



why the kp fire hydrant concern?

**March 2nd 2000: Half-a-Million-Dollar loss.
Fire Hydrant Inoperative: Gate Blocked Responders**

Cedarview Drive Residents Hal and Eve Glantz well recall the crisp winter night of March 2nd, 2000. It was that night, after an earlier relaxing BBQ on the deck, that their beloved KP



At the height of the fire. Photo by Mark Raney



The day after the fire

retirement home was destroyed by fire with the insured loss exceeding \$500,000. Thankfully the couple, asleep at the time, awakened to the light of flames coming from the deck at the opposite end of the home. Hal quickly dressed while Eve phoned 911 at 10:29PM, and they evacuated the home, with Hal racing to shut off the propane at the main tank, and setting up a garden hose in a futile attempt to contain the blaze, which was, by that time, burning furiously on the deck and siding. Despite burns from melting plastic deck furniture dripping down through the

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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 for-*
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- *contact@ttpnewsletter.com.*
-

Continued from front page

deck, the frustrated homeowner sprayed water from a garden hose, with little effect, expecting firemen at any moment, as the minutes ticked by.

The couple angrily recall the dry fire hydrant at the foot of their driveway, the 45-minutes elapsed between their first 911 call and any water being played on their blazing home, and the first arriving fire truck unable to come through the locked main gate. The first arriving fire engine, believed to have responded from Cape George, was unable to enter the development until a Sheriff's Deputy, first to arrive about ten minutes after the initial 911 call, left the fire scene and opened the entrance gate for firemen. By this time, nearly 20 minutes after the first 911 call, the fire was well into the eaves and burning out of control.

Glantz recalls that the delayed first arriving fire crew, with a small pumper, was unable to get any water from the KP Utility Company hydrant at the base of the home's driveway. Glantz helped lay the first hose from that hydrant, and watched in horror as nothing came out of the hydrant, and they were unable to do anything but watch what was then what firemen call "a worker" presenting a real containment challenge even with multiple hose streams and adequate water. Later it would be determined that the fire truck was parked over the top of a hidden closed valve between the water main and the hydrant, covered with dirt and debris in the drainage swale.

Eventually a second fire truck, responding from Port Townsend, under what was then a "mutual aid" agreement between what was then Fire District Six and The City. This second truck, aware that the hydrant in front of the burning home

was not working, laid hose from a working hydrant some 500 feet away. "By that time, says Glantz, flames were forty feet in the air and they used the hoses to protect the shake roof and siding of neighboring homes, since mine was already a goner." Glantz reports that a day-long investigation by a Deputy State Fire Marshal, shortly after the blaze, identified the cause as electrical, with the BBQ valve having been found fully closed, as was the owners practice after use.

KP Homeowner Hal Glantz (below) points to the water system isolation valve installed between the fire hydrant at his driveway and the water main in the middle of the street, as it is



Inoperative fire hydrant and then hidden valve

maintained today. It was this valve, back in March of 2000 that, according to Glantz was hidden by dirt and debris in the K P O A - Maintained drainage swale. Glantz observed that "The

valve was closed and hidden; not known to even exist by responding firefighters, who parked their truck over the top of the hidden closed valve," rendering the apparently untested fire hydrant useless.

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Amazingly, according to Glantz, the fire hydrant remained inoperative, even after fire destroyed his home, until two or three years later when the homeowner noticed a Utility Company Worker painting the hydrant. “I asked him why bother to paint it when it doesn’t even work?”, to which the worker replied “of course it works” and proceeded to take off the cap and open the valve, obviously startled when there was no resulting water flow. At that point other workers were called and the hidden valve was located, painted blue, and the grade adjusted to keep the valve visible, as it is today.

“Everything we depended on for our safety and security from fire risks failed to perform as one would expect with a fire hydrant in front of your house in an area of very valuable homes. It was at least forty-five minutes before the second fire truck, which had arrived from Port Townsend, finally connected to a working hydrant some 500 feet distant, and began putting water on neighbors’ homes because ours was obviously a total loss.”

Homeowner Hal Glantz.

