

Kala Pointer

THE *KALA POINTER* IS A MONTHLY PUBLICATION OF THE KALA POINT OWNERS ASSOCIATION
APRIL 2023



In This Issue

- **President's Message**
- **Board Meeting Summary**
- **Get to Know Your Neighbors**
- **Welcome to Kala Point, New Neighbors**
- **Sharing the Good Life**
- **Kala Point Election Basics**
- **Upcoming Events in and Around Port Townsend**
- **Kala Point Natives Workgroup Removes Blackberry Canes**
- **Pet Care in an Emergency**
- **Kala Point Resident Survey**
- **Dial-a-Ride**
- **Emergency Preparedness**
- **Yard Sale: Save the Date**
- **The Best Time to do an AC-Approved Project**
- **Through the Lens**
- **Go with the Flow**
- **Odeur de la Septic System**
- **Committee Reports**
- **Advertising**

Hard Copies and Magnification Tip

To obtain a hard copy of the *Kala Pointer*, visit the Administration Office or the Clubhouse on Monday. To view the newsletter on the Kala Point website, visit kalapoint.org/kala-pointer/view-past-issues/. Please note it won't be posted until Monday.

To increase your viewing magnification: on a Mac, click and hold "+" and "command" at the same time; on a PC, click and hold "+" and "Ctrl."

Special Notice Emails

If you are not receiving special notice emails from KPOA, please contact the Administration staff at 360.385.0814.

Attention Gmail Users

Since the *Kala Pointer* is larger than most emails, Gmail automatically cuts it off at a certain point. To ensure you see the entire newsletter, click on the "View Entire Message" link at the bottom of this email. ♦

From the Desk of KPOA President

[Mark Lannon](#), Board President

Happy spring, everyone! As warmer weather is slowly but surely approaching, your Board of Directors wants to share a few things with you.



*Indian Plum Blossom,
photo by Suzanne
Eggleston*

There are some serious structural issues with our pier that may mean it will not open this season. We apologize for this inconvenience. Please see the Finance Committee Report for details about the project.

The pool is targeted to open on April 15. The pool is open for lap swimming and exercise from 9 a.m.–noon, Monday through Sunday, and open swim from noon until 9 p.m. Please sign in and ask your guests to do the same prior to using the Clubhouse or pool.

If you are considering any home-improvement projects, you may want to take a look at the article submitted by the Architectural Committee that provides some guidelines on timing.

On a related topic of home maintenance, resident Mike Harte walks us through some basics on Onsite Sewage Systems. Make sure to read it and know the warning signs of a system gone bad.

The Elections Committee has provided an article that answers some common questions members have about our Board, meetings, and more.

Social Plus has a newcomers' event planned on May 24 in the Clubhouse. Please plan to attend if you've recently moved here or want to welcome those who have. And in preparation for Social Plus' upcoming garage sale on June 3 (see the "save the date" notice in this issue), you might want to consider sorting through your garage, spare room, or wherever you store unwanted or unused items.



*Red-breasted Nuthatch,
photo by Kris Ethington*

This subjects of this month's neighbor profile live just down the street from me. Take a look at the article on Dorothy Turnbull and Ray Mazza. If you'd like to be profiled in an upcoming issue or want to address a Kala Point topic in a letter to the editor, drop a note to the *Kala Pointer* staff at yourkalapointer@kalapoint.org.

Lastly, this is the time when the number of visitors to Kala Point increases. Please be extra careful driving our streets that may contain more walkers and bikers, and be aware that more folks will be on our beautiful beach. Enjoy the season! ♦

Kala Pointer Staff

Editor: Pamela Thompson

Copy Editors: Suzanne Eggleston, Hilary Newell
Laurie Engelbeck,
Margaret McGaughey

Photo Editor: Pamela Thompson

Chair: Suzanne Eggleston

Secretary: Margaret McGaughey

April Contributors

Donna Abear
Architectural Committee
Cathy Carroll
Tom Clark
Suzanne Eggleston
George Engelbeck
Kris Ethington
Mike Harte
Charla Jean
Mark Lannon

Patsy Mathys
Mark Miller
Hilary Newell
Dick Nockleby
Dan Nordlund
Char Quandt
Felice Thompson
Pamela Thompson
Tim Twiford
Leslie Weertman
Diana Zinn

Cover Photo: Sunrise over PT by Tim Twiford

Next Newsletter Deadline:
April 19 for the
May issue

Submit your articles to:
YourKalaPointer@kalapoint.org

[Our Letter to the Editor policy](#)
Look under section H.

2023 Committee Chairs

Architectural [Pat Miles](#)

BMAC [Scott Love](#)

Elections [Patsy Mathys](#)

Emergency Preparedness (EPC)
[Mark Miller](#)

Finance [Kevin Skolrud](#)

First Aid [Terry Rose](#)

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;

2023 Board of Directors

Click on a name to email

President [Mark Lannon](#)

Vice President [Joseph Reeves](#)

Secretary [Dan Nordlund](#)

Director & CFO [Kevin Skolrud](#)

Director [Pat Miles](#)

Director [Dale Moses](#)

Grounds [Scott Rovanpera](#)
Internal Control [David Harrah](#)
Personnel [Mark Lannon](#)
Publications
[Suzanne Eggleston](#)
Social Plus [Natalie Wilson](#)
Strategic Planning [Joseph Reeves](#)
Tree [Geoff Genter](#)

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.

