



Serving our Community with Information

kp fire hydrants: disturbing realities

Low Flow, Limited Storage & Pump Capacity Aged Pipes & Hydrants Cannot Supply Fire Trucks



Responding to a July 28th inquiry from a KP Homeowner asking about the fire fighting sufficiency of the KP Utility Company (KPUC) Water System, Eric Thomas, owner of the system since 2008, confirmed its very limited fire fighting capability; noting that the existing 30-year-old system is insufficient to supply fire department pumper requirements as would a modern municipal system actually designed and constructed for both domestic water and fire protection requirements with larger circulating mains and section-isolating valves, to preserve supplies for firefighting.

Recalling a past residential fire years ago at KP, in which a home burned to the foundation, reportedly with a non-functioning fire hydrant, the inquiring resident questioned whether the system could be relied upon today for fire fighting. The response from the utility, although not surprising in light of the “minimalist” community infrastructure systems provided by the original developer (and later purchased by the current owner three years ago) is, nevertheless, disturbing:

“We do not and cannot 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. Usually the rural fire departments 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.”
-Eric Thomas, Water Co. Owner in an Aug 2nd email.

Not only is the underground piping insufficient to satisfy the water drafting requirements of the Fire Department, but the system has limited storage and limited resupply capacity; all insufficient to support firefighters attacking a single residential, let alone a condo fire.

Continued on next page

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Inside this issue:

- KPOA Shoreline Bluff Principal Concerns:**
- KPOA Management
- Deficiencies Put Bluff
- Integrity At Risk - Page 3
- KPOA Shoreline Bluff:** Jefferson County
- Advised of Member
- Concerns - Page 5
- Wonderfully Made:**
- From Michelle - Page 6
- Letter to KPOA Members:** From KPOA
- Members Juliano, Glantz
- and Burcham- Page 8
- Seniors at Risk of Home Invasion:** And
- What You Can Do To
- Protect Yourself—First of
- a Series - Page 10
- Business And Service Directory** - Page 11
-
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Continued from front page

Even if all three of the storage tanks were full to the 420,000 aggregated capacity, there is no way to reserve that stored water for exclusive fire fighting use in emergency situations. The two primary wells, pumping together, can resupply at only 295 gallons-per-minute; less than one third of the water requirements of a single fire truck; which requires 1000-1200 GPM for multiple hose streams.

Kala Point fire hydrants are really little more than window dressing, unable to sustain the high volume fire flow demanded by the fire district's pumpers. The severity of the problem is worse at higher elevations in the community since gravity adds to the available pressure at lower hydrants. Electric pumps assist distribution at the higher levels, now backed up by a propane generator long promised but never delivered by the original developer; installed within weeks of the new owner taking over. But these pumps cannot sustain fire fighting flows. Underground distribution pipes are not designed to support typical fire service practices where water is sucked from the system to sustain flows. KP piping cannot support that operation without collapsing; forcing firefighters to truck in supplemental water supplies to sustain a structural fire attack, and stop the fire from spreading.

Huge water tankers (called "tenders" in firefighting terms) like Tender 44 from the Brinnon Fire Department, seen here earlier this month fighting an early-morning boathouse fire along Hwy 101, are typically employed by firefighters in rural areas with limited fire hydrant numbers or capacity. With capacities ranging from typically 5000 to 30000 gallons they can be quickly exhausted in a structural fire.

East Jefferson Fire includes such tanker resources in their standard "response package" for apparatus responding to a reported structure fire at Kala Point. But with responding fire trucks travelling from Chimacum and Port Townsend, (the fire station at the Airport Road is not manned) there is typically at least ten to fifteen minutes from a 911 dispatch time to arrival of a full firefighting team to Kala Point.

