



To The Point

September
2003
Volume B
Issue 5

lewis@olympus.net

Published independently by Kala Point Residents for Kala Point Residents

Fire Risk High

“Reduced precipitation and drier conditions generate an increased threat during the 2003 fire season,” says the state’s Emergency Management website. The reality is that we are seeing wildfires in our state already and will probably see many more this fire season. State officials say that while lightning strikes will certainly spark wildland fires this summer, “the greatest danger to property and population continues to be human carelessness.” (<http://emd.wa.gov/>)

If you spot a fire in grass or brush or in the woods around this area, don’t assume someone else has called it in. Please, dial 9-1-1.

Remember United Good Neighbors

Please take the time to read this month’s mailer from UGN. Read, consider and donate. There is need among so many in our Jefferson County community.

Thanks, Jim Pate

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Port Townsend Boasts Many Just- For-Fun Events Throughout September



If you only considered the National Historic Districts (downtown and uptown areas), PT would be a fun place to live. When you add in that Fort Worden houses Centrum, Washington’s premiere arts’ organization, and community members with a passion for organizing exceptional community festivals, you have a community with zest!!

September, boasts a bumper crop. First is the Wooden Boat Festival, then the UGN Kick-off with a Brothers Four concert, the JC Hospital’s Homes Tour, and finally, the PT Film Festival, with headliners Shirley Knight (pictured above) and Peter Fonda. See more on pages 6-8.



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Swiftly Speaking

Here It Is For The Record

By Judie Lewis, Editor

Everyone alive has opinions, if they are capable of rational thought and discernment. And, no matter how hard one tries, those opinions flow into rhetoric or writings. This is why students are taught to look for the bias / slant in any media they read. If they have an idea what the bias is, it is easier to evaluate the credibility of the material.

To The Point accepts letters to the editor. So, within those letters, the bias of that particular writer will be evident. In the case of *Swiftly Speaking*, the bias that creeps in is that of the editor, or another, if the piece is written that month by someone else. In fairness, it is important for you to know what possible bias might exist here, too.

In one "Letter to the Editor," the writer indicates my bias was showing. My true bias will probably surprise you - so here it is.

A frank evaluation of the annual meeting would state that both the powers-that-be and the powers-that-want-to-be behaved horridly!

The packet of material that was available at the meeting to be picked up was long and burdensome. And, in accord with Washington State law (Chapter 64.38 RCW - Homeowners' Associations) it was illegal to vote on the

resolutions anyway. We could have discussed it, yes. But in order to vote on anything, the entire membership must be sent a complete copy of the material for their consideration. The proxy person can only execute votes on information that the entire membership has been advised of prior to the meeting. If you are interested in a copy of this law, go on-line to:

<http://www.leg.wa.gov/rcw/index.cfm?fuseaction=chapter&chapter=64.38&Request+Timeout=500>

On the same basis, the "staged" immediate motion and second to squelch discussion, etc. of the material could have been handled with a simple explanation of the law that would prohibit a vote; followed by the agreement to take up the proposals during Board meetings. Then, any questions by those in the audience could have been fielded without it seeming like "repression" was the order of the day.

It is hard to imagine why the animosity was necessary. We citizens of Kala Point should assume, for now, that it was merely handled poorly, rather than think that this was purposefully presented in a manner to incite or bait a response.

Your input is welcome. You may write to KIN/ To The Point, P.O. Box 816, Port Hadlock, WA 98339; or email to lewis@olympus.net. All points of view are considered here.

**"A man who deliberately
inflicts violence on the language
will almost certainly inflict
violence on human beings if
he acquires the power.
Those who treasure
the meaning of words
will treasure the truth,
and those who bend words to their
purposes are very likely
in pursuit of antisocial ones.
The correct and honorable use of
words is the first and natural
credential of civilized status."**

**Paul Johnson,
Enemies of Society.**

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We Get Letters

Please remember, "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, you may submit a respectful letter of rebuttal for the next issue or address the letter writer directly.

Dear Judie, (Editor, To the Point),

I wish to reinforce Hugh Murphy's letter in the August issue. Mr. Murphy wrote that the write-in candidate stated two times, "I'll see you in court." You rebutted that Mr. Murphy must have misheard the candidate. I can speak for several attendees seated in my vicinity, (two rows from the front, right side), that the candidate did indeed state those words. Several of us heard him and commented on the nature of his threat. One of the main goals of the community is to improve communication. A statement such as "I'll see you in court", does not display willingness for give and take.

