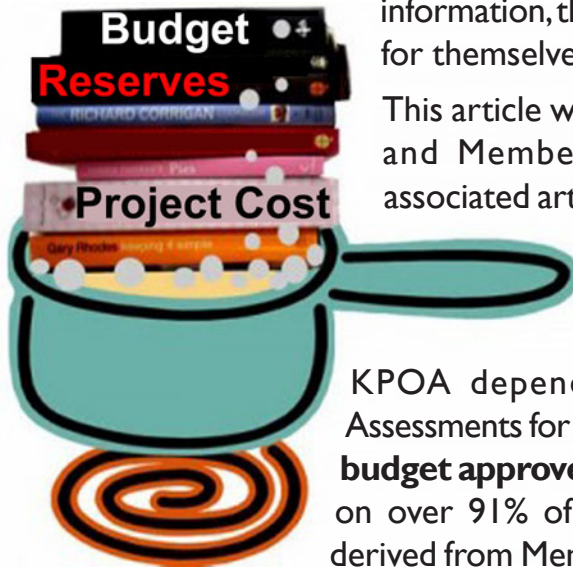




club house parking lot expansion-part 1

Problems: Funding sources and Overrun Status

There have recently been accusations and rebuttals concerning the club house parking lot expansion funding in the Kala Point News and Views, (KPNV), and the Kala Pointer. This article will address the situation using specific “official documentation as sources of referenced information. The contention is that the expansion is incorrectly funded and there is a significant overrun with respect to authorized funding. Based on the following accurate, non-manipulated information, the KPOA members can judge for themselves if there are problems.



This article will look at the funding source and Member approval problem. An associated article will look at the numbers.

Let's look at the source of funding being used for the parking lot expansion.

KPOA depends primarily on Member Assessments for most of its income. The **2012 budget approved by the Members** is based on over 91% of KPOA 2012 income being derived from Member assessments. There are

five types of Assessments defined in the **CC&Rs, Article I, Definitions, Section 3**, paraphrased as follows:

- “Regular Assessments” ... for Common Expenses.
- “Special Assessments” ... against a particular Owner ...
- “Reconstruction Assessment” ... for reconstruction of any portion or portions of the Common Areas ...
- “Capital Improvement Assessment: ... for the purchase, installation or construction of any capital improvements on any of the Common Areas ...
- “Emergency Assessments” ... of emergency repairs or reconstruction to the Common Areas necessitated by reason of a common disaster, Act of God ...

Common expenses include the funding of reasonable reserves as deemed appropriate by the Board. **Reference: CC&Rs, Section I, Definitions, Section 8, (h).** The Regular Assessment shall include

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

Continued from front page

reasonable amounts ... for future periodic maintenance, repair, or replacement of all or a portion of the Common Areas and the improvements located thereon. **Reference: CC&Rs, Article VI, Covenant for Assessments, Section 10, Reserves.**

The action of the Board in using reserve funds for the expansion of the parking lot, which is a capital improvement, not only conflicts with the CC&R's but also with respect to **Washington State law as established by RCW 64.38.075 Reserve Account-Withdrawals (effective 1 January 2012)**. This law was passed specifically to block HOA boards from doing exactly what the KPOA Board did, spending reserves for non-reserve purposes with no notice to the members and no plan to replenish the reserves.

RCW 64.38.075. *An association may withdraw funds from its reserve account to pay for unforeseen or unbudgeted costs that are unrelated to maintenance, repair, or replacement of the reserve components. The board of directors shall record any such withdrawals in the minute books of the association, cause notice of any such withdrawal to be hand delivered or sent by first-class United States mail to the mailing address of each owner or any other mailing address designated in writing by the owner, and adopt a repayment schedule not to exceed twenty-four months unless it determines that repayment within twenty-four months would impose an unreasonable burden on the owners. Payment for major maintenance, repair or replacement of the reserve components out of cycle with the reserve study projections or not included in the reserve study may be made from the reserve account without meeting the notification or repayment requirements under this section.*

This law is in consonance with the recently demonstrated intent of Washington State to ensure that adequate reserves be maintained by associations in accordance with specific reserve studies.

As documented in the **approved minutes of the KPOA Regular Board Meeting of 10 January 2012**, the Board unanimously approved

contracting with Stewart Excavating to implement the club house parking lot expansion project with total expenses to be taken from the reserve account. (Res 12-1-3).

