



Kala Point News & Views

December 2008

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Serving our Community with Information

bmac: a ponderous bureaucratic approach. the same result?

Are view property owners receiving legitimate, fair treatment?

The Bluff Management Advisory Committee, (BMAC), recommendations for tree related actions on the south third of the Kala Point Community bluff have been approved, with minor changes, by the KPOA Board of Directors with the following results:

<u>Owner Proposal</u>	<u>Requested</u>	<u>Approved</u>	<u>Denied</u>
Tree Removals	24	7	17
Tree Removals or Toppings	4	4*	0
Tree Removals or Laddering	3	0	3
Tree Topping in Lieu of Removal**	0	1	-
Tree Limbing	4	4	0

* Topping Authorized

** Owner requested tree removal.

Note: Removal of three clump willow shoots and two trees within the jurisdiction of the Tree Committee are not included in the table. Removal of the willows was approved.

There was less than a 50% approval of marine view property owner's requests. Has anything changed with respect to KPOA allowing maintenance of views?

The BMAC considered the requests of marine view property owners to maintain what they considered their rightful view corridors. When they bought their properties they paid premium prices for what was identified by the developer as water view properties. The CC&Rs seemingly at least implied that the views could be maintained. Past actions by the KPOA Tree Committee and the Board have in many cases refused to authorize the removal or alteration of trees, intruding on water views, for no other reason than to protect the trees. The rationale for preserving the trees ranged from none to aesthetics to bluff stability considerations not supported by the best science available.

“The Board instructed the ad hoc Bluff/View Task Force Committee to develop a clear policy with intelligent and informed standards that integrate the consideration of bluff stability and marine view.”

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Included in the Governing Principles of the Bluff Management Plan are the statements: The KPOA CC&Rs specifically recognize the importance of marine views to homeowners. “Views from all Lots will be safeguarded to the greatest extent reasonably practicable”. Practicable means, (according to Webster): capable of being put into practice or accomplished. With respect to the preceding Board instructions and CC&R authorized principles, are the BMAC recommendations just?

An in depth perusal of the eight BMAC Case Manager’s Conference Worksheets

The BMAC has in place a comprehensive plan... What it lacks is the direction to approve marine view maintenance requests if their effect on bluff stability and habitat protection are minimal.

reveal that extensive thought and evaluation went into their conclusions. The BMAC members are to be commended for the efforts they have expended. The Board is also commended for their demonstrated interest and their

on-site investigation of the recommendations before approving them. The question remains: Were the property owner’s requests judged fairly and legitimately?

The BMAC’s decisions went far beyond a question of bluff instability. All of the requests were considered to have none or only slight risk to bluff stability. So that was not a reasonable criterion for any of the denials.

An important consideration adopted by the BMAC, as approval criteria, was retention of wildlife habitat, especially in the lagoon and salt water marsh areas. While wildlife habitation goes beyond the original conceptual need for a

Bluff Management Plan it is certainly a valid, important factor with respect to the community as a whole.

There does not seem to be a specific authority for this authorization/denial factor provided by the CC&Rs which would give it precedence with respect to the right to maintain views. Impact on habitat was evaluated as none or slight in all cases except one. Case I allowed topping but not removal of five trees because of habitat considerations and seems like an excellent determination. Why not allow topping instead of denying, (Case I), a request to remove eleven trees. Topping would increase the view while preserving the habitat.

Shouldn’t the BMAC be trying to find view solutions rather than finding reasons to deny view maintenance? Aesthetics should not be a criterion which outweighs extensive infringement on a view, the value of marine view property and following the intent of the CC&Rs.

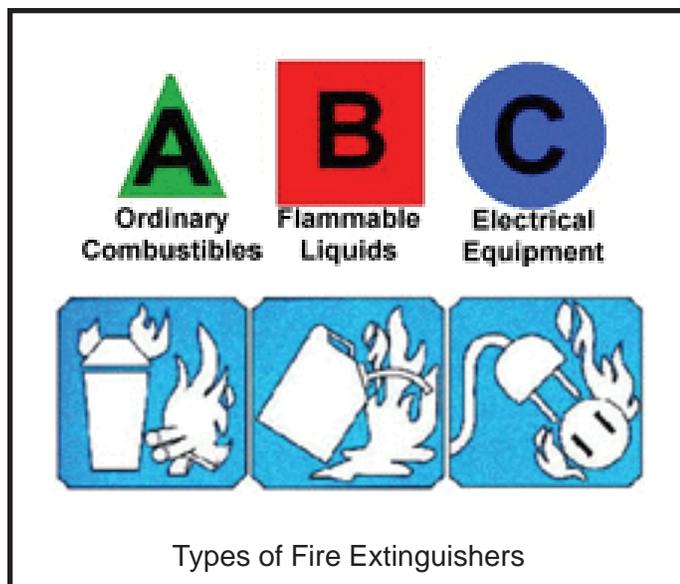
Of concern is that many of the tree removal denials were based on the evaluator’s judgment of view which conflicted with that of the marine view property owner’s concept of a good view. This is especially presumptive on the part of the BMAC in a case of restoring a view which has been infringed by vegetation growth. Without specific bluff stability or habitat protection negative factors, decisions regarding view maintenance regress to subjective denials. This continues the practice of denying marine views in favor of an agenda to preserve trees.

