
Continued from front page

Bluff. The Jefferson County Code (JCC) now requires three pieces of documentation to accompany a tree action request on the Kala Point Bluffs inclusive of a Geo-technical Report, an Arborist Report and a Habitat Management Plan. The County filing fees have increased as well. It is difficult to tell the actual cost to do this and even the Board is guessing at this point but the number **could be** greater than \$500 per tree request, even if all that is being requested is to limb up a tree.

The process the Board has now put into effect is that a requestor will submit a \$250 fee with the Tree Action Requests. The Board will solicit bids from various professional firms based on the number of trees to be evaluated and that cost will be shared equally among the requestors which means the \$250 is just an entrance fee with the ultimate cost inching toward \$1000 per tree. If at that time a requestor does not wish to proceed the \$250 deposit would be refunded and a recalculation of all costs based on a smaller number of participants. The only refund a person may get for this aspect is if the actual work done costs less and that will be on a prorated basis. The County will operate in a similar fashion: if the work costs more then the requestor will be billed more. The reverse case also holds true. Thus the reports are generated first and all the costs are up front. It is after all the reports are completed (and costs incurred) that your neighbors have an opportunity to object even if the objections have no basis.

Given past history, any objections, despite having no basis, will be responded to by the Board most likely by disapproving the request, as was their tendency in the north sector. There are no refunds if the Board fails to approve a request. So while one of the objectives of the original BMP was to provide a reasonable expectation of approval that is no longer a reality. Boards in making the final decision are variable in their make-up, skill, capability and knowledge. So there are no

constants in the final subjective approval process and thus opportunity for a fair shake has just been significantly diminished. The key here is to never disagree with powerful and well connected neighbors, especially those who are or were on BMAC and/or are former Board members!

There are both bright and dim spots in what has happened. A bright spot is that now all requestors will pay for any future individual tree actions. View maintenance will not be paid for by the Association, which is fair to the membership as a whole despite the fact that the trees are located in a common area. A dim spot is the weight being placed on neighbor objections, which is not good for Kala Point and the lawsuits loom ever large on the horizon. A former Director and principal in the development of the original BMP made this specific point during the Board meeting regarding increasing the potential for lawsuits.

The neighbors controlling approval is really a bright spot for KPOA members. Assuming that the three professional reports all speak to “no impact” of the tree action then the sole basis for disapproval has to be neighbor objection. Previously without the formal reports that the Board now authorizes and controls, it was a simple “bluff stability concerns” is the reason for non approval. Given positive reports, the Board can no longer hide behind that phrase and if challenged must now defend their decision, in court, as to why they weighted neighbor objections over the view maintenance provisions of the governing documents. KPOA Members attention: unknowingly the Board has painted themselves into a corner and can no longer hide behind the premise that they will not be taken to court. This rush to approval has moved the Board one step closer to litigation.

Another dim spot remains the basic question of who should pay for the basic studies of the bluff stability. The secret map, formerly Exhibit A to

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APP-II-22 which has been excised from the APP, (see re-creation on page 8) shows roughly about half of the Kala Point Development has no opportunity for a view. Exhibit E to the CC&R's further defines the Kala Point 'wooded area'. So is it fair for all KPOA members to have to pay for such studies? The quick Board response is that "common ground area" is for the use and enjoyment of ALL members.

One Board member asked in the February working session. "How would I know what is a bluff common area?" One answer is to visit the KPOA office and ask to see the parcel maps. Another way is to use the Jefferson County website and use the parcel map tool. There are about dozen common area specific parcels that form the Kala Point Bluffs and Beach areas.

As for enjoyment by all members, the north sector bluffs and a portion of the central section are virtually impassable. Beach access for these same areas is limited to low tide. So that will certainly eliminate any hiking or picnics in these sectors. Based on the history of Board decisions, the real enjoyment is an exclusive view for a very small number of KPOA members, many of whom are or were on BMAC and/or are former and current Board members. But those same individuals can feel really good that all KPOA members are helping to pay the costs to preserve their exclusive marine views.

bmp: why the rush to initiate?

Why not spend a little more time and try to get it right (or at least better)?

The Kala Point Bluff Management Plan, (BMP), Version 3.0 was approved by the Kala Point Board of Directors, (Board), only one week after a Board workshop to initially review the BMP. The Members of the Kala Point Owners Association, (KPOA), were given little time to review the BMP and make their comments known to the Board. Several comments submitted to the Board were set aside for perhaps future consideration because of the perceived need to start the Bluff's Southern Sector vegetation request process by 1 March 2012. Even though the Board acknowledged that the BMP would need to be revised during the course of 2012!

