



the kpoa reserve plan: a recap

Is This Subject Important To KPOA Members?

We Think It Is!



Last month's issue of the **Kala Point News and Views**, (April 2009), presented an article addressing the KPOA Reserve Plan and its funding. In some detail the article addressed the importance of reserve funding as a significant part of the

Association's annual expenditures and the Members' assessments. Unfortunately, insight into the Reserve Plan funding requirements, beyond the current fiscal year, has never been made visible to the Members.

The Association is legally obligated "to fully declare to each owner the true statement of its financial status", in compliance with RCW 64.38.045. The Association does not seem to be in compliance with Washington State law when it has not provided even rudimentary information concerning reserve funding plans and funding requirements. The Association's culture of non-transparency with respect to financial matters is abridging its Members' rights. Revealing only the current and next fiscal year requirements is not a full declaration.

The argument has been made that the methodology of developing a reserve plan and the complexity of the plan makes it too difficult to explain and present in a format useful to the Members. This community has collectively an unusually high level of education and responsible and diverse backgrounds and the argument of complexity is an insult.

Considering the quantity of information to be included in a thorough reserve study, it may not be feasible to provide every Member of the Association with a copy. **But it is possible to post the most current reserve study on the Association website.** This would certainly be a step towards financial transparency.

Inside this issue:

Pickleball: Sign up now - Page 2

Northwest Raptor Center: They Help any Injured & Orphaned Animal - Page 3

Fears of Global Swine Flu Epidemic - Page 4

Presbyterian Counseling Center: "What In the World is Going On?" - Page 7

Candidates Night: Mark Your Calendars- Page 8

Unsolicited Editorial Response: The KPOA reserve plan and funding article - Page 9

Fund Raiser Gets You Help Around The House - Back Page

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Articles without a byline are presented by the editorial staff.

The KPOA Reserve Plan: A Recap

Continued from front page

A summary report should be issued to each Member. A summary would address the major assets repair, maintenance and replacement costs projected and delineated over a number of years with minor costs presented as the lump sums also contributing to each year's total expected expenditures. For example, roads are certainly a major asset. Other major assets include the club house and its facilities such as the pool and its equipment, the administration building, perhaps the Association's vehicles and their major equipments and the tennis courts and the dock.

Just considering the Association's major assets demonstrates the potential magnitude of future reserve funding expenditure requirements. The legal financial obligation of the individual Members to fund future asset maintenance, repair and replacement will be significant. Unfortunately the Members have been provided only limited information regarding how much and when they will be required to provide reserve funding, usually only one year in advance. The only source of more comprehensive information potentially available to the members, regarding reserve funding, is attendance at the December finance and budget meetings.

There is no evidence of a reserve fund beyond the current and next fiscal year. What happens if an unexpected casualty to the Association's assets requires significant funds to rectify? Based on what is known, such a circumstance could require a significant special assessment.

Isn't it about time for the Association to provide its members with full information regarding the Reserve Plan so they can better understand their financial obligations and budget for the associated assessments?



It's Pickleball Time!

It is that time of the year again when the sun shines more and

the weather is warmer. That only means one thing! It's Pickleball time!

Pickleball is much easier than tennis and no experience is necessary! What is Pickleball? It is a game described as "a combination of Ping-Pong, tennis, and badminton". It uses a simplified combination of tennis rules.

The sport was named after a cocker spaniel named "Pickles" who was owned by the inventor of the game, (and former WA State politician) Joel Pritchard. Pickles, used to run away with the ball during the initial trial-runs of the game!

The game itself is played on a court that is the same size as a badminton court using a ball similar to a whiffleball and lightweight paddles are used. The small court allows players with varying degrees of mobility to participate in a way that the larger court of tennis sometimes prohibits. Pickleball is not a game of strength.

The Pickleball Club is listed in the Kala Point Directory, available up at the office. Look on the "Kala Point Contacts for Activities" page where you will see pickleball and a list of other great activities available in Kala Point!

