



Kala Point News & Views

August 2010

Serving our Community with Information

bmac actions report

Just the Facts and Some Questions

The Kala Point Owners Association, (KPOA), Board created the Bluff Management Advisory Committee, (BMAC), as a KPOA standing committee. The BMAC operates in accordance with a Bluff Management Plan, (BMP), which establishes governing principles and procedures. BMP paragraph 1.4: "The KPOA Board instructed the Bluff/View Task Force ad hoc committee to develop a clear policy with intelligent and informed standards that integrate the consideration of bluff stability and marine view. This policy should recognize that marine views should be maintained to the greatest extent that is consistent with the safety of persons and property along and below the bluff". **Is the BMAC consistently applying informed standards in considering view maintenance tree actions with respect to bluff stability requirements?**

The BMAC follows a specific process. Each year the BMAC considers tree actions requests for one of three sectors of the common area bluffs that are the eastern boundary of the Kala Point community. In accordance with the BMP Vegetation Review Process Appendix C the following steps and associated schedules are to be followed: View proposals are received from Members during February and March. Each tree is assigned to a Case Manager who accomplishes the initial investigation, including a community survey, and develops an initial recommendation. The BMAC, as a committee, initially reviews the Case Manager's report in April and publicizes proposals and tentative recommendations. *Note: Some reports and BMAC recommendations were not provided to requestors until late June.* A town hall type Sector Meeting is scheduled for May and June. *Note: The 2010 meeting, open to the community, was held on 22 July.* After the Sector Meeting the BMAC arrives at a final recommendation unless mediation is required. Mediation, if necessary, is scheduled for May and June. *Note: This has not occurred as of the end of July.* The BMAC schedule calls for finalizing their recommendations and forwarding them to the Board in June. In July, August and September the Board reviews the

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Contributing writers include other named and unnamed individuals, all owners within the community, expressing their own viewpoints in this forum. Articles without a byline are presented by the editorial staff.

Please feel free to participate in any way, from submitting articles and/or opinions to volunteering in some capacity. Thanks and we look forward to your input. Email us at contact@tppnewsletter.com.

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recommendations, provides for receiving community input and makes their final decision regarding requested bluff tree actions. The Board decisions are subject to the normal appeal process if they are disputed by the requesters or other members of the community. The proposed tree actions are then forwarded to the County for its approval. The BMAC follows a process which provides the community several opportunities to challenge their recommendations but in practice affords the requestors little opportunity to input to the process until the Sector Meeting. The other enforcement committees, (Architectural, Trees and Grounds), accomplish their responsibilities without overt community input and rely on the established appeal process. **Why are BMAC decisions regarding tree actions on the bluff weighted towards community rather than requestor responses?**

The BMAC, is currently, for 2010, addressing requests for tree actions on the north sector of the bluff. The requests are for removal, topping and/or limbing of trees which through normal growth are encroaching on views which the owners of established view properties previously enjoyed. The BMAC employs a structured bureaucratic methodology which is supposed to provide a consistent application of standards responsive to individual tree actions requests. **In practice are BMAC recommendations for all specific properties applied consistently?**

A group of nine KPOA members, the Cedar View Group, who have homes on Cedar View Drive, submitted a group request to the BMAC requesting the removal or alteration of 17 trees which were encroaching on their view. Many of these members purchased their properties in the late 1980's and early 1990's and expect

retention of the views they had at time of purchase. At that time their right to maintain their view was advocated, uncontested and a principal reason for their purchase. Seventeen encroaching trees is indicative of the magnitude of the Cedar View problem. Site specific investigations revealed that only 8 of the requested trees were in the BMAC's area of jurisdiction, the common area bluff. Three trees affected the view of only one of the members. The other five trees each affected the views of 5 to 7 individual members. The group requested removal of the trees rather than topping realizing that topped trees would once again grow into the view paths in a few short years. **Is the removal of 8 trees among the hundreds of trees growing on the bluff an unreasonable request?**

Ten members, the Bluff Group, whose homes are immediately adjacent to the bluff, submitted individual requests to, in total, remove 19 trees, limb 18 to 20 trees and top 42 to 57 trees. **Is the alteration of 66 to 93 trees among the hundreds of trees growing on the bluff an unreasonable request?**

The trees requested by the Cedar View Group were larger trees because they do not intrude into the view paths until they reach above the roofs of the homes on the bluff. The heights of the homes on the bluff are specifically limited by the Architectural Standards, Appendix 7 to preserve the views of properties further from the bluff. Division 9 of the Kala Point Development, which encompasses Cedar View Drive, is the only division noted as "water view lots by the CC&Rs, Exhibit E. Some of the trees requested by the Bluff Group were smaller because they intrude into the view of homes located on the bluff at a younger age. The topping actions are considered pre-emptive.

