



Kala Pointer

The Kala Pointer is a Monthly Publication of the Kala Point Owners Association

July 2020

President's Message

Joe Englander

I like living in Kala Point. Since you choose to live here instead of somewhere else, you probably do, too. The individual houses aren't cookie-cutter; the condos and time-shares are well kept. The combination of openness and greenery is beautiful. The grounds, both private and common, are well maintained.

Unlike a lot of area neighborhoods, there aren't a bunch of eye-sores and potholes. Did you ever wonder how come this place is special and continues to be so? Sure we all pay assessments, but Port Townsend residents pay taxes instead and few, if any, neighborhoods in town are as nice as Kala Point. It's not the money — it's the people. And it's the work the people do. Many of the "workers" are volunteers.

The quality appearance of homes exists because the members of the Architectural Committee go over the plans of every single new home built in Kala Point to make certain it will meet our quality standards and then they make certain that the plans are actually followed. The Grounds Committee is keeping track of whether we all stay on course with the maintenance and aesthetics of our property, of whether we are following the rules we all agreed to follow. The Tree Committee helps to make certain that each owner respects the impact that trees on their property have on their neighbors' quality of life; and BMAC helps with the impact on private property of trees on the bluffs.

Without our volunteers, Kala Point would look a lot different. Unfortunately, the number of volunteers is a very small proportion of our owners. Your volunteering a few hours a month of your time would be really helpful to your community. If you like living here, help out here.

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"We on this continent should never forget that men first crossed the Atlantic not to find soil for their ploughs but to secure liberty for their souls."
— Robert J. McCracken

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August Newsletter Deadline

Deadline for August 2020 issue of the Kala Pointer is July 19.

Submit your articles to:

YourKalaPointer@kalapoint.org

Our Letter to the Editor policy can be found at

KalaPoint.org

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[Click a name to email](#)

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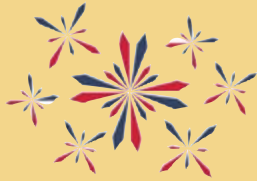
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What Happened at the June 2020 Board Meeting?

[Dale Moses](#), KPOA Board Secretary

Your KPOA Board of Directors again met by telephone conference call (not in-person due to the coronavirus pandemic) at 1 p.m. on Tuesday, June 9, 2020, and continued on Friday, June 12, at 1 p.m. after being interrupted by technical problems on Tuesday. All nine Board members were online and there were approximately 17 audience members (the conference software counts the callers). Board meeting documents were available prior to the meeting on the KPOA website (under the *Members* pull-down menu, then select *Board Meeting Files*).

Items from this Board meeting:

- There were no audience inputs at the beginning of the meeting.
- There were four correspondence items that came to the Board this past month. One was an anonymous letter complaining about several actions that the writer disagreed with and threatened mass mailings to the community if not “fixed.” The Board disapproved of such anonymity and decided to send a mass email to the community discussing this as well as putting it in the *Kala Pointer* (see [Page 21](#)).
- The General Manager reviewed recent activities, financial status, and collections. He has six applicants for the open maintenance position. We discussed other details about opening the pool and clubhouse after being closed for the pandemic. We discussed the advisability of using volunteers to staff the pool once opened; Keith will look into the liability of this.
- We discussed accepting donations of equipment for emergency response and decided that it would be OK to do this. A water buffalo (a towable water trailer) is a key need right now.
- At this point (3:05 p.m.), static filled the air and we had to terminate the teleconference.
- After appropriate notification, we restarted the conference at 1 p.m. Friday, June 12, 2020.
- Committee reports were presented including the ad hoc committee on pets. That committee is re-drafting guidance after conferring with the new County Animal Control officer.
- As requested from the Publication Committee, an ad hoc group to study website content will be created by

[Continued on page 3](#)

The Kala Point community is a common-interest residential homeowner association (HOA). When purchasing or building within Kala Point, homeowners agree to follow the HOA’s governing documents, which include: Conditions, Covenants and Restrictions of Record (CC&Rs); Rules and Regulations; Bylaws; and detailed Administrative Policies and Procedures (APPs). APPs are Board-enacted rules. The protective umbrella of these governing documents works in the best interest of all homeowners ensuring higher standards of neighborhood appearance and enhancing the collective value of the homes.

Board Meeting, Continued from page 2

Scott Rovanpera working directly for the Board.

- We discussed the cost options for an online Board candidate forum and a possible annual meeting done online as well.
- Following an Executive Session on that past Tuesday, we voted for the employee wage increases as proposed by the General Manager and wage ranges as proposed by the Personnel Committee.
- There was a small discussion on budget and assessment approvals from members before adjourning.
- **Note:** We really need to have a community volunteer to replace John Oliveira as CFO since he departs the Board in July. Although some basic financial skills are needed, we think a number of members should be able to do the job. Please think about this!

We adjourned just before 2 p.m.

If you would like to learn more about this Board meeting, feel free to listen to the recording of the meeting (available from the office) or [send an email to the Board](#) on a specific topic. ♦

Kala Point Website Content Advisors Wanted

Scott Rovanpera

The KPOA President asked me to form an ad hoc committee to offer critical suggestions on how the new [Kala Point website](#) will appear to the user. This ad hoc committee would work closely with the Kala Point IT manager, who has been working on the new design template for the website.

The tasks for this small committee of three to four people is to help determine a content design for each menu page, evaluate what content needs to be updated or removed, and verify that the menu lists contain the right content and are laid out in an appropriate order. Ideally, the committee would create a strategic plan and mission statement to guide writers in generating content for the site.

