



Kala Point News & Views

June 2010

Serving our Community with Information

bluffs want all kpoa members to fund their improvements

General Manager Cautions; Precedent Setting

Responding to a request letter from the Kala Bluffs Condo Association (KBCA), The KPOA administration appears poised to secretly invest KPOA member resources to improve condo common area for the benefit of a vocal few, contrary to KPOA Rules and Regulations.



Overgrown area behind orange string line running behind conduits is the area The private property area that The Bluffs Association wants improved and maintained at the expense of all KPOA members. Swale in foreground resulted from PSE construction.

Such action to depart from long-standing policy requiring members (such as KBCA) to self-fund and self-maintain improvements to adjoining common areas, would set a new precedent and burden all members with these costs despite governing documents clarity on the issue and long-standing historical posture disallowing the use of KPOA labor, equipment and materials to satisfy owner requests for specific common area upgrades such as these. **Further, in this instance**, the overgrown area is not even KPOA common area, but rather

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Managing Editors:

Jay Burcham
Don Meister

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@ttppnewsletter.com.

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private property of the KBCA, which is subject to requirements of the Grounds Committee Rules and Regulations mandating that the property be kept clear of brush, weeds, etc. at owner expense. KPOA has no obligation to maintain the property.

KPOA Rules & Regulations:

E. Alterations to Common Areas -

Jurisdiction: General Manager

Intent: Any improvement made by individual property owners on Common Areas (such as the addition of trees, shrubs or flowers) is subject to conditions. KPOA reserves the right to make use of Common Areas at any time.

1. *Except for driveways, newspaper boxes and house number posts, plans for improvements in the Common Area shall be preapproved by the General Manager. Improvements must not interfere with or increase the workload of the maintenance staff. (CC&R Art.V Sec. 1 a)*

2. *Owners making improvements in the Common Areas shall maintain those improvements. (CC&R Art.V Sec. 1 a)*

3. *A. Land Use and Appearance - Jurisdiction: Grounds Committee*

1. All Covered Property, including lots, grounds, structures, and their surroundings must be kept neat and in a good state of repair, with shrubbery pruned, weeds cut and dead trees removed. (CC&R Art. IV B Sec. 7)

In keeping with his similar posture on numerous other occasions, Board Member Don Wright suggested, during the May 11th Board Meeting, that KPOA “just proceed with the work in secret”. This appears to be the course of action, as Board Member Winnie McNair stated that the board didn’t really need to handle the issue, “leaving it to Dale Moses (Condo Assoc.) and Keith (General Manager) to work out.”

from michelle at evergreen fitness center

Commandment #10: Thou shall be active for 30 minutes every day; move more!



As a fitness center owner, I can not begin to guess or tell you how many times I have been asked questions about weight loss. I have often joked with members about making my millions by writing and selling my secret to success; I’d put the ad in the back of a

couple of the most popular fitness magazines: “for only \$9.95 receive the most remarkable book ever...follow it’s simple 2 step guidelines and you are guaranteed weight loss!” What’s the secret? Darn I should at least make you send me \$5 bucks to know, but I’ll spill the beans...my book would read like this:

“Move more, Eat less”: Now a lot of you may feel ripped off, but I’m here to tell you; it’s that simple. I have had the wonderful privilege of working Evergreen Fitness’ weight management program with many people over the past several years. Many have started the program with conversations about how healthy they eat. When I look at the foods they like to eat, they do eat well...just too much. Once they realize this they can begin to loose weight.

Now, the ‘move’ more part...some people, like myself, are just ‘movers’. But millions of Americans today have become so incredibly sedentary it’s scary. Childhood obesity is on the up rise and with it the health concerns that overweight adults have: high blood pressure, cholesterol problems and diabetes just to name the most prevalent ones.

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It's amazing what a difference even a little bit of exercise (that's another name for 'moving more') can do to control, reduce or even prevent these diseases from even happening. When I say exercise, or move more, this doesn't need to include a gym membership (ok, but I would like that) picking up 40 pound dumbbells or taking an hour long step aerobics class. Not that those are not great things that some love to do, but a lot of people just need to get off the couch or computer chair and do some stretches, some squats, take a walk and get some fresh air or go visit your neighbor 4 blocks down the street by walking there rather than driving.