As documented in the **approved minutes of the KPOA Regular Board meeting of 8 May 2012**, the Board unanimously approved from the reserve account to have Lakeside Industries asphalt the new clubhouse parking lot area. The Board also unanimously approved from the reserve account for the revisions to the clubhouse parking lot plans by ADA Engineering.

Conclusion: The club house parking lot expansion is being improperly funded from the reserve fund. The Member's approval of the 2012 budget did not include approval of the parking lot expansion since it was not included as a Capital Improvement line item.

The 2012 budget did include a reserve line item identified as "Parking Lot – Clubhouse" but no maintenance or repairs have yet been implemented in 2012. As stated in the KPNV previously, the reserve fund is not a slush fund for the Board to use to fund projects which are not for maintenance, repair and replacement of Association Capital Assets. Why are the Board and Finance Committee apparently unfamiliar with the funding requirements imposed by the CC&Rs or choosing to ignore them? Why hasn't the Finance Committee established funding protocols to guide the Board? Using reserve funds improperly violates the CC&Rs and the fiduciary responsibility of the KPOA Board's Directors. The consequences of improperly expending reserve funds is the impact on the adequacy of the fund to cover future needs as established by the KPOA Reserve Study which is currently being reviewed responsive to State of Washington imposed increased requirements. There is only one source to fund reserves and that is Member Assessments.

- Jay Burcham

club house parking lot expansion-part 2

Problems: Funding sources and overrun status

There have recently been accusations and rebuttals concerning the club house parking lot expansion funding in the Kala Point News and Views, (KPNV), and the Kala Pointer, (KP). This article will address the situation using specific “official” documentation as sources of referenced information. The contention is that the expansion is incorrectly funded and there is a significant overrun with respect to authorized funding. Based on the following accurate, non-manipulated information the KPOA Members can judge for themselves if there are problems.

This article will look at the overrun numbers. An associated article will look at the funding source and Member approval problem.

As explained in the associated article, “club house parking lot expansion-part 1”, there were no funds properly included in the **member approved KPOA 2012 Budget** for club house parking lot expansion. However, to be fair, this analysis will also use the \$ 27,810 itemized as “Parking Lot-Clubhouse” under Reserves Cash Flow Budget when considering the amount of overrun.

The total expenditures authorized by the KPOA Board during regular board meetings during 2012, **as evidenced by the approved minutes**, for the club house parking lot expansion are as follows: Note: These expenses were erroneously designated from the reserves account.

| | | | |
|--|------------|---|------------------|
| • Res 12-1-3 | 01/10/2012 | Implement-Stewart Excavating | \$ 15,219 |
| | | 10% overrun contingency | \$ 1,531 |
| • Res 12-5-3 | 05/08/2012 | Asphalt the <u>new</u> parking lot area | \$ 10,100 |
| • Res 12-5-4 | 05/08/2012 | Stripe <u>new</u> parking lot area | \$ 500 |
| • Res 12-5-5 | 05/08/2012 | ADA Engineering plans revisions | \$ 2,114 |
| | | Note: 06/12/2012 – ADA refund for plan inaccuracies | <u>\$ (628)</u> |
| TOTAL BOARD AUTHORIZED EXPENDITURES | | | \$ 28,836 |

As reported by the General Manager during the 8 May 2012 regular board meeting, **as evidenced by the approved minutes**, the clubhouse parking lot cost breakdown was as follows:

| | | | |
|---|-----------|-------------------------------|------------------|
| • Stewart Excavating | \$ 22,966 | • Engineering revisions | \$ 2,114 |
| • Utilities | \$ 1,500 | • Asphalt | \$ 10,082 |
| • Cement basin for storm water drainage | \$ 800 | • Exterior lighting | \$ 370 |
| • New handicap location for excavating | \$ 5,425 | • Striping | \$ 500 |
| • Tree removal/stump grinding | \$ 436 | • Handicap reflective signage | \$ 195 |
| • 06/12/2012 Reported ADA refund | \$ (628) | • Parking stops | <u>\$ 261</u> |
| TOTAL PROJECT COST | | | \$ 44,021 |

Note: Not included in the project cost is the amount ADA Engineering was initially funded for the engineering plan.