Another home in the 600 block of Kala Point Drive also burned to the ground later in 2000, despite fire department response and neighbors extension of garden hoses, so while both the Fire Chief, KPOA, and Kala Point Utility Company have issued comforting “letters to the community” downplaying the concerns raised by the Water Company Owner’s statements prompting last month’s article, the facts and history are very concerning. Elsewhere in this edition we have reproduced verbatim the email exchange in full, between a concerned resident and the water company owner so that you may judge for yourself whether or not prudent steps are being taken.

It should be noted that KPOA has absolutely no official role in governance of The Kala Point Utility Company. KPUC is a private water provider under governance of the Washington Utilities and Transportation Commission. In fact, KPOA was notably silent about the water infrastructure in years past when members had to organize on their own to fight rate increases and investigate utility mismanagement under previous developer ownership and control. Also noteworthy is that East Jefferson Fire & Rescue was not the responsible fire agency in 2000, when fire protection services were provided to KP by Fire District No. 6, later absorbed into EJFR.

For years the developer-owned water company and Fire District Six could not agree on who was responsible for fire hydrant testing. It is very disturbing that apparently even today there is but a very informal, incomplete, and adhoc process for periodic joint confidence testing of fire fighting apparatus and water system infrastructure at Kala Point. (see Eric Thomas email in this edition) It is an interoperability question. Fire equipment without sustainable water supplies affords false confidence to owners.

At least since 2006 there has been “an effort” to provide simple reflective hydrant location markers in the roadways, and today, five years later “the conversation continues”.

How hard is that folks? There are twenty contractors doing the work of recessed grinding and blue “cat eye” placement all over this state. How can it possibly take five years of deliberation to do this?

Attempts to obtain 911 tapes and fire district written reports for this article were unsuccessful, with both JeffCom and EJFR advising that records were not retained for the time period in question. Attempts continue with insurance records and The State Fire Marshal to locate reports and records not discoverable from local agencies.

complete email; owner fire hydrant email inquiry...

And Water Company Response

The email exchange reproduced on this page is a verbatim question to the community water system operator, Kala Point Utility Co. from a KP owner, legitimately inquiring about fire hydrant testing, and general confidence about fire fighting infrastructure. The verbatim reply from Water Company President Eric Thomas was disturbing to the reader, and deemed worthy of note for other KP Owners by this publication. The original article was prompted by this exchange, and the current article was prompted by the well choreographed attempts by KPOA, KPUC and EJFR to discredit the original article with widely distributed claims of inaccuracy, themselves not backed up by specifics.

This month's article, relating the actual experiences of an owner that lost a home to fire at Kala Point, is intended to dispel the notion that "all is well and there has never been and never will be a problem with fire fighting infrastructure at KP". History speaks otherwise, and the comments of the water company owner give little comfort. More to come.

—Original Email Inquiry To Utility Company Owner Eric Thomas:

From: Kala Point Resident
 To: eericthomas <eericthomas@aol.com>
 Sent: Thu, Jul 28, 2011 12:06 pm
 Subject: FIRE HYDRANT TESTING IN KP

Dear Mr Thomas,
 A few years ago a neighbor in Kala Point lost his entire house to fire. There was a lot of finger pointing, but the bottom line, was that part of the problem was NO WATER at the hydrant nearest the home.

As far as I know there has been no testing of the hydrants in our neighborhood (for pressure ETC.) since I moved here 11 years ago. I could be wrong, but would certainly like to hear your ideas and suggestions or report that the fire suppression system at KP is in good working order. Please accept an invitation to call if that would work better than e-mail for you.

-From Kala Point Resident

—Eric Thomas Response To KP Resident:

To: Kala Point Resident
 Subject: Re: FIRE HYDRANT TESTING IN KP
 From: eericthomas@aol.com
 Date: Tue, 2 Aug 2011 11:45:49 -0400

Kala Point Resident,

Last year I did flush the hydrants and did test some other hydrants for flow statistics. This year, hopefully in the next couple of months I will continue to do flow tests throughout the system. It greatly varies from the low area to the upper part of the system. I plan on doing some of the testing with the fire dept as they have offered.

This being said, we do not and can not provide adequate flow for the fire dept. The new trucks are capable of up to 1000 gallons per minute. When the pipes were installed 30 years ago they were adequate. We live in a rural area and as far as I know, there are no water systems that can handle the new standards. Insurance companies know this and you can see it on your premium. Most rural fire depts are mostly volunteer and the response time is considerably longer than in a city. Usually the rural fire depts are there to contain the fire and make sure it doesn't spread to other homes. This is the hard fact of living in a rural community.