Why else should we make a point of moving more? I know we've all heard the saying, 'use it or lose it'. It's true with walking too. As we age and our bodies change, it becomes even more critical that we continue to 'use it' so we don't 'lose it'. As eyesight and hearing changes it can affect balance and stability. If one continues to be active, it can lessen the effects of aging. (Please keep in mind that certain medications can affect equilibrium and therefore our balance, so be sure to always check with your medical doctor before starting any new program or exercise).

My blood pressure rises every time I hear a radio ad for ordering your groceries online and having them delivered to your front door, 'you don't even have to leave your house'. Oh goodie! Now I know do to injury or illness there are times, but good grief, how could we become so busy that we can't even make it to the grocery store?

Other good reasons to move more: The earlier in life we learn this habit, the more likely we are to stick to it or return to it later in life. Regardless of our age, most of us can improve on our physical condition with increased activity. Evergreen Fitness has seniors in their 70's & late 80's to prove it, right Dave, Joe, Don, Ellie & Barbara?

One of the first benefits of exercise is increased energy, so throw out the thought that you don't have enough 'energy' to do more.

We are blessed to live in an area with fresh air; taking a walk and breathing in the fresh air, even on a cool day, can give one a boost of energy; try it.

30 minutes of added exercise (movement even) per day can burn up to 300 calories, which could add up to 2-3 pounds of weight loss over a month (granted you don't eat more as well). It's good for your blood pressure, cholesterol, insulin levels and heart; you are likely to live longer, walk the dog longer, play with your children or grandchildren longer.

Start simply:

- Park farther from the entrance door at the grocery store.
- Set a timer to remind you to take a 10 minute walk once or twice a day...every week add just 2 minutes to your walk time until you gradually get to 30 minutes in 1 session.
- Grab a neighbor; it's always more fun with a friend
- Join the gym and let the awesome instructors guide you through a workout.

I hope you have enjoyed my articles; I enjoy writing and submitting them and am thrilled that I will be able to continue. See you next month.

If I can be of any assistance in helping you get more information on this topic or other articles I have submitted, please give me a call at 360-385-3036, or email: evergreenfitness@qwestoffice.net or stop in at Evergreen Fitness Center...we're just around the corner!

Michelle West

www.evergreenfitness.net

Just do it.

partial electrical rebuild underway; replacing failing original system

PSE Investment Should Improve System Reliability

Workers with Puget Sound Energy (PSE) sub contractor TC Borden Underground, Inc. using a backhoe blocking one lane of Kala Point Drive just inside the main entrance, place a concrete underground vault as part of the major electrical infrastructure upgrade now underway. The work is certain to continue



through June, and likely beyond, depending on weather, schedules and possible complications.

Following several prolonged power outages due to failed aging underground cables in recent years, PSE determined it was time to make changes to improve reliability, reduce the duration of outages, and reduce maintenance costs early this year.

Extended service outages and then testing conducted in recent months (see articles from this publication in Feb 09 and Sept 08 - www.ttpnewsletter.com) undoubtedly prompted the upgrades.

Multiple concrete vaults, like this one, manufactured in Auburn by Utility Vault Co., shown to the left being positioned into its excavation, will be buried every few hundred feet along the edge of the roadway as connection points for new buried six-inch heavy-wall plastic conduits placed between vaults to house “primary” wires feeding the neighborhood transformers serving each home. Two conduits typically interconnect the vaults, one for placement of the initial high voltage cables, and the second intended for rapid emergency restoration of service in the event of system failure.

This electrical underground construction method, using vaults and conduits, is a substantial upgrade from the initially inexpensive but notoriously unreliable methods utilized by the developer in the original construction at Kala Point. Originally developers “direct buried” the primary service cables extending 13,000 volts throughout most of the community, without vaults or conduit, leaving cables in direct contact with the ground. Conductors were merely placed into shallow ditches, which were then backfilled, with connections made above ground in cabinets at transformer sites. (large green boxes serving 1-4 homes each)

Faster, less expensive restoration is achieved with the more expensive vault / conduit system as well as longer cable life with high-voltage conductors further insulated from the ground by plastic conduit. With the new system a failed conductor in one

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conduit is rapidly replaced by pulling a replacement into the spare path.

Following the first phase of the work, vault and conduit placement, different crews will pull into the new conduits heavy aluminum conductors that will replace those directly buried along the street edge. The legacy cables are simply abandoned in place. The “cutover” from old to new cabling will result in some limited outages in a few weeks, with 24-hour door-hangar advance notice. Those with questions about the project may contact PSE/Pilchuck General Foreman Eric Holmgren at 888-471-7339.