Was there really a need to go forward with a flawed BMP? Does the Southern Sector Members really gain in schedule if another month or two were taken to address some issues which could have significant adverse affects on those requesting Members? After imposing a moratorium of one year to allow revision of the BMP is haste in approving the BMP going to accomplish anything but "muddy the water"? Southern Sector members should insist on a BMP not containing known faults. Do they really want to be the "Guinea Pigs" for a process which has considerable financial and approval risks for them? The Southern Sector Members were also the "Guinea Pigs" for Version 1.0 of the BMP and experienced a very low approval rate of less than 30%. Is history going to repeat itself?



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The current 2012 request cycle should be responsive to the real world schedule drivers which are the County and Federal imposed periods during which any tree actions can take place on the Bluff. The County requirement is that actions occur only from 1 April to 1 November, (the dry season). The Federal restriction on trees within 660 feet of an eagle nest is to limit tree action to 15 August through 31 December, (the non-nesting season). "Eagle" trees on our bluffs are therefore restricted to 15 August to 1 November. Based on these restrictions and North Sector 2010/2011 experiences, it is unreasonable to expect to be able to initiate any tree actions in the Southern Sector until 1 April 2013; certainly not before 1 November 2012. The Bluff Vegetation Review Process delineated in the BMP designates at least ten months to achieve final approval of a Bluff tree request. Even by expedited processing of requests it is unreasonable to expect the accomplishment of a new incomplete and unproven process to occur in time to allow tree actions before 1 November.

Why the rush to approve a process which will have a direct affect on Southern Sector Members and an indirect affect on all Members. The Ad Hoc Bluff Committee, (ABC), are commended for doing a conscientious, meticulous job of improving the former BMP but like any Plan in development there are always opportunities for improvement when reviewed by other interested parties. Why not let those suggestions be considered and incorporated if they are discerned to improve the plan? There is time to do so without compromising the attainable tree actions schedule.

bmp: a "cart before the horse" approval process

Why subject requestors to unnecessary financial risk?

The Kala Point Bluff Management Plan, (BMP), Version 3.0 was approved on 14 February 2012 only one week after being the subject of a Kala Point Owners Association Board of Directors, (Board), work shop. The BMP is a very comprehensive plan, of 30 pages, for managing the bluff. Why the rush to approval of such a complex document after there was already a one year moratorium for bluff vegetation requests for the purpose of providing time for revising the original BMP and getting it right? After taking a year to prepare a draft for Board review would an additional month for Member's comments be a prohibitive delay in restarting the bluff vegetation request approval process? It put in place a process which imposes on requestors an unnecessary financial risk which could amount to hundreds of dollars. Costs ranging from \$ 600 to \$ 1000 per tree have been suggested although real numbers have not been identified.

The request/review/approval process established by BMP Version 3.0 consists of some twenty three steps. The Tree Request Evaluation Worksheet flow diagram has some twelve decision points. A simplified summary of the overall process for each tree request is delineated as follows:

1. Member submits request accompanied by a \$ 250 application fee.
2. Bluff Management Advisory Committee, (BMAC), reviews request based on several criteria for denying the request.

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3. If requests are tentatively approved, KPOA obtains quotes for geotechnical, arborist and habitat studies for all approved requests submitted.
4. Requesters are advised of their share of the proposed costs of the studies. Requesters may retract their request at this time with no financial penalty.
5. KPOA obtains studies at a cost which could amount to several hundred dollars for each requester and is not refundable if request is subsequently denied.
6. BMAC reviews studies with respect to individual requests and approves or disapproves of each request.
7. BMAC provides recommendation to the Board.
8. Board publicizes recommendation and schedules open meeting for Member inputs. "Neighbors" have the opportunity to object to proposed tree actions.
9. Board makes decisions based on BMAC's for the most part objective recommendations and "Neighbors" subjective inputs.

The risk to the requester is due to the sequence of evaluations and approvals. The initial approval of the BMAC to proceed with a request is mostly based on established, known criteria defined by the BMP. The studies are also considered to mostly result in an objective conclusion: is the requested tree action going to harm the bluff based on geotechnical derived bluff stability determinations, arborist considerations or wildlife habitat preservation.