But the main thing is that we work with our fire dept and keep them informed of what we are capable of and the location of our hydrants. I have been working with Keith at the HOA office on finding a good reflector that can be seen at night by every fire hydrant.

I hope I answered your questions and if you have any more please feel free to contact me either by email or my cell phone at 360-460-5282.

Best regards,
 Eric Thomas

what do you pay for ejfr services?

KP Homeowners Collectively Pay Hundreds Of Thousands Of Dollars Per Year In Fire And EMS Property Taxes

What do you pay for EJFR services? The example below, for one owners developed (modest home with Assessed Value of \$335K), and an adjacent undeveloped lot, shows combined fire and EMS taxes of \$658 a year. You can check your own tax statement for your personal payments. It is a lot of money for essential services. Are we getting the resources properly allocated to KP fire services, commensurate with the development's financial contributions and need?

While KP homeowners collectively pay hundreds of thousands of dollars per year in fire and EMS property taxes, with a highly concentrated wooded residential community, including densely located condos and time shares, responding firefighters and EMS first responders must travel very long distances. The closest fire station site, on Airport Road, is not manned.

Meanwhile, East Jefferson Fire District Chief Gordon Pomeroy is planning nearly \$5 Million in new equipment and a new fire station...in Chimacum...at least ten to fifteen minutes response time away from Kala Point. Chief Pomeroy is, understandably, getting some push back from his board on making such expenditures in these economic times. An informative article on this whole subject was published in The Leader on September 7th, which can be found at this link:

www.ptleader.com/main.asp?Search=1&ArticleID=29958&SectionID=36&SubSectionID=55&S=1

REAL PROPERTY DESCRIPTION			REAL PARCEL NUMBER			
KALA POINT #3 LOT 128 SUBJ TO EASE <i>LOT WITH HOUSE</i>			965 000 004			
			Judith E. Morris Jefferson County Treasurer 360-385-9150			
			2011			
TAXING DISTRICT 1-50F1H2L1		GROSS TAX 3,616.06	EXEMPTION -	ASSESSMENT 5.00	FIRE PATROL +	FULL 2011 TAX DUE 3,621.06
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CITY OR ROAD 387.78	LOCAL SCHOOL DIST 781.91	PORT DIST 66.33	FIRE DIST 413.16	HOSPITAL 95.14	EMERGENCY MED 206.58	
LIBRARY 167.85	STATE GENERAL 885.71	COUNTY 553.73	CEMETERY -	P.U.D. 42.25	PARK DIST/CONSERVATION 15.62	

REAL PROPERTY DESCRIPTION			REAL PARCEL NUMBER			
KALA POINT #3 LOT 129 SUBJ TO EASE <i>VACANT LOT</i>			965 000 005			
			Judith E. Morris Jefferson County Treasurer 360-385-9150			
			2011			
TAXING DISTRICT 1-50F1H2L1		GROSS TAX 632.34	EXEMPTION -	ASSESSMENT 5.00	FIRE PATROL 17.90	FULL 2011 TAX DUE 655.24
YOUR TAX DOLLAR IS DISTRIBUTED ON THE BELOW BASIS						
CITY OR ROAD 67.81	LOCAL SCHOOL DIST 136.73	PORT DIST 11.60	FIRE DIST 72.25	HOSPITAL 16.64	EMERGENCY MED 36.12	
LIBRARY 29.35	STATE GENERAL 154.89	COUNTY 96.83	CEMETERY -	P.U.D. 7.39	PARK DIST/CONSERVATION 2.73	

what does abc mean for you?

More assessment dollars from you? More liability for KPOA?

In December 2010 the KPOA Board approved the formation of an Ad hoc Blue Ribbon Bluff Committee, (**ABC**), to study the KPOA shoreline bluff with professional assistance and recommend improvement to the Bluff Management Plan, (BMP) and current procedures. In January 2011 the role of the **ABC** was further defined to include managing the process of soliciting bids to do an overall bluff assessment, identifying areas that are currently in need of some repair or action and recommending mitigation steps that can be taken to stop or slow down any bluff degradation. The **ABC** was directed to work with the existing Bluff Management Advisory Committee, (BMAC), to update the BMP and other KPOA governing documents that address bluff management. Assignment of personnel to the **ABC** was completed in January 2011.