If you would like more information about pickleball or have any questions contact Nita Edgcome at 379-1635 or tupnee9@yahoo.com.

northwest raptor center: Helping Any Injured & Orphaned Wildlife

By Suz Garthwaite

Recently, the Northwest Raptor Center came to Kala Point when I witnessed a pair of bald eagles fighting. One of the eagles came down into thick brush and was thrashing around like it was injured. I immediately called Jaye Moore, from the Raptor Center. She arrived at my house within 40 minutes after I called. Luckily there was a happy ending- the downed eagle in the brush flew off after getting into an open area in the woods where it could spread its wings to take off.

The Northwest Raptor Center in Sequim is a non-profit organization whose work is the rehabilitation and release of wildlife, including an injured eagle back in 2007 that was released at Kala Point after recovery.

The Center's mission is threefold:

- Rescue, rehab & release of injured wildlife.
- Presentation of environmental education programs using live birds of prey.
- Public outreach to individuals and organizations to appreciate wildlife in order to conserve it.

Here are a few of their success stories:



Chinnok, now grown up, was found as a cub

Sequim: Chinook was found in late January 2006, underweight and scavenging for food in Sequim. Authorities at Washington State Game believe she

was the cub of a cougar hit by a car in December 2005. She was held at the

Northwest Raptor Center in Sequim until she was moved to the Oregon Zoo in late April 2006.

Kala Point: On February 20, 2007 a bald eagle was found near Kala Point. It was a female adult with a deep talon wound in chest from fighting another Bald Eagle. A witness saw two eagles tangle and fall to the ground, the other eagle flew away but this one didn't. It was taken to the Northwest Raptor Center in Sequim for rehabilitation.

The prognosis was a full but slow recovery with eventual release. It was released on March 25, 2007 (see picture below).



The Kala Point Bald Eagle was released back to the wild at Kala Point on March 25, 2007

The Northwest Raptor Center survives on donations. They will take any species that needs rescue, rehabilitation or is orphaned including: raccoons, cougar, bobcat, deer, coyote, opossum, squirrels, raptors (birds of prey), waterfowl, & other birds. All you have to do is give them a call! They will not charge you a fee.

To make a donation to support the Northwest Raptor Center mail a check to 1051 Oak Court, Sequim, WA 98382. You can also contact Jaye Moore in Sequim at (360) 681-2283.

fears of global swine flu epidemic

Dozens of people in Mexico have died from a strain of swine flu which resulted in schools, museums, libraries, theaters, and even soccer games to be closed or cancelled. This was done to try to contain an outbreak that has many thinking about the possibility of a global flu epidemic. There have also been people sickened in more than 19 states as of May 1st.

This new virus is a combination of flu from pigs, birds and humans in a way that has not been seen before, which has spread from human to human. CDC described the virus as containing human virus, avian virus from North America and pig viruses from North America, Europe and Asia.

The worst flu pandemic in 1918-1919 is thought to have killed at least 40 million people worldwide. There were two other pandemics that were less deadly that struck in 1957 and 1968. There has long been a concern that a new flu virus could launch a worldwide pandemic of a killer disease. A new virus like this could spread quickly because people would

pan·dem·ic (noun)

Very widespread disease: a disease or condition that is found in a large part of a population.

Greek: *pan* "all" + *demos* "people"

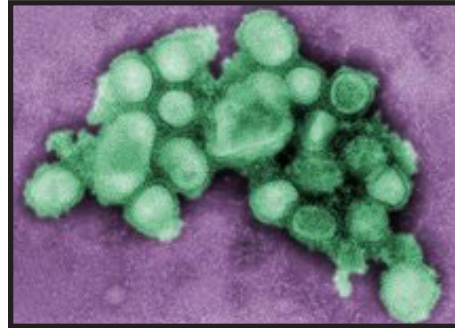
have no natural defenses against it.

