

DUNGENESS BAY BULLETIN

Dungeness Bay Plat Homeowners Association Newsletter Sequim, WA
January 2021

Current HOA Board Members:

John Earhart - President

Jeff Killian - Vice President

Marlene Lambert - Treasurer

John Bishop - Secretary

Your Board members have discussed our upcoming Annual meeting and have decided that due to the current Covid-19 restrictions regarding public gatherings there will be no meeting in January. Perhaps a get together later in the year will be possible. Cross your fingers.

I hope this newsletter will find you in good health. We continue to live in troubling times, but hopefully we will survive and maybe learn to live a quieter lifestyle closer to home. Stay well and keep an eye on your neighbors to make sure all is well. As the saying goes from our Neighbors to the North, "Be Calm, Be Kind, Be Safe".

With all the attention in the news about the Corona virus it is a good reminder to have a plan and supplies on hand should we have an earthquake or tsunami in our area. The stores are running low on some items when really there is no supply shortage or traffic/shipping interruptions. Emergency preparedness is something we should all be aware of and take steps to be prepared. I know areas in our Plat have formed citizen groups and are following the "Map My Neighborhood" guidelines. Talk to your neighbors and have a plan.

Our Annual meeting for 2020 was held in January and you all should have received the minutes from the meeting. There were approximately fifty residents in attendance. We had guests from the County road department and the Sheriff's office. Statistics they have show that the crime rate in our area is very low and mail theft seems to be the most common problem. They think we live in a very safe area,

but of course we all knew that. We were offered some hope for a remedy for the speeding on E. Anderson Rd, but really they didn't see an issue from the data they gather. The Sheriff stated that drivers will drive at a speed they feel comfortable with regardless of what the posted speed limit is. He shared that some countries in Europe have adopted this strategy and are going away from signs and or enforcement. Interesting approach I guess, but I am old school enough to think that if we go to all the expense of establishing a reasonable speed limit and the expense of manufacturing and installing traffic signs there should be some level of enforcement. Some drivers must have a higher "comfort zone" when they pass vehicles doing the speed limit. Oh well such is life....

Dungeness Bay Plat Water System for sale: Everyone probably received the Pedersen family notice of their intent to sell the water system. Briefly they want to sell the system for \$275,000 or about \$1500 per customer. Doing some rudimentary math. There are 151 lots in the plat. Average water bill is about \$34 per month.

$\$275,000 / 151 \text{ lots} = \$1821.00 \text{ per lot to purchase.}$

$151 \text{ lots} \times \$34 = \$5134.00 \text{ per month income..}$

$\$5134.00 \times 12 = \$61,608 \text{ income per year.}$

That is not a lot of income considering wages, maintenance, parts etc; homeowners would need to do or arrange maintenance, repairs, billing and meter reading to keep the system viable. Pedersen's applied to the UTC for a rate increase and have also received UTC approval to expand the available connections to the remaining lots in the plat with no current water connection.

Our Community Park & Beach

Our 2020 annual park "Spring Cleanup" was abruptly cancelled with the onset of the COVID emergency in March. But, the park and beach continued in their normal courses...growing, flowering, dying back. And, the wind continued unabated and trees and limbs continued to fall in the park and the beach face changed. But, here and there, a little at a time, some of us persisted in our care of these precious places and both remain clear and accessible.

Thank you to those of you who pick up fallen twigs in the path, pull up ivy and holly seedlings, kick back harmful stinging nettles, pick up trash, remove driftwood from the beach staircase and trim the hedges!

New things in the park: A mature pink rhododendron was planted and flowered beautifully. (Not sure about this coming spring. There just isn't enough light). Hemlock and Douglas Fir seedlings were planted and in the areas where there is enough sun, they are surviving. There is lots of new fungus! This summer, PUD cut off the tops of all the big, dead alders along the east border to protect the power lines from falling tree damage.

Trillium Mystery: Our beautiful trillium patch on the east side of the park vanished this summer. If anyone has any ideas about why, please feel free to go to our website www.dbphoa.com and "Contact" the HOA Board to share. We surely hope that the roots survived and that it will come back this coming spring.

Warning: There are many dying alders in the Park, several of which are along the path and that we expect to tumble soon. If anyone has skill in felling trees, please go to our website www.dbphoa.com and "Contact" the HOA Board to volunteer. Please do not enter the park when the wind is blowing!

Our beach is protected from the normal erosion problems experienced on the rest of the bluff (because of the spit), however, please be aware that it is not helpful (and in fact, is harmful) to build up rock walls or piles or to try to restrict normal water movement to the shore. For more information about this, please see our local Northwest Straits Foundation at www.nwstraitsfoundation.org or the Washington Department of Fish and Wildlife at www.wdfw.wa.gov . If anyone is interested in assuming oversight responsibility for the beach on behalf of the HOA, please go to our website www.dbphoa.com and "Contact" the Board to join us.

This coming Spring: It is possible that we will need to gather to do some work in the Park this Spring. If so, we will contact you and arrange for small work parties in which we can social distance. Please go to our website, www.dbphoa.com and "Contact" the Board to express your interest.

These outside areas are an asset that we must protect and care for. Thank you to the Pederson/Peterson's who founded our neighborhood in the 1960's and had the foresight to reserve these outdoor spaces for us! What other neighborhood do you know of that boasts a private park and beach?

-

We are looking for residents interested in being an Area Representative. This is a means to contribute to your community, it's a fun job and a great way to meet your neighbors. I've included the duties below. Please consider volunteering. Your duties may include;

- Support the Home Owners in your area.
- Support the Home Owners Association.
- Contacting the residents in your area to introduce yourself.
- Gather information from each resident. Info used for contact information, newsletters and directories etc.; Names Phone Number Mailing address E-mail address
- Pass on any concerns/issues of your residents to the Board members. Be knowledgeable of the HOA covenants. Not your job to enforce, but rather make your residents aware. Hand deliver Newsletters, Directories and other information from the Board Members. Put up sandwich board when notified by the board of an upcoming event.