Director [Sean Moss](#)
Director [Sue Stanton](#)
Director [Kim Titus](#)
[Click here](#) to email the entire board

March Board Meeting Summary

[Dan Nordlund](#), Board Secretary

The March KPOA Board Meeting was held March 14 at 3 p.m. It was a hybrid meeting held in person at the Clubhouse and over Zoom. Directors in attendance in the Clubhouse: M. Lannon, president; D. Nordlund, secretary; and P. Miles, S. Stanton, D. Moses, and K. Titus, directors. Directors attending by Zoom: J. Reeves, vice president; K. Skolrud, CFO; and S. Moss. Also attending were Keith Larson, general manager; Felice Thompson, administrative assistant II. There were also seven residents attending by Zoom and 11 residents attending in the Clubhouse.

A quorum being present, the meeting was called to order. The March 2023 agenda and the minutes of the February 2023 Board Meeting were approved. It was announced that the deadline for articles for the April *Kala Pointer* was March 19.

General Manager's Administration Report

- Thank you to administrative staff for exceptional work with collecting past due assessments.
- KPOA calendar problems — recurring events not being carried forward to the new year — are being resolved.
- Research on possibility of using solar power to reduce electricity costs at the Administration Building (and maybe Clubhouse) is ongoing; bids and final report will be available soon.
- Be advised that Clubhouse hours are changing April 1 to 9 a.m.–9 p.m..

General Manager's Finance Report

- All Lots, Houses and Condominium (LHC) members have paid at least their first-half assessment, and 81.6% of the total amount has been paid.
- 98.9% of Timeshare assessments have been collected.
- The Board voted to accept the Finance Committee's recommendation to write off the delinquent assessment for Timeshare unit 13H as a bad debt.
- There are a wide variety of reserve projects scheduled for 2023 including road repairs and paving, new tractor, mailbox replacements, and Clubhouse painting (See the minutes or review the recording of the Board meeting from the [Board of Directors' landing page on the website](#)).

General Manager's Grounds Report

- Still working with the owners of the beached boat to get it removed.
- Maintenance staff is working on backlogged projects prior to the beginning of mowing season.
- Inspection of the piers at the beach indicated that some repairs are needed before it is safe to use again. This will unfortunately take some time; the floats will not be

going in this year, and the dock facility will remain closed.

Old Business

- The review and discussion of the revisions to [APP Article II Board of Directors, Officers, & Appointments](#) was completed and the Board voted to approve the article as amended.
- The Board voted to send out the KPOA 2023 Survey to the membership no later than the end of March.
- Due to the lengthy discussion of APP II, the remaining old business and the new business on the agenda were postponed to the April Board meeting.

The Board then voted to recess until the April 11 meeting time.

Note: For more details about the meeting, supporting documents, and a recording of the Board meeting, visit the [Board of Directors landing page](#). ♦

Get to Know Your Neighbors

Suzanne Eggleston

Ray Mazza and Dorothy Turnbull Pinecrest Drive



After more than four decades in Connecticut, Ray Mazza and Dorothy (Dot) Turnbull decided to head west. It was a big decision to leave their home in Darien. While they miss the “95-degree summers, hot sandy beaches, family and friends,” they say they do *not* miss the traffic and snow.

They set their sights on Port Townsend after a medical school friend of Dot’s retired here and encouraged them to follow.

“We arrived in Port Townsend in September 2020 with COVID chasing us and smoke and fire in front of us,” recalls Ray.

“Toward the end, we could taste the smoke at Yellowstone. The air quality ahead kept us in Butte, Montana, longer than planned, waiting for the air to clear.”

Ray and Dot finally made it to Port Townsend and were relieved to enjoy the company of friends as gracious hosts in what was otherwise a tough year for everyone. They moved into their home in Kala Point in December 2020. The couple enjoys their new home, and “especially love the beautiful garden left by the previous owners,” says Dot.

Ray describes his new home state as, “Damp and gray, but friendly and polite. Great neighbors.” Dot adds that they relish “being surprised by the mountains and sky on a clear day, the exposure to art and music, and the beauty of seeing the eagles soar.”

Back in Connecticut, Ray worked in a family business for 20 years, which he helped expand before becoming a high school teacher. He taught history and philosophy, concurrently with the University of Connecticut ECE program. When asked what he enjoyed about his work, he replies, “Students taught me something every year.”

Dot worked as an emergency physician for 40 years. She served as Chief of Emergency Medicine and Emergency Medical Services for 25 years before retiring. “What other job can you go to work in your pajamas (scrubs) and make people feel better?” she asks

with a laugh.

Ray and Dot met on Valentine's Day eve 1971 late at night in the living room of Ray's parents. Ray's sister had brought Dot home from college for a visit. In an attempt to get Dot and Ray together, Ray's mother cooked his favorite dinner and invited him home, but Ray ended up working and not making it to his parents' place until almost midnight.

"It was a plan gone wrong — we met one another in an unbidden manner," recalls Ray. "Because of the hour, Dot was in a flannel nightgown and robe [that went all the way] from her neck, freckled face and green eyes down to her ankles."