The BMAC has in place a comprehensive plan, rigorous evaluation procedures and a dedicated group of individuals willing to put in the effort to fully consider a request. What it lacks is the direction to approve marine view maintenance requests if their effect on bluff stability and habitat protection are minimal.

chief's fire safety tip:

Fire Extinguishers 101

Fire extinguishers are not designed to fight a large or spreading fire. They are useful only under the right conditions. An extinguisher must be large enough for the fire at hand, in good working order, and fully charged. The operator should be familiar with the extinguisher to avoid having to read the directions in an emergency situation.



A label indicating the type of fire an extinguisher is designed to put out is always on an extinguisher. Fires involving wood or cloth, flammable liquids, electrical or metal sources react differently to extinguishers. Using the wrong type of extinguisher could be dangerous and make matters worse.

Note the letter on the label.

Type A (ashes): Used on ordinary combustibles such as wood, cloth, rubber and many plastics that leave ashes after they burn.

Type B (barrels): Used for flammable liquid fires such as oil, gasoline, paints, grease and solvents that often come in barrels.

Type C (currents): Used for electrical fires

such as in wiring, fuse boxes, energized electrical equipment and other electrical sources. Electricity travels in currents.

Type D (don't): Used for metal fires such as magnesium, titanium and sodium. These fires are extremely dangerous and are not generally handled by the public.

There is a simple acronym to remember to operate most fire extinguishers: PASS:

P – Pull the pin at the top of the cylinder.

A – Aim the nozzle at the base of the fire.

S – Squeeze or press the handle.

S – Sweep the contents from side to side at the base of the fire until it goes out.

Remember, if you have the slightest doubt about whether or not to fight the fire—don't! Instead, get out, close the door behind you to slow the spread of the fire and call the fire department.

Worried About Your Investments?



I am a fee only, registered investment advisor who may be able to help you with your investment portfolio as well as financial and retirement planning.

I have 35 years of financial experience in commercial banking, stocks and bonds, listed stock options, precious metals and real estate. I do not sell any investment products. The first consultation is free. Hank 379-9878

from the jefferson county administrator's desk:

Happy Holidays to each of you and your families! My family has been here for just about a month as of this writing and we're happily settling in. We're looking forward to enjoying the holiday spirit in Jefferson County.

The County budget is on the top of everyone's minds these days. A public hearing on the County's budget is scheduled for Monday, December 8 at 10 a.m. in the Commissioners Chambers at the Courthouse. In the meantime, I'd like to bring you up-to-date on a few other topics.

First, as you're probably aware, we've been working on the update for the Shoreline Master Program (SMP) for the past two years. Jefferson County is required to update its Shoreline Master Program (SMP) in compliance with the State's 1971 Shoreline Management Act and the 2003 SMP Guidelines. All jurisdictions in the State must update their SMPs by 2014.

The project has included extensive public outreach and involvement from the start. To date, there have been 45 opportunities for public involvement, including numerous outreach events and over 20 open public meetings of the two advisory committees, one technical and one policy, which just met for the last time in mid-November.

The Preliminary Draft Shoreline Master Program (DSMP) is anticipated for release on **December 3, 2008**. Also on this date, the Planning Commission and BOCC will meet jointly for an informational workshop at 6:30 p.m. at the WSU Extension Office, to receive the PDSMP staff proposal for formal public review. The document will be posted on the County's Web site when it's available.

The Final Shoreline Restoration Plan has been completed and is available for review.

This document is a required component of the Shoreline Master Program (SMP) Comprehensive Update Project mandated by state law. The Shoreline Restoration Plan (SRP) contains a vision for the restoration of our saltwater and freshwater shorelines, along with goals, objectives and specific project recommendations to improve ecological functions.