Homeowners Insurance rates for KP, established by the Washington State Ratings Bureau to assist insurers with determination of risk and premiums, are calculated in light of available fire fighting resources, including distance to fire hydrants, the response resources of the fire department, and the response time/distance calculations for any specific property address. Residences in KP are typically given a "Class 8" designation with "Tanker Credit" since there is a fire station within 5 miles and a fire hydrant within 1000 ft. A call to the ratings bureau for this article confirms that they do not investigate the ability or inability of a water system to sustain flows from any hydrant as part of their rating process.

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Tender 44. Photo Courtesy of Brinnon Fire Dept

kpoa shoreline bluff principal concerns

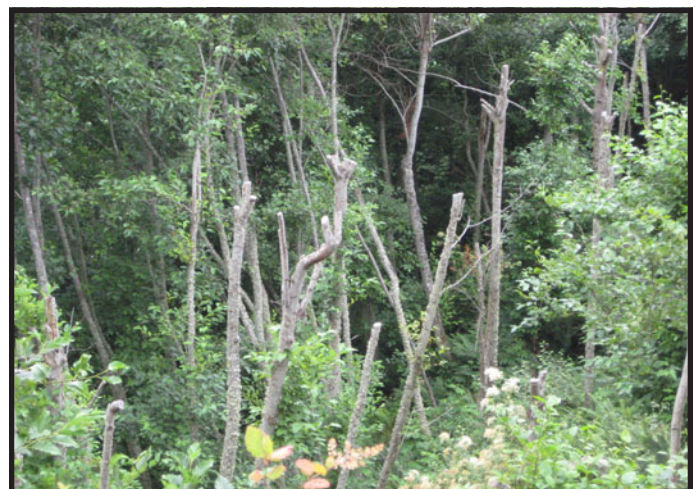
KPOA management deficiencies put bluff integrity at risk

Members of KPOA, acting as individual members, recently brought several problems regarding the KPOA shoreline bluff, to the attention of Jefferson County. Refer to the September 2011 KPNV article titled “kpoa shoreline bluff management problems persist” for the rationale for contacting Jefferson County.

Geo-technical reporting. The Shoreline Master Plan (SMP) adopted by and locally administered by Jefferson County, as of March 2010, requires that any proposed tree actions from shoreline bluffs be evaluated with respect to geo-technical issues. On their own volition a group of Members, because they were concerned about any impact to the stability of the bluffs, procured and paid for a geo-technical report to support their BMAC 2010 tree action requests. The firm who prepared the report was the Landau Associates and their report only addressed eight specific trees requested for removal from the north sector bluff. Only four of the eight trees were approved for submittal to the County. Upon conclusion of the 2010 BMAC review, KPOA submitted the Landau Associates Report as a part of the current tree request to the County for approximately 108 tree actions of which 19 were removals. Obviously the bulk of the trees are not addressed in the Landau Associates Report. The KPOA General Manager reported that the County has suggested using the Landau Associates Report to meet the geo-technical evaluation requirement for all of the trees.

Many of these trees approved by the Board have only been subjected to the amateur non-geo-technical evaluations of the Bluff Management Advisory Committee, (BMAC). Some of these trees are located in proximity to a recent landslide feature estimated to have last occurred only about 30 years ago and have not been subjected to a professional geo-technical evaluation of the effect of their removal. Jefferson County, as the SMP local administrators, by their very own procedures should require specific geo-technical evaluations for all trees requested for removal, in the interests of protecting bluff integrity. KPOA should insist on additional geo-technical evaluations, to be funded by the individual requestors, to shield the Association from future possible penalties imposed because of non-compliance with the SMP.

Unauthorized cutting of trees. Unauthorized recent severe topping and consequent death of an extensive number of large Alder trees within the landslide feature can only compromise its