When asked how long they've been married, Ray replies jokingly, "Forever. We think one of the Roosevelts performed the ceremony — maybe Teddy, but probably Franklin." Dot says, "We celebrated our fiftieth anniversary this past summer with friends and family at the Fountain Cafe in August 2022."

Ray and Dot have two children. Their eldest is RT (Ray III) who lives in Redwood City with his wife Laura and their two children Zachary (10) and Olivia (5), also known as OK, who they describe as "a force to be reckoned with." Their daughter Dorothy lives in Stratford, Connecticut, with her son James, whom Dot and Ray helped raise.

Over time, Ray and Dot have had many furry — and otherwise — family members. "We usually shared our house with labs through the years, cats, and assorted pets, including an iguana, gerbils, rabbits, and a python that would occasionally get loose much to the chagrin of our sitter," says Dot.

Ray and Dot have traveled quite a bit, many times to visit family in California, Florida, and New York. They enjoyed 25 years of annual trips to Maine where they camped in tents at Moosehead Lake, and memorable trips to Guadalupe and Cayman Islands for scuba diving. Soon, they will be traveling to Connecticut and New York for a family wedding.

But for now, they are enjoying where they are. They are happy cooking, walking the beach and in the woods, exploring the area, and partaking of the town's theater, restaurants, events, and music. ♦

If you would like to be featured in a neighbor profile, please email yourkalapointer@kalapoint.org. One of our staff will be in touch to do an interview or send you questions you can answer yourself. You do not need to be a new resident to be featured. All are welcome to participate. ♦

Welcome to Kala Point, New Neighbors!

Char Quandt, Social Plus Committee: "Neighbors Creating Community"



Every year, the Social Plus Committee organizes a special gathering to welcome new residents to Kala Point. It's a chance for new residents who moved here over the past year to mingle with existing neighbors who are eager to meet and welcome them to the community.

This year's Newcomers Social will be held on **Wednesday, May 24, 5:30 p.m. at the Clubhouse.**

Please bring your beverage of choice and an appetizer to share.

We look forward to seeing you all there! ♦

Sharing the Good Life

Hilary Newell

When the Port Townsend Farmer's Market opens in April (scheduled for April 1 this year), it is full of wonderful, fresh spring offerings like tender lettuce, snappy radishes and yummy veggies like peas. I'm a lifelong fan of both sugar snap peas and shelling peas. This recipe highlights shelling peas, and the short cooking time that keeps them bright and firm, without letting them get mushy. Add a salad with fresh greens, and dinner is served.



Photo by Hilary Newell

Risotto Con Piselli (Rice with Peas)

Ingredients:

2 TBL unsalted butter, separated
1 TBL oil
1 C fresh shelled peas
1 small onion, diced small
1 rib celery, diced
5-6 C broth (I use chicken, but vegetable broth works just fine)
½ C dry white wine
1½ C arborio rice
¼ C light cream
½ C grated Parmesan
Prosciutto or ham, optional

Method:

Bring the broth to a low simmer and keep it simmering.
In a medium skillet, melt 1 TBL butter; when it begins to foam, add the peas and cook for 3-4 minutes. The peas should remain bright green. Remove the pan from heat and set aside.

In a large Dutch oven, heat 1 TBL butter and 1 TBL oil over medium heat.
Add onion and celery, and sauté until onion begins to soften. Don't let it brown.
Reduce heat to low.

Add the rice to the onion mixture and stir well to coat.

Add the wine and stir until the rice absorbs almost all of it.

Add the broth one ladleful (about ½ C) at a time, stirring frequently, letting it absorb before adding the next ladleful.

After 18-20 minutes, check to see if the rice is tender. It should be almost done.

Add the peas, cream, and parmesan (and ham or prosciutto if using) and stir well to combine.

Serve immediately.

Serves 4 ♦

Do you have a food or cocktail recipe you'd like to share?

[Email us!](#)

Kala Point Election Basics

Patsy Mathys, Elections Committee Chair

Most of us understand our state and federal election process quite well. Are you as well-versed on Kala Point's elections? Answer the following:

1. How many new KP Board members do we elect each year?
2. How long is their term?
3. How many resolutions did the membership vote on in 2022?
4. Who elects Board members to fill a Board vacancy?



Election Process for Annual Membership Meeting

Kala Point's annual membership meeting is held each December. At this meeting, KP members elect three new Board members for a three-year term. We have nine Board members, thus replacing a third of the Board annually.

At this meeting the membership also votes on the annual budget and whether to return any current year's surplus funds (revenue less expenses) back to the members. We had two resolutions in 2022: the budget and surplus funds. The votes were tabulated and election results declared.

Special membership meetings can be initiated by the Board or the membership. Following procedures, the membership may bring up and vote on any matter at a special or annual membership meeting.

Filling a Board Vacancy

Occasionally a Board member resigns. The Board elects a replacement for the resigning member's remaining term. If their remaining term is less than six months, the Board may or may not fill the vacancy.

How Can You Help?