Unfortunately, the essentially subjective "Neighbor" factor affecting eventual approval or disapproval of a request is the last "hoop" the request must jump through to receive final approval. At that point the requester has committed what may be a large monetary sum that is not recoverable. If Step 8 was moved towards the front of the line, before the commitment to share in the cost of the studies plus the \$ 250 application fee, then most of the subjective aspect of the approval process would have occurred. Why is the Board adopting a plan which exposes a requester to an unnecessary financial risk that an otherwise acceptable request would be denied responsive to a Neighbor's objection? Unfortunately, past Board performance has demonstrated that requests that cause no threat to any aspect of the bluff will be denied because of subjective objections and reasons which deny requesters their right to the marine view they purchased.

The Board should make its subjective decisions at the beginning of the process. If that decision is approval then all subsequent decisions should be based solely on the results of the studies. The process as now defined is not responsive to the potential financial impact on the requesting Members. Let's get the BMP right before it is implemented!



bmp: some critical omissions

The haste to release Version 3.0 left critical questions unanswered.

The Kala Point Owners Association, (KPOA), Board of Directors, (Board), rushed the review and approval of the Bluff Management Procedure, (BMP), Version 3.0 without addressing several questions which come immediately to mind after reading the comprehensive 30 page document. The questions discussed in this article involve the specifics of the request/approval process. Also of concern is the status of the document with respect to the Jefferson County approval requirements which were evolving at the time the Northern Sector requests were being processed and approved responsive to the Shoreline Master Plan, (SMP), which was in review by the State of Washington.

One major change imposed by the BMP, mostly required in order to comply with perceived Jefferson County requirements, is preparation of tree specific geo-technical, arborist and wildlife habitat reports prepared by professional individuals or companies acceptable to the County. This requirement results in a substantial increase in the cost of tree actions on the bluff. The total cost basis and allocation of costs is not addressed by the BMP and should not be left to the Bluff Management Advisory Committee, (BMAC), but rather approved by the Board because costs can be very significant for individual Members.

A critical question is whether a request from a Member can contain more than one tree. The BMP uses the singular when relating tree actions

to a request. If each tree requires a separate request then a Member wanting to remove or otherwise take action on, for example, four trees would then apparently owe 4 requests x \$ 250 application fee/tree = \$ 1000. If all four trees could be combined on one request would the application fee be only \$ 250. That would be a savings in application fees alone of \$ 750 for the requesting Member. Isn't that a part of the process which should be approved by the Board?

The distribution of the cost of the requisite professionally acquired reports covering all the tree requests is also not defined. If multiple trees can be included on one request then how are the costs assessed. Will the costs be based on the total number of trees or the number of requests? Is the number of trees a factor in the cost of the professional reports, based on the premise that they should be tree specific as well as evaluating the overall effect of all of the requests on the health of the bluff? Is the number of trees a factor when Jefferson County establishes a fee? Has an attempt been made to determine what the basis is for Jefferson County fees?

Jefferson County has been working on the adoption of the SMP for several years, actually pre-dating the North Sector submission. Initial adoption of the SMP took place two weeks prior to the final submission date of the North Sector requests in March 2010. A key concern is that KPOA did not find out about the adoption until May 2011. This lack of knowledge delayed North Sector approvals by the County by at least

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six months. The point is that KPOA was doing things in a vacuum and that hasn't changed.

The BMP lists three types of reports required by Jefferson County: geo-technical, arborist and habitat management. This requirement was established by the County in conjunction with the Northern Sector requests dating back to 2010. The requirement was based on compliance with the SMP, (and the associated County Code), which was just in the process of being approved by Washington State. That approval is still pending. Has the KPOA BMP been reviewed by Jefferson County to ensure it meets County requirements with respect to not only the reports required in support of tree requests but also management of the bluffs? Will the County establish more requirements responsive to an approved SMP?

Has the BMP tree request process been subjected to any type of dry run to ferret out the problems which typically crop up in new procedures or is the BMAC and Board willing to use the South Sector Members as perhaps the unwilling trial participants? Those Members will undoubtedly be subjected to unnecessary delays, frustrations and possibly unnecessary costs because of an unproven request process. The North Sector experience demonstrated the delays that can be expected by using a new process which was not thoroughly vetted with respect to all of the interacting factors.

The delineated critical omissions are not intended to examine all of the BMP content but are cited as examples of the types of questions that should have been answered before implementing the BMP.