Marilynne Gates

Dear Judie,

I am writing in reference to Hugh Murphy's letter in the August issue of To The Point," and your answer to that letter.

Hugh's summary of events at KPOA's annual meeting with regard to the organized distribution of eight proposed resolutions authored by Jay Garthwaite, Mr. Garthwaite's request for their immediate attention, and his, "See you in Court" remark were completely accurate. Whether your tape recorder picked it all up is irrelevant. A whole lot of people sitting nearby, including myself, clearly heard his threatening retort to Ray Kemery after the membership voted not to include them.

Your response to the letter was inappropriate. Invoking your tape recorder and pronouncing that Hugh Murphy must have misheard was not fair, was guilty of hearsay, etc., strikes me as highly unprofessional. It often appears that your newsletter struggles hard to achieve that important



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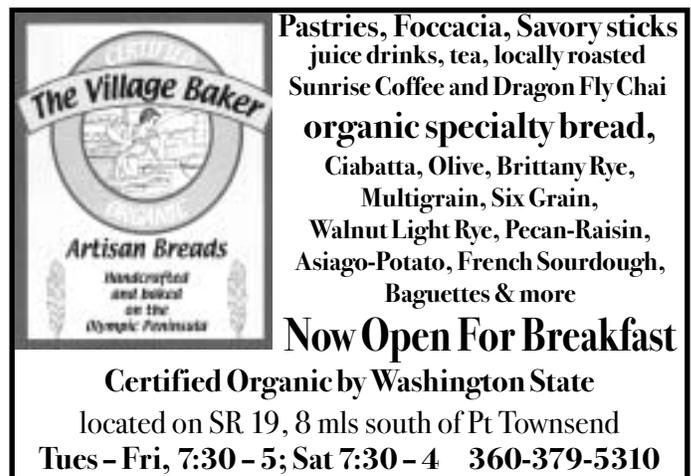
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hallmark of good journalism: objectivity. Publishing letters from the community has value only to the extent that you keep your own biases from creeping into the reply. Sincerely, Carol Dersham

Editors Note: Marilynne and Carol, thank you for your letters. I stand corrected regarding the comment made by Mr. Garthwaite in the meeting. Hugh's statement about the comment being made during the meeting was accurate. It was a bit later in the meeting than stated, so I stopped listening to check the tape a bit too soon.

The contention that the statement was made again after the meeting in a conversation with one other person can not be confirmed. This is the quote I suggested could be hearsay and should not have quotation marks unless the writer heard the discourse himself. Thank you for your input.



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Rules, Regulations & People's Lives

By Lou Martel

This article provides the general membership with a more comprehensive and coherent awareness of views within KPOA on the nature and direction of Board policy related to the Appeals and Compliance document, APP-I, issued on 11/7/02. It provides a synopsis of points made in 43 letters that were written to the Board in response to a Board request for member comment on APP-I, 11/7/02. It also includes some comment by the author. Underlines and parenthetical enclosures are made by author for emphasis and clarity.

Abbreviated Description of the Nature of APP-I, 11/7/02

The stated intent of the Board when it issued APP-I was to make clear to the membership that the APP-I was a serious document and that the membership should understand that it was to become serious 'implementation of Board policy -- that policy being "members" obligation to abide by the Project Documents.' To emphasize this, the cover letter stated:

1. The previous KPOA Board (01-2, Board, President Bob Lowe) and the current Board of Directors (02-3 Board, President Ray Kemery) undertook a comprehensive review of an earlier

version of APP-I, last amended 9/16/98.

2. Two former Board presidents reviewed APP-I, and both offered substantive recommendations that have been incorporated.

3. The KPOA General Manager (Brian Belmont), with more than 15 years of experience at Kala Point, contributed to suggestions.

4. The KPOA Attorney (Richard Shattuck), whose specialty is homeowners' associations, twice reviewed the document and recommended changes to strengthen it.