Is there someone you'd like to see on our Board, or do you have election-related questions? Please contact an Elections Committee volunteer: Paul Fleischman, Charla Jean, Jani Weller, or Patsy Mathys. Board rep is Dale Moses; alternate is Pat Miles. ♦

Upcoming Events in and Around Port Townsend

A LUDLOW VILLAGE PLAYERS PRODUCTION


A PLAY BY LUCILLE FLETCHER

APRIL 7, 8, 14, 15 AT 7 PM
AND APRIL 8, 16 AT 2 PM
PORT LUDLOW BAY CLUB AT 120 SPINNAKER PL., PORT LUDLOW, WA
TICKETS ARE \$19.00 AVAILABLE AT BROWNPAPERTICKETS.COM/EVENT/5694215
OPENING NIGHT IS DESSERT THEATER AND SILENT AUCTION (SEATING IS LIMITED)
PRESENTED BY SPECIAL ARRANGEMENT WITH CONCORD THEATRICALS




NIGHTWATCH


"MURDER IS IN THE MIND'S EYE..."

Web: TheElderberriesBand.com Follow us on 


THE ELDERBERRIES



Highway 20 Roadhouse
2152 W Sims Way, Port Townsend, WA
7-10pm SAT., APRIL 15



An all Kala Point resident band!



CLASSIC ROCK

Port Townsend Victorian Heritage Festival

April 28, 29 & 30, 2023

www.PortTownsendVictorianFestival.org

Presented by The Port Townsend Heritage Association

Join us in celebrating a slice of our town's history



Photo: Seaport Photography

Victorian Era History
Walking Tours
Presentations ~ Fashion Show
Community Contra Dance
Afternoon Tea
Costume Rentals
Family Friendly

Email:

PortTownsendHeritage@gmail.com



-Author JA Jance

New York Times Best-Seller

JA Jance in Port Townsend

May 6 at 1:00 p.m.

1st Presbyterian Church, 1111 Franklin Street, Port Townsend



Choose your option for attendance:

- Lunch with JA Jance and presentation by JA Jance \$50
- JA Jance presentation only \$30
- JA Jance virtual presentation \$30

Payments can be made to PEO by mailing a check to: PEO Chapter FF PEO for JA Jance
P.O. Box 733 Port Townsend, WA 98368
(Please include your name and email address on the check)
Payments can also be made by calling Zelle at 206.802.8249
(PEO Chapter FF)

- Reservations will be held once payment is received. We have limited space for the in-person options, so please reserve early! Registration for the luncheon closes April 27. If seating is still available for the presentation, admission at the door can be gained by check or cash.

What is PEO? PEO stands for Philanthropic Educational Organization. We are an international not-for-profit organization, established in 1869. Our first project was the Educational Loan Fund in 1907 and in 1927 PEO established Cottey College. Books can be purchased

Questions? Email Kathy at Kathy733.PEO@gmail.com

*All proceeds go to the cause of PEO. PEO chapters support the educational and charitable funds of the PEO Sisterhood but are not classified as charitable by the IRS. Therefore, donations do not meet the IRS requirements for a charitable income tax deduction. PEO shall not be liable in any way for any goods and services supplied by 3rd party vendors or public establishments.

Looking for Things to Do in Port Townsend?

Check out enjoypt.com and ptscene.com for art, events and Port Townsend activities.

Kala Natives Continue Removing Invasive

Himalayan Blackberry Canes

Leslie Weertman

The Kala Natives is a volunteer work group within the Grounds Committee. We have been clearing invasive plants from Kala Point's Lagoon Trail and beach parking lot since late 2020. We are a small but dedicated group who meet on Friday from 9 to 10 a.m. In the winter it may only be once a month, then biweekly when the weather is nice over the summer months.

Our invasive species articles can be found on the [Grounds Committee landing page](#) of the Kala Point website along with more information about our volunteer group. We provide a physical, challenging, outdoor opportunity to improve our community and environment.

Invasive blackberry canes will grow into a tall canopy shading out other plants which can lead to soil erosion underneath. With the removal of the blackberry and especially as we replant, we are beginning to see the regrowth of smaller native plants like ferns and trillium. When we pull out these thick canes — it can take two of us at times — it is like pulling on a thick jungle vine. The root balls are pick-axed out because root removal is essential to prevent regrowth.

Read more about the [Himalayan Blackberry](#) here.

Below is a photo of our workers and their recent “harvest” from a monster blackberry found in the heart of the woods between Sailview Drive and the Lagoon Trail. Sometimes we get scratched, so thick gloves are required. Shane and the Grounds Crew provide the much-appreciated debris pile removal. This spring, we will be again focusing on the dreadful bur chervil plants that are choking out the native growth along our beach hedges. This work is more like routine weeding on one's hands and knees, but we only work for one hour, and it is for a good cause.

Please join us if you can. Check out the [Grounds Committee](#) home page and click on the “volunteer” button. ♦

From Left: Teresa Anderson, Steve Donnelly, and Leslie Weertman behind a pile of cut-up canes

(Photographer, aka The Blackberry Ninja, Rich Stewart)



Finger provided to give perspective on the cane width



Pet Care in an Emergency

Tom Clark, Emergency Preparedness Committee



On Thursday, March 2, Sara Penhallegon LVT (licensed veterinary technician) was a guest speaker at the Kala Point Clubhouse on the topic of Pet Care During an Emergency or Disaster. Sara is the founder of the [Center Valley Animal Rescue](#) located along Center Road in Quilcene. Approximately 40 people were in attendance for the hour-long presentation.

After a brief description about the purpose and operations of the rescue center, Sara briefly shared the story about the coyote that got trapped in the Jefferson Healthcare Hospital on February 7, 2023. The coyote had wandered into the hospital through one of the automatic doors and could not find her way back out again. The coyote, which did not sustain injuries except for minor cuts on her nose, was treated and released back into the wild.