**Kala Heights Bluff Slide Area
Unauthorized Tree Destruction**

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stability. KPOA through its inaction with respect to the unauthorized tree topping by Members and failure to address the consequent need for mitigation has in effect condoned the action despite its responsibility as stewards of the Bluff Common Area. The Landau Associates Report addressed the slide area and unauthorized tree topping effect and strongly advised that the damaged area be protected by the installation of erosion control blankets. A year has passed and there is no evidence that erosion control mitigation and long term bluff stability measures have been accomplished specifically in this landslide feature. The KPOA Board treated the Landau Associates Report as merely an opinion and neither sought a second opinion nor took any action. The KPOA Board members collectively are not the experts and thus derelict for having been advised of a serious problem and simply doing nothing. KPOA should insist that the Members responsible for damaging the slide area take remedial action immediately before the start of another rainy season. The County should recognize the damage caused by the unauthorized tree topplings and verify that remedial actions planned and implemented are consistent with maintaining bluff stability

Management of storm water flow. There is a lack of any oversight by KPOA of management of potential and current overflows of storm water from properties adjacent to the crest of the bluff onto the bluff. Storm water flow onto the bluff and the potential for deleterious erosion should be recognized as a major threat to bluff stability. Many owners with bluff properties have not taken

measures to manage storm water flow. Existing tightlines have not been regularly inspected and in some instances are leaking. Recommended vegetation for storm water flow management has not been planted and in some cases lawns have been planted which can contribute to water damage. KPOA has been made aware several times, as far back as 2005 through the final report of the Board commissioned Ad Hoc Bluff Committee, that there were deficiencies in storm water management. The Board chose to not require any remedial actions. Jefferson County has defined acceptable methods for storm water management as contained in the Jefferson County Code (JCC) Title

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18. Jefferson County requires the installation of acceptable storm water management practices and this is done as a part of the permitting process. In some cases Jefferson County has established the requirement for regular and routine inspections of the tightline installations that run with the land. KPOA has no mechanism to monitor that proper storm water management practices are in place and functioning as required, within the common ground areas, in this case our shoreline bluffs. Experience to date demonstrates the "honor system" alone is not sufficient. KPOA should ensure that Members located adjacent to

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the bluff know what is required for responsible storm water management and that the Members act to incorporate the necessary infrastructure.

In summary, concerned Members of KPOA want to preserve the integrity of the Kala Point Community’s shoreline bluffs. The bluffs are threatened by the perhaps well meaning but unfortunately inappropriate, (misguided) actions of Members and the failure of the Board to respond appropriately to the SMP. Inadequate management by KPOA is placing the integrity of the bluff common areas at risk. KPOA must act to understand and provide management oversight of SMP compliance, obtain professional input to better understand the bluff and ensure Members obtain professional evaluations in support of proposed actions potentially affecting the bluff as a basis for requesting approval from KPOA.

[Editors note: Links to the texts of the cover letter and detail letter sent to Jefferson County may be seen at www.kpoabmac.com under the August 8, 2011 Update segment.]

kpoa shoreline bluff management problems persist

Jefferson County Advised Of Member concerns

Members of KPOA, acting as individual members, recently sent detailed information to Al Scalf, Director of the Department of Community Development of Jefferson County. Mr. Scalf’s Department is responsible for local administration of the Shoreline Master Plan, (SMP). The detailed information pertained to the KPOA management of the shoreline bluff common areas and possible County responses to the current request by KPOA for tree actions on the northern sector of the bluff.

The purpose of contacting Jefferson County regarding the KPOA shoreline bluff is explained in the following replication of the cover letter submitted to Mr. Scalf.

Subject: Communication with Jefferson County regarding the KPOA community shoreline bluff.

Dear Mr. Scalf,

In the interest of open communication, as concerned Members of the Kala Point Owners Association, (KPOA), and citizens of Jefferson County, we are submitting the attached detailed letter and supporting documentation to address County and KPOA actions with respect to management of the Kala Point community shoreline bluff.