More than 1,000 people have been sickened in Mexico where

the residents of

the Mexico City are wearing surgical masks and public gathering places have been ordered to be shut down. People were advised to avoid hospitals unless they had a medical emergency, since hospitals are centers of infection. They also said Mexicans should refrain from shaking hands or kissing cheeks at Mexico City's international airport and passengers are

questioned to try to prevent anyone with flu symptoms from boarding airplanes and spreading the disease. The geographical spread of the outbreaks in Mexico concerned the WHO (World Health Organization) because the deaths were spread across Mexico.



It is still undecided whether the WHO will raise an alert to the "pandemic level". There

is speculation that it might already be too late to contain the outbreak. There is particular concern because the only fatalities so far have been in young people and adults. Flu can spread quickly around the globe.

There is no vaccine yet that specifically protects against swine flu, and there are reports that say that the current human flu vaccines from last year will not provide any protection. The U.S. Center for Disease Control has created a "seed stock" genetically matched to the new swine flu virus in case manufacturers need that stock to get started.

The CDC says two flu drugs, Tamiflu and Relenza, seem effective against the new strain. Roche, the maker of Tamiflu, said the company is prepared to immediately deploy a stockpile of the drug if requested. Both drugs must be taken early, within a few days of the onset of symptoms, to be most effective.

The U.S. victims interviewed so far had symptoms that were like those of the regular flu, mostly fever, cough and sore throat, and some also experienced vomiting and diarrhea.

Continued from previous page

U.S. Health officials give the following everyday actions to stay healthy:

- Cover your nose and mouth with a tissue when you cough or sneeze. Throw the tissue in the trash after you use it.
- Wash your hands often with soap and water, especially after you cough or sneeze. Alcohol-based hands cleaners are also effective.
- Avoid touching your eyes, nose or mouth. Germs spread that way.
- Stay home if you get sick. CDC recommends that you stay home from work or school and limit contact with others to keep from infecting them.

bud shank died

Former kala point resident and Talented Jazz Saxophonist,

Bud Shank, an alto saxophonist, flutist and former Kala Point resident, died last month in Tucson, Ariz. from a pulmonary embolism. He



was 82. Shank helped propel “cool-school” West Coast jazz to prominence in the 1950s and fostered the melding of American and Brazilian styles.

His career spanned 60 years including big band, swing, symphonic, and pop. He played with the Stan Kenton big band in the early 1950s; in the 1960s he accompanied the sitarist Ravi Shankar, and he recorded with the Mamas and the Papas, playing the flute

solo on their hit California Dreamin.’ In 1985, he was the featured soloist with the Royal Philharmonic Orchestra on a recording of a concerto for alto sax and orchestra.

He was primarily an alto sax player with his sound reflecting his earliest influences: Lester Young, the great swing saxophonist of the 1930s and 1940s, and the bebop generation that followed him.

In the 1950s, Bud Shank helped establish the laid-back, nonchalant-seeming sound that came to be called West Coast jazz.

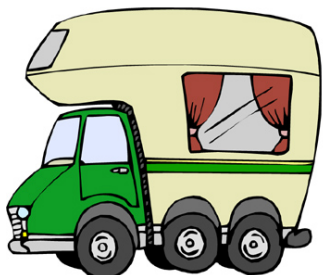
He studied clarinet, flute and tenor saxophone as well as alto. He attended the University of North Carolina, studying music and business, and eventually dropped out because he wanted to play jazz. He met his wife at a jazz festival and married in 1994. Mr. Shank was married twice previously; he was once divorced and once widowed.

In the 1980s Mr. Shank set aside the flute to concentrate on the saxophone. Before moving to Tucson for health reasons several years ago, he lived in Kala Point where he ran a summer jazz workshop. He was devoted to jazz history and donated his own archives, including original charts, to the Los Angeles Jazz Institute in Long Beach.

Aside from his main passion, he also loved sailboat racing and his three dogs. On the day before he died, he was in a San Diego recording studio doing what he loved best. He was dedicated to music. This is just one example of the abundant and amazing talent attributed to our community.