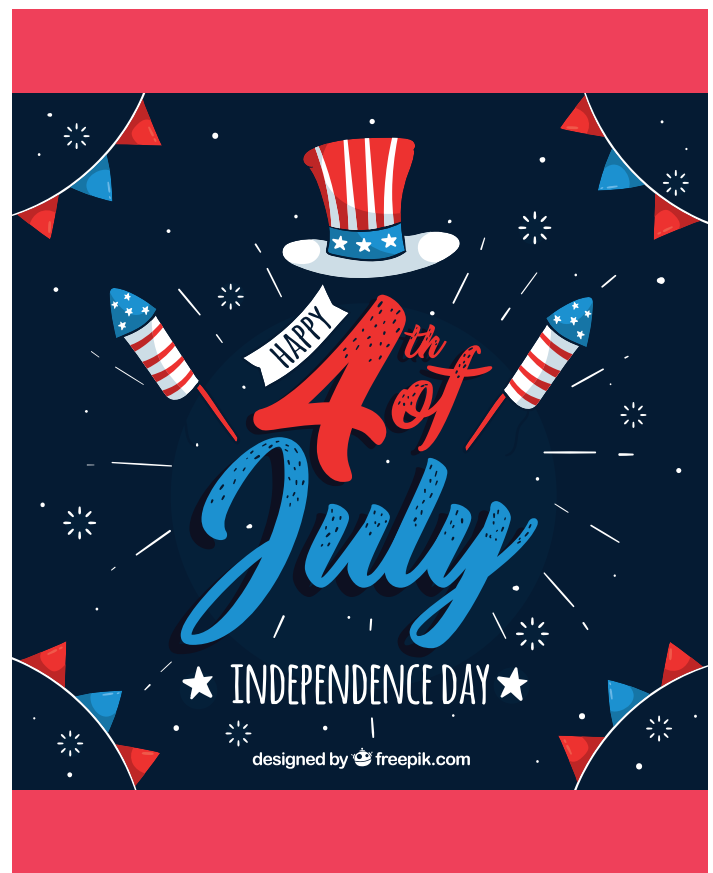
Please contact me by email at kpoaboard_rovandera@kalapoint.org if you would like to join the committee. A meeting date and time will be set once the committee has been appointed. ♦

President's Message, Continued from page 1

Without our manager and employees, Kala Point would look a lot different. We have a very small staff, smaller during this period of pandemic. The special thing about our employees is their loyalty and dedication. Qualities you can't buy, qualities for which we need to be thankful and qualities that really need to be rewarded.

As your board president for the last three years, I've had the opportunity to work with all of these folks and your Board of Directors and I thank them all for their efforts on Kala Point's behalf. I'd also like to thank those who have worked on things you might not see but that do have an effect on your quality of life: members of the Internal Controls and Finance Committees — especially John Oliveira, our CFO for the past eight years — who have made certain Kala Point has been on and stays on strong financial footing; members of EPC, Social Plus, and Elections who work to make certain that special events — planned and unplanned — turn out the way everyone wants them to.

And finally, Publications — especially Mike Burk, Kala Point's all-around one-man graphics shop — for their tremendous efforts every month to write and to create a communications venue we can all be proud of, and for giving me the space to say "Thank you!" ♦





Kala Point Elections

Be Sure to Vote!

**Before Sunday,
July 12 at 1:30 p.m.**

If you have questions, or need help voting online, please contact the KPOA office at

360.385.0814

The deadline for asking for help is Thursday, July 9 by 12 p.m. You may need to make a reservation.

Please avoid waiting until the last minute.

Kala Point's

Annual Meeting

Sunday, July 12, 1 p.m.

We will meet online via a Zoom Webinar. You will get information in an email prior to the meeting.

We will have a technical rehearsal on Saturday night at 6:30 p.m., so you can be familiar with the technology.

If you wish to participate but are unable to meet online, please contact the Kala Point office:

360.385.0814

Voting is Online in Kala Point

You will receive your voter information packet in the mail. Use the login and password to log in to Elections Trust and cast your vote. Problems? Contact the office at 360.385.0814.

If You are Not Able to Vote Online

Please contact the office at **360.385.0814** to make arrangements to vote. Our deadline for requesting voting assistance is Thursday, July 9, at 12 p.m. Please don't wait until the last moment.

KPOA Board of Directors Candidates for 2020

To help you in your decision to elect three new Board members, we asked each of our four candidates: *What are the top three things you hope to accomplish while serving as a board member?*



Pat Miles

274 Cedarview Drive

My goals reflect stated responsibilities of a Board Director: I believe my previous service as a Board Director and my Committee experience will add a historical perspective

to ensure that:

(1) the CCRs and governing documents are upheld to keep Kala Point a desirable community and to enhance the collective value of our homes;

(2) our amenities are maintained for the exclusive use of members, tenants, their families and their guests;

(3) my decisions regarding member suggestions or concerns will be made without self-interest, bias or prejudice and in the best interest of the community as a whole.



Dan Nordlund

53 Sulgrave Place

Number one on my list of things I would like the board to do is to ensure that the budget is managed so that increases in annual HOA dues are minimized. Absent an unforeseen event (e.g., a natural disaster) or some legitimate increased need for services, annual increases in budget should approximately track with the “true rate of inflation.”

Second, I would like there to be better communication of board decisions and the rationale for those decisions.

Third, I would continue examining how we can best prepare for natural disasters with respect to Kala Point facilities and services (e.g., emergency water services, fire mitigation, etc.).



Sean Moss

191 Foxfield Drive

First, I think it paramount for the success of our community that involvement rises above a small group of individuals. For this, I would like to ensure meetings are

at times that work for all and are available virtually for those unable to attend in-person (this would also provide an avenue to record meetings for members to view later).

Second, the board must promote accessibility. When questions are asked or comments made, the right decision is never to discourage speaking up or shaming those that ask why.

Lastly, the tone of signage, correspondence, and interactions must improve. Often times it's not what is said, but rather how it is said.



Gary Obermeyer

52 Buckhorn Place

Bridge divides and differences through open, honest, respectful dialogue – informed by data.

I will advocate for the regular use of surveys, listening sessions, and electronic communication; and urge the use of conflict resolution practices if/when communication breaks down.

Encourage and Facilitate Member and Resident Involvement. Our goal should be to fill all committee positions and see a continual influx of new members. All Kala Point members and residents should know that their voices are welcomed and are heard.

Assure Equitable and Consistent Application of Kala Point Rules. I will support efforts to assure that committees and residents have a common understanding of the proper channels for resolving disputes, including appeals, when they arise.

Remember to vote online! • If you need help, contact the office at 360.385.0814

Beach Education

New Kala Point Beach Kiosk

During the COVID-19 pandemic shutdown, the Quimper Geological Society (QGS; part of Jefferson Land Trust) researched and constructed an informational kiosk on Kala Spit, with the encouragement and help of the KPOA. Kala Pointer Michael Machette led this effort.