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The BMAC has demonstrated reluctance to remove or alter larger trees. **Should the BMAC initiate a pre-emptive program which identifies smaller trees which will encroach on view paths and remove them before they become large?**

The box score for the two groups of requestors, subsequent to the BMAC establishment of final recommendations, (final unless mediation occurs), following the sector meeting, is summarized in the following table:

GROUP	REMOVAL DENIED	REMOVAL APPROVED	TOPPING APPROVED	LIMBING APPROVED
Cedar View	3	5		
Bluff	3	16	42 – 57	18 – 20

Based on their requests, are members on the bluff less concerned about bluff stability then maintenance of their views?

There is general agreement regarding potential bluff failure modes:

1. Failure at the toe of the bluff due to wave action and perched water.
2. Erosion of the surface of the bluff.
3. Saturation of the soil above the perched water resulting in reduced shear strength and consequent slippage.

There is disagreement concerning the role of trees in alleviating the failure modes. The BMAC members are making site specific bluff stability decisions in denying tree actions which none of them are qualified to make by virtue of training or experience. They are using selected sections of geo-technical reports to support their claims of potential bluff instability while other geo-technical and arborist reports indicate a stable bluff and discount the importance of trees. **Should the BMAC/KPOA obtain a geo-technical report which specifically addresses the issue of bluff stability with respect to tree actions, including all bluff sectors? Should BMAC denials based on bluff stability require BMAC to obtain a supporting site specific geo-technical report? Should BMAC/KPOA be responsible for compensating owners for denial actions which decrease the value of their affected property while increasing the value of bluff properties?**

In every instance bluff stability becomes an issue in evaluating a tree request. **Is the BMAC mantra “bluff instability, bluff instability, bluff instability” equivalent to Chicken Little’s exclamation “the sky is falling, the sky is falling, the sky is falling”?**

save water, money, energy

Top 5 Ways To Save Water Around The House

With so many ways to save water, here are the highlights for 5 key actions to help you capture the water savings around your home. Remember, every drop counts!

1. Stop Those Leaks! Check your indoor water using appliances and devices for leaks. Check out **Leak Detection** and **Repair**. Many silent leaks allow water and your money to go down the drain. Studies have shown homes can waste more than 10% due leaking, which costs both you and the environment. Another large water waster can be leaks in your irrigation system. Fix irrigation system leaks quickly and check for water in the gutters or mud puddles. Inspect your sprinklers and drip sprayers regularly for leaks during the daytime since the optimal time to water is in the nighttime hours when you cannot observe leaks. If you have an older irrigation system, over 50% and even more than 75% of the water can be lost to leaks. Learn more about **irrigation systems...**

2. Replace your old Toilet, the largest water user inside your home. If your home was built before 1992 and the toilet has never been replaced, then it is very likely that you do

not have a water efficient 1.6 gallon per flush toilet. You can check the date stamp inside the toilet by lifting the lid and looking at the back of the toilet at the manufacturer's imprint of the make, model and date of manufacture.

3. Replace your Clothes Washer, the second largest water user in your home. Energy Star™ rated washers that also have a Water Factor at or lower than 9.5, use 35-50% less water and 50% less energy per load. This saves you money on both your water and energy bills.

4. Plant the Right Plants with Proper Landscape Design & Irrigation. Whether you are putting in a new landscape or slowly changing the current landscaping at your home, select plants that are appropriate for your local climate conditions. Having yard with 100% lawn turf area in a dry desert climate uses significant amounts of water. Also consider the trend towards **Xeriscape™** and a more natural landscape or wildscape.

5. Water Only What Your Plants Need. Most water is wasted in your garden by watering when you plants do not need the water or by not maintaining the irrigation system. Be attentive if you are manual watering by setting your oven timer or some other reminder to move the water promptly. Make sure your irrigation controller has a rain shutoff device and that it's appropriately scheduled. Most water is wasted in months prior to or just after the rainy season when intermittent rains occur. You can also consider installing a weather adjusting ET irrigation controller that automatically saves water by not watering when the plants don't need the water,



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The personal pet story below was sent to us by one of our readers. If you have a story you would like to share, you can send it to us, contact@ttpnewsletter. Or if you need help to write your story or share a feeling in a poem style about your love for your lost pet contact Joanie at joaniereynolds@msn.com.

**A Tribute to Remo & Rosie
Born 2/8/1999 - Passed 7/7/2010**

Remo & Rosie's photo taken in 2008, age 9 yrs old.