BMAC and Board members have admitted that BMP Version 3.0 revisions will be required. Was there any valid rationale for releasing a plan with known deficiencies? Time is not critical because no alteration of trees on the Southern Sector can reasonably be expected to be initiated until 1 April 2013.

The Board declared a one year moratorium on bluff tree requests to get its act together. It had two objectives: 1. Obtain a professional appraisal of the bluff's geo-technical characteristics. 2. Revise the BMP. Task 1 was completed but because the demands it made on the time of the volunteers of the Ad Hoc Bluff Committee, (ABC), Task 2's accomplishment was curtailed because of the Board's imposition of an arbitrary approval date. The resulting content of the BMP Version 3.0 is not in the interests of the KPOA Members. Why not step back, consider the several factors affecting the timing of tree actions, and allow the capable ABC the time to do the job right?



WORDS OF WISDOM

All that's necessary for evil to triumph is for good men to do nothing."

--Benjamin Franklin

the sheriff – again?

In the President's Message in the April issue of the Kala Pointer, the KPOA president mentions an incident in which he witnessed a resident speeding through the stop sign at Kala Point Drive and Baycliff Drive without stopping much less



slowing down. I've experienced several such incidents over the years as I'm sure most of you have. I'm troubled by these insensitive drivers, but I also have a problem with the president's default solution to call in the sheriff. This heavy handed approach ignores

other, more creative solutions. Under Washington state's RCW 46.61.419, "State, local, or county law enforcement personnel may enforce speeding violations on private roads within a community organized under RCW 64.38 if"

- (1) A majority of the homeowner's association board of directors votes to authorize the issuance of speeding infractions on its private roads, and declares a speed limit not lower than twenty miles per hour.
- (2) A written agreement regarding the speeding enforcement is signed by the homeowner's association president and the chief law enforcement official of the city or county within whose jurisdiction the private road is located.
- (3) The homeowner's association has provided written notice to all of the homeowners describing the new authority to issue speeding infractions, and

- (4) Signs have been posted declaring the speed limit at all vehicle entrances to the community.

Shouldn't we be able to solve our own problem without hiring an off duty sheriff's deputy? So what if we have \$800 in the budget for this purpose? Hiring a deputy at \$50-\$100 per hour is not going to solve the problem. This reminds me of a proverb which goes something like "Give a man a hammer and everything looks like a nail." The written notice mentioned above probably means a first class letter to be mailed to every one of the 600 lot owners. This would result in a cost of approximately \$200-\$250. Can't the "best and the brightest" be a little more creative? How about borrowing a reader board from the county to display a driver's speed coming down the hill? What about painting in large block letters on the road "STOP" near the stop sign? How about a rotating red beacon of some sort on the stop sign? Or for a permanent solution, install a speed bump near the sign? We have a number of speed bumps now so one more shouldn't bother anyone too much. But first, how about writing a short article in bold letters on the front page of the Kala Pointer setting forth the problem and appealing to members to do the right thing?

When I drive into Kala Point past the gate, I consider myself to be home, and I don't want the intrusion of a deputy sheriff in my home. How do you feel about this? And for the few of you who speed through that intersection without stopping, how about showing some respect for your neighbors? We're in this together, and if, by stopping, it takes you another 10-15 seconds to get to your destination, you should be able to live with that. As I've said in prior articles, we can be part of the problem or part of the solution.

Hank Krist

Bloedel Reserve

Quiet Walks In Gardens And Woodlands With About 3,000 Species Of Plants

Formerly the Bloedel family's residence, this 150-acre public garden has about 3,000 species of native and non-native plants; it also has a second-growth forest, three gardens, a bird refuge and ponds.