The main part of Sara's talk focused on pet care in an emergency. She gave a slide show with lots of information on how to prepare for an emergency. Pattie Horvath, head of the EPC pet management group, also had a sample "grab and go bag" specifically for pet-oriented supplies.

As part of disaster preparation, Sara recommended that pet owners should also have a plan for what to do after any disasters. In particular, pet owners should consider a buddy system with friends or neighbors in case they are away from home.

Upcoming EPC events:

May 11: EPC will conduct a practice "tabletop" exercise at the Clubhouse demonstrating how the EPC would respond to an emergency at Kala Point. All Kala Point residents are invited.

June 1: EJFR will conduct a live exercise in Kala Point's RV lot next to the

Administration Building showing how to use a fire extinguisher to put out small fires.

More details on these events will be in the May *Kala Pointer*. ♦

Kala Point Resident Survey

Felice Thompson

The Strategic Planning Committee 2023 Kala Point Resident survey is live. Please take the time to share your opinions. Your voice counts. If you have not received a copy of the survey, please contact the Administration office at 360.385.0814 we would be happy to send you a copy. Thank you. ♦

Dial-A-Ride

Cathy Carroll

Dial-a-Ride is a Jefferson County Transit program providing reservation-based paratransit under the Americans with Disabilities Act (ADA). If your disability means that you cannot get to Jefferson Transit Authority fixed stops, you may be eligible for this service.

Currently there are very few Kala Point residents who use this service. Until recently, JTA didn't have adequate funds to come into Kala Point more than once a week (Thursday) considering the low demand. Funding is available for that to change if there is enough need within Kala Point to warrant it.

The few who currently use this service here would greatly benefit having more days available for their needs.

Are there more residents out there who could use this convenience? Dial-a-Ride takes you door-to-door in a shared vehicle, and will give you a 30-minute window for pickup. Use it for medical appointments, grocery trips, you name it, anywhere that is within a .75-mile radius of the regular bus routes.

If you would like to have the Jefferson Transit Mobility Coordinator contact you regarding ADA/Dial-A-Ride services, please call Miranda Nash, Mobility Operations Manager, 360.385.3020 x 121. ♦



Emergency Preparedness

Mark Miller, Chair, Kala Point EPC

It happened again. On March 21, another destructive earthquake struck, this time a 6.5 magnitude near the Pakistan capital of Islamabad. Two quakes, a 7.8 and a 7.5, struck Turkey in February, resulting in nearly 60,000 dead and millions affected. While those were quite far away from us, what if it happens just a mile away, where even a 6.0 can cause significant damage and injury?

Here in Kala Point, we are right next to the Southern Whidbey Island Fault that runs just off Port Townsend, and which the USGS has determined to be capable of generating the

largest crustal earthquake in the entire Puget Sound region. So, we have to ask ourselves: Are we prepared?

The New York Times recently published their list of the top 10 tools for earthquake preparedness, including the best water storage containers, rugged multi-day lanterns, first aid kits, solar-powered emergency radios, backup cell phone batteries and more, along with suggestions on things to include in an overall plan for an earthquake — or any other type of disaster. See [nytimes.com/](https://www.nytimes.com/)

Being prepared is not costly, *not* being prepared is...

For more information on the Southern Whidbey Island Fault, see: [heraldnet.com/](https://www.heraldnet.com/)

The Kala Point Emergency Preparedness Committee and your block captain have many resources available to help you get prepared and stay connected in the event of a disaster such as an earthquake, a wildfire evacuation order, extended power outage, severe storm, etc. To connect with your block captain or to learn more about becoming a block captain, write EPCKalaPoint@gmail.com or call EPC Chair Mark Miller at 360.774.5005. ♦

Kala Point Yard Sale: Save the Date

Diana Zinn, Social Plus Committee



The Kala Point Community-Wide Yard Sale is scheduled for Saturday, June 3, from 9 a.m. to 3 p.m.

More details will be provided in the May *Kala Pointer*. If you need more information sooner, emails can be sent to kalapointyardsale@yahoo.com. ♦

The Best Time to do an AC-Approved Project

Architectural Committee

The Architectural Committee (AC) gets anywhere from 40-60 requests per year, with 25-30 typically active at any one time — and occasionally held up by weather. Remember, contractors for exterior work are most busy in good weather.

Guidelines for the best time to get home projects done:

- *New house or addition.* Time the project so that roof is dried-in during wet season (November–April)
- *Roof replacement.* Prefer dry season; okay year round with tarps
- *Repaint exterior.* Prefer dry season, when temperatures are greater than 50°
- *Repair exterior* (siding, garage door, windows, doors). Prefer dry season, 50° to stain/repaint
- *New mechanicals* (heat pump, propane, generator). Any time of year (all must be screened)
- *Replace, repave driveway.* Any time of year
- *Replace deck, porch, stairs.* Any time of year

- *Septic field replacement.* Any time of year
- *Interior remodeling.* Anytime, keep air tight and dry. AC only concerned where exterior is involved (siding, windows, doors, etc.)
- *Replant vegetation.* Prefer fall or spring (moist) ♦



Through the Lens

Out and About in Port Townsend

Friendly Downtown Faces, photo by Suzanne Eggleston



Sunny Winter Day, photo by Donna Abear



Olympic View from Chinese Gardens at North Beach, photo by Suzanne Eggleston



Sunning in Port Townsend, photo by Pamela Thompson

Spring has Finally Sprung!