The content of APP-I is perceived as an officious document citing authorities, jurisdictions, articles in the CC&Rs, procedures and consequences for violations that the membership should be aware of and obey. Fines up to \$10,000 were suggested by the Board for violations of regulations, some categorized as "irreparable damage," such as unauthorized limbing of trees, staining of trim, etc. If fines are not paid, the Board is authorized by the Project Documents to pursue legal actions which include placing liens on homes, imposing a late charge of up to 10% per month (120%/year), and interest penalties of at least 18%/year, plus the costs of litigation and attorney's fees. [All of this can culminate in a nonjudicial foreclosure (public auction) of the home to collect all costs of the procedures, which at that point often dwarf the original fine].

The status of APP-I, is that it has been tabled, and the 02-3 Board passed it on to the 03-4 Board for its consideration/action.

Synopsis of Members' Comments on APP-I, 11/7/02

Author reviewed the respondent letters and prepared a synopsis of them given in Table 1 (see insert) by:

1. reading each letter;
2. eliminating duplicative points;
3. consolidating similar points expressing the same thought.

This process resulted in the 30 points in Table 1. The 43 letters were read again, and one or more of the 30 points were associated with specific

Continue "APP-I" on page 11

**Chosen as this year's
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of the year.**

—by First Township Chamber of Commerce

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—Peninsula Daily News

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Kala Kwips

Submitted by the original shy neighbor

Who Does The Coffee?

A man and his wife were having an argument about who should brew the coffee each morning. The wife said, "You should do it because you get up first and then we don't have to wait as long to get our coffee."

The husband said, "You are in charge of the cooking around here and you should do it. That is your job and I can just wait for my coffee."

The wife replies, "No, you should do it because it says in the Bible that the man should do the coffee."

The husband replies, "I can't believe that. Show me."

So, the wife fetched the Bible and opened it to the New Testament and showed him that at the top of several pages, it indeed said: "HEBREWS."

Wrong Way Herman

As an old man was driving down the freeway, his car phone rang. Answering, he heard his wife's voice urgently warning him, "Herman, I just heard on the news that there's a car going the wrong way on Interstate 5. Please be careful!"

"Hell," said Herman, "it's not just one car, it's hundreds of them!"

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- Active September For Fun: page 1, & 6- 8.
- What Neighbors Think, pages 4,11,& insert.

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We Get Letters" page 3.

Just a Click Away, page 9.

Kala Kwips, page 5.

Here's The Story!

If FedEx and UPS were to merge, would they call themselves "Fed UP"?

The easiest way to find something around the house is to buy a replacement.

How long a minute is depends on which side of the bathroom door you're on.

If Wal-Mart is lowering prices everyday, how come nothing is free yet?

A fine is a tax for doing wrong. A tax is a fine for doing well.

He's not dead. He's electroencephalographically challenged.



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Visit The Admiral Season Starts In October

Do you sometimes feel like you want to "get-away" but, think going to Seattle is just too much? Well, here is an option with promise!!!

In downtown Bremerton, there is a theater, circa 1942, that was completely redone in 1997, called The Admiral Theater. Each year the theater is used for a very active season of concerts, stage shows, dinner theater shows, classic films and more.

The 2003-4 season is a winner!!! Among those who will perform at the Admiral are: George Winston, Vicki Lawrence, Chrystal Gayle, Leahy, Eroika Trio, Poncho Sanchez, Bob Newhart and more. The featured shows include: Seattle International Comedy Competition, Singin' In The Rain, a Sing-a-long Wizard of Oz, The Frog Prince and other features for children, and much more.

The brochures featuring the complete season offerings are available at the KPOA office. Whether your taste includes classic films, stage theater, concerts or dance, you will find it in the 03-04 season at the Admiral.

When in Bremerton, visit the Amy Burnett Art Gallery. Amy is an internationally renown artist, whose roots go back to the early days of the Olympic Peninsula's history. Her art alone would be worth at trip to Bremerton!

Public Meetings On Haines Place Park & Ride/ Visitor Information Center

The Port Townsend Chamber and Jefferson Transit are sponsoring a series of open public meetings to present the site plan for the Haines Place Park & Ride/Visitor Information Center Project. LSC Transportation Consultants will be on hand to present the draft plan and hear your comments: Wed., September 10, 7PM-8PM, Pope Marine Building; and Thurs., September 11, 10AM-Noon, Pope Marine Building.

4th Annual PT Film Festival

The fourth Port Townsend Film Festival is scheduled for September 26-28. Once again we create a film-lover's block party celebrating great films and filmmakers.



Special guest appearances (this year including Shirley Knight and Peter Fonda), an outdoor movie, presentations and a host of other exciting activities make this event a wonderful experience!