Our purpose in communicating with you, as Director of the Jefferson County

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Department responsible for local administration of the Shoreline Master Plan, is two-fold:

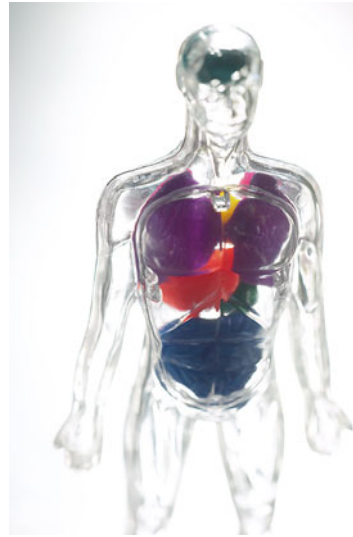
1. *Ensure that the KPOA Board, as stewards of the common area bluff, manage it in accordance with all of the requirements imposed by the latest Shoreline Master Plan, in order to protect the integrity of the bluff to the extent natural forces and occurrences allow and shield the Association from any penalties imposed because of non-compliance.*
2. *Assist Jefferson County in understanding how KPOA is managing the Kala Point shoreline bluff and provide associated documentation pertaining to said management, including a KPOA request for vegetation actions on the bluff, in order that Jefferson County, as the local administrator of the SMP, can best ensure that KPOA is meeting the criteria established by the State of Washington.*

We respectfully request your attention to the attached letter.

The detailed information submitted to Jefferson County addressed several concerns with respect to the County administration of and KPOA compliance with the SMP. The information and associated concerns is summarized in the September 2011 KPNV article titled “kpoa shoreline bluff principal concerns”.

[Editors note: Links to the texts of the cover letter and detail letter sent to Jefferson County can be found at www.kpoabmac.com under the August 8, 2011 segment.]

wonderfully made...



Last month I was going to write about our amazing bodies and got a bit side tracked on the importance of water to our bodies. By the way, I'm glad a couple of you took me up on my offer to give you more information, and I extend that offer again.

The main point of drinking enough and good quality water is because water is vital to all our bodily functions. Oh, don't get me started; just drink enough water, ok?

My best friend just recently had her thyroid removed due to a cancerous growth. She's cancer free now (thank God) but going through this with her again brought me back to how intricately we are made!

The thyroid is a little gland with a big job. It keeps our metabolism working properly. When the thyroid goes away, it can wreak havoc on our body. The thyroid produces 2 major hormones. These hormones help the body make energy, keep body temperature regulated and assist other organs in their function. My friend will need to be on replacement hormones for the rest of her life. Are you thankful that you have a thyroid that works just the way it was designed to work?

Organs; do you remember what you learned in H.S. biology; what is the biggest organ in/on our body? **Our skin;** Body organs aren't all internal like the brain or the heart. Skin is the one we wear on the outside. Have you ever really thought about it: the skin, a flexible-yet-tough organ that

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stretches over the body's frame as an advance guard against the dangers of the outside world. Millions of pain sensors dot the surface of the skin, scattered *not randomly*, but in precise accord with the body's specific needs. Actually, the body does not seem to have any dedicated 'pain cells', for the sensation of pain ties in with an elaborate network of sensors that also report information about pressure, touch, heat and cold. The tip of our tongue is something like 6 times more sensitive to pressure than the back of our hand, and 200 times more sensitive than the sole of the foot. Thus the skin, a single organ, displays a very wide range of sensitivity to pressure. We use our tongues for such intricate acts as forming words and picking food particles from between our teeth. We use our fingers for playing the guitar, writing with a felt tip pen and caressing our loved ones. These areas of skin require a fine-tuned sensitivity.

But less critical areas hardly need such sensitivity: we would tire pretty quick indeed in our brains had to listen to such dainty pressure reports from our foot, which faces a daily rigor of stomping, squeezing and supporting weight. Thus, while fingers and tongue can detect a feather touch, other parts of the body need a good slap before they report unusual activity to the brain. Now, not only is there specific sensitivity to pressure, different parts also have different levels of pressure that must be applied before it is perceived as pain. The fingertip, for example, shows an astounding difference: it can detect a mere 3 grams of pressure, but not until that pressure exceeds 300 grams will I feel pain there! Think about it; a concert violinist must sense an amazing range of pressures to produce perfect sound and volume. A skilled baker, swishing his hands through batches of dough, can notice as little as 2% variance in the 'stickiness' or consistency.