The first trees taken were used to build the Territorial University, which would

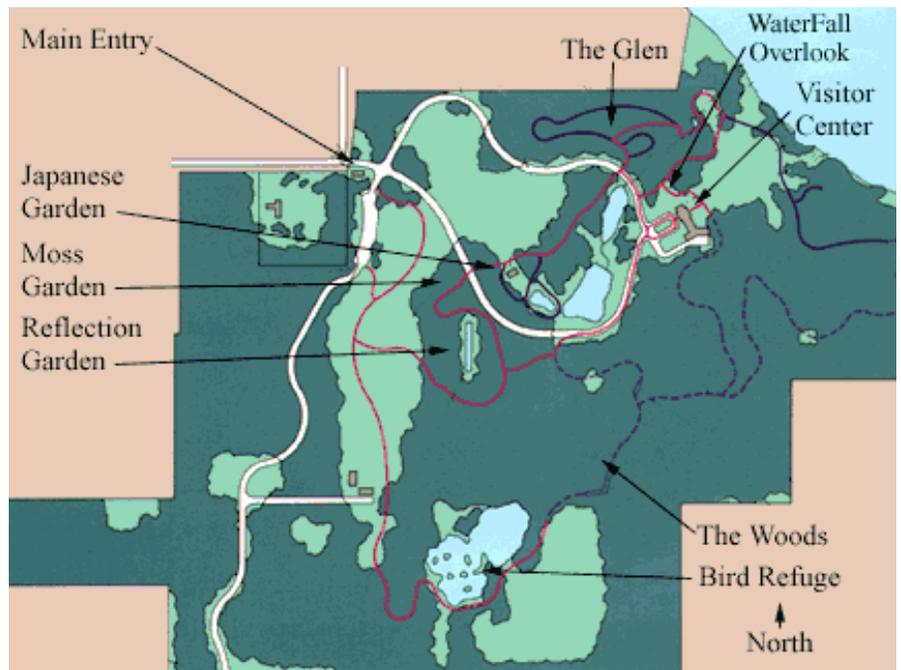
later become the U of W. In 1984, when Prentice and Virginia Bloedel moved to Seattle. The primary purpose of the Reserve is to provide people with an opportunity to enjoy nature through quiet walks in the gardens and woodlands. It is a place to enjoy and learn the values of eclectic design, aesthetics and ecology as the catalysts for the harmonious interaction of people and nature. Some of the features at Bloedel Reserve are: A bird marsh, a trestle bridge and boardwalk, ponds & pools, the 1931 residence that has a beautiful view of Puget Sound on the east side, a waterfall overlook, the Glen, the Orchid Trail, Japanese Garden, Zen Garden, Moss Garden, the Camellia Walk, and Reflection Garden and Pool.

Directions: It is easy to get here and takes about 50 minutes (36 miles). From Kala Point, take Hwy 19 down Beaver Valley Rd. to Hwy 104, which leads to the Hood Canal floating bridge. Cross the Hood Canal bridge and turn right onto Highway 3. Follow Hwy 3 until it divides into a limited access highway. Take the Poulsbo and Bainbridge Island exit to Hwy 305. Proceed south on Hwy 305, through

Poulsbo, past Suquamish (marked by the Clearwater Casino and Convention Center on the right), and over the Agate Pass Bridge to Bainbridge Island. About 1/2 mile, on the right, will be a sign stating "Bloedel Reserve Next Left." Use the left turn lane provided and proceed onto Agatewood Road NE. Agatewood Road will turn right (1/4 mile) and becomes Dolphin Drive. Follow Dolphin Drive to its east end (1/2 mile) where you will see the white walls and Gate House of the Bloedel Reserve.

Admission: fees are \$13, \$9 for those 65 & over, children under 13 are free, and \$5 for college with ID & ages 13-18. Children under 5 are admitted free. There is no food service available nor is picnicking permitted, so keep that in mind.

Allow about two hours for your visit and reservations are required to tour. You can call 206-842-7631 or use their on-line request reservation form to schedule your visit at www.bloedelreserve.org. Since for many of us in Kala Point our pets are part of our family that go with us everywhere, it is important to note that you need to leave ALL PETS at home. Vehicles with pets inside will not be permitted to park within the Reserve.





Kitchen Corner COOKING TIPS

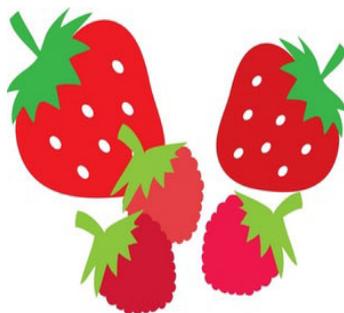
The Key To Preventing Moldy Berries

Berries are delicious, but they're also kind of delicate. Raspberries in particular seem like they can mold before you even get them home from the market. There's nothing more tragic than paying \$4 for a pint of local raspberries, only to look in the fridge the next day and find that fuzzy mold growing on their insides.