(Above) The new kiosk on Kala Point beach. (Below) The log, now tagged with dates, from which the kiosk slab was taken. • Mike Burk

The idea was to sample and date an ancient log that is one of 30 stranded at high-tide level on the beach, south of the navigational light. One previous count found 550 tree rings on the log.



After cutting a slice off the log, QGS prepared two cores for tree-ring dating, which was performed by Professor Pat Pringle of Centralia College. It turns out that the tree germinated in 1278 AD and was cut down about 1964. That means it grew for almost 700 years in the Port Townsend area.

The new kiosk is located next to the playground on the way to the spit. It features a portion of the tree slab as well as a large informational poster that includes a brief description of local glacial geology, historic events that occurred during the tree's growth and why there are so many cut logs on our beach.

The kiosk, which was installed on the Summer Solstice, is already generating compliments to the QGS and Jefferson Land Trust. For more information about the geology of our area, go to QuimperGeology.org. ♦

Know Your Crabs

Leslie Weertman

The molted crab shown in the photo to the right is probably a Hairy Helmet Crab. Thank goodness it is not an invasive Green Crab.

Here is a good website to identify crab species: wsg.washington.edu/crabteam/greencrab/id/



The table on that site includes photos and descriptions of different crabs: wsg.washington.edu/wordpress/wp-content/uploads/ID-Guide2019.Small_.pdf

Kala Point gets regular Fish and Wildlife visits to look for this invasive Green Crab which could destroy the Dungeness crabs. Immediately alert General Manager Keith Larson (gm_larson@kalapoint.org) or Fish and Wildlife (see instructions at wsg.washington.edu/crabteam/greencrab/report/) if any of these invaders are seen. ♦

Kala Cares

In Memoriam

Helen Vogel

Dorothy Rath

Through The Lens



Late June Sunrise • Susan Anderson



Junco Nest in Hanging Basket • Pamela Thompson

Share Your Photos With Kala Point and the *Kala Pointer*!

photos@kalapoint.org

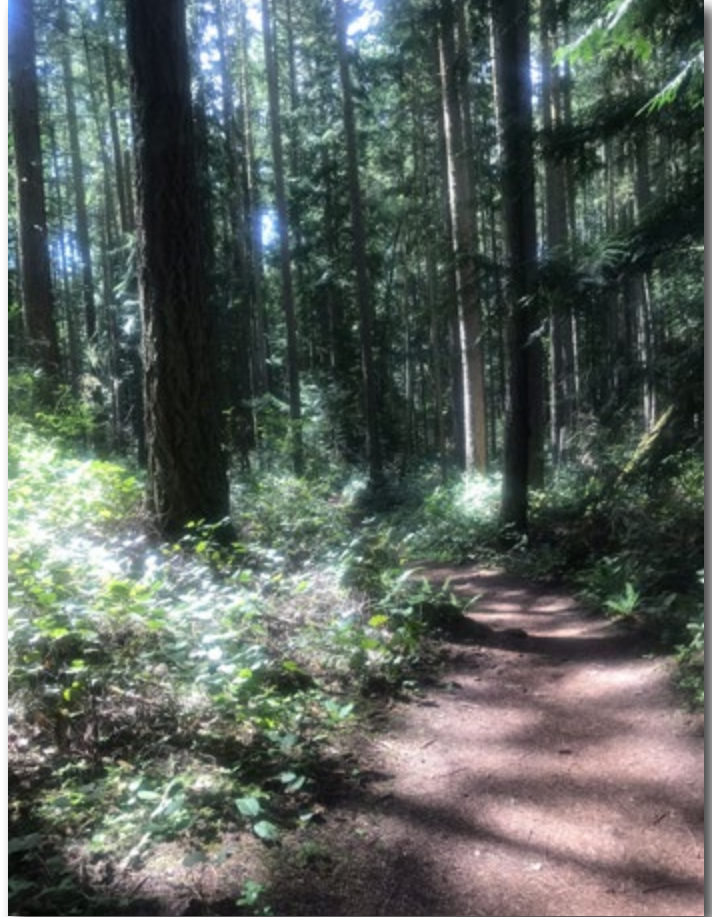


Dragon Over the Old Alcohol Plant • Tim Twiford

Through The Lens



Pirates • Bob Segui



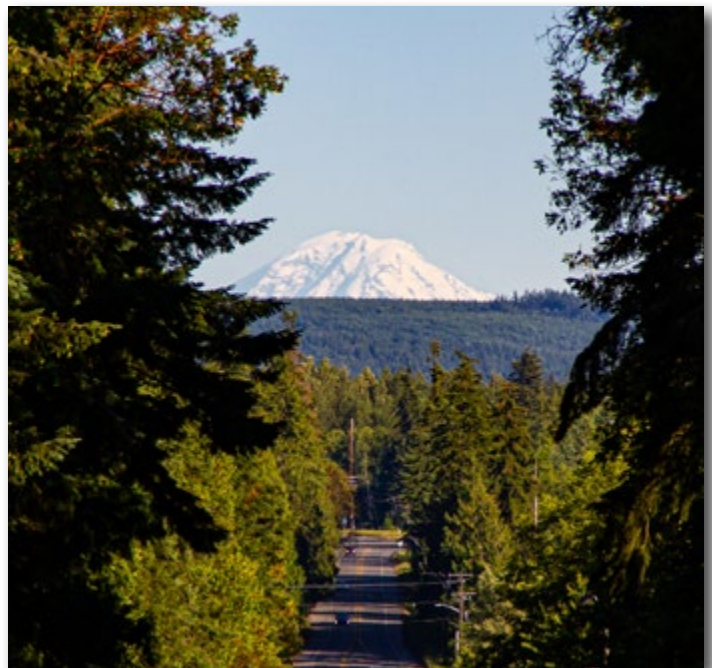
Magic in the Park • Pamela Thompson



Mount Baker from the Bluffs Trail • Pamela Thompson



Ruff Roofer • Joe Englander



Rare Rainier Sighting from Hwy 19 • Mike Burk

Fire Season Is Approaching

Anne Englander

The coronavirus is an emergency beyond anything we'd imagined, and we are living it every day, but unfortunately there's no guarantee that other emergencies won't take place on top of it.

Here's our annual reminder that fire season is approaching, and it's a good time to think about how to prevent, prepare for, and take action during a fire-related emergency.