Continued from previous page

If we calculate the amount of overrun with respect to the amount authorized by the Board, as documented in the Board's regular meeting minutes, the overrun is:

- The dollar amount is \$ 44,021 - \$ 28,836 = \$ 15,185
- The percentage overrun is $(\$ 44,021 - \$ 28,836) / \$ 28,836 = 53\%$

If we calculate the amount of overrun with respect to the amount incorrectly budgeted as a reserve expenditure the overrun is:

- The dollar amount is \$ 44,021 - \$ 27,810 = \$ 16,211
- The percentage overrun is $(\$ 44,021 - \$ 27,810) / \$ 27,810 = 58\%$

If we calculate the amount of overrun with respect to the amount initially authorized by the Board during the 10 January 2012 regular Board meeting the overrun is:

- The dollar amount is \$ 44,021 - \$ 16,750 = \$ 27,271
- The percentage overrun is $(\$ 44,021 - \$ 16,750) / \$ 16,750 = 163\%$
- **The total cost of the project was \$ 44,021 / \$ 16,750 = 265% of the amount initially authorized by the Board**

Regardless of how the overrun of the project is calculated the amount in dollars and percentages is very significant. After examining the individual items identified as causing the overrun, it can only be concluded that most if not all of them should have been anticipated and included in the initial project specification and planning. That would have provided a valid basis for obtaining responsive proposals and associated costs to enable the Board to consider a real total cost before approving the project.

- Why was this capital project illegally funded from reserves?
 - Did the KPOA members gain enough to warrant the cost they have to fund through assessments?
 - Was there a plan or specification developed by KPOA to initiate the project?
 - Why didn't the ADA Engineering plan address so many obvious project components?
 - Why did the General Manager initiate a project and seek Board authorization for a plan so lacking in scope definition?
- Jay Burcham**



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warning sign - The Exercise Of Power And The Lack of Respect For The Opinion Of Residents



For those of you who haven't been very observant, we have a new sign near the gate to greet you, and your guests. The notice you received from the board states that "This is being done for the sole purpose of providing a safe driving and walking environment for our members." Remember that the former board

residents don't want the sheriff in Kala Point. In a new poll, this newsletter recently received 96 responses, and counting, opposing private property speed trapping and traffic enforcement in Kala Point.

This community has a bad, and deteriorating, reputation among realtors due to the heavy hand of board governance, and this latest move will only add to that. If you doubt that, please talk to a realtor. What is likely to be the reaction of a prospective buyer driving into Kala Point and seeing the sign? How unusual is it for a small, gated community with private roads and a large number of retirees needing law enforcement to monitor traffic?

president saw someone going through the stop sign at Baycliff and Kala Point Drive and decided that the sheriff should come in to monitor an epidemic of speeding. The board unanimously agreed! I'm sure you're familiar with the saying "Give someone a hammer and everything looks like a nail." Again, this is all about the exercise of power and the lack of respect for the opinion of residents. Over the years, there have been several polls which show that a majority of

Why does the board continue to shoot first and ask questions later? It overreacted to the gate opener issue, the recording of the board meetings and now the sheriff. As I mentioned in a previous article, there were several other potential remedies to the perceived speeding problem, but they were ignored. Do all good ideas originate with the board or its loyal disciples? - Hank Krist

washington state fun facts



- Seattle was the first city in the world to pump Muzak into stores and offices.
- X-rays can not be used for shoe fittings.
- The world's first gas station opened in 1907

at Western Ave. and Holgate St in Seattle.

- Seattle was the first American city to put police on bicycles.
- Northgate shopping mall, built in 1950, became the world's first fully enclosed shopping mall.
- In Spokane, it is against the law to buy a television on Sunday.
- The Pike Place Market in Seattle is said to host a bevy of ghosts and just might be the most haunted place in the state of Washington .

fact versus fiction-part I

Mr. Schulte: Get your facts correct!

Ex-president Schulte, in his final president's message in the July Kala Pointer, chose to be divisive, apparently in reaction to his leadership being frequently challenged for good cause, instead of recognizing the many common factors which serve to unify the Members who enjoy the Kala Point community experience. The community abounds with good neighbors and the only significant source of contention has been the performance of the Board under Mr. Schulte's leadership. Kala Pointers share common enjoyment of the outstanding natural setting and the quality of the neighborhoods and value the governing documents, which serve to preserve them. But Mr. Schulte chose to "walk the low road" and categorized the members as the "good", "bad" and "indifferent" and did not get his facts correct with respect to his characterization of the "bad" group.