Cloth feelers in textile industries compare the qualities of cloth by touch. The fingertips must be incredibly sensitive to the slightest differences in touch. But wait, there's more (I feel like one of those info commercials)! The fingertips must also be *tough* in order to withstand rigorous activity. The calloused scaly hand of a carpenter or a professional tennis player; Life would be miserable indeed if the fingers fired a message of pain to the brain each time a person squeezed a tennis racket or pounded a hammer. So the design of the body includes a fingertip extraordinarily sensitive to pressure, but relatively insensitive to pain. Hands and fingertips serve us well as the most used parts of our bodies.



**...and drink plenty
of water!**

Then there's the cornea of the eye; due to its transparency (essential to admit light rays) has a limited blood supply and is thus very fragile. A small wound would cause blindness, and any intrusion in the eye, a splinter or a speck of dirt, represents a serious threat. Therefore the cornea's pain sensors have an electronic hot

line to the brain! Ever get an eyelash in your eye; stops us cold doesn't it? Such an eyelash lying on our nose, arm or any other part of the body would go undetected. Aren't our bodies fascinating? They are wonderfully made; take care of your body...drink plenty of water. (I couldn't resist) 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!

Michelle

Letter to kpoa members

From KPOA Members Juliano, Glantz and Burcham

As concerned Members of KPOA, we recently sent to Jefferson County a letter containing information pertaining to the Kala Point Shoreline Bluff Common Area. The information discussed KPOA Board of Directors and its Bluff Management Advisory Committee, (BMAC), management deficiencies as stewards of the Bluff.

The intent of this letter is to correct misunderstandings with respect to the responsibility for the letter and explain the reason for going directly to the County.

Board President Schulte stated in the August Board meeting that the letter was from the Cedarview Group, (CVG), and repeated his misconception despite being advised that it was in error. The other CVG Members did not request, participate in the content or composition of the letter, approve its release to the County nor learn of its existence until after it had been sent to and

The 2010 Board continued on the same path as earlier Boards which were alerted to certain practices threatening the integrity of the Bluff dating back to the Bluff Management Plan developed by an ad-hoc committee of Members in 2005.

received by the County and KPOA. Our participation as CVG members, during its 2010 tree removal request activities, did afford us an enhanced opportunity to examine Bluff management activities and identify deficiencies. That is the only connection between the letter and the CVG

We took the unusual approach of going directly to the County with reluctance but out of a deep sense of frustration. President Schulte and the

Board President Schulte stated in the August Board meeting that the letter was from the Cedarview Group, (CVG), and repeated his misconception despite being advised that it was in error.

KPOA Board refused to actively address on-going Bluff management deficiencies. The 2010 Board continued on the same path as earlier Boards which were alerted to certain practices threatening the integrity of the Bluff dating back to the Bluff Management Plan developed by an ad-hoc committee of Members in 2005. The 2010 Board also refused to forward member submitted resolutions, which addressed Bluff management issues, to a vote by the Members. Who else was there to turn to but the County as the Local Administrator of the State of Washington imposed Shoreline Management Plan, (SMP)?

The letter brought to the attention of the County the following three areas of concern:

- I. The BMAC and the Board were basing decisions associated with removal or alteration of trees on the Bluff on the amateur opinions of BMAC Members while discounting the geo-technical and arboreal evaluations and conclusions of professionals. Note: The SMP requires proposed tree actions on the Bluff to be supported by professionally prepared geo-technical reports, arborist

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reports and Habitat Management Plans, (HMP).

2. The Board was taking no action with respect to mitigation of the adverse affects of destruction of trees on a landslide area. The tree destruction and consequent exposure of the area to potential further destabilization was caused by the unauthorized topping of those trees by KPOA Members. Note: A Landau Associates Report, geo-technically addressing the north sector of the Bluff, specifically called attention to the topping of trees in the historical land slide area and recommended immediate mitigation measures.
3. The Board is taking no action to require and ensure that Owners of bluff-side developed properties manage storm water run-off onto the bluff using appropriate means. Storm water run-off and consequent

erosion is a recognized threat to bluff stability. Note: The SMP requires storm water management. There are current deficiencies in storm water management.