Check out the [EPC website](#) for some useful information specifically related to Kala Point:

- [“A Guide to Reducing Your Wildfire Risk”](#) brochure that includes a set of guidelines developed by a Board ad hoc committee last fall, tailored to the conditions and restrictions within our Kala Point community
- A one-page outline of our [“Kala Point Fire/Evacuation Plan,”](#) created by EPC and presented at our most recent EXPO, offering guidance on actions to take if a fire threatens.
- A [video and all the handouts](#) from Fire Chief Jim Walkowski's two-hour seminar on “Improving Neighborhood Resilience to Wildfire” in June 2019. Walkowski shares photos and case studies from actual wildfires, and gives common-sense advice on actions we can take in our landscaping, building materials, and home maintenance to make our homes more defensible while still preserving our wooded environment.

Keep an eye on Kala Point's fire danger indicator by the front gate and also graphically presented on both our [main website](#) and the [EPC website](#) for changes in our fire threat level. Ever wonder how we set that? It comes

Remember to PASS:



Freepik.com

from the Washington State Department of Natural Resources [real-time map](#) on Fire Danger and Outdoor Burning.

Feeling a bit rusty on how to use your fire extinguisher? Here's a [brief description](#) from OSHA on how to put out a small fire. When it's not fire season, and when we can gather together again safely, we'll work with EJFR to schedule another hands-on practice session.

In the meantime, remember the acronym PASS (pull, aim, squeeze, sweep), and know that as a rule of thumb, if you cannot put out a fire in five seconds, it's already too big to handle and you should leave the premises immediately. ♦

Some artists of the past are revising their hits with new lyrics to accommodate baby boomers. Here are a few:



Herman's Hermits – Mrs. Brown
You've Got a Lovely Walker

The Bee Gees – How Can You Mend
a Broken Hip

Bobby Darin – Splish, Splash, I Was
Having a Flash

Ringo Starr – I'll Get by With a Little
Help from Depends

The Commodores – Once, Twice,
Three Times to the Bathroom

Marvin Gaye – Heard It from the Grape Nuts

Leo Sayer – You Make Me Feel Like Napping

Willie Nelson – On the Commode Again

Procol Harem – A Whiter Shade of Hair

Johnny Nash – I Can't See Clearly Now

Helen Reddy – I Am Woman, Hear Me Snore

Abba – Denture Queen

The Art That We Do

“The Art That We Do” features what some Kala Point artists have been working on during the pandemic.

Caryl Bryer Fallert-Gentry

Baycliff Place



Nice Ice

Since we can't go anywhere, I'm taking full advantage of the time to create a body of new work for four upcoming exhibitions that (hopefully) will not have to cancel. In February (just before the virus shut everything down), [husband]

Ron and I did a photography expedition to Antarctica with a group of 27 photographers, two of them world-famous. One of them was Art Wolf, whom some members may know, because he is from Seattle. As our zodiacs floated amongst the towering icebergs, our repeated request to the expedition leaders was to find us some “nice ice” (our buzz words of the week). It was like floating through a museum of gigantic modern art sculptures. (See Ron's photo on Page 13 of the [May Kala Pointer](#).)

“Nice Ice” was completed Sunday, April 26, as my first art quilt inspired by my “nice ice” photographs.

Visit the [Bryerpatch website](#) to see the story of this quilt, how it was made and larger images.

Duet #5 is a new version of one of my older designs.

[Read more about the artwork.](#)



Duet #5

“Deception Decomposition” was also inspired by photos I took in Antarctica, at an abandoned whaling station on Deception Island. [Read more about the artwork.](#)

Between my larger projects I am making a series of 12” square miniatures. These are all smaller versions of previous, larger works. Profits from the sale of these pieces will be donated to the various museums, galleries, and arts organizations that have had to close during the pandemic. Click the names below of each photo to learn more.



Deception Decomposition



Miniature 2020A
Sold



Miniature 2020B



Miniature 2020C



Miniature 2020D

Before leaving for Antarctica, we spent five days in Patagonia, (southern Chile). If anyone is interested, we have posted our photos from Patagonia on my [Bryerpatch website](#).

The Art That We Do

Sigrid Cummings

Pinewood Court

I like the idea of featuring the art we've been creating while in quarantine — for now. Here are a few of the “COVID cards” I'm been sending to friends and family. I create larger mixed-media pieces too, but for now I'm keeping it small — rather like the environment in which I'm living. And people enjoy receiving some pretty snail mail occasionally.



Leslie Dickinson

Windship Drive

I have sent along a few photos of things I have finished and some that are still in the works. Thanks for showcasing Kala Point Artists.



(Left) *Eco-printed silk scarf and iron blanket*

(Above) *Fabric collage of my cat Bob*

(Right) *Improv in green and purple*

The Art That We Do

Sue Gale

Kala Point Drive



(Left) *Boro bag*

(Left, below) *New Direction*

(Below) *Coral Desert*



Sue Stanton

Wellington Court



(Above left)
Abstract



(Left) *Ship in Troubled Waters*



(Above right) *Wine and Roses*



(Above far right)
Seashells



(Right) *Salmon*

The Art That We Do

Anne Schneider

Nantucket Place

I heard you were seeking images of Kala Point artists' current work as they are "Artists in Residence.". I am a mixed-media artist living on Nantucket Place.

Here are images of work completed during the past few weeks. These are all on the pandemic theme.

Additional art can be seen at anneschneidermixedmediaart.com/. ♦



(Above) *Recovery*



(Above, right) *Building Blocks for the Future*



(Left) *Rise Up*



(Right) *Go With the Flow*

(Bottom left) *Chaos*

(Bottom middle) *Crisis*

(Bottom right) *Controlled Chaos*



Get To Know Your Neighbors *Suzanne Eggleston*

Jim and Susie Gorski

Seaview Court

Jim and Susie were both born and raised on Pacific Northwest islands — Jim on Whidbey and Susie on Mercer. But after college, the siren call of the north drew them away for nearly 40 years before they returned full time to Washington in 2016.

“We went north to Alaska for work but fully expected it to be a one- to two-year adventure, after



which we would return to somewhere in Washington state. The one- to two-year plan took us 39 and a half years to implement,” says Susie with a laugh.

The two met at a Greek evening exchange at University of Washington. Susie introduced herself.

“We had a nice visit — and then Jim walked one of my roommates home,” says Susie. “It wasn’t pretty.” Jim replies, “In my defense, I had a hard time pronouncing Susie’s last name so I opted for the easy way out — initially!”