It will be difficult to hold elections for the coming year and due to our current environment Marlene and Jeff have agreed to remain in their current positions. If you are interested in filling a position on your Board please fill out the attached form. The future of our HOA is dependent on having residents willing to help. We are also in need of an Area Rep for the south Thornton Loop and another member or two for the Covenant Committee. If you are interested or have any questions about the duties of these positions call or E-mail me. Earhartjj@msn.com

A number of new families have moved into our Neighborhood this year and I hope you will join me in welcoming them to our Community.

Check out our Website at: WWW.DBPHOA.com. There is a lot of good information about our community and it is updated frequently.

Duties of the HOA Board Members:

DUTIES OF THE PRESIDENT: The President shall preside at meetings of the Association, have general supervision and management of the affairs of the Association and represent the Association views to and requests to non-members. Requests may be made by Committee activity of a committee appointed by the President.

DUTIES OF THE VICE-PRESIDENT: The Vice-President shall assume the duties and authority of the President during the absence of the President.

DUTIES OF THE SECRETARY: The Secretary shall keep accurate record of the meetings of the Association and initiate Association correspondence. A report of the previous meeting shall be read by the Secretary and approved by a simple majority of those in attendance.

DUTIES OF THE TREASURER: The Treasurer shall keep a true and accurate account of all financial transactions of the Association, collect dues, deposit all funds collected in a financial institution approved by the officers, audit and pay bills, report financial transactions at each meeting and furnish upon request all financial records. The treasurer's report at each meeting shall be approved by a simple majority of those in attendance.

It has been a few years since we had a Community picnic and Annual Yard Sale. We are always looking for residents to organize these events so if you are interested contact your board members.

Are you prepared for a disaster? There are local resources to help you do so. In 2018, a dozen or so folks on the north end of Thornton Drive met with representatives from the Clallam County Emergency Management office for a Map Your Neighborhood (MYN) event. The purpose of the MYN program is to get neighbors together, so they can help each other in times of disaster. It is designed to improve disaster readiness at the neighborhood level, and teaches neighbors to rely on each other during the hours/days before fire, medical, police, or utility responders arrive. (Generally an MYN group is made up of 15-20 households.)

The purpose of the MYN program is to get neighbors together, so they can help each other in times of disaster. It is designed to improve disaster readiness at the neighborhood level, and teaches neighbors to rely on each other during the hours/days before fire, medical, police, or utility responders arrive. (Generally an MYN group is made up of 15-20 households.)

The meetings covered:

1. Learn the first 9 Steps to take immediately following disaster to secure your home and to protect your neighborhood.
2. Identify the skills and equipment each neighbor has that are useful in an effective disaster response.
3. Create a Neighborhood Map showing:
 - a. The locations of propane tanks and water shut-off valves.
 - b. Each neighbor who is elderly, who has disability, and where children are who may be home alone at certain hours of the day. For information on how set up a Map Your Neighborhood meeting in your block, you can call (360-582-6011) or email (lynne5977@live.com) Lynne Schlosser, or contact the Emergency Management Office directly at: <http://www.clallam.net/emergencymanagement/myn.html>

A Bit of History from an earlier News Letter;

Origin of Thornton Drive. Many of the streets in the Sequim Dungeness Area are named after original settlers. One of the earliest arrivals was John Thornton who in 1851 came to what was then called Whiskey Flat, and later New Dungeness. In 1852 he located a donation claim for 350 acres on which your house may be sitting. Here he raised stock and grew potatoes. When the area became Clallam County he was elected County Treasurer and later was a member of the State Legislature. So, if you find some volunteer potatoes you can't account for you may be living on John's original potato field.

Just a reminder that dues are due in January. Dues are \$15 per year for residents and \$5 per year for non-residents. Although membership in our HOA is not mandatory, as it is with some HOAs, all residents are reminded they are still covered by the Covenants of the Dungeness Bay Plat. I encourage all residents to pay their HOA dues and support our Community. Your

dues help to maintain the park and beach area, pay for postage for the Newsletter, pay for and maintain the No Hunting signs, pay for the Website, pay for the Post office box, pay for the yard sale advertising etc.

The address for HOA dues is: DBPHOA, PO Box 625, Carlsborg, WA 98324

Dungeness Bay Plat Homeowners Association Nomination Form
Board Officers and Committee Members

Name:

Property Address: (include mailing address if not currently living in DBP)

Phone:

EMAIL:

To become involved in a committee or as an Area Rep, please check areas of interest below.

_____ Neighborhood Picnic Committee (plan, cook main course, put-up/takedown, prizes, take RSVPs...)

_____ Neighborhood Garage Sale Committee (make/post signs, write and call-in ads, design seller map area...)

_____ Woods and Beach Trail Committee (clearing brush, rebuild beach steps, supply equipment...)

_____ Newsletter Committee (assist design/layout, write or secure articles, proof, copy...)

_____ Area Rep (deliver newsletter, display signs for events, forward owner changes...)

_____ Covenants Committee (educate, notify new owners/builders of covenants, problem solve, enforce covenants)

_____ Other (i.e. would you like other committees involved with DBP?)

Elected position desired _____ Pres., _____ VP, _____ Treasurer,

_____ Secretary

Please share any skills and/or experience that you feel is significant. This may be edited and published in the newsletter with ballots (up to 100 words please).

Signature/date_____

please return any completed form to any Board Member