Spring Daffodils, photo by Pamela Thompson



Roxie on the Beach, photo by George Engelbeck

Discovering the Oregon Coast



Cape Perpetua, OR, photo by Dick Nockleby



Cannon Beach Sunset, photo by Tim Twiford

Send Us 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 will be featured in the *Kala Pointer* or on KPOA website. Please submit your full-resolution jpegs, one at a time, to photos@kalapoint.org. Thank you! ♦

Go With The Flow

Charla Jean



Interested or curious about the benefits of yoga? Yoga is a relaxing way to enjoy flexibility and better balance while increasing strength.

Kala Point residents have two opportunities to practice free yoga classes designed for seniors at the Clubhouse.

Join us on:

- Wednesday at 1 p.m. for instruction by certified instructor Charla Jean
- Friday at 1 p.m. using yoga videos on the big screen ♦

Odeur de la Septic System

Mike Harte

(Former Environmental Specialist inspecting Onsite Sewage Systems for proper function or signs of failure with an emphasis on system function and integrity)

While speaking with neighbors recently, the subject of septic systems (aka Onsite Sewage Systems, or OSS) came up. Some questions arose: how do you know if your septic system is failing? If it is, what do you do about it? Who ya gonna call? Not the Ghostbusters in this instance!

First things first: call a septic system maintenance company, the folks who pump out and inspect septic tanks. They will be able to advise you firsthand of the condition of your OSS. Remember, plumbers work on systems from your home's foundation, inward. Septic system maintenance companies work from your home's foundation, outward. This is important to differentiate.

Once on site, the septic system maintenance technician can open up your septic tank and observe how well your system is working. They do this by inspecting the tank inlet baffle, the tank outlet baffle, the scum layer on top of the sewage effluent and the depth of solids at the bottom of the sewage effluent. They can tell you whether your OSS is in a state of failure or in need of repair by inspecting your septic tank and the sewage distribution box located six to eight feet from your septic tank.

Are there things you can do or observe yourself to get a sense of OSS integrity? Yes, you can. Standing near your septic system, can you observe any standing black water (sewage) over the septic systems drainfield? Can you see bright green, spongy, lush growth over your septic tank or drainfield during dry weather? If you answered "yes" to either of these questions, call a septic system maintenance company to come take a look. They may diagnose the problem on the spot. They may also suggest you pump your tank at the same time.

Septic systems are designed to last a long time. They are sized according to the number of bedrooms in your home, not the number of people currently in your home, which can change over time. If you are living alone in a three-bedroom home, unless your water use is excessively high and you are flushing a lot of toxic chemicals down your toilet, chances are good you are not stressing your OSS. The same applies if you are living with a spouse or partner in the same-size home. Put 10 people in the same home with the same-size OSS, and the commensurate increased water consumption will lead to the system failing sooner.

One last thing: if a septic system maintenance specialist confirms the worst news — that your OSS is in a state of failure — your next step should be to contact KP's Architectural Committee to file an application for OSS repair/replacement.

Just make darn sure your OSS is well and truly in a confirmed state of failure by a qualified septic system specialist, and that maintenance or repair is not an option, before you prepare to shell out the many thousands of dollars a new OSS will cost you.

For more detailed information, check out: doh.wa.gov/ ♦



KPOA Shredding Event

Friday April 28

10:00 a.m. - 1:00 p.m.

Administration Office Parking Lot



LeMay Mobile Shredding will be on site for your shredding needs.

Members can drop off their paper shred items

(packed in boxes or bags)

beginning Monday April 24-27 between the hours of

9:00-1:00 p.m. at the KPOA maintenance building

if you are unable to attend the event.

If you have any questions please contact the Administration office at 360-385-0814.

Committee Reports

Elections

Meeting on March 6, 2023

- **2023 Elections.** The Election Committee (EC) continues to prepare for the coming year's elections.
- **Member Changes.** Jeana Holme has resigned from the committee; Patsy Mathys is now Committee Chair. Jani Templin Weller has joined the Committee.
- **[APP II](#) Under Board Review:** EC discussed version four's possible addition to APP II Board Member responsibility. EC recommends the Board not add the following to APP II Board Member Responsibility: "Recruit candidates for election to the Board in conjunction with the Elections Committee." The rationale: not increase Board Director workload, potential neutrality issues, and the addition is superfluous since Board Directors provide support to all committees and can recruit candidates as a regular member.
- **Elections Articles in *Kala Pointer*:** The first article will appear in April 2023 issue and be about election process. Additional articles to appear on EC committee and Board candidate process.
- **Committee Summary:** EC Chair will create Summary; Board Rep will submit Summary after review.
- **Board Resolutions.** Discussed flow for resolutions submitted by Board to owners, and reaffirmed need for them to have pro/con rebuttals.
- **New Owner Orientation.** Mostly done by office when new owner checks in with them.