After Jim and Susie graduated from UW, they married and moved to Salem while Jim attended Willamette University College of Law. From there, the Gorskis headed to Alaska where Jim began his 40-plus-year legal career, first as a commercial litigation specialist and later as a business transactional lawyer.

“Being a litigation lawyer was challenging and exciting,” says Jim. “But as time went on, it took more of a backseat to the work I did for long-time clients, many of whom became our friends.”

Susie spent the first part of her career working on public policy grants with the University of Alaska Anchorage. She spent the next 30 years with the Eagle River Chamber of Commerce, first as staff and then as the executive director. “Chambers are fascinating

places,” she says. “If you are not staging events — which can include hauling trash, setting up bleachers and staging parades — you are meeting with local businesses, legislators and mayors to try to improve community life. It was a great ride.”

Jim and Susie agree that they were in Alaska at the right time. “We arrived in Anchorage during the month the first barrel of oil was coming down the Trans-Alaska Pipeline,” says Jim. The state’s growth kept them both active, personally as well as professionally.

The Gorskis purchased their condo in Kala Point in January 2012 and spent four years remodeling remotely from Alaska. After they retired, they become full-time residents in June 2016.

It wasn’t easy to leave Alaska, especially since it meant moving away from their son Tristan, his wife Wendy and four grandchildren (Atticus, Tesla, Wren and Coda Fin). But the move brought the Gorskis 1,500 air miles closer to their other son Jamie and his wife Laura who live in North Carolina with their kids Kaylee and Emma.

After settling in to their new home, the Gorskis lost no time in getting involved in the Port Townsend community. They both serve on the Board of the Port Townsend Yacht Club and are members of the Northwest Maritime Center where they’ve helped with events such as the Wooden Boat Festival and 70/48.

Jim serves on their condo board and is a proud member of Kala Point’s Cooks Group where, he says, “men are men and creating really good food is their challenge.” Susie volunteers for the Social Plus Committee and participates in the Read to Rover Program in the schools with their English Lab Tiki. She is also an active volunteer at the Quimper UU Fellowship, and is trying her hand this summer working at Swan Farm food bank food garden in Port Hadlock.

Jim and Susie love to travel. “Our two favorite trips were to South Africa, Tanzania and Zanzibar in Africa, and 21 days in China a few years ago,” says Susie. One of the first things they want to do post-pandemic is go see their grandkids.

They also enjoy sailing, hiking, pickleball and getting away for some skiing — downhill and Nordic — during the winter months. Jim also likes to get out on his bike. “There are so many fun things to do in and around the area,” says Susie. “But Kala Point feels like 365 days of summer camp, from Pickles [pickleball], to Fort Townsend hikes to beach walks. It’s incredible!” ♦

Get To Know Your Neighbors

Ron and Michael Kubec

Windship Drive

It was 30 years ago when Ron Kubec was asked by his realtor to tag along to the annual spring kickoff party for a Boulder, Colorado, swim and tennis club. When a friend heard about the invitation, he told Ron, “You must meet Michael,” a member of the club’s board.

“My reaction was ‘Why do I want to meet some guy?’” said Ron, not realizing Michael was in fact a woman. “We were introduced and the rest is history.” The couple married a year later.

The couple has six grown children between them from previous marriages who live in Colorado, Tacoma, the Bay Area and Southern California. They have eight grandchildren, ranging in age from three to 17: Quincy, Calvin, Stella, Xander, Erin, Amelia, Jack and Will. Two of them live an hour and a half away in Tacoma with Michael’s daughter and husband.

“We have many things in our lives that bring us real happiness, from our time together, to our children, to the beautiful place we live,” says Michael. “But at this stage of our lives, the grandchildren bring us the greatest laughter and most smiles.”

As for careers, Ron took his degree in metallurgical engineering from University of California at Berkeley and went on to have a career developing disc drives, first for IBM then for a number of startup and small companies, including two that he started from scratch.

Michael graduated from Smith College with a degree in history. After a few years at home raising children and doing volunteer work, she became a Certified Financial Planner and opened her own financial planning and tax preparation practice.

“We both loved what we did — most of the time,” says Michael.

The Kubecs left Boulder when they felt it had become too crowded and gentrified. In searching for new places to live, Port Townsend stood out.

“PT is a quirky town with lots of good restaurants, interesting, active people, and cultural events such as Centrum,” says Michael. “Kala Point seemed to be a beautiful place to live providing us with the opportunity to build the retirement home we wanted in a vibrant community.”

In addition, the Olympic Peninsula offered the couple a wealth of outdoor, recreational activities.

“We both love the outdoors and have enjoyed walking, hiking, canoeing, crabbing, playing tennis,



“At this stage of our lives, the grandchildren bring us the greatest laughter and most smiles.”

pickleball and golf,” says Ron. “Afterwards, we enjoy sipping a favorite cocktail on our deck.”

They also both love spending time with friends, reading and playing bridge. The couple has even learned to play bridge online with friends during this stay-at-home time.

The Kubecs have lived in Kala Point for almost 14 years, beginning first with a rental house on Pinecrest, then moving into the home they built and Ron designed on Windship a year later.

Ron belongs to Port Townsend’s Tuesday Morning Breakfast Club and KP’s COOKS. “Ron loves to cook and I thoroughly enjoy his meals!” says Michael.

Michael is a member of the Port Townsend branch of AAUW (American Association of University Women), George Welch Guild for Seattle Children’s, two book clubs and the KP bridge club. In addition, she is a Trustee at the Jefferson County Library.

Both Ron and Michael love to travel and have been fortunate to do quite a bit. “We debate frequently as to what is our ‘favorite trip,’” says Michael. “Our three weeks in Africa tops the list because of the indescribable experience of seeing so many beautiful animals in their natural setting, doing their thing.”