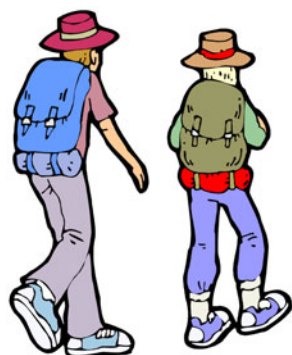
walking/hiking club

Planning The Summer Events: Olympic Peninsula Get-a-ways



For the summer, we are planning some really fun events. If you are interested in camping, RV'ing, or staying at nearby motels where we gather, we

will coordinate a variety of events including: hiking, kayaking, bicycling, fishing, and last but not least relaxing and having fun!



A couple of destinations being considered are Salt Creek State Park, Lake Ozette, and other very popular Olympic Peninsula destinations.

If you would like to be put on the hiking email list to receive hiking and

event information, contact Bill at bkaune@cablespeed.com or 379-3808 and Allen Vaa at allenvaa@hotmail.com.

Hikes are on Wed. usually at 9am but longer hikes can start at 8am so you will need to check for different start times. If you have a favorite spot or secret



Stopping for pie at the Halfway House in Brinnon after a hike.

get-a-way (or a great place for pie) , please let us know that too!

After a wet and cold spring, we are all ready to go out and enjoy the outdoors and all that our area offers. At last, warmer and sunnier weather!

wildlife alert!

Bear Sited on Timberton Loop Trail

One of the trails that is a regular for many of us fellow hikers is the Timberton Loop Trail in Port Ludlow. A resident there

was walking his dog about 7:00 p.m. and saw a rather large black



bear, close to Trail Marker No. 20.

The bear was standing in the middle of the trail with its head down. Because he was downwind, the bear did not notice him right away although it was only 20 yards away. He followed the recommended procedures by stopping and then slowly backing away.

At that point the bear either smelled or heard him because he lifted its head. The resident kept backing away and then when the bear was well out of sight, turned around and walked briskly back to his house keeping an eye out to see if the bear was following him home.

Usually we walk this trail without seeing anything except deer. It may be the same bear that was seen last summer.

Please use caution. Remember not to run away but cautiously back away.

from the center: *Presbyterian Counseling Center*

“What In the World is Going On?”

By David Eekhoff, LMFT



What in the world it going on? We may have often resorted to using that remark to make an inquiry about something at work or at home.

And the attempt to globalize even trivial things in our lives serves to point up the fact that there are often things in “our world” that seem out of sorts or out of control...and so the remark: “What in the world is going on?”

Nonetheless, that is a pertinent question to be asking these days when without exception each of us has been impacted by events beyond our personal control. And what are we to do? How do we survive? How long can we hang on?

You will note that most of our anguished questions are formed from a center of anxiety and fear. Such responses are normally going to only serve to make us want to hang on tighter, become more apprehensive and pull the shades and hide under the covers. We want to escape, to hide, to avoid and find a way to weather the storm.

So what are you doing? Do you find yourself hording? Waking at all hours of the night trying to strategize? Resorting to behaviors that offer some relief, some recklessness, driving aggressively, gambling or spending impulsively, drinking excessively. Dr Phil would ask: “Well, how’s that workin’ for ya?” Good question! So what’s the answer?

I have yet to meet a pastor or a counselor who can change the world we live in, so can therapy even pastoral counseling possibly help? The answer is YES! A competent counselor will help his/her client do two very important things.

First, the counselor will help the client focus attention inwardly to explore personal roots of extreme feelings of anger, anxiety, or

fear. All highly disruptive feelings have personal roots in a person’s history and when one’s story is told and understood, outcomes can be effectively managed in creative and productive ways. Each person has been given a gift: a reservoir of life experience from which to draw wisdom and strength. The gift of sustaining, life giving wisdom that will serve anyone who draws upon it. However, it may be difficult to do by yourself, and so another gift is a caring community of people who can support you on your journey.

Second, a counselor must acknowledge that the world is what it is. It is filled with events; 911’s, Katrina’s, Tsunami’s, global wars and terrorism, economic upheaval, incredible accidents with loss of life. But additionally, we are bombarded with these facts in living color, High definition, living surround sound in our living rooms. These challenges and traumas are brought into our homes.