Board Member Admits No Legal Review of Unlawful New Policy; as “Not Necessary”



In the June KPOA Kala Pointer editorial entitled “Fairness, Consistency, and Volunteerism (Or all about solar energy in Kala

Point)”, is a defense of the new Solar installation rules and policies that was absent legal review or guidance later found to be unlawful and unenforceable, threatening members with fines for non compliance. A more complete discussion of this topic is found in April’s issue found at www.ttpnewsletter.com, including full text of the APP and the law.

It was admitted during the May board meeting that there was no professional legal review of the APP developed by the group to be imposed on members with the effective force and effect of law, backed by threats of fines or non-judicial foreclosure for non-compliance. After responding to a question from a fellow board member, came the admission that the adoption was without legal review saying “We did not go to an attorney due to the

several hundred dollar cost...and we have not gone to lawyers before.”

Despite the clear legislative intent behind last year’s modifications to RCW 64.38 to severely limit HOA interference with homeowners wishing to install solar systems, a KPOA APP was spawned that does exactly what the law was designed to block; HOA interference in the process, imposition of huge fees, and unlawful limits obstructing an owners ability to install solar devices on their own property (see full RCW language in April’s edition of this publication).

As has occurred numerous times in recent years, with satellite dish restrictions, limits on member participation in the member annual meeting, conduct of secret board deliberations, etc. KPOA continues to overstep it’s legal authority. This reckless posture is, yet again, certain to land the association back in an expensive court battle to rein them in unless the board acts on its own, demanding legal review and signoff to keep the APP within the bounds established by the State Legislature.

If you have any questions or comments, please feel free to email us at contact@ttpnewsletter.com.

port ludlow artist of the month



Joanie Reynolds, known as “Crema” in art circles, will exhibit her acrylic paintings in the lobby of Columbia Bank through the month of June. Originally from Boston, she took numerous workshops before exhibiting through-

out Central California. Upon moving to the Pacific Northwest, she had a mentor who inspired her to grow as a person and artist. This led to gallery exhibits in Oregon and Washington, commissions for public murals in Nevada and Washington and paintings for private collections. In addition, she has provided art for numerous public auctions and for Windermere’s Community Service Programs.

“Impressionism is my form of creating art, which is often my own expression of how I come to see the world around me,” says Joanie in her artist’s statement. “It is a magical force of trusting my own intuition enough to act upon it. My desire is to have others see with their eyes and receive visual stimulation of their minds. I try to do this with the tools of painting using mostly mixed media and producing the background with color and texture prior to drawing the subject, which gives me the opportunity to ‘feel’ the canvas. Living on the Peninsula has heightened my senses more than ever to create my art. There is beauty everywhere.”

Joanie has lived in Port Townsend for five years with her husband Chuck and son, Douglas. The family is still amused by their two 11-year-old Newfoundland dogs, as they are always under foot when the paint and brushes come out to play.

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Clubhouse Expansion Ballot Results:

- **No Expansion- 72 owner units**
- **Supports Expansion- 1 owner unit**
- **Supports Expansion but with Member Vote - 2 owner units**
- **Just Wants a membership vote- 2 owner units**

Voice Your Opinion:

Townhall Meeting

June 24th 7pm

Kala Point News & Views

members overwhelmingly reject clubhouse expansion

KPNV Mail-In Ballot Results: 72 Units No; 5 Units Yes

In official correspondence to the KPOA board secretary, received at the administrative offices, seventy-two owner units have expressed opposition to the board-proposed clubhouse expansion, while only five members sent in the card supporting the proposed \$337 / sf. kitchen and general area expansion (an estimate certain to increase once all costs are known). Only one of the five supporters unconditionally supported it while the other four, while generally supportive, want members to be able to vote on the matter.

The orange response cards, now a formal record of the association, were distributed by this publication in the May Newsletter to help inform the board on member opinion; a step that expansion advocate Bill Lindeman wanted to avoid, stating during the March 9th board meeting; “they will just vote it down like they have for years...no vote will be taken...if the members don’t like what we do they should just vote us out.” ***72-5 is a very strong expression of non-support. Are they listening?***

More background on the matter can be found in The May Kala Point News and Views Issue found at www.ttpnewsletter.com.