Next Meeting: Thursday, April 6, 1 p.m. in the Cubhouse. ♦

Emergency Preparedness

Meeting on March 2, 2023

February 2, 2023, Emergency Preparedness (EPC) minutes were approved

Discussed:

- Final details for pet lecture on March 2 at 6 p.m.
- Update on EJFR Fundraiser
 - *Kala Pointer* and posters are out regarding fundraiser
 - Email Blast to be sent mid-month
- Fire Extinguisher training
 - Thursday, June 1, 10 a.m., RV Lot by Administration Building
 - EPC will have a brief meeting prior to training at 9:30 a.m. in Administration Building
 - Detailed article to be included in the May *Kala Pointer*
- CERT Update
 - CERT training will be a hybrid system: online lectures and hands-on portions in person
 - Due to program redesign, they are working on the details
 - Kala Point will be first in line, hopefully before summer
- Neighborhood Operation Center (NOC) Exercise May 11
 - Thursday, May 11, 6 p.m., at Kala Point Clubhouse
 - NOC team members and duties identified
 - Backup people needed to cover NOC team and duties
 - Need more volunteers for miscellaneous duties
 - Dress rehearsal: Tuesday, April 25, 10 a.m., Administration Building
- Future EPC Meeting Content
 - Training sessions as primary content of EPC meetings
 - April Meeting: emergency supplies
 - Options: YouTube videos/lectures, speakers, EPC members who are experts on specific subject matters
 - Need suggestions for future classes (preparation vs response?)
- Upcoming Hood Canal Bridge Closures
 - Dates: July 28–31, August 4–7, August 11–14, August 18–21: 11 p.m. Fridays to 4 a.m. Mondays
 - What role should EPC play?
 - Notifications
 - Discuss preparation for potential issues
 - Awareness of ripple effect throughout community
- Radios:
 - Reminder of the importance of monthly radio checks
 - Three radios failed February's check due to repair needed
 - Need to increase the percentage of radio check participants
- Adjourn

Activity Calendar:

- Radio drill: March 13

Next Meeting: April 6 ♦

Finance

Meeting on March 7, 2023

- Larry McDowell presented the Account Reconciliation report which showed a minor discrepancy, since corrected, of \$6.97. All other accounts were in balance.

- Assessment collections are proceeding well with over 83% collected year to date.
 - One timeshare unit assessment has not been paid and apparently will never be paid. After some discussion, the Finance Committee, by unanimous vote, instructed Keith to declare this a bad debt and remove it from our books as an asset.
- Keith presented the financial statements for February 2023. The statements have been reformatted to show the current and previous year's data, enabling a year-to-year comparison.
- The audit of KPOA's books is underway by the accountants. It was noted that one bank account did not have current signature cards. The bank has moved out of Port Townsend, making it inconvenient to work with them. By unanimous vote, the Finance Committee instructed Keith to move the account to a local bank.
- Reserve Expenditures
 - Pier Piling Inspection
 - The pier piling inspection and treatment has been completed. During the inspection it was found that while the piers themselves are in good condition, five cross beams have various stages of rot. The last beam, #12, has an extreme level of rot with a high percentage of the beam being compromised. The gangway leading to the floats is attached to beam #12.
 - Keith has submitted the report to a marine engineering and construction firm so they can formulate a proposal for repairs.
 - In its current condition, the pier is unsafe for use and is closed. Engineering, permitting, and construction could take some time and it is likely the pier may be closed for the season.
 - Pool Cover
 - The pool cover has been purchased and should be arriving soon.
 - Pinecrest mailboxes
 - The mailboxes are in the KPOA shop and are being fitted for use. Placement at Pinecrest will occur sometime this summer. ♦

Grounds

Meeting on February 23, 2023

Chair Report:

- Approved the January 26, 2023, minutes
- The Chair (in the absence of a committee secretary) will submit approved minutes to the KPOA office for posting on the [Grounds Committee \(GC\) landing page](#). The Chair will post the GC report in the *Kala Pointer*.

Directors' Report:

- Discussed the KPOA "Minutes & Summary Flowchart" responsibilities.
- Reviewed the update revisions for [CC&R Article IV](#) "Property Rights" as it pertains to the Grounds Committee.
- Agreed to the minor change in the proposed [GC APP VIII](#) Section C. Paragraph 2 exchanging *may* for "shall communicate this resolution to the Board of Directors."

General Manager's Report:

- Six cameras were installed in Storage Lot B, particularly around the recycle bins.
- Plans to replace the solar lighting at the mailbox kiosks.

Old Business:

- Discussed the verbiage on the entry signs to KPOA, particularly KPOA's liability when non-members are transiting through the Common Area, and to make the signage less intimidating.

New Business:

- Discussed how quarterly zone inspections will be covered in the future with only three active members on the GC. ♦