Heaven's Doggy Door

Our best friends closed their eyes two nights ago,
As Rosie was in my arms and Remo was in Chucks.
The doctor said they were in pain, and it was hard for
for Rosie to breathe and Remo to stand.
Our thoughts that scurried through our minds,
As we each cradled our loves in arms.
Were of Rosie's and Remo's younger, puppy years,
And oh...full of many charms.
Today, there was no gentle nudge from these
"Gentle Giants " that we knew and loved,
With an intense "I love you gaze",
Only hearts that's filled with tears
Remembering our joy-filled days.
But, an Angel just appeared to me,
And he said, "You should cry no more,
God also loves our canine friends,
He's installed a 'doggy-door'!"
Chuck, Joanie and Doug Reynolds

**our amazing pets!
Even Though Our Pets
Leave Us, We May
Wonder Why. Here Are
Ways They Help Us**

Pets help people physically, emotionally, and socially. Here are ways that pets help people be happier, healthier, and live longer:

1. Pets can lower blood pressure.
2. Pets provide Therapeutic touch.
3. Pets relieve stress better than spouses do.
4. Pets help people survive heart attacks.
5. Pets improve children's reading scores, empathy & perhaps even IQ.
6. Dog visits found to have positive effects on hospitalized children.
7. Pets help keep people moving.
8. Pets help battle human obesity.
9. Seniors who have pets have far fewer doctor visits than those who don't.
10. Pets and The Aging- A pet can alleviate the loneliness that many seniors experience.
11. Children who grow up with pets in the home have a reduced risk of developing common allergies.
12. Depression- studies shows pets can help with depression.
13. Researchers study whether dogs can spot prostate cancer.

*neighbor-to-neighbor
classified ads*

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*comments made
in the year 1955!*

That's only 55 years ago!!

'If they raise the minimum wage to \$1.00, nobody will be able to hire outside help at the store.

When I first started driving, who would have thought gas would someday cost 29 cents a gallon. Guess we'd be better off leaving the car in the garage.

Kids today are impossible. Those duck tail hair cuts make it impossible to stay groomed. Next thing you know, boys will be wearing their hair as long as the girls.

I read the other day where some scientist thinks it's possible to put a man on the moon by the end of the century. They even have some fellows they call astronauts preparing for it down in Texas.

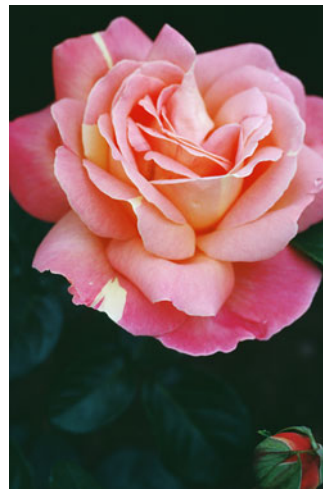
Did you see where some baseball player just signed a contract for \$75,000 a year just to play ball? It wouldn't surprise me if someday they'll be making more than the President.

**the port ludlow garden club
Tour of Rose Garden in Gardiner**



The Port Ludlow Garden Club, on **Wednesday, August 11** will meet at the Bay Club at 10:30am to arrange carpools to lunch and cutting roses at Gardiner Gardens in Sequim.

At 12 o'clock Arlene Obtinario will welcome us to her rose garden with a brief history; at 12:30 pm lunch will be served by Cameron's Café & Custom Catering and will consist of a fresh spinach salad with strawberries and feta, Asian chicken salad with Mandarin oranges, whole grain rolls, raspberry mousse



tarts topped with fresh raspberries, raspberry lemonade with rose petal garnish, coffee and tea. You are also welcome to bring a beverage of your choice.

After lunch you will be able to cut roses from Arlene's 140 bushes, but you will

need to bring your own clippers, container and gloves.

This wonderful day is only \$24.00 for members and \$26.00 for non-members. Registration deadline and/or refund request is on Wednesday August 4th. Please make out your check to PLGC and send it to PO Box 65235, Port Ludlow, WA 98365. If you have questions call Eline Lybarger 437-7701

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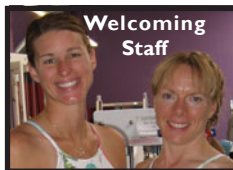
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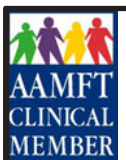
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Kala Point News & Views



kala point hiking club

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Hiking with a small group is safer plus fellow hikers are good companions and can also come to each others' aid if necessary.

Contact Allen Vaa at allenvaa@hotmail.com to be put on the hiking email list and receive hiking schedules and information .

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



View on recent hike to Tubal Cane