Passes-The best way to see the festival is with a Festival Pass. Passes provide admission to all screenings, Q&As, and panel discussions during the festival (on a first-come-first-seated basis); and admission to Opening Night dinner Friday night, September 26, on Taylor Street, and all special events during the festival.

Two time Academy Award nominee for best supporting actress, Shirley Knight, has been named the featured guest this year.

Miss Knight, (pictured on page 1), who was most recently featured in such films as "Divine Secrets of the Ya-Ya Sisterhood" and "As Good As It Gets," will be honored for her extensive work in film, television, and stage.

She is joined by Peter Fonda (pictured above) and Verna Bloom, at the festival.

Peter Fonda At PT Film Festival

Fonda will present a restored version of his 1971 lost classic, "The Hired Hand," in which he starred and made his directorial debut. The film, which had a wide run in Europe where it won awards, played only two weeks in the U.S. thirty-two years ago. The new print includes restoration of nearly 65% of the negative, and remixed sound in new Dolby stereo. Fonda will also introduce a screening of his most famous film, "Easy Rider."

United Good Neighbors Brothers Four Concert

United Good Neighbors is sponsoring a Brothers Four concert on September 14 as the kickoff for the 2003 fund-raising campaign. It will be a great afternoon of music, so please plan to attend. If you would like information on ticketing, call our neighbor Jim Pate, 385-9788.

Visit Port Townsend Farmers Market

Saturdays - Downtown - May - Oct, 9:30 - 1:30
at the corner of Washington/Madison Street;

Wednesdays - Uptown - June to Sept, 3:30 - 6:00
at the corner of Polk/Lawrence Streets.

For more info, call 379-6957 x 119.

Encore! Encore!

Don't forget to save Sunday, Sept. 14, 7 p.m.! Richard Clairmont will be presenting his one man show, "Vintage Clowns...one man's tribute to The Greats of Silent Comedy". This will be at the KP Clubhouse and promises to be a fun evening!

Richard, a local resident with credits that reach from New York City to Seattle and the Olympic Peninsula, is an exceptionally gifted actor, mime and playwright.

This show is appropriate for children as well as adults. Mark your calendar! And, thank you, Janine for making this happen for us all!

Date: Sunday, September 14

Time: 7-9 PM

Place: Kala Point Clubhouse

KP Board Meeting
Tuesday, September 16
1:30 p.m. at the Clubhouse.



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Thirty-Sixth Annual PT HOMES TOUR

Jefferson General Hospital Auxiliary Invites all to the 36th Annual Port Townsend Homes Tour, the weekend of September 20-21, from 10 a.m. to 5 p.m. each day.

This year's Homes Tour offers viewing of buildings from 1871 to 1890. Each has a colorful history. Featured on the tour are two homes that have never before been open to the public, the Dr. George V. Calhoun historic farm-style house, circa 1873; and the J.M. Hitt Victorian shingle house, circa 1890. Other outstanding sites return this year, including the Captain James McIntyre house, circa 1871, that features a library with a beautiful fireplace.

Step back in time at the Victorian Tea House in the Masonic Center and enjoy refreshments served by volunteers in period dress.

Funds raised will be used to purchase essential equipment for Jefferson General Hospital. Since 1975, \$585,000 has been donated to the hospital from the auxiliary contributing to better health care for Jefferson County.

For more information, visit the web-site: www.ptguide.com/homestour; or call Judy Chiles, Co-Chair, 379-6656; or Barbara Sepersky, 385-0297.

Wooden Boat Festival



Takes You Voyaging

“Voyaging” is the theme for this year’s Wooden Boat Festival, a major fund-raising festival for the Wooden Boat Foundation. Numerous Kala Point residents volunteer their time to make the annual celebration a huge success. If you’re planning to attend, it’s very soon, September 5th-7th. Gates open at 9am. You can buy a day pass, or pay for the entire weekend and really take your time browsing through some 70 exhibitors and taking in the sights as Point Hudson Marina hosts more than 175 wooden vessels.

The Festival can cause some parking headaches, but most locals know to park and walk from surrounding streets or park near Safeway and ride the regular event shuttles to Point Hudson.

You can find out more about the scheduled events, the boats, the exhibitors, and workshops/demos by going to the Wooden Boat Foundation website at www.woodenboat.org. Membership information is also available on-line and in the Main Gate area during the Festival.