Publications

Meeting on March 14, 2023

- Interesting stats about people opening the *Kala Pointer*:
 - 537 copies go via email (by Robly software)
 - Roughly 10 emailed from KPOA to Cablespeed addresses because Robly treats those addresses as spam
 - 80 paper copies made (for Clubhouse, office, timeshares — virtually all get taken)
 - 627 total copies going out
 - 59% of Robly emailed copies were opened quickly (March 2023 issue)
 - 10.4% more of unopened Robly emailed copies were opened after a five-day remainder email
 - Around 60% of people getting Robly copies are at least opening the *Kala Pointer*
 - Since all the paper copies are gone, we assume those are being “opened”
 - We assume some people use the KPOA website to read the *Kala Pointer*, but that activity is not tracked
 - At least 600 people are looking at the *Kala Pointer* plus Cablespeed members
- Publications Committee has set a goal for 2023 to expand *Kala Pointer* readership
 - There are roughly 1,000 residents in lots, home, condos (say 1.8 persons per ownership)
 - There are approximately 400 timeshare owners
 - Potentially, we could have about 1,400 readers versus the 600 we calculate who are reading the *Kala Pointer* now — much room to grow
- Committee has updated its APP XIII and it is waiting for Board approval
- The auto-response feature for the “YourKalapointer” email has been expanded to discuss possible consequences for items submitted after the 19th of the month deadline
- KPOA has added a number of emails to its database that we will try to add to the Robly database
- Committee would like to have more owners volunteer to be featured in the “Get to Know Your Neighbors” feature of the *Kala Pointer*
- We get virtually no letters to the editor and would welcome submissions
- All KPOA Board representatives are doing much better at submitting committee summaries
- We are going to experiment with an internal survey for just the *Kala Pointer*

Next meeting: Tuesday, April 11 at 1:30, Administrative Building conference room ♦

Social Plus

- The Social Plus committee did not meet in March.
- The minutes of the February meeting were approved by email vote.

For info on upcoming Social Plus events, keep an eye on the [Kala Kalendar](#) and the [Social Plus landing page](#). ♦

Strategic Planning

Meeting on March 7, 2023

- The Strategic Planning Committee (SPC) has completed its review of [CC&R Article IV](#), Chapter B, "Uniform General Requirements." A recommendation to update that section of the CC&Rs will be made at the upcoming Board meeting.
- The SPC has completed the survey with input from Directors and the membership. The final draft will be sent to the Board for approval at its upcoming meeting.
- In support of the Board goals, the SPC will request approval from the Board to create a New Director Orientation Package.
- The SPC discussed the safety of Kala Point Drive and those who walk on it. This is a tentative item for the April Board agenda. ♦

Tree

Meeting on March 9, 2023

February 2023 minutes approved as written

General Manager Report

- None

KPOA Board Report

- Discussion surrounding clarification of wording within [APP XII](#): "required vs. encouraged." Reasoning for the current wording was discussed; wording will remain the same.

Committee Business

- Open Cases
 - 2022-07-07 Kala Bluff Condo Association — Case Mgr.: Genther; status: open
- New Cases:
 - Case Oakshore Dr. — Request in AC minutes; approved by TC
 - Case #2023-03-02, Lot #294 — Case Mgr: Dawson; status: denied with provision
 - Case #2023-03-01, Lot #424 — Case Mgr: Arnestad; status: approved
 - Case #2023-02-01, Lot #7 — Case Mgr: Twiford; status: deferred pending further information
 - Case #2023-03-03, Lot #95 — Case Mgr: Harte; status: approved, left to owner's discretion

Next Meeting: Tuesday, April 13, 9 a.m., Kala Point Administration Bldg. ♦

Neighborhood Ads

Attention Grandparents

Doll clothes designed and sewn



by Sharon Ross

360.385.2365

Sizes 10"-31"

[Etsy.com](https://www.etsy.com/shop/wonderfuldollclothes) "wonderfuldollclothes"



FOR SALE: Two 2020 Old Towne Peddler/Paddler Kayaks

Package includes: Kayak Paddles, Wheeled Kayak Dolly & Kayak Trailer.

Models: Old Towne Predator and Old Town TopWater.

Both kayaks are perfect for recreational use, fishing, & crabbing.

Both are very efficient & very stable in our local waters.

All equipment is in excellent condition. \$3600.00 All-In.

Contact: Mike Harte: 970.224.0651. mike@coyotecamp.com

Commercial Ads



Experienced Filipina' Caregiver/CNA

Looking for a Full time/Part time
Care-giving job. Great references
Contact Ging at (360)643-0257

PSC Construction LLC
Remodels. Siding. Roofing. Decks.
360-302-6881
LICENSED. BONDED. INSURED.
Contractor License: #PSCCOCL787J6

Brandon
(360)228-8956
Brandon@BrandHomeServices.com



Insured & Bonded #BRANDHS785QN

Home Remodel, Fence, Deck, Tile, Odd Jobs, Drywall
Flooring, Door/Window Installation, Hauling, and Demolition

ecoclean
pressure washing services
• driveways • sidewalks • patios & more

GENE YOCUM
geneyocum@gmail.com
360.531.4821

 **SMOOTH TRANSITIONS**
OLYMPIC PENINSULA, LLC

360-403-5515

- DOWNSIZING & DECLUTTERING
- PACKING & UNPACKING, MOVE MANAGEMENT
- ESTATE DISPERSAL/ONLINE ESTATE SALES
- LICENSED, INSURED, BONDED
- ONE HOUR FREE CONSULT




Goodbye Ugly Tree Stumps!

BRETT'S STUMP GRINDING



360-774-1226

121 Google 5-Star Reviews

bretts-stumpgrinding.com
licensed-bonded-insured WA Lic# Brett5G943L2

Winspear Construction Services LLC

Construction Projects
Residential • Commercial
Free Estimates - Licensed, Insured and Bonded
David Winspear • 360-797-5254
winspearcs@gmail.com
Contractor #WINSPCS830LB



Kala Pointer Newsletter

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