Well, with fresh berries just starting to hit farmers markets, we can tell you that how to keep them fresh! Here's a tip I'm sharing on how to prevent them from getting there in the first place:

Wash them with vinegar: When you get your berries home, prepare a mixture of one part vinegar (white or apple cider probably work best) and ten parts water. Dump the berries into the mixture and swirl around. Drain, rinse if you want (though the mixture is so diluted you can't taste the vinegar,) and pop in the fridge. The vinegar kills any mold spores and other bacteria that might be on the surface of the fruit, and voila! Raspberries will last a week or more, and strawberries go almost two weeks without getting moldy and soft. So go forth and stock up on those pricey little gems, knowing they'll stay fresh as long as it takes you to eat them.

You're so berry welcome!



from michelle at evergreen fitness center: Input Overload

There is SO much good information out there; so many interesting things to write about. Difficult to decide what to write about, I feel like ideas are bouncing off my brain like ping pong balls in a tournament match! This time I was *going* to write about how amazing our eyes are; sitting in their sockets, being pulled around by our brain sending signals to the minute muscles that are attached to move them side to side, up & down, corner to corner. And how we 'see' light; why some people are color blind, and why in near darkness everything seems the same color. Nay; forget that.

So what is the next good idea? I have enrolled in a nutrition certification (like I need more to do) so I thought I'd write about that. In effect I will be.

First I want to drive home a thought that I have been conveying to you for a while now. At the very basics of nutrition, one learns that there are 6 classes of nutrients. Stop reading, shut your eyes, or just turn away...how many can you name?? Oh, give it a shot; most of you will say you knew one or more when you read the answer. The answer will come later in this article; but for now, guess what the MOST IMPORTANT ONE IS????

Uh huh, uh huh.....**WATER.** Go get a 10 ounce glass of water, drink 'er down and come back.

We have a trivia board at Evergreen Fitness; staff puts up questions on the human body, exercise & nutrition (well, most of the time!)...it's fun. Many members guess answers, know the answer, or want to know the answer(s). For me, it is a lot of fun to talk to people about nutrition and exercise; go figure. As fun as it is for me, it is also very rewarding to me when someone comes to me with a nutrition or exercise obstacle and really wants to know how to overcome it. Or someone *has* overcome an obstacle and they share their success with me.

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But one of my greatest frustrations is also how much the average American really does not know what their nutritional needs are, or how to eat a healthy balanced diet. No. Even more frustrating is they don't know, they want to be healthier, but they do not take the time to find out, or when they do get information, it often involves what we hate to do the most....CHANGE. "Drink more water; eat more greens, cook your own meals; eat more fresh veggies and fruit; eat out at restaurants LESS and stay away from fast food joints." We can also get such a barrage of information, we feel overwhelmed (refer back to sentence #1...the ping-pong effect) and do not know where to start. It's difficult to sort it all out, isn't it? High protein, low carb, NO carbs, vegetarian; don't eat chicken; the poor things had a hell of a life. Only eat organic foods, stay away from dairy...or is that just cheese and yogurt is ok? AHHHHHH! See what I mean? Calgone take me away.

I once read where the average female, 100 years ago, ate an average of 1400 calories a day **more** than the average female does today...and she was in much greater health. Even if this is not exact, it is still pretty simply with a little thought, to figure out why: 100 years ago, the average American didn't have a car; there was no television or internet. We most likely had a garden and raised chickens and had a cow or 2 for dairy and beef. The mercantile was miles away from the average American and it did not supply a 10th of the variety as Walmart. We ate what the land was capable of producing as far as fruits or vegetables go. We didn't have an electric oven, a dishwasher or washer and dryer. We spent a lot more energy (calories) stoking the wood stove, raising crops to cultivate, washing the dishes as well as our clothes.

Now, I'm not pooh-poohing modern day technology, just making the observation that we don't burn the calories (energy) like we used to. We are a LOT more sedentary and as technology advances,

we seem to become even more sedentary...today we have to *choose to move*. Would it make sense to say as our bodies become more sedentary, our minds do too? We don't want to think about what we need to eat any more than we want to think about getting off the couch to change the channel. So how can we sort all the information out and make an attempt to make healthier choices for ourselves? How about taking 'baby steps'? What can you decide to do today...**just for today**...that may lead to feeling better...**just for today**?

Here is the answer to the 6 classes of nutrients: **Carbohydrates**, **proteins**, **lipids** (fats), **minerals**, **vitamins**, and **water**. Yes, water really is our #1 nutrient.