One vessel confirmed for this year’s Festival is the Lady Washington, which recently returned to Washington waters after being utilized in the 2003 Disney film “Pirates of the Caribbean.” And the new docks in Point Hudson should allow more people to get up-close to the magnificent wooden vessels all weekend. (If you go, remember not to board a vessel on display without the owner’s permission.) There will also be food vendors, programs for youngsters, and races off the Port Townsend shore.

Centrum Celebrates 30 Years of Creative Education

Centrum invites alumni and supporters of its creative education workshops to participate in a weekend celebration of the arts and creativity at Fort Worden SP, October 24–26. The registration date was by August 22, but if you are interested and missed that call to be put on a standby list.

Centrum instructors and alumni will offer workshops in theater, poetry, printmaking, dance, and other art forms, and the weekend will include presentations by former students who have built successful careers in the arts. All proceeds from this event will be used to provide scholarships for future students in Creativity workshops.

Centrum’s statewide education workshops were among the first programs created by Centrum for young people in partnership with OSPI in 1973. The program has served thousands of talented Washington students over three decades, and helped to shape generations of creative thinkers across the state through intensive workshops in theater, creative writing, problem solving, and visual and performing arts. Workshops serve students in grades 5-12 from throughout the state.

Inclusive event and room & board fees are \$95 for commuting participants, \$150 for those wishing to stay in Fort Worden State Park dormitories, and \$275 for those wishing to stay in Fort houses or apartments. Fees allow participants to rotate through three workshops of their choice. To register, visit www.centrum.org, or call 360.385.3102.

To The Point Staff

Judie Lewis, Editor;
Carol Childs, Richard Canaan & Barbara Martel, 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.

Big OOPS!!!

A Few Good Men (OR•••)

By Judie Lewis, Editor

This article appeared in the June issues of To The Point and The Kala Pointer. However, due to an oversight, the person you were asked to call was not available. So, if you called then, please forgive us and call the number below again. If you missed this in June, please consider it now.

*Kala Point is seeking a few good men (or women for that matter) who really care about the community to become part of the volunteers that keep the gears of Kala Point working. Most of the committees currently have some open seats.

Among these is the Communications Committee. Besides the open spot on the committee itself, the spin-off task force that organizes the issues seminars needs volunteers. Last year was the first year for this series. The members of the task force from last year all agree that it was a good way for the issues to get airing. The recommendation was that the seminars should continue. However, this will not be possible if a few people who also agree this was time well spent don't step up to the plate to be organizers. Please, this is vitally important. You are very needed!!!

Also, the Communications Committee is trying to organize a second task force to address the problems of how to welcome and acclimate newcomers to Kala Point. The written material doesn't seem to get the job done. A few people who are interested in improving the current processes are needed to brainstorm and come up with solutions on this important communications breakdown. Are you that person?

To volunteer, please call Tami at the KPOA office, 385-0814.

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Just A Click Away

-Your Next Purchase Should Be-
by D. Kilburn

Do you know what our Governor Gary Locke and numerous state and local officials are hoping will become as commonplace as a smoke detector in your home? The answer is ...a NOAA Weather Alert Radio ! And September is **Weather Radio Awareness Month** in our state.

"Weather Radio is an ALL-HAZARDS warning system, used not only for flood and weather events, but also for hazards such as tsunamis, volcanic activity, AMBER child abduction alerts, and secondary hazards such as those from terrorism and earthquakes," states one NOAA-related web site. In Washington state, you can find out about these all-purpose alert radios at (take a deep breath now): <http://emd.wa.gov/5-ppt/trng/pubed/weather/wxradio-idx.htm> . Or you can just go to the state's Emergency Management home-page, and click on the EMD Headline about the Awareness campaign. Go to <http://emd.wa.gov> .

If you purchase a programmable radio, you can find a link on the site for your county codes for your radio. You'll also find links showing where you can buy these radios, as well as explanations of the alert system and warnings

Mabel Campbell, GRI

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Moving On

Sylvia Bowman's resignation from the Board of Directors after 13 months does not mean the end of her service to KPOA. She looks forward to working with Socials Plus, Grounds and Communication Committees.

She sums up her board experience: "I've given 300% in work effort – learning the intricacies of our governing documents, doing seminars and committee work, keeping contact with the community and giving colleagues my often unique reading on our responsibilities. The new board

members – Bruno Richter, Tony Costa and Janet Morgan – are independent thinkers who will serve us well. So I feel comfortable leaving at this time."