The **ABC** was established in response to an October 2010 petition signed by over 5% of the KPOA Members. The petitioners stated their support to fund a professional geo-technical study of the Kala Point bluff in order to develop a long term bluff plan. They acknowledged that more funding will be required than for a one-time fee for a study and a plan.

They also stated that it is impractical to expect volunteers to successfully manage the common property along the bluff for views, stability, wildlife, etc.

The work product of the **ABC** to date has consisted of preparation of a Request for Proposal, (RFP), sending the RFP to 10 geo-tech firms, evaluating the four responses received and preparing for and scheduling a negotiation session with the highest ranked firm, Shannon & Wilson, Inc. Selection criteria was prior experience (30%), professional credentials and relevant experience of staff assigned to work on the project (30%), innovation of the technical approach (30%) and cost (10%). The four firms received rankings of 23, 26, 33 and 43 points and the two lowest were considered not acceptable responses. The costs proposed ranged from \$ 15 K to \$ 46 K and correlated with the rankings. The purpose of the negotiations will be to find common ground with respect to a reduction in the scope of work to reduce the cost to an estimated \$ 40 K without seriously affecting the purpose of the RFP study. The **ABC** members are to be commended for their professional approach and dedication to accomplishing a difficult task.

So where is the estimated \$ 40 K coming from for just the geology study? Those are assessment dollars since the Association has no other source of income. The 2011 budget had a \$ 15 K line item in the operating budget for a study. The 2012 planned budget has an additional \$ 15 K for the study. The source of the other \$ 10 K is unknown. Based on about 600 assessment paying units, each Member's cost will be less than \$ 70. That is a modest amount to pay to understand the basic geo-tech attributes of the Kala Point common area shoreline bluffs. A concern is that this may only

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be the start of the expenses and the bluff becomes an insatiable, bottomless money pit. That will depend on how much liability the Association decides to assume with respect to resolving stability problems due to the current natural condition of the bluffs, new stability problems occurring from the forces of nature, threats resulting from the actions of the Association and its Members and the extent the Association funds the reports required for specific tree requests, costs best borne by the Members benefitting from the requests.

The RFP makes clear in its goals that one consideration is the biological processes (vegetation) that contribute to aggravate bluff erosion, recession and instability. One of the remedies later mentioned is a bio-technical based (vegetation) approach. The RFP in the technical response considers vegetation as only one of the remediation alternatives. It appears the emphasis is looking solely at the geology of the bluffs. Problematic to this approach is that the geo-technical aspects only speak to one third of

the equation insofar as the Shoreline Master Plan. It does not appear that any linkage with the other two requirements is evident. Thus will work have to be re-done at a cost?

Based on requirements established by the County for the Bluff Northern Sector 2010 tree requests, responsive to the Shoreline Master Plan, (SMP), arborist reports and a Habitat Management Plan are required in addition to geo-tech reports. Is the **ABC** going to obtain this additional information and what will the cost be to each Member?

The question remains: **How is the geo-tech study going to be used?** The study requested and proposed will result in a global/macro evaluation of the shoreline bluff. The study will address broad issues including ground water interaction with the bluff's stability, the management of storm water onto the bluff, identification of areas at the toe of the bluff which pose imminent danger and areas on the bluff which are bluff stability problem areas. The study will not be of any use to individuals who submit tree

requests or the amateur volunteers who evaluate requests on the basis of geo-tech factors. Amateur in this context is meant to denote volunteers without geo-tech training or experience as opposed to professionals who do. If BMAC or Board Members use the global study to make technical decisions concerning specific tree requests then the study will have achieved nothing with respect to achieving a

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fair and technically sound decision process. Are future decisions going to follow the 2010 approach of considering specific professional geo-tech reports as merely opinions and rely instead on the general conclusions of amateurs? This is not leaving it to the professionals as petitioned.