For more information or to join the SMP e-mail notification list, contact Michelle McConnell, Associate Planner in DCD, at 379.4484, via e-mail at mmcconnell@co.jefferson.wa.us or visit the County's Web site at www.co.jefferson.wa.us/commdevelopment/ShorelinePlanning.htm.

Another topic that may be of interest for you involves the proposed **Chimacum Creek No Shooting Area**. In late November, the BOCC held a public hearing about this issue, including recommendations from the No Shooting Area Review Committee, a standing advisory committee that was appointed by the BOCC in June 2007.

The boundary that Chimacum Creek petitioners have requested to designate as a No Shooting Area is bordered by Prospect Road to the north (which would make the northern boundary, and if approved, contiguous with the Kala Point No Shooting Area); along State Highway 19 to the west; following Irondale Road to the south; and along the water's edge to the east, to include the area near the mouth of Chimacum Creek. There are currently eight No Shooting Areas in Jefferson County, including the Kala Point No Shooting Area. If the Chimacum Creek proposal is approved, it will be the ninth.

If you have any questions, feel free to call me at 385.9100. Happy Holidays!

—Philip Morley, County Administrator



personal finance

An Approach to Today's Stock Market

By: Hank Krist

While I think the current recession will be the most severe since the “Great

Depression,” I don’t believe it will be as serious as that experienced in the 1930’s. It may feel as bad, but there are almost no similarities between today’s economy and that of 75 years ago. I think there may be a 10-20% chance of a “depression,” but if that doesn’t occur, the current stock market presents the “chance of a lifetime” to buy.

To take advantage of today’s prices, make a “watch list” of 20-30 well capitalized companies paying high, well covered dividends of at least 4-5%. Try to find the #1 or #2 companies in a particular industry such as AT&T and Verizon in the telecom business. Cover 10-15 different industries and choose those which are fundamental and necessary such as oil, telecom, basic metals, etc. Divide your investable funds into 3-4 parts and invest a portion now. Invest the remainder in stages over time or at different prices if the stocks you’ve bought decline further. The high, well covered dividends will give you some downside protection especially over the long term.

You could try to do this with mutual funds, but you’ll probably not find a fund or funds meeting the criteria of holding only the top companies and the paying the high dividend yields. I know this appears to be a lot of work, but you can find some time by postponing cutting down all those trees in your yard and your neighbors.

I have prepared a similar watch list. If you would like to have one, please contact me.

kala point theater lovers

Memphis: Rock ‘n Roll Musical

by Nita Edgcombe

Attention all you theater lovers! On Sat.

Feb. 14th we are going to the

2p.m. matinee at the 5th Avenue Theater to see Memphis. It is a rafter-rattling musical that will shake your bones with 1950’s Rock ‘n’ roll!

Tickets will be for the Grand Tier section and are offered at approximately \$75 or less. This is a savings of at least \$9.50 or more depending on how many people sign up.

You also need to decide if you want to take advantage of the bus that includes a driver for transportation to and from the show with the price for the bus, round trip, at \$35 per person, which includes a tip for the driver.

Here is what you need to do:

- ◆ If you want to go to the show you need to send in a \$75 deposit per person.
- ◆ Deposits must be received by Dec. 20th.
- ◆ Send your deposit to: Nita Edgcombe at 121 Cedarview Dr., Port Townsend, WA 98368.

You will be invoiced for the balance due and final payment will need to be received by Jan. 20th. The tickets for the show and/or the bus is non-refundable. If for some reason you cannot go, you are responsible to sell your ticket and find a replacement.

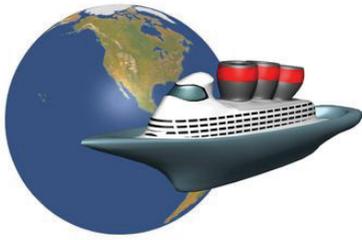
When you send in your deposit, please indicate whether you would prefer to have lunch before the show or dinner after the show. A precise timetable will be provided in January.

Contact Nita Edgcombe at 379-1635 or tupnee9@yahoo.com for questions or to join in on the fun.



a traveler's recollections: Mediterranean Turkey

By Jay Burcham



After an early breakfast at our hotel, while enjoying the view of Kusadasi and its magnificent

harbor, we left for a long bus ride to Marmaris, the Mediterranean port where we would board a yacht to cruise Turkey's Turquoise Coast. Much of our route would be along the Aegean Coast with the high coastal mountains to the east.