Mr. Schulte described the "bad" group as "a very small minority". Back in the days when Members were allowed to submit resolutions to the Members for their approval, without Board intervention, 38% to 42% of the Members who voted were consistently in support of the resolutions submitted by the "bad" group. That seems like a significant number of Members expressing their dissatisfaction with the actions of the Board and wanting to limit the power of the Board and keep some of it in the collective hands of the Members.

Mr. Schulte also stated that the "bad" group "refuses to participate in any committees, activities and KPOA association meetings". That statement implies a lack of volunteering in support of the community. Let us look at the

volunteer history of members of the Cedarview Group, (CVG).

Jay Burcham: Served as a member of the Tree, Nominations and Elections Committees. Served as a member and chairman of the Architectural Committee. Served on the Vegetation Policy Development and Management Structure Study ad hoc Committees. Volunteered to serve again and started work on the revised Election Committee when the Board decided he needed to be personally interviewed to determine if he was a good member of KPOA. This was responsive to his having written an article critical of a Board decision. He stopped volunteering.

Tony Edgcombe: Currently serving as a member of the Internal Controls Committee.

Hal Glantz: Served on the Emergency Preparedness Committee. Served on the Bluff Management Advisory Committee, (BMAC). Served for seven years and was currently serving as a member of the Tree Committee. During the Tree Committee meeting of 12 July one of the Committee Members read a very derogatory letter about him and made a motion to remove him from the Committee. There was no support for this motion from the rest of the Committee. He decided he did not need that kind of unwarranted and unfair criticism and being the subject of a divisive action. For the good of the Committee's functional well being he resigned. Another example of the Association losing a volunteer who contributed many years to his community!

Pete Juliano: Served as a member and chairman of the Emergency Preparedness Committee. Member and secretary of the first ad hoc Bluff Committee, helping to write the 2005 Bluff

Continued from previous page

Management Plan. Member of the Governing Documents Review ad hoc Committee. Ran unsuccessfully for the KPOA Board. Responded to a Lane Stuart request to provide an initial assessment of the 2007 Bluff View Task Force Interim Report

Poul and Inge Oxenbol: Poul served as a member of the Emergency Preparedness Committee. Inge worked in support of providing planning and supplies to take care of pets in the event of a natural disaster.

Glen and Fran Peterson: Glen served on the Board of Directors and as a member of the Emergency Preparedness Committee. Fran served on the Nominations, Elections and Audit Committees. Glen and Fran chaired and co-chaired Kala Christmas for the needy. They have also provided pickup and delivery for the KP Food Drive, driven neighbors to doctor appointments, co-sponsored a Summer Bluegrass Concert on the green belt and worked on special social functions at the clubhouse.

Are the CVG members currently serving as volunteers on the Board or standing committees? With the exception of Tony Edgcombe the answer is no. They cannot in good faith serve a Board which is not willing to abide with the letter and the spirit of the CC&R's, exercises unwarranted control over the members of KPOA and usurps the right of the Members to have a voice in the operation of the Association through the member generated resolution process. The CVG members feel they can best serve the community by continuing to challenge the Board with the objective of returning Association management to compliance with the governing documents and Washington State law rather than the Board continuing to ignore them or depending on creative

interpretations responsive to undo influence by and favoritism of small special interest groups with their agenda driven and/or self-interest goals.

With respect to the “bad” group not attending Association meetings, their attendance is no different than that of the majority of the KPOA members. Perhaps the Board should address the quality of their meetings as a factor affecting attendance. Often, at least some of the Directors seem ill-prepared for the subjects on the meeting agendas and seem unfamiliar with the governing documents and relevant state law including Mr. Schulte who during the 2010 BMAC review called for a secret meeting. Even when the chair of BMAC and Lane Stuart advised Mr. Schulte that such a meeting was not valid he persisted by saying “I can do it.” He later, on advice of the KPOA attorney, had to hold a second and open meeting but the decision process had already been poisoned. Consequently, the meetings tend to drag along, as a belated educational process becomes necessary. The CVG does attend meetings pertaining to their interests but have learned the hard way that the Board is unresponsive to and uninterested in their inputs. It did not take many “bricks to the head” to reach that conclusion!