Sylvia is particularly satisfied with having advocated open, posted meetings and with using her knowledge of the governing documents to help colleagues in their projects.

Editors Note: Sylvia, you will be missed greatly on the Board. We thank you for your service. You have been a refreshing voice of reason.

Note: This item was offered to the Kala Pointer on August 20 as well.

Business / Service Directory

Professional Roofing, Cleaning & repair: C & M Roofing has worked for builders & residents in Kala Point for years. For re-roofing, roofing repairs or cleaning of any type of roof, Call Mike Perillo, **437-7935**.

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“APP-I” continued from page 4

wording in each letter. The number of letters associated with that point was then tabulated and ordered in frequency as shown in Table 1. Worksheets have been retained so the points listed can be reconnected to specific letters.

Table 1 gives a reader a reasonably good perception of the overall content of the respondents. However, there is no substitute for reading the letters in order to understand the flow of reasoning, the depth of emotions, and how the one is connected to the other. The letters for the most part are replete with good insights and expression of personal values. They are thoughtful and earnest. In some there is anger, but in those instances the reasons for that anger are made clear. They are a valuable resource to members, both individually and collectively, in order to better appreciate and understand views within the community.

It should be noted that the 43 respondents are about 10% of the total membership, and they are a special segment because they are those strongly motivated to take issue with the Board “intent” and “content” embodied within APP-I. However, they do that by expressing values and principles that are likely shared by other members but who did not make the effort to write a similar letter. Therefore, this segment of the membership most likely represents a percentage significantly greater than 10%, but are those with strong enough motivation to express their opinions to the Board.

The obvious message from points 1-7 in Table 1 is that most respondents emphatically do not support the Board’s revision to APP-I because they believe the fines are extreme and punitive, that the rules that the fines enforce are unreasonable and don’t make sense, and that this will result in a negative effect on stability and property value. Another message made in points 5-7 is that they do not like the atmosphere of power, control, and threat that is embodied in APP-I, and they feel the Board is not representing their inter-

ests for reasons stated earlier, and also because they want representation of community values -- those exemplified by caring, friendly, respectful neighbors.

Authors Comments

The following is an attempt to frame the issues that seem to be involved in the disconnect between Board intent and content in APP-I, and member reaction as expressed in Table 1.

The overall reaction in 35 of the 43 respondents to APP-I was both a rational and visceral rejection of APP-I, the Board, and the atmosphere in Kala Point. Part of the critical opinion may be misdirected when it is so pointedly aimed at the Board. Part of the critical opinion may be more properly directed at the Project Documents. The Board, when formulating APP-I could say it was simply carrying out its legal duty to enforce the Project Documents. It is also a legal duty of the association (all members) to enforce the Project Documents. Members can legally carry out their duties individually, or collectively by electing members to the Board. The Board (directors acting as a group) has additional legal authority (relative to members) to make rules and regulations and to establish a system of fines and schedules, both of which can be new and different from the Project Documents that existed at the time members signed them.

There is a real question, to say the least, as to whether there is clarity among the general membership, and maybe even some on the Board, as to what the actual intent and substance is of the legalisms that are inherent within the Project Documents. Clarity on this subject could reduce some of the member criticisms, and it could make it worse. However, clarity usually makes matters easier to deal with.

The Communication Problem

Town-hall type meetings were held in the aftermath of APP-I, to promote discussion and to provide input to the Board. Board members stated they had a communication problem. The communication problem was in both directions -- between

Continue “APP-I” on insert

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Late In:

A recent article in The Leader that supposedly addressed "issues" in Kala Point, was based solely on interviews with 2 Board connected people and Brian Belmont. The article contained factual errors and distortions, unfairly characterizing some KPOA members. Isn't it interesting that again, it was not the "rebels" that chose to air KPOA's family problems outside the community!

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the Board and the members. What was not clear is what the communication problems are. The core of the communication problem could be a need for clarity on the intent and substance of the Project Documents, and very importantly, what flexibilities there are within the legalities of them. The oft heard directive by the Board that “members are obligated to abide by the Project Documents” is not meaningful if said documents are not clear, in layman terms, not legal terms.

The following are issues that need to be clarified in communications between the members and the Board (the what in the communications problem).