The Board is taking no action to require and ensure that Owners of bluff-side developed properties manage storm water run-off onto the bluff using appropriate means.

In summary, lacking any remaining recourse within the Association, we believe contacting the County was the next viable means of attaining the following objectives:

- Protect the integrity of the KPOA Shoreline Bluff Common Area in the interests of promoting safety of people and property.
- Ensure that the KPOA Board manages the Shoreline Bluff Common Area so as to be fully responsive to the requirement of the Shoreline Master Plan and consequently shield all Members from possible fines resulting from non-compliance.
- Provide information to Jefferson County so it can best assist KPOA in preserving the integrity of the Shoreline Bluff Common Area.



WA DOE Shoreline Photos (July 2000), with Kala Point's north boundary next to Fort Townsend State Park



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Although a recent KP crime incident described by a gate posting as a “home invasion” was likely better described as a trespass, there is, particularly in our community with its vulnerable population and area reputation for affluence, increasing risk of true home invasion; a very dangerous and common combination burglary/armed robbery /assault.

Unlike burglary (a property crime) or simple trespassing, (with no intent to do bodily harm), a true home invasion is usually characterized by tactics of targeting, surprise, swift execution and often extreme violence. Economic conditions have resulted in many homeowners, particularly older persons concerned about losses from stocks or other investments held by others, holding large amounts of cash, metals or other valuables at home. This fact is well known to the criminal community. Pure property crimes such as residential burglaries are also on the upswing; and coming home to an unfinished residential burglary in progress at your home can rapidly escalate into something much more sinister and personally dangerous.

This article is the first in a series that will identify what you can do (and not do) to make yourself much less likely to be targeted in the first place, tactics to keep from letting the

criminal opportunity evolve from an initial knock on the door requesting to use the phone or bathroom, and how to effectively fight back or escape home invaders once things get out of hand.

All of the recommendations in this series of articles can best be described as thoughtful application of common sense organized into a clear strategy and set of defenses. But most of us try to be helpful and compassionate, and therefore subject to schemes that cause us to let down our guard and become victims of home invasion or other violent crimes of opportunity when faced with a disarming scam. The principal tactics covered in this series will include:

- ***Behaving strategically—don’t paint yourself as a target.***
- ***Harden the target—make your home less attractive and less easily entered—the use of lights, alarms, cameras, locks and dogs (real or simulated).***
- ***Develop protective routines for leaving and returning to your home.***
- ***Know when and how to flee at the right time.***
- ***How to best survive if awakened to a home invasion in progress.***
- ***Firearm self-defensive strategies—but only for the trained and qualified.***

Watch for this continuing series in upcoming issues, to include real-life experiences of those who survived home invasion—what they would do differently next time, and what worked for them, as well as law enforcement advice and recommended tactics.

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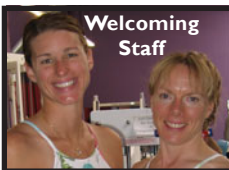
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Kala Point News & Views

KP Fire Hydrants: Disturbing Realities

Continued - Story Starts on Front Page

KP has a high concentration of valuable homes, from which substantial tax revenues flow to the fire district. Particularly with recent growth and the extended response time from distant fire stations, and in light of the limited water supply for fire fighting, we should be exploring options to improve the situation. Communities like ours, with this many high-value properties at risk, often establish a local limited first response engine capability within the community, staffed by volunteers, such as the DNR “mini engine” shown here.

Such a unit, with just three to five volunteers, can respond very rapidly during the “magic minutes” from first report to the arrival of a more robust response with professional firefighters

from distant stations. **Anyone interested in exploring such an option should contact this publication by email: contact@ttpnewsletter.com. There are community members with volunteer fire experience and interest.**