The question remains: **What is the Association going to do about stability problem areas the study identifies?** Are the Member's assessments going to be used to mitigate bluff stability problems, both imminent and potential,

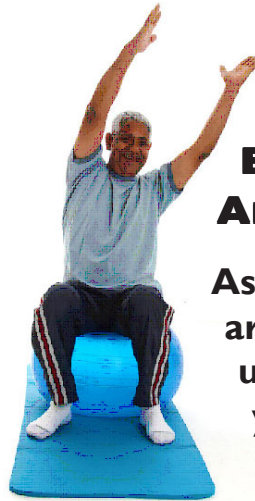
Are the Member's assessments going to be used to mitigate bluff stability problems, both imminent and potential, or is this expense going to be borne by the owners who chose to build adjacent to a steep bluff?

or is this expense going to be borne by the owners who chose to build adjacent to a steep bluff?

The expense associated with bluff mitigation could be very expensive. And where does the Association's responsibility end?

It seems before the Association commits to being responsible for mitigation of naturally caused bluff stability problems that an opinion should be obtained from the KPOA attorney as to the extent of the Association's legal liability and the legal effect of assuming even some responsibility.

from michelle at evergreen fitness center:



Exercise Helps Ease Arthritis Pain And Stiffness

As you consider starting an arthritis exercise program, understand what's within your limits and what level of exercise is likely to give you results.

The following information is from an article I read from the Mayo clinic; good stuff! This is part 1; part 2 next month. By the way, did you know (this is my 'why we should drink enough water' fact for the month) that:

Inn 37% of Americans, the **thirst** mechanism is **so weak** that it is mistaken for hunger.

Exercise is crucial for people with arthritis. It increases strength and flexibility, reduces joint pain, and helps combat fatigue. Of course, when stiff and painful joints are already bogging you down, the thought of walking around the block or swimming a few laps might make you cringe.

You don't need to run a marathon or swim the pace of an Olympic competitor to help reduce the symptoms of your arthritis. Even moderate exercise can ease your pain and help you maintain a healthy weight. When arthritis threatens to immobilize you, exercise keeps you moving. Not convinced? Read on.

Why exercise is vital

Exercise can help you improve your health and fitness without hurting your joints. Along with your current treatment program, exercise can:

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- Strengthen the muscles around your joints
- Help you maintain bone strength
- Give you more strength and energy to get through the day
- Make it easier to get a good night's sleep
- Help you control your weight
- Make you feel better about yourself and improve your sense of well-being

Though you might think exercise will aggravate your joint pain and stiffness, that's not the case. Lack of exercise actually can make your joints even more painful and stiff. That's because keeping your muscles and surrounding tissue strong is crucial to maintaining support for your bones. Not exercising weakens those supporting muscles, creating more stress on your joints.

Check with your doctor first

Talk to your doctor about how exercise can fit into your current treatment plan. What types of exercises are best for you depends on your type of arthritis and which joints are involved. Your doctor or a physical therapist can work with you to find the best exercise plan to give you the most benefit with the least aggravation of your joint pain.

Exercises for arthritis

Your doctor or physical therapist can recommend exercises that are best for you, which might include:

Range-of-motion exercises

These exercises relieve stiffness and increase your ability to move your joints through their full range of motion. Range-of-motion exercises involve

moving your joints through their normal range of movement, such as raising your arms over your head or rolling your shoulders forward and backward. These exercises can be done daily or at least every other day.

Strengthening exercises

These exercises help you build strong muscles that help support and protect your joints. Weight training is an example of a strengthening exercise that can help you maintain your current muscle strength or increase it. Do your strengthening exercises every other day — **Aerobic exercise** Aerobic or endurance exercises help with your overall fitness. They can improve your cardiovascular health, help you control your weight and give you more stamina. That way you'll have more energy to get through your day. Examples of low-impact aerobic exercises that are easier on your joints include walking, riding a bike and swimming. Try to work your way up to 20 to 30 minutes of aerobic exercise three times a week. You can split up that time into 10-minute blocks if that's easier on your joints.

If you'd like more information, email me at; evergreenfitness@qwestoffice.net or better yet, stop in at Evergreen Fitness Center and say 'Hi'; we're just around the corner!

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Use the SURVEY CARD! Let the Board know what you think!