They are posed as questions for consideration by members and by the Board.

1. There is a need to clarify the extent the Board represents the membership. Is it only to the extent that member interests coincide with property value/business-oriented interests?

2. What is the meaning of the words “quality of life” as stated in the CC&Rs? Does it correspond to the definition given in the Articles of Incorporation of the Kala Point swim and Racquet Club (Article VI) which are essentially country club values, or does it mean “quality of life” as defined in the dictionary, which is “the degree of enjoyment and satisfaction experienced in everyday life, as opposed to financial and material well being.”

3. The authority of the Board is to manage the affairs of the association. Is there a need to clarify whether the term manage always means control? And, is there a need for the community to understand that manage does not mean govern?

4. Is there a need to clarify if and when Washington State Law 64.38 “Homeowners Association” will be fully incorporated into KPOA Project Documents?

5. Is there a need to clarify whether the term “reasonableness” and “flexibility” can be incorporated within the legalese of the KPOA documents. The Community Association Institute (CAI), of which KPOA is a member, has advocated such use in order to avoid problems, such as those ex-

pressed by members in the 43 letters, that have become rampant in HOAs all over the country.

6. Is there a need to clarify if the words “fair to the individual” (as is the case in secular law) can be applied within the legalese of the Project Documents when the Board is contemplating and enforcing fine schedules. In APP-I, the word “fairly” is used by the Board to apply only to the application of the machinery of the Project Documents.

7. Should the membership expect a continuation of the apparent trend of the increasing of KPOA power and control (and potentially the abuse of State and Federal legal powers that safeguard property and civil rights of individuals) by the Board and its committees? Should the Board take steps to curb or reverse that trend (an action that would be supported by most of the 43 respondents to APP-I)?

The list of issues above are those viewed by the author that need clarification. Views of the issues, different from those above, as viewed by the Board, need to be added. In order for communications to be clear in regard to such issues, they need to be in writing by the Board, and they need to be substantive and void of spin and platitudes.

A final comment

There was one member comment that stood out from many other good comments. It summarized in one sentence what we all need to keep in mind as this situation in Kala Point is dealt with. It was poignant in its simplicity, but it said it all:

PLEASE REMEMBER THE RULES YOU ARE MAKING AFFECT PEOPLE’S LIVES!”

Editor’s Note: Thank you Lou for this in-depth analysis of the community reaction to the proposed changes in APP-I, 11/7/02. As the new Board takes up this issue again, it is important for the community opinions to be re-aired.

It is interesting to note that a fine of \$10,000 would only be levied for a crime the level of a felony in the outside world.

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Table 1

Homeowners Comments on Boards' Revisions to APP-I

Point Number	Point Made By Residents in Letters	# of letters making same point
1	Emphatically do not support Board action.	35
2	Fines are extreme and punitive.	35
3	Too many rules are unreasonable and don't make sense.	20
4	Negative effect on saleability and property value.	16
5	Atmosphere of power, control and threat.	12
6	Board is not representing residents interest.	12
7	Want community values; caring, friendly, respectful neighbors.	12
8	Fines are being handled poorly. Alternatives need to be considered.	7
9	Board is overbearing, arrogant and abusing authority.	8
10	Boards' revisions in APP-I are provoking legal action.	8
11	APP-I is complex and legalistic.	8
12	Overbearing attitude of Architectural/Tree Committees.	8
13	Have concern about ability of some residents to pay large fines.	8
14	Board & committee actions are causing bad image of KP to outside.	8
15	Residents are being driven out.	6
16	Board is out of touch with community.	6
17	Homeowners rights are being ignored.	6
18	Support Board actions	5
19	Rules and regulations are too intrusive.	4
20	Board does not listen to or hear residents.	4
21	Board is not acting for community and is unduly influenced by a few.	4
22	Board is perceived as being unfair and inconsistent.	5
23	Board shows lack of respect in response to residents.	4
24	Tone of APP-I is unfriendly, oppressive, aggressive, controlling.	3
25	No explanation or data base given for need to increase each fine.	4
26	KP rules and regulations have gotten worse over time.	5
27	Large fines gives Board too much power, leads to resistance and resentment.	3
28	There is an atmosphere of mutual distrust between Board and residents.	2
29	Board's revisions are likely to be in noncompliance with Washington State law.	2
30	High fines at back end of process is wrong focus.	1