By the time we reach adulthood, we have formed a core group of foods we prefer. Of this group, only about 100 basic items account for 75% of our food intake. I often tell individuals that 80% of weight loss/good health is the food we eat. I continue on to say that this does not mean that exercise is only 20% important, but we can **always** control what we put into our bodies. Health factors travel, busy lives may keep us from getting the exercise we want for that day, but **we can still control what we eat**.



What 'baby step' can you take for your health today? Take a walk; eat more fruits or vegetables; eat less 'white' foods; drink more water; eat less in general. Choose JUST

ONE that you can do JUST FOR TODAY. Nike hit it on the mark when they came up with their trademark: **Just Do It!** See you next month!
-Michelle West

ideas from our members

In our December 2011 issue we asked the membership to submit ideas on how to reduce Kala Point's spending. We have received a few more responses on suggested cost savings ideas. Thank you for your submittals and we encourage members to submit more ideas.



Clubhouse Expenses:

To Kala Point News & Views,

Thank you for asking the Kala Point members, to submit suggestions on reducing Kala Point's expenses. I have some suggestions regarding clubhouse expenses.

2012's budgeted clubhouse labor cost appears to be over \$70,000 not including any maintenance personnel costs. Have we explored all options for reducing this expense?

First it would be nice to know what is our annual clubhouse payroll hours. Is there any way we can reduce these hours while maintaining necessary tasks?

Are all clubhouse employees part-time rather than full-time? This would tremendously reduce the hourly payroll costs, especially the benefits. With today's economy there are many good workers willing to work part-time.

Just as we have contracted out many of our admin office's tasks why don't we evaluate the costs of contracting out clubhouse labor?

Finally here is an idea which other homeowner associations use. There are some in our association who are looking for a part time job either to help make ends meet or just to have something to do. With our annual assessments exceeding \$800 and forecasted to increase

greatly some members are struggling with payments. Why not consider having Kala Point members as some of our clubhouse labor? We could offer a credit to reduce their assessment for the labor hours given. Why not at least try this out on a small scale? Most likely there are several members who would be willing to give 4-8 hours a week. This could be a win-win situation for both the individual member as well as for our association. This would definitely be a positive way to reach out to those who are struggling financially in our community who are looking for a hand up, not a handout.

Please consider publishing this in the newsletter.

Long term Kala Point member



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Whether you want just the basics or DETAILED cleaning, I GUARANTEE SATISFACTION, or I will accept ONE HALF of my customary charge!
 (References at Kala Point)

The Village Barber- "...Because life's too short for a bad haircut!" 741 Ness' Corner Rd, Port Hadlock. Brad Garrison Gray & Mike Clark. Tues thru Fri-9-5, Sat-9-4. Call **385-6865.**

Yards Express: Landscape Maintenance, etc. We provide mowing, edging, pruning, weed control, and leaf & debris cleanup on and as needed or weekly basis. We can meet all your landscape maintenance needs. Call **Tony Estrada-360-531-3904 cell or 360-732-4919 office.**

House Cleaning- Satisfaction Guaranteed. Reasonable Rates. References upon request. **Rubi Duran- 301-0048.**

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.**

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SIR J. SERVICES - Home & Yard Care; Maintenance, Repairs & Improvements. From taking down Christmas lights to remodeling, you can count on Sir J. **Sir J. Services is your personal choice!** sirj.9419595@live.com or call 206-941-9595

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Fade, Glare, Privacy & Heat Solution- 3M Window/Skylight film blocks UV rays to protect your furnishings. Keep your drapes open and let the sun shine in! Call **Window Scapes Inc. 385-3810**

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Special Bluff Management Issue: Attention South Sector Members!