With the affirmation of the world being what it is, and recognizing our place in such a world, a competent counselor will help a client focus attention outwardly to identify concrete contributions and actions that one can take to address real world issues. Each person needs to be an active and effective person in our turbulent world. The world we live in now, perhaps more than ever before, requires that we gather all our energies in a constructive way that enhances personal well being and world peace.

If you need support for your healing journey, you can call the Presbyterian Counseling Center, 379-4849. The office is located at 1140 Jefferson Street; Port Townsend. Please call for information or an appointment. Most insurance



is accepted and a slide scale fee is available for those without insurance.

David Eekhoff, LMFT

Marriage & Family Therapist



candidate's night

June 11th 7pm to 9pm

There are three candidates for the upcoming election of three board positions. New board members will have many different board member responsibilities.



Come meet the candidates for the KPOA Board of Directors. They are: Richard (Dick) Schulte, Nita Edgcombe, and Jess Bondurant.



Candidate's Night will be held at the Clubhouse

on Thursday, June 11th from 7-m to 9pm. Come hear the candidates' ideas. Come ask them questions so you can make an informed choice and learn about the ballot.

Refreshments will be provided by the Social Plus Committee.

Here are some qualities to look for in a candidate and help you formulate question to ask them:

- Knowledgeable of KPOA's governing documents (bylaws, CC&R's, policies, procedures, resolutions, guidelines, rules and regulations, APP's).
- Excited and enthusiastic about volunteering and making a difference. They know that a positive attitude is catching.
- Are knowledgeable of state & local laws.
- Understand the importance of being prepared when attending a board meeting including bringing the association's governing documents, recent financial report, office and management reports. Read the reports before going to the meeting.

- They should be prepared for the time it takes volunteering for this position. In addition to going to the board meetings, they will be going to committee meetings, rotate monthly as board correspondent, go to KPOA sponsored functions, and communicating and talking to neighbors.

- Have an idea of goals or areas of improvement where you might be able to make a contribution.

- Be consistent in all their dealings.

- Have the availability to attend as many board meetings as possible.

- Know how to allow the General Manager to manage.

- Use the General Manager as a resource to improve the quality of the board's decisions.

- Interested in keeping a watchful eye on financial reports

- Has good communication skills to use with fellow board members and homeowners.

- Maintain a professional demeanor before, during, and after meetings.

- Have character to resist using the position for personal gain.

- Be open to new ideas.

- Have the ability to be aware of any potential conflicts of interest when making decisions.

- Wants to work towards an atmosphere which promotes a peaceful and enjoyable neighborhood.

So mark your calendars for this important night so you can make an informed choice, ask questions, and learn about the ballot.

unsolicited editorial response

The KPOA reserve plan and funding article: KPNV issue April 2009

A few Members of the Kala Point Owners Association have chosen to introduce a spin to our article on reserve funding, interpreting it as an indictment of the current Chief Financial Officer and the Finance Committee. **Nothing could be further from the truth!**

We believe the Association turned a corner for the best when they authorized the “2007 Reserve Study”. **We would like to believe the Association is now following sound accounting practices** in determining future expenditure requirements associated with repairing, maintaining and replacing its assets. But little information has been released, so we just don’t know.

An example of an HOA which is providing better financial information to its members can be found at:
www.saddlebrooke.org

We certainly can’t and are not proposing to find fault with a plan of which we have little knowledge. The Plan’s contents have not been released to the Members, not even in summary form, for more than the current and next fiscal year.

The CFO and the Finance Committee are to be commended for their efforts regarding the Reserve issue. But we still have a disconnect between the KPOA Homeowners and the full disclosure of our Reserve status projecting into the future.

The point of the April 2009 article and the article in this May 2009 issue which address reserve funding is simply that **the Association is keeping the Members uninformed as to what lies ahead.** Isn’t it reasonable to advise the Members who will be paying the bill how much that bill will be and when it will be due? It is rumored that the “2007 Reserve Study” states the Association should have acquired a reserve of \$ 1,500,000 at this point in time. This does not create a comfort level for the Members. True, that is only about \$ 3,000 per paying unit and perhaps that is only small change to some but not to all of us!