-The Cedarview Working Group (CWG)



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fact versus fiction-part 2

Mr. Schulte: You are not clairvoyant!

Ex-president Schulte, in his final president's message, chose to "walk the low road" and describe the Members of KPOA as the "good", "bad" and "indifferent". He apparently believes he is clairvoyant because **he arrogantly proclaimed that the "bad" Members "don't want to have a board and they don't want CC&R's, APPs or rules of any kind"**. Well, you got it wrong Mr. Schulte! Since in his mind, the CVG is one of the "bad" guys, let us report the CVG's true feelings with regards to the governing documents. And stating that Mr. Schulte thinks the CVG are "bad" guys doesn't take clairvoyance but just a look at his comments during the past two and one-half years.

You just don't get it Mr. Schulte! The CVG members want very much to have a strong KPOA management and supporting governing documents. What they want is for the Board to manage the Association in accordance with state law, RCW 64.38, and a straightforward application of the CC&R's and all subordinate governing documents. They do not want or condone creative interpretation of the CC&R's responsive to special interest groups. Accommodating the agendas and self-interests of those groups, to the detriment of other groups that are only requesting what is their valid right, should not be a part of the management process.

The CVG members purchased their water view lots based on two factors. They wanted a water view and were willing to pay the premium price. They also wanted a strong association and associated CC&R's which would ensure they would be able to continue to enjoy the view they purchased. They read the CC&R's and found in that document the assurance they wanted. They did not contemplate that the Board would not comply with the CC&R's requirement that "the

Association shall maintain the view paths in the common areas". **(Reference: CC&Rs, Article IV, Property Rights, B. Uniform General Requirements, Section 15, Common Area Vegetation)**. They have never asked for more than just maintaining the view they purchased. They have not asked for the removal of any trees that were in their view at the time they purchased their lot other than those approved for action by the Architectural Committee at that time.

As this article was being prepared the following email was received from one of the CVG Members, David Lambkin, which describes his decision making process with respect to purchasing his house. It is representative of the purchasing experience and decision process of the other CVG Members:

*Like everyone else in the CVG, we specifically bought in Kala Point **because** of the CC&R's. We spent over a year looking for a house and utmost on our wish list was an ocean view. We originally had no intention of living in Kala Point because we felt it was too far out of town. In fact, during the first year we looked for a house, we refused to even look at houses in Kala Point. We wanted to live in Port Townsend. However, whenever we looked at houses in town, (or close to town), we were finding there were no guarantees for view protection. Therefore, we capitulated to our realtor's suggestion that we look at houses in Kala Point. Of all the houses we looked at, the house we bought in Kala Point was the only one that the realtor professed that CC&R's were in place to guarantee the water views. Before making the purchase, we were also given a copy of the CC&R's which upheld the realtor's guarantee of view*

Continued from previous page

protection. Without this guarantee, we likely would not have purchased the home that we did. In fact, we sacrificed several home features that we wanted in favor of the view protection.

In fact, the CVG members who bought their homes 15 to 20 years ago, from the developer’s own realtors, received the same promised view guarantee backed up by provided copies of the CC&R’s. Co-incidentally, the CVG has received an email from a KPOA member who lives in the south sector. This family purchased their home from none other than the developer who at the time was also a broker. They were assured that the view would be protected in accordance with the CC&R’s. Sadly he found out, just as the CVG, that it would not be protected because the view was subject to interpretation by a Board who acted in conflict with the project documents.

The CVG’s initial reaction to Mr. Schulte’s message was one of shock and disbelief that a KPOA Member who was privileged to be elected to provide the leadership and set the tone to effectively run our community had engaged in what amounted to class warfare. He has forgotten the concept that is the basis of our country: a diversity of opinion. Because someone has a different opinion an effective leader must not 1) classify that individual or group as “bad” or 2) resort to mechanisms where by means of rules and edicts diverse opinions are stifled and the Members are isolated from the governing process. Our vision for the Kala Point community is management in accordance with the governing documents, without creative interpretations, which distort the letter and spirit of the CC&R’s. We envision a management which is transparent to the Members and provides easy access to avenues by which they can influence management decisions. Management which allows and supports

the right of Members to propose to all Members, for their decision by vote, changes to the governing documents.