Kala Point News & Views

calling all kala point teenagers

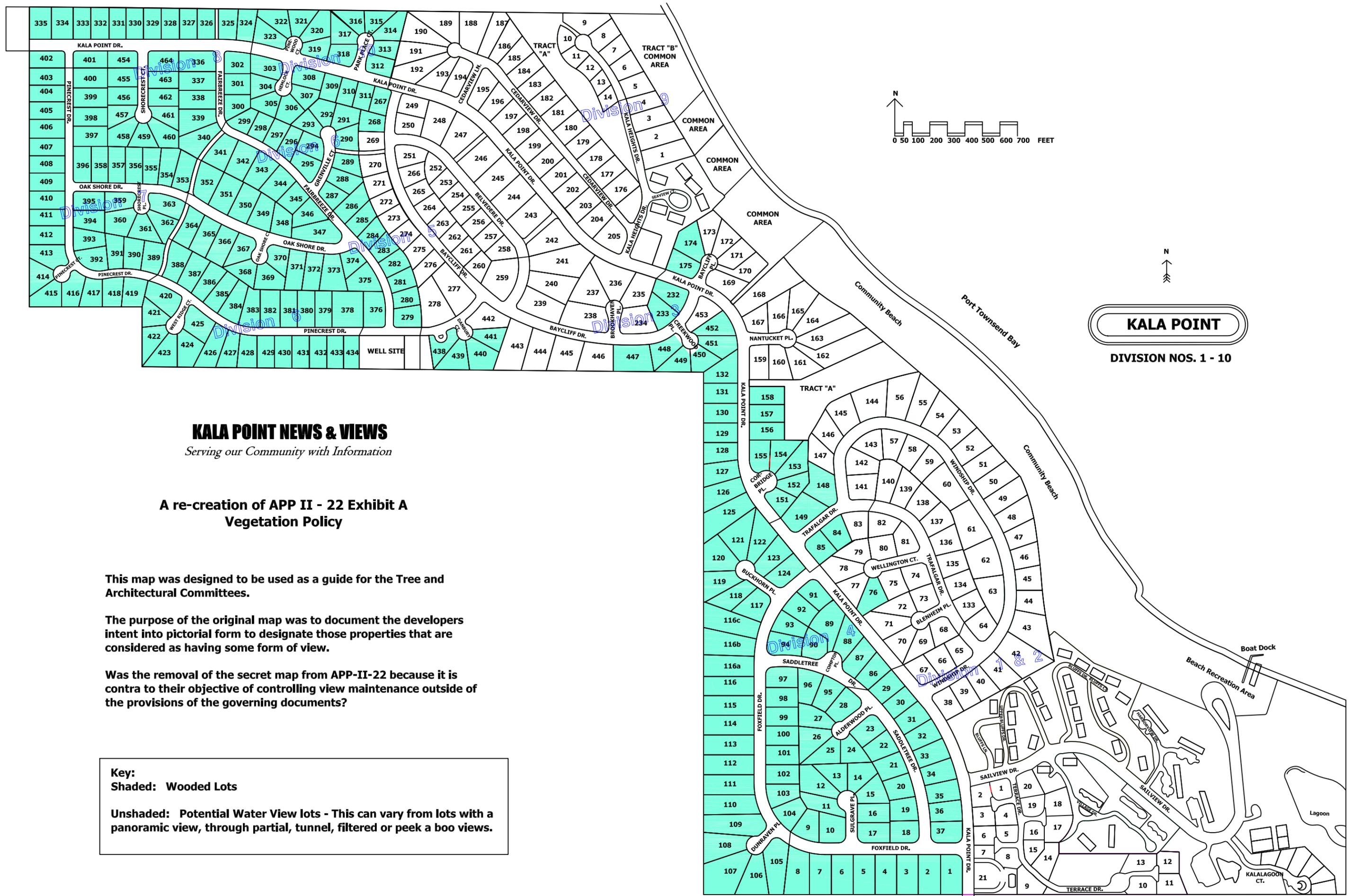


Are you a Kala Point teenager looking for summer work? Do you enjoy yard work, mowing, babysitting, pet sitting, handyman or running errands while earning cash?

You can advertise for free in this newsletter. Just email us your contact information to: contact@ttpnewsletter.com and include a brief description of the work you are offering. (or via snail mail to KIN, PO Box 816, Port Hadlock, WA 98339). We will help you lay-out your ad and then print your ad in the newsletter!

This newsletter is offering this as a community service to our local teenagers which also is a benefit to our membership.





KALA POINT NEWS & VIEWS
Serving our Community with Information

**A re-creation of APP II - 22 Exhibit A
 Vegetation Policy**

This map was designed to be used as a guide for the Tree and Architectural Committees.

The purpose of the original map was to document the developers intent into pictorial form to designate those properties that are considered as having some form of view.

Was the removal of the secret map from APP-II-22 because it is contra to their objective of controlling view maintenance outside of the provisions of the governing documents?

Key:
Shaded: Wooded Lots
Unshaded: Potential Water View lots - This can vary from lots with a panoramic view, through partial, tunnel, filtered or peek a boo views.