How about fighting rumor and uncertainty with information?



HOA Reserves Defined

“A Reserve Plan is an essential part of running a homeowner association. It provides the Board with a systematic way to track the repair and replacement schedules of HOA assets over a 30-year period and a fair way to distribute the costs of those events to all the members who benefit from them over the timeline.

A properly funded Reserve Plan eliminates the need of special assessments which are unfair to those that have to pay them. And with adequate funding, maintenance gets done when it needs to be done instead of piecemeal or deferred.”

Excerpt from RealtyTimes.com by Richard Thompson

the port ludlow garden club

Garden Club Tour on May 13th



Pack your lunch and tighten your seat belt! Wednesday May 13 promises to be a special treat for garden club members. This is a trip not to be missed!

Chris Berg has agreed to share the beauty of his special garden and bonsai collection off Coyle Rd about ½ hour from Port Ludlow.

The Warren Berg garden was started by Chris's father, Warren, fifty years ago. Warren, an airplane pilot, was fascinated with Rhododendrons and began to collect seeds and cuttings from species of plants in China and Japan. His garden is world famous and people come from all over to see rare, one of a kind, plants.

In 1995 Chris, Warren's son, returned to Washington and became interested in Japanese maples, conifers, and the art of Bonsai. Now Chris has landscaped the original garden and has over 300 bonsai plants.

Since parking space is limited, we will gather at the Bay Club at 10:00 am to form car pools. We'll drive to the fire station on South Point road where we will meet Chris and follow him in caravan style to his seaside exotic

gardens. On the way we will stop to see the landscaped gardens of John and Chris Burns.

Once we arrive at our destination, Chris will give us a tour. We'll eat our lunch on the grounds or the beach. After lunch, Chris will give a bonsai demonstration.

Wear comfortable shoes and dress warmly. Bring a lunch and beverage and be prepared for a special treat. You may bring a guest for a fee of \$5.00 (Ladies, this is the one to share with your husbands) . If you have questions, call Dee McConnell 437-7648

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neighbor-to neighbor classified ads

For Sale: Chesapeak Livingston 10 foot aluminum boat w/ two seats. Good Condition, stored now at our beach in Kala Point with tags- \$325.00 - Call **385-1699** no later than 7pm.

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	<p>Kevin Tuuri "Your Home Navigator" (360) 385-9344 x 18 bus. (360) 643-3087 cell YourHomeNavigator.com KevinTuuri@Windermere.com</p>	 1220 Water Street Port Townsend, WA 98368 (Kala Point Resident)
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	<p>Marriage & Family Counseling Presbyterian Counseling Center www.securetherapy.com/pccpt Sliding scale fees and insurance</p>
	<p>David Eekhoff, LMFT; Info/appt. 379-4849</p>

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COYOTE ALERT!

A Homeowner just lost their cat to a coyote! Keep a close eye out. It killed and dragged off the cat as the homeowners watched from their window.

Kala Point News & Views

port townsend expedition club offering services

Fund Raiser a Good Cause and Can Help You Out Around The House

By Sharon Bastian

PT Expedition Club is offering the services of 2-6 high energy/ top grade workers as a effort to raise funds for their summer Thailand mission trip.

If you need work done (painting, yard work, moving... you name it) we would love to do the job in exchange for your donation. The club members will be teaching English to children and the funds will be used to support education beyond 8th grade. Call Ben at 360-316-9915.

What is the Expedition Club?

Robbie Roberts founded the YMCA Expedition Club, which exposes Jefferson County youth to the outside world through the "Urban Plunge", where groups of students spend three days with the homeless on the streets and in the homeless shelters of Seattle. He also initiated the Pha Pang, Thailand Global Community Program that has taken 80 students in the last four years to teach English and exchange culture with villagers in Northern Thailand.



The Expedition Club and Thai student trek beyond the rice fields to the waterfall in Thailand.