The KPOA Board does not have a mission statement nor does it have a vision for our community. A seat of the pants style management causes conflict, divisiveness, unfair treatment and above all favoritism. Nine individuals may be elected to manage our community but by operating in a vacuum, as they do, they are simply out of touch and cannot have the interests of all KPOA members at the forefront. So who really is the bad group?

-The Cedarview Group (CVG)



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the “hal glantz letter” - A Response To A Purported Board article

This is a response to The “Hal Glantz Letter” article in the **July 2012 issue of the Kala Pointer in which many misleading statements were made** purportedly representing the position of the KPOA Board. Since a review of the Board’s open meeting minutes through June finds no mention of the article, and it is written in the first person, is it really a Board position or the opinion of one individual? Official actions of the Board require the introduction and passage of a motion in a regular or special Board meeting open to all Members and duly reported in the meeting minutes. The Board is required to comply with the rules just like it expects of the Members. Is this a case of individual Board Directors being unwilling to stand up and be counted? Have individual Directors really examined their position with respect to the CC&R’s?

Articles have been written “in the KPNV concerning the Board’s failure to manage the Association in accordance with the CC&R’s, relying instead on creative interpretations to suppress the contractual rights of some KPOA Members while advancing the agendas and self-interests of others.”

Much was made of the author’s confusion over the composition of the Cedarview Group, (CVG). Its composition has been documented repeatedly over the last some thirty months. The CVG was initially organized to submit a common request for the removal of eight trees located on the north sector common area bluff which were encroaching on their originally purchased water views. The CVG original members were owners Burcham, Edgcombe, Fox, Glantz, Juliano, Kaune, Oxenbol, Peterson and

Tacker. The only changes in CVG composition have been the departure of Kaune and the addition of Lambkin. The Cedarview Working Group, (CWG), was formed by owners Burcham, Glantz and Juliano to expedite actions in support of the goals of the CVG but from its inception it was stated clearly that it did not represent the CVG. The CWG and CVG have been scrupulous in not misrepresenting the specific concurrence of any and all members in conjunction with actions and documentation associated with advancing the objectives of the CVG. Thus, for instance, when all CVG members were not available to specifically endorse the CVG Attorney’s letter to the KPOA Board, the letter stated those members who were available and in agreement and made note of why all CVG members were not listed. Incidentally, all CVG members did endorse the letter as they became available to review its content.

Members of the CVG and CWG have written articles in the KPNV concerning the Board’s failure to manage the Association in accordance with the CC&R’s, relying instead on creative interpretations to suppress the contractual rights of some KPOA Members while advancing the agendas and self-interests of others. But the KPNV is an available forum for all KPOA members to address subjects of community interest, an avenue not available to members in the Kala Pointer except to express the views of and in concurrence with the KPOA Board. Articles in the KPNV are the views of their authors and do not necessarily express the opinions of any other entities.

The CVG Attorney’s letter was in no way threatening the Board except with respect to challenging the actions of the Board in arriving at its decision to deny removal of four of the trees


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Kala Point News & Views



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included in the CVG's view maintenance request. The letter delineated specific errors the Board had made in reaching its decision, referenced corroborating facts supporting the CVG position and asked for a reversal of the Board's decision. It stated that lacking a reversal, (and apparently no interest on the part of the Board in further discussions), the only remaining course open to the CVG was litigation. **CC&R's, Article XX, General Provisions, Section I. Enforcement: provides that any owner shall have the right to enforce by proceedings at law...** Litigation is the only course of action available if it is perceived that the Association is not being managed in accordance with the governing documents and the Board is intransigent in recognizing it is at fault. The real threat is the penalty individual members potentially would have to pay in the form of higher assessments because the Board is unwilling to comply with the contractual requirements established by the CC&R's.

Have the Members really considered the penalty they all will pay if they try to sell their property in Kala Point because of the adverse reputation the Association is gaining in the surrounding communities because the Board will not manage in accordance with a straight forward response to the CC&R's?

Especially revealing is the subject article's last paragraph addressing other than the legal arguments. **Two factors were cited for why the Board could not give in to the CVG's request for a reversal.** First, it would not be fair to others who have been turned down on bluff view requests for similar reasons. That seems to be a tacit admission that perhaps other denials

have been based on the same criteria that the CVG challenges as in error. If errors were made in the past then correct them by reversing those decisions now. Second, if the Board reversed their decision it would set a precedent. Correcting faulty reasoning resulting in an error does not set a precedent. Or perhaps it establishes a precedent that when the Board makes an error it is willing and ready to acknowledge the error and act to correct it. That type of precedent is exactly what should prevail for a Board which represents the interests of all of the Members of the Association by managing in accordance with the CC&R's.

