE FRIENDLY NEIGHBORHOOD**. A shift in KPOA governance from business-oriented values to homeowners' human-oriented values, that are documented in a Homeowner Bill of Rights.

There are good reasons to formally limit the powers of business-oriented documents when applied to a community's interests. The potential abuse of power inherent in the recent board recommended "up-to-\$10,000" fines for relatively minor infractions is one example. Nonjudicial foreclosure on a home is another. There are more. Taken together they can and have lead to a rancorous lawyer/court driven atmosphere instead of a friendly neighborhood atmosphere.



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To The Point

Kala Point Calendar April 2003

Apr. 1+ - Exercise for ladies, every Mon., Wed. & Fri., & Coed exercise, every Tues. & Thurs. from 9 to 10 am., clubhouse.

Apr. 1 & 15 - Mixed Nuts Games, every 1 & 3 Tuesday evenings, call 379-8961 for place.

Apr. 4, 11, 18 & 25 - TGIF, held Friday evenings, 5:30 p.m., clubhouse. All KPOA

Apr. 7, 14, 21 & 28 - Play Bridge, every Monday, 11:30, clubhouse. All welcome.

Apr. 14 -Kala Point Readers' Club, 10 am., clubhouse.

Apr. 15 - PC Computer Users' Group, 1:30 p.m., clubhouse. **Mac users group** meets 2nd Thursday (Mar 10) at Tri-County Community Center, 7 p.m.



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Board Meeting
Tuesday, April 15
1:30 p.m. at the Clubhouse.

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