The KPOA Board of Directors has chosen to severely curtail your right to express your opinion on how the Association is being managed and how your assessment dollars should be used. They have done this by blocking member submitted resolutions from a vote by the Members unless they, the Board, agree with them.

The survey card enclosed with this issue of the Kala Point News and Views gives you the opportunity to let the Board know what you think!

The **Survey Card** addresses issues of immediate concern: How should the Kala Point Shoreline Common Area be managed, what should KPOA's responsibility be with respect to the bluff and how many of your assessment funds should be used for the bluff. Your opinion is important because the Board seems to be on a path which will result in a steady, significant drain of assessment funds to bluff associated actions well into the foreseeable future.

1. Should the bluff be managed by professionals? A petition by over 5% of the members advocated that view, stability, wildlife, etc bluff issues be managed by professionals.

2. Should professional reports required for bluff tree requests be funded by the requesters? The County is requesting potentially expensive professional reports in support of their approval of tree actions on bluffs to meet Shoreline Master Plan requirements. The concern is that KPOA will pick up the tab rather than the view benefitting requester.

3. Should Members fund bluff mitigation measures for which they are responsible? Certain actions by Members such as performing authorized or unauthorized tree

actions on the bluff often require mitigation to correct or prevent damage to the stability and health of the bluff. The concern is that KPOA will fund the mitigation rather than the view benefitting or damage responsible Member.

4. Should owners of bluff side properties be responsible for funding their required storm water management? The Shoreline Master Plan requires the management of storm water flowing onto the bluff. Comments by President Schulte are that KPOA should fund the management because it would be too expensive for individual owners. But isn't that a legitimate expense for the bluff owners and not for non-bluff owners?

letters to the editors

From: Hugh Musser [hughmusser@cablespeed.com]
Sent: Sunday, September 11, 2011 11:12 PM
To: contact@ttpnewsletter.com
Subject: Lies, lies, and damn lies.

Dear Editors,

Your distortions, half truths, and sometimes out and out lies are not helping the community. Why don't try having a real form of ideas without an agenda.

Hugh Musser

Editors Response: Vitriolic generalized spew like this, coming from a KPOA board member, reminds us of why this publication exists. Total intolerance for any opinion but their own, year after year, including blatant censorship of the "official" newsletter, printed and distributed at the expense of all, is why the serving Kala Pointer editor resigned in 2002 and launched the predecessor to this publication almost ten years ago. Intolerance, innuendo and attack on dissent in any form lives on at KPOA. We will continue to offer alternative opinion and views as the only such voice available.

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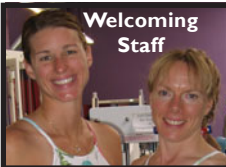
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 (References at Kala Point)

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Scampi & Halibut's Seafood Grill - Satisfy your seafood craving. Over 70 delicious items to choose from. Beer & wine. Get hooked daily. Catch us in Port Hadlock, just for the halibut! **385-0161.**

Avalon Hair Design- Gail Dahlman. Located just outside the Kala Point gate at 260 Kala Point Drive.. Call **385-2640** or email gdahlman@cablespeed.com for an appointment.

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help avoid a chimney fire **Get Your Chimney Inspected!**



More and more of us are relying upon wood burning systems to heat our homes as electricity and natural gas retail rates continue to rise. **Limited wood burning use, rather than daily-extended operation** as the main source of heating a home, can actually increase the risk of a roaring chimney fire. Often owners don't arrange for the recommended annual inspection and cleaning because they think occasional use, or burning small fires, accumulates less creosote. Actually there are so

many factors affecting the dangerous build-up that an annual inspection is the only safe and sure way to be certain, unless you have not used the chimney and have no intention of doing so. **Remember, a professional chimney sweep** looks after more than just soot removal. There is also a careful inspection for leaks, failing components, bad seals, and dangerous blockages (like bird, bee or raccoon nests) that can fatally block the discharge of carbon monoxide and provide added fuel for chimney fires. **Creosote builds up on the chimney interior for many reasons.** A number of factors all contribute to "chimney health" and determine service requirements. An annual inspection, however, is a must to assure safety. **Superior Chimney Sweeps owner John Voigt (360-769-2344)**, is an active service provider in Kala Point. Schedule an appointment soon since before long we'll want to enjoy that warm fire in the fireplace!