Traveling south we stopped at Camlik to visit the Steam Train Museum, one of the largest in Europe. Yes, we were in Asia but the literature said Europe. We also visited a ceramics



display adjacent to the museum which had beautiful items but also very high prices. Driving a short distance we next arrived at a carpet

factory for a demonstration of carpet manufacture from obtaining the raw materials to dying and finally to the ancient art of weaving. Of course, we were "treated" to a sales pitch which soon had the very large salesroom covered with several thicknesses of carpets of various materials and a multitude of patterns and colors. We ended up bolstering the local economy with the purchase of a small prayer rug. It's difficult to resist the appeal of the beautiful carpets. After lunch outside in a garden adjacent to the carpet factory, it was "everyone back on the bus" for a long afternoon drive to our destination.

Marmaris, once a sleepy fishing village, is now a bustling commercial harbor accommodating not only fishing boats but million dollar yachts and many gulets, the traditional type of Turkish

yacht on which we would spend the next several days. Our group was split into two groups of twelve and each group assigned to a gulet. We boarded over a shaky gangplank extending off the stern and as soon as the crew loaded our luggage we sailed to a nearby cove for our first night aboard.

Based on the traditional Turkish fishing boat, the modern gulet is built with modern comforts to accommodate fourteen passengers



in seven double cabins. The gulet is a motor sailing vessel about 85 feet long and 21 feet wide. The cabins are small but adequate with

two single bunks and a full private bath including a shower. The biggest challenge was to find places to stow our luggage: under the bunks, over the bunks and at the foot of the bunks. Our gulet was built with beautiful craftsmanship and featured spacious deck areas. A large covered aft deck accommodated the dining table plus comfortable cushioned sitting/lounging areas at the stern. There were mattresses on the forward deck and some people slept out there under the stars. The teak wood decks were kept scrupulously clean and we could not use our onshore shoes while onboard. We mostly went barefoot. Our gulet's crew consisted of the captain, his wife who was the cook and his son who was the mate. We had excellent meals and it was remarkable how the cook could provide such quality when working in a space which measured about 4 feet by 6 feet including counter space. We spent five nights and four days cruising along the beautiful Turquoise Coast, aptly named for the color of the water, enjoying a series of picturesque sheltered coves, scenic islands and spacious bays all back dropped by the tall Taurus Mountains.

Continued from previous page

Besides providing a leisurely respite from the previous days which were crowded with activity, cruising the coast provided opportunities to visit several otherwise isolated sites of interest. The first day of cruising we boarded a small river boat to travel up the Daylan River. The Mediterranean used to lap the shoreline of the small town of Daylan but silt and grassy hammocks now fill up the approach to the town. As we approached the town, Lycian rock tombs, hewn out of the rock cliffs as early as the 4th century



BC, came into view. They have the appearance of temples with columns and porticos carved in great detail. They sit in recesses

hewn out of the solid rock including a space above the roof of the tomb. After lunch at an outdoor restaurant in Daylan we experienced a bumpy ride through wind driven waves on our return to our gulet anchored in Ekincik Cove.

The next day we cruised to the hidden cove of Aga Limani, the starting point for an optional three hour hike. Most of us elected to spend a lazy day onboard. The gulet sailed to a scenic inlet where the Sunken Baths of Cleopatra were located. The baths, built by Mark Anthony for Cleopatra are in an advanced state of ruin but the general layout can still be discerned. The captain caught an eel and octopus that afternoon and we were witness to the skinning of the eel, not a pretty sight. Both were served that night as a “treat” in addition to the planned meal. Realizing that the coves were occupied by eels, octopi and also seeing sea snakes put an end to any plans to swim off the boat.

I was on deck early the next morning and saw the captain removing many fish from a net he had set the night before. He also used a

fish trap successfully. The fishing routine went on every night and I think some of the catch found its way to the dinner table. The cook cleaned the fish. A patriarchal society! After breakfast we cruised to Bedri Rahmi cove and saw more Lycian tombs. This is where we first encountered the pie, cake, ice cream and bread vendors, each in his small boat. A cake purchased for one of our member’s birthday was very good. The cove is famous for the fish painted on a rock by the Turkish writer and artist Bedri Rahmi Eyupoglu in 1973 on one of the earliest “Blue Voyages”. In the afternoon we sailed, (no motor), across the Gulf of Fethiye, a very large body of water surrounded by the pine covered slopes of the Taurus Mountains. It was a really enjoyable afternoon. We clipped along before a brisk breeze using only the fore sail. We spent the night in another very picturesque cove.