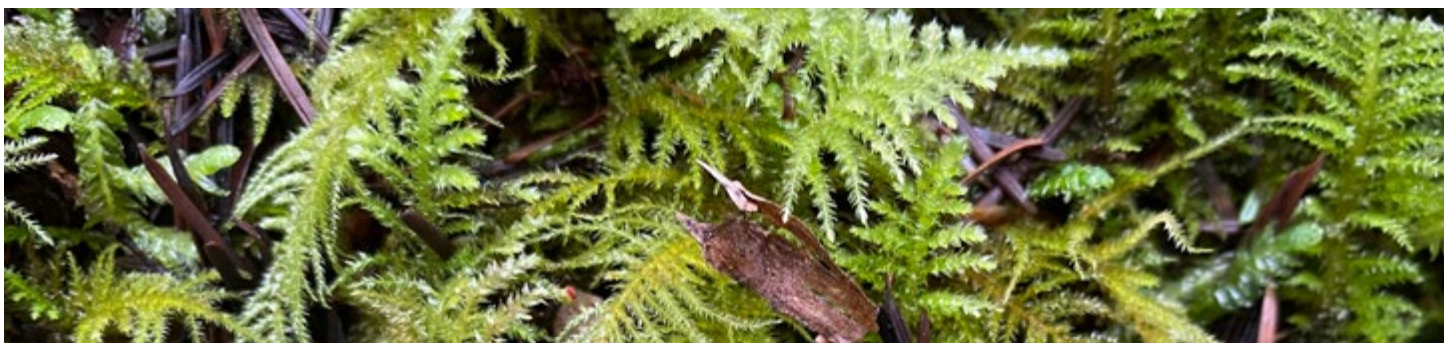
“But we have also loved our time in Tuscany, Scotland, Australia, New Zealand, Vietnam, England, Paris, Ireland, The Czech Republic, Rome, China and more,” says Ron. “If COVID-19 makes it possible, we will spend two weeks in Scandinavia early this fall.” ♦

Grounds Committee: Administrative Policies & Procedures

Scott Rovanpera

Listed below are excerpts from the Grounds Committee **Administrative Policies & Procedures, Article VIII**. The descriptions define the authority and mission of the Grounds Committee:

Section	Description
Authority and Jurisdiction, A.1	The Board of Directors recognizes the Grounds Committee as one of the standing committees of the Association. Acting under CC&R Article V, Section 1(g) and Bylaws Article VI, Section 15, the Board has delegated to the Grounds Committee the responsibility for establishing and monitoring standards of aesthetics, safety, and maintenance for all Common Areas. In addition, the Committee is directed to monitor the appearance of individually owned lots as outlined in CC&R Article IX, Section 2(b). The Rules and Regulations further identify areas of responsibility.
Committee Mission, B.1	Monitor Common Areas and amenities throughout the community to ensure that the beauty, safety, and serenity of the area are maintained for the benefit of all. This includes but is not limited to; Clubhouse and grounds, tennis courts, sport court, beach area, parking areas, storage lots, roads, paths, gate area, and mail sites.
Committee Mission, B.2	Monitor individually owned properties for exterior appearance and maintenance by the Committee except when under new construction during which time the Architectural Committee shall be responsible.
Committee Mission, B.3	Monitor undeveloped lots to maintain a neat and non-hazardous environment.
Committee Mission, B.4	Monitor erosion due to roof, driveway, and road drainage on all Common Areas.
Committee Mission, B.5	Administer the "Rules & Regulations" as authorized.
Organizing and Reporting, C	The General Manager shall be responsible for the oversight and compliance of individual lot appearances and has the authority to delegate such responsibilities as needed. The Committee shall be composed of at least two members of the Board of Directors and other member volunteers. All members of the Grounds Committee shall be approved by the Board. The General Manager is a de facto member of the Grounds Committee. The Committee normally meets monthly. Its Chair or delegated secretary shall maintain a list of current members, advise the KPOA Office of any changes and keep written minutes of its meetings, which shall be submitted to the Board prior to its regular monthly Board meeting. The Chair ensures that the Committee develops its own objectives and plan of Action.
Objectives and Action Plan, D	The Committee shall be responsible for reviewing and updating its objectives annually and submitting them to the Board in September. ♦



Committee Reports

Architectural

Meeting: May 21, 2020, by email

Projects Summary:

- 24 total: 3 completed; 14 ongoing; and 7 new

Old Business:

- Lot #180: new decks and roofing completed
- Lot #90: repaint of new color completed
- Lot #168: garden planter box completed as proposed

New Business:

- Lot #265: Replacement septic being installed; permit obtained
- Lot #60: Replacement septic being installed; permit obtained
- Lot #7001: Repaint same color
- Lot #444: Repaint same color
- Lot #382: Electrical meter exposed in front yard; owner agreed to have screening installed prior to selling home
- Lot #271: Approved repainting new color
- Lot #5013: Approved repainting new color
- Lot #142: Approved replacing existing drive with concrete
- Lot #362: Approved replacing old deck and adding additional deck
- Lot #370: Approved landscape plan
- Lot #348/349: Approved temporary screening of four panels in rear until foliage grows. Home for sale; neighbor's rear yard is exposed.
- Lot #6009: Approved painting, decking, stone and propane projects

Emergency Preparedness

There was no EPC meeting this month.

Chair Anne Englander provided the following updates:

COVID-19

- Thanks to Mark Miller and Joe Worrall for the timely emails to residents, and the posts on our website and on Telegram; they are keeping Kala Point informed on COVID-19 developments. Be sure to check out the Jefferson County Situation Report from May 30, which outlines two important changes for the county: the mandate to wear masks and Phase 2 modifications now in effect. Jefferson

County may apply to the state soon to move into Phase 3.

- An updated shopper volunteer list is posted on the [EPC website](#)

Other EPC Topics

The coronavirus is an emergency beyond anything we'd imagined and we're living it every day, but unfortunately there's no guarantee that other emergencies won't take place on top of it (including the current social unrest throughout the country). So we still need to be preparing, planning and training for those as well. The EPC will work on the following initiatives over the next few months:

- Fire season is approaching, and July is a good time to remind everyone about how to prevent, prepare for, and take action during a fire-related emergency. See brief article on [Page 9](#) that is also posted on our the [EPC website](#), with links to Chief Walkowski's talk last spring and to two documents developed last fall: KPOA's "A Guide to Reducing Your Wildfire Risk" and EPC's "Kala Point Fire/Evacuation Plan"
- A handful of EPC members have completed the Community Emergency Response Team (CERT) class and are certified, and our Kala Point CERT class with 16 participants (9 from EPC) got halfway through the course before classes were canceled due to the coronavirus. EPC will therefore use a portion of its EPC meetings (virtual or in-person, depending...) each month to review and discuss a unit or two from the CERT curriculum.
- We don't know yet how the 2020 ShakeOut will shake out (sorry, couldn't resist), but organizing even a virtual drill with scenarios to report and problems to solve would be a key part of our staying prepared. We did a virtual "severe winter storm" exercise a couple of springs ago and it was useful, though it lacked the community involvement and FRS radio practice that we have incorporated into our more recent exercises.