Much has been made of the potential cost to Members of litigation. Why has not the reason for the potential litigation been considered? The Association, as managed by previous Boards, has already cost the Members increased assessment costs by not following its own policies with the consequent increase in insurance costs and higher deductibles. Have the Members, so ready to denigrate litigation because it may cost them a little more, taken the time to really be informed on the issues which are the basis for that litigation? Have the Members with water view property considered the impact on their property values when it becomes known that maintenance of their views are subject to the whims of the Board? Have the Members really considered the penalty they all will pay if they try to sell their property in Kala Point because of the adverse reputation the Association is gaining in the surrounding communities because the Board will not manage in accordance with a straight forward response to the CC&R's? Recent sales have demonstrated that property values have already experienced at least a 25% decline. Are KPOA members ready to accept additional property devaluations?

- The Cedarview Working Group (CWG)

from michelle at evergreen fitness center:

Don't You just love technology?

Technology; where would we be without it? Are we really better off with it? I remember reading onetime that a prediction was made (now don't quote me, I don't remember the exact figures, I'm just making the same point with my recollection of the figures.) in the late 80's that with the rate of technology by the late 90's we would have so much new technology helping us, we would have more leisure time than ever.

The reverse pretty much seemed to be the case. The thought was that with internet, email, microwave ovens, cellular phones, etc...our lives would be simpler and with rapid communication we could solve problems faster. What a joke. I think the article said something like the average American works 10-20 hours a week more; most families have both parents working full time and children are busier than ever. Who saw Merle Steep and Dustin Hoffman in Kramer vs Kramer? Their child was still a toddler and they had to enroll their child in the best preschool 3 years before he/she would be going there. I know that was just a movie, but there's a reason it was a hit; people could relate.

My boys (young men) are now 21 and 22. I remember little league season as a single parent. I don't want to remember little league season as a single parent; it was rush, rush, rush for weeks on end. After the 2nd year they didn't want to play and I didn't either. I love baseball, but it was just too busy. Microwave ovens seemed like a great idea, but now we hear how they 'nuke' all the nutrients out of our foods. I must admit; I use one for cooking a lot of my vegetables, but you have to admit, most foods do not 'cook' well in them!

Cell phones and smart phones; God, why did you let us invent these? I know; we have free will and we thought it would help us keep in touch. A recent statistic stated 200,000,000,000,00 (that's two hundred trillion) text messages are received

in America every day. But are we really keeping in touch? I think we are losing touch with our surroundings because we are spending so much time staring into our phones. I saw an advertisement on a DVD I rented recently. It was stating that with their 4G blah blah blah phone you could watch a movie anywhere, anytime. Examples given: a couple on a date way up on a beautiful hill overlooking the night sky and stars downloaded a movie onto their device. And a young man was with some buddies playing basketball and he took some time out on a bench to watch a few minutes of the latest movie he downloaded on his phone. That is not my idea of a date, and if I was playing ball with some friends, I certainly wouldn't be thinking about catching a peek of a movie. Call me old fashion.

Another statistic states that about 25% of car accidents are cell phone related. Another statistic states that most people know that cell phone usage and car driving are not a good mix, but we do it anyway. I was pulling out of Safeway recently and coming down the hill in the bike lane was a young gal on a skateboard with her cell phone at her waist and she was looking down at it as she swooped down the hill. She almost ran right into me and it scared the living daylights out of her...so much that she screamed some potty language at me to watch where I was going. I was at a stop.

Cell phones and a lot of this other technology; darned if we do & darned if we don't. I congratulate you who don't. Aren't my articles supposed to have something to do with health or exercise? Ah, yes...so here's my advice: let's try not letting the cell phones distract us so much and take away from our relationships from friends & family. Turn it off when you are with friends or having dinner...which is what I'm going to do right now. I'm meeting girlfriends for dinner and I will leave it in my truck. Oh yeah, but I need it to use the calendar to schedule our next dinner together.

I hope to meet you...we're JUST around the corner. -Michelle West