On our fourth and last day of cruising we set off for Gemiler Island. We anchored next to a small peninsula covered with stone ruins. The ruins at water’s edge were the shops of merchants who sold supplies to passing ships centuries ago. We disembarked and by bus rode to the Greek “ghost” town of Kayakoy. It was forcibly abandoned after the Turkish War of Independence due to an agreement between Greece and Turkey. About 1.5 million Greeks and 650,000 Turks were required to move back to their ethnic countries. The town has about 2,000 abandoned structures. The site is restricted and the houses cannot be reoccupied. They have been stripped of reusable door and window frames. We walked through the town on the main street which seemed to be little more than a goat path in places. The Turkish Ministry of Culture is supposedly going to restore the village. In the afternoon the weather turned very windy and stormy looking so instead of visiting a 6th century Byzantine monastery we cruised through very choppy seas to our last night’s moorage in a sheltered cove across from Fethiye, our debarkation city.

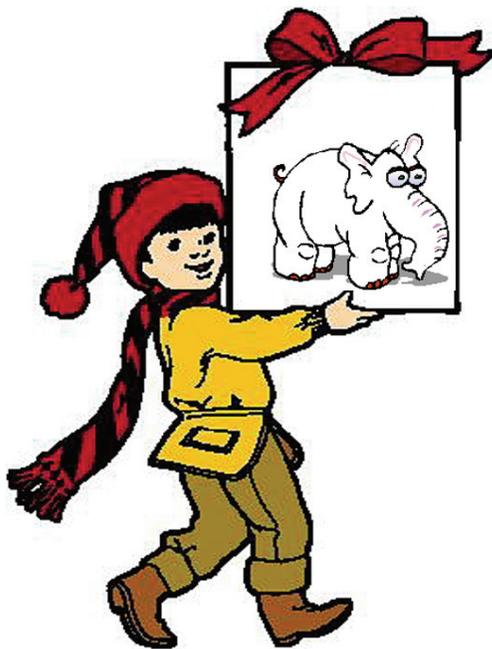


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AND

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*OBJECTIVE: Open, exchange and steal
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*DONATIONS: appreciated for provided
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Everyone is Welcome!!!!

Contact FUN'NGAMES to RSVP: Nita Edgcombe - 379-1635

red wigglers improve the garden

by Eline Lybarger

Did you know there are breeds of worms just as there are breeds of horses? There are the well-known night crawlers that attract fish, and are valued by fishermen for their large plump bodies; these must be captured at night. The European night crawler is shorter and tougher, and trout fishermen think it is more enticing to small fish. Worms in the soil require



A worm farm for growing red wigglers.

Photo courtesy of wormswrangler.com

organic matter, moisture and a moderate temperature. Mostly we don't think about them and let them go about eating organic material and improving our soil.

However, red wigglers are cultivated for their voracious

appetite and great fertilizer (referred to as worm casings and worm tea). They are small, skinny and red. We keep them in our basement in a "worm bin," a plastic container on legs, slightly larger than a garbage can, and with four drawers. Starting at the bottom, we give them fruit and vegetable kitchen scraps; and then when that drawer is full, we move up to the next one and so on until we reach the top. The worms move up with the fresh food supply leaving the bottom drawer free of worms and ready to be used. This is a fertilizer that retains moisture, does not burn plants, doesn't have any weed seeds in it, and is free.

What do they eat? They love sweets like fruits and will finish every scrap of melon before they touch the potato peelings. They

also like their coffee, filter and all. No salt or pepper please. They hate any part of any citrus, it burns their skin, and they don't read so don't give them the newspaper. However, they do like an occasional egg shell to keep the pH in balance. In the winter they like to snuggle under a little corrugated cardboard that has been torn into pieces. With those few exceptions they eat almost any fruit or vegetable, including vegetable oil, cooked, canned or fresh.

You can purchase these worms and their houses on line from several sources at "Red Wigglers." We do give away starter worms, but only if you have a good home for them. If you just toss them into your compost pile, the raccoons will find them immediately and have a quick meal. For more information contact Eline at 437-7701.

If you find this article interesting and would like to learn more about gardening, consider joining the Port Ludlow Garden Club. To join please send \$20 for dues for the 2008 gardening year to PLGC, POB 65235, Port Ludlow, WA 98365.

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Front cover photo courtesy of Doug Lee

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Kala Point News & Views



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Our mild climate in the Pacific Northwest allows hiking as an activity that can be enjoyed all year long. This is the time of year when we enjoy the "River Hikes" where the trail follows the lowland rivers with spectacular river and waterfall views.

If you would like to be put on the hiking email list to receive hiking schedules and information, contact Bill at bkaune@cablespeed.com or 379-3808 and Allen Vaa at allenvaa@hotmail.com.

Hikes are usually on Tues. at 9am but longer hikes can start at 8am so you will need to check for different start times.



River crossing on Upper Dungeness River trail