Cache

Comments (unsolicited) about Cassandra have recently appeared in the *Kala Pointer*. EPC is not planning or sponsoring a reintroduction of Cassandra, but there has been an inquiry from a few Kala Point residents as to whether private donations from

Committee Reports

individual residents could be used to fund KPOA's acquisition of one component of the Cassandra proposal: a water tank/trailer to transport and distribute potable water in the event of a disaster, as recommended by the PUD. EPC members have done a new round of research and identified a potential product and source for the trailer. The Board may consider whether this is an appropriate initiative, and then the feasibility of, and mechanism for, funding will need to be worked out.

Editor's Note: The Board decided at their June meeting that accepting donations for the purchase of the water tank/trailer would be OK.

Grounds

Meeting: June 2, 2020; social distancing was observed

Highlights:

- Scott Rovanpera was appointed the Board alternate for the Committee.
- The GC reviewed 17 complaints received by the General Manager over the last six months. Many had already been addressed or were not within the purview of the GC. Five remained and were assigned to committee members for review.
- Procedures were discussed to monitor private and common properties for compliance with GC APPs. In addition to the formal procedures outlined in [APP VIII-2](#), an informal process was discussed for working with homeowners to bring about compliance before entering into the formal process. Non-compliance issues will be documented for the GM and addressed by the GC as appropriate.
- The Committee approved the final design for Towing signs. The new signs will be white on blue. It was determined that the signs are in compliance with the RCWs and are not in conflict with the contract with Northwest Towing and Recovery.

Internal Control

Meeting May 20, 2020

Monthly expense reviews and meetings cancelled until committee is able to meet together again.

Publications

Meeting: June 8, 2020, via Zoom call

- June issue editor experienced challenges in delivering issue on time because of information being delivered at the very last minute
- KPOA website updates discussed; board rep observed that the committee is already stretched thin with production on the *Kala Pointer* each month, and suggested an ad hoc committee take on the website with editing to be performed by the Publications Committee
- Discussion about paper versus electronic copies of the newsletter; committee agreed that copies should be made available in a mailbox outside the administration office
- KPOA admin staff will be asked to send a master list of advertisers to the editor by the 25th of each month to verify paid advertiser postings.
- Discussion about whether advertisers should pay for a three- or six-month duration
- **The Publications Committee still needs new members, especially those who can help with layout.**
- Next meeting will be July 6 at 2 p.m.

Responsible Dog Owner (RDO) Committee

Meeting: June 9, 2020

Highlights:

- Reviewed the opinion from Erik Allen (Jefferson County Animal Control Services), the descriptions of RCW "dog" ordinances that apply to Kala Point, and rewrote the proposed regulations for "Pets" under [Rules & Regs, Article II, Section C](#).
- The focus on the new regulation will be the definition of aggressive and dangerous dogs.
- The committee created a new and abbreviated verbiage for the sign posted at the beach to emphasize the responsibility each dog owner has when walking their dogs at the beach.
- The RDO will be submitting this final draft to the Grounds Committee for their approval, and then hopefully submit it to the Board of Directors at the July or August board meeting.

Committee Reports





Tree

Meeting: June 11, 2020

Tree committee met in the field; social distancing was observed.

- Six cases are still pending (approved but work not completed)
- Three new cases were reviewed in June; all removals were approved, with the exception of a healthy native tree on Lot 340
- Kim Titus has been approved as an ongoing tree committee member
- The next meeting will be on July 9, at 9 a.m. ♦

KPOA Facilities
All our facilities are closed until further notice.
The Administration Office is available by phone only at 360.385.0814.
Stay tuned for our reopening.


“Independence Day: freedom has its life in the hearts, the actions, the spirit of men and so it must be daily earned and refreshed — else like a flower cut from its life-giving roots, it will wither and die.”

 — Dwight D. Eisenhower
 


Grounds Committee: 911 Address Plates or Signs

Leslie Weertman

Did you know the red reflective sign with your Jefferson County address number is required by the



County for emergency or first responders to be able to locate your residence?

These 911 address plates are created when your Jefferson County address is created, and the number assigned your address is a measurement estimation in relationship to your

home placement on the street. The sole purpose is for emergency responders to locate driveway or homes quickly.

Many of us may have GPS maps and cars that tell us where to go, but the last part of the drive usually still requires human eyes to locate the actual driveway and building. There is no county fine for not posting this sign, but it is required for Kala Point residences. Without a proper sign or 911 address plate, you risk a tardy response for your emergency needs.

These metal plates are issued as part of the building permit for your home. At the time your property was cleared for construction, this sign should have been installed. The plate is typically attached to a post to become a sign. Jefferson County website directs the plate to be “posted 3 feet above the roadway,” but for our community, the KPOA Architecture [APP III-1](#) Section B-6i requires the plate to be installed “above the ground beside the driveway and close enough to the street to be seen by emergency vehicles coming from either direction.” If the home has propane, then the flame sticker available from the KPOA office is also added to both sides of the sign.

It then becomes the homeowner’s responsibility to keep the plate posted and to keep both sides of the plate unobstructed and reflective. It is very easy to order a new plate if yours has moss or grime that cannot be removed. Contact the Department of Community Development which, although currently not open to walk-in public, is located at 621 Sheridan Street in Port Townsend. You can call their office at 360.379.4450 extension #5 or email dcd@co.jefferson.wa.us. A new plate costs \$20.

As part of spring garden work, take a look at your 911 address plate, make sure it is in good condition, posted properly, and keep all of us safe. Or in the words of Jefferson County, “help us help you.” ♦

Kala Lily's

July Gardening Tips

Diane Solvik & Angela George

July is a month to enjoy the beautiful outdoors under warm, sunny skies. Relax and smell the roses as this month heralds a slow-down in the pace of work with fewer routine chores than in the Spring.



Fertilize your annuals and perennials every two weeks with a low nitrogen, high potassium and phosphate product. An easy way to remember the formula (10-25-10) is the first number (10) is nitrogen (N) for leaf growth, the second (25) is phosphorous (P) for flowers, and the third number (10)

is potassium (K) which promotes root growth.

Deadhead both perennials and annuals to increase the number of blooms and keep everything looking tidy. This is especially important for delphiniums and lupines. Cut the spikes right down to the base as soon as the flowers fade to encourage them to bloom again later in the season. Lilies can be cut back to the first set of leaves. Some summer perennials, such as catmint and hardy geraniums, will also flower a second time if sheared to about six inches after their initial blooming. Water well after shearing.

If you have a lawn, keep it cool by mowing at the highest setting on the lawn mower. Water slowly and deeply once a week to encourage deep root growth. Our dry summer months make it vital to keep our gardens well-watered.

If you discover powdery mildew on plants such as phlox, bee balm, asters or roses, spray with a mixture of four tablespoons of baking powder to one gallon of water. Add a dash of dish detergent to help the mixture stick to the leaves.

Lavender, for use in a sachet or as potpourri, is best if gathered just as the buds show color but before they actually open.

Shop nursery sales for plants to fill up your containers. Keep them spruced up by removing spent flowers and they can last well into the fall.

Something you should know! Birds are contracting E.

Coli from bird feeders and dying. Experts recommend washing your bird feeders thoroughly with a bleach solution or removing the feeders entirely. The same goes for hummingbird feeders. Be sure your feeders are mold free! Hummingbirds can get deadly bacterial and fungal infections from moldy feeders. Wash them every two or three days with hot water and a little white vinegar. Also, keep your bird baths impeccably clean. We all want healthy birds!

Here in Kala Point we are lucky to live close to nature and every year we have a fresh influx of charming fawns that love to munch on our lovingly cultivated garden plants. Here's a recipe for a deer deterrent that may help curb their appetites: To one gallon of water add one egg, half a cup of milk, and one tablespoon each of cooking oil and dish soap. Shake up the concoction and spray your plants about once every two weeks or after a heavy rain.

Have fun in your garden and don't forget the sunscreen! ♦



Letters

June Kala Pointer

We are new to KP, purchased a lot, then decided to buy a house instead. We will be moving into 563 Pinecrest in a month and so look forward to living in KP.

Thank you for the wonderful, informative newsletter. You all do an *amazing* job! I plan to volunteer as soon as we get moved and settled.

Thanks to *all* that put their time and heart into making and keeping Kala Point such a nice place to live!

Kathy Craig
Pinecrest Dr. ♦

Anonymous Letters to the Board

KPOA Board of Directors

The KPOA Board recently received an anonymously written letter that sounded as though it came from an owner in KPOA. The writer was displeased with several recent occurrences within our community and said the Board should “fix” these perceived problems or the writer would start saturating the community with complaint letters. The perceived problems were the type of things that are handled by either our General Manager and/or certain KPOA Committees.

The Board discussed this letter at our June 9, 2020, Board meeting and decided that anonymous letters are not an acceptable form of communication with the Board. In particular, threats such as were made must be ignored. However, the Board wanted to inform the membership that such an anonymous letter was received and that if the writer wants to correct a perceived problem they should work personally through the General Manager, a Board member, and/or the appropriate committee using their name of course. ♦



“I believe in America because we have great dreams, and because we have the opportunity to make those dreams come true.”

— Wendell L. Willkie

The Bluff Management Advisory Committee Needs New Members

- ★ Serve your community
- ★ Take part in preserving Kala Point’s natural beauty and views.
- ★ Help prevent erosion to our bluffs.
- ★ Save homeowners money by consolidating the cost of county-mandated reporting.

If you are interested or have questions, contact:

Scott Love: slovebug74@gmail.com
Bob Winfrey: rjwinfrey@gmail.com



More “Foo Foes” to Find

In last month’s issue, we featured some of Angela George and Marilyn Berry’s photos of Kala Point street number post art, a genre they’ve dubbed “Foo Foo.” Here are some more of their photos of foo foos for you to look for while walking the neighborhood.

If you are up to the challenge, drive, walk, bike or use whatever means you prefer and snap pictures of some foo foos *you* find. Submit your collection to yourkalapointer@kalapoint.org. ♦



Haiku Break

Tim Twiford

Mischievous squirrel
leads exuberant dog to
bark up the wrong tree



In the woods, hear the
quiet, see the shadows, feel the
life untouchable

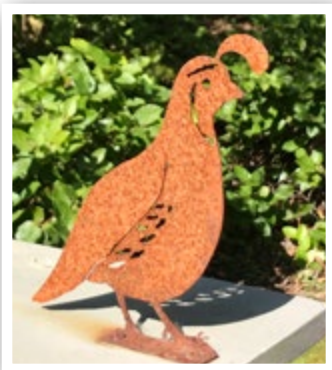


(Old Joke in Haiku)

“Doc! I’m a wigwam!
I’m a teepee! What ails me!”
“Simple: you’re too tense.”



A cottony air hangs
over the yard languidly,
deadening all sound ♦



Send In Your Photos!

Do you have images that showcase the character of Kala Point?

New images that highlight the natural setting, facilities and people of Kala Point are needed for the KPOA website (kalapoint.org).

You won't be compensated for your submission, but you will receive a photo credit.

Please submit your original full-resolution photos in jpeg format to photos@kalapoint.org.

(Please send one photo at a time to avoid going over email size limits.) Thank you! ♦

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References Available

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Kala Pointer Newsletter

Kala Point Owners Association
1760 Kala Point Drive
Port Townsend, WA 98368

A few reminders:



Fireworks are prohibited everywhere in Kala Point.



If you know of anyone who is not online or does not subscribe to the Kala Pointer, let them know printed versions of the newsletter are available on the ground floor of the administrative offices.

Do not feed raccoons!

Several residents throughout Kala Point have reported destruction from raccoons.

Feeding these masked marauders can lead to:

- ✳ Overpopulation
- ✳ Dependence on human-provided food
- ✳ Destruction of property
- ✳ A loss of fear of humans (and potential attack)
- ✳ A spread of disease that can be transmitted to other raccoons and humans

Please abstain from feeding them.

Thank you!



Residents who used cardboard as an eco-friendly weed blocker under bark were dismayed to discover that brazen raccoons were ripping up the cardboard (and undoing weeks of work) to get to insects underneath.