



COMMUNITY FORUM

Kala
Point

News, Views, & Opinion

Nov.
2006

Your Independent and Uncensored Resource



Round Two at Imposing New Deed Restrictions

**Board Calls December 15
Member Special Meeting
To Again Vote On Five Matters
Rejected by Members In July**

Likely relying on member historic non-participation in the year-end holiday time budget ratification process, the KPOA Board is poised to add to the December 15th Special Membership Meeting this year a re-vote of at least five of the governing documents changes just rejected by a membership election four months ago. Unhappy with the results of the annual meeting election, special interest advocates of the proposed new deed restrictions, who dominate the board and committee positions, apparently hope to get them passed this time by an inattentive membership not used to balloting such matters at the end of the year. The December election process historically is used only for ratification of the annual budget.



Members will be receiving a notice letter just before Thanksgiving that will include a ballot and a one-sided (board view) information pamphlet rather than presenting the pros and cons of each issue encouraging passage of the five just-failed resolutions noted below, in addition to seeking member approval of the annual budget. The exact wording of the proposals cannot be determined until the mailing, but CF obtained a draft of the notice to membership, and it references the following ballot matters for the re-vote just before Christmas. See page 2 for details.

Judging from comments before the board made by Director Murphy, who is spearheading the re-balloting efforts of matters already rejected by the membership, this will not be the last attempt. Murphy has made it clear that he thinks all of the matters rejected by the membership can be eventually passed by perseverance and the effects of member "issue fatigue" and distraction through well timed special meetings.

Hopefully members will recognize this technique and participate in the December special election process to again express their views about self-imposition of more deed restrictions on individual lots. Regardless of one's personal views on the subject, all members should think long and hard about the impact on resale opportunities when more and more onerous deed restrictions are permanently imposed on member properties by CC&R modification. Prospective purchasers may find these restrictions unacceptable, and you could lose a sale.

Continued on page 2

Continued from Front Page
Round Two at Imposing New Deed Restrictions

Prospective CC&R Changes WILL Impact Membership!

The bottom line is that these re-votes are ALL, just as in July, one-sided re-writes of the CC&R contract between the association and members, by which member rights are further eroded through deed restrictions.

The changes seek to “make legitimate” many of the pervasive violations of the CC&Rs perpetrated by successive boards for decades, by changing the contract, rather than abiding by it’s present terms. **Some of the terms used in the KPOA Voting Information Pamphlet** such as “clarify” “update”, “make legally consistent”, “remove ambiguity” and “documentation changes only” **hide and mask the actual impact of these proposed CC&R changes.**

In fact, ALL of the re-writes of the CC&R contract between the association and members further erodes member rights through deed restrictions. The changes will “make legitimate” many of the pervasive violations of the CC&Rs perpetrated by successive boards for decades, changing the contract, rather than abiding by it’s present terms.

Much clever language is used to mask the fact that the five resolutions (B through F), ALL become deed restrictions once passed and filed with the county, despite Board denials.

The proposed CC&R changes would GREATLY IMPACT THE MEMBERSHIP by doing essentially these things:

◆ **Retroactively extend deed restrictions** applicable to common property to become legally applicable to private lots, thus legitimizing the historic unlawful extension of such authority practiced by successive boards.

◆ **Remove a member’s current contractual right** to make assessments by installment payments instead of the single payment now (unlawfully) demanded.

◆ **If the members allow these resolutions it will further** extend board ability to continuously and unilaterally re-write the CC&R’s.

◆ **Allow the board to impose deed restrictions** through mechanisms not mentioned in the CC&R’s contract. (“APPs” are not part of the CC&R contract)

◆ **Increase the Board ability to add more lawyer and accountant charges** when placing liens on a member already struggling to pay assessments.

◆ **Substitute a member’s good judgment** about flying the flag and posting political signs with restrictions. The state legislature has already clarified member rights on this issue.

All five proposals were already rejected by the membership just 4 months ago. Members may anticipate successive attempts by the board to ram through major changes in the governing documents designed to legitimize Board historic violations of the K P O A / M e m b e r contract by retroactive adjustments.

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The changes seek to “make legitimate” many of the pervasive violations of the CC&Rs perpetrated by successive boards for decades, by changing the contract, rather than abiding by it’s present terms.

The changes proposed, if passed, will be filed by KPOA as deed restrictions with the county, which will materially affect your property rights.

If you are confused about the effects of these proposed changes, you should discuss the matter with an attorney.

See Insert Page 1A for the serious concerns on each resolution for governing document changes.

We Get Letters

Letters to *Community Forum* reflect the views of the person writing the letter and may or may not be shared by *Community Forum*.

Advertising Works!



Thank You Community Forum! I had not even received our copy of the newsletter yet when I received several calls in response to my ad for exercise equipment.

Thank you for performing this service for your readers.

—Cindy Holden

The Origins Of Halloween

To the Community Forum,

Thank you so much for the wonderful article on the origins of Halloween. It is a shame that the many wonderful traditions that originated in the old country found their way here to this great melting pot and got changed to something entirely different. Now with a slight twizzle these old country ways end up being a huge commercial industry and the old traditions are lost.

That is probably one of the many things I miss about not having kids around the house —Halloween Candy. I used to plot and connive so as to get my favorite candy included on the list to be purchased. When the kids were really young —I would make the supreme sacrifice and dress up so I could accompany the kids. But I carried a bag too. Then under the guise of having to check the kids candy before they had any —yep I would filter out my favorites. Gosh do I miss Halloween! They never caught on. Now, no kids and no candy! Bobbing for apples was a lot of fun and more than just bobbing for apples— I best leave that unexplained!



Here was my “Favorites List”: Holloway Milk Duds, Necco Wafers, Chuckles, and Boyers Mal-low-Cups were good too! Wow those were the good old days.

Thanks Community Forum for setting me straight about the origins of Halloween that go back to Ireland. But I also feel bad that the candy connection is gone.

From a Mediterrean Irishman
Pete Juliano

Lady Wind Gypsy

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Owner Gordon Olsen provides a variety of services at just a convenient location, saving you time & money and making life easier. For example: gift wrapping, mail box rentals, packing, passport pictures, internet color copying, fax, notary, shipping choices of UPS, USPS, DHL and FedEx.



Need gift ideas? Gordon can transfer a favorite photo onto T-shirts, aprons, tote bags, coasters, mouse pads, pillowcases, and more. It could be you, grandchild, pet, vacation memory, sporting event, birthday party, anniversary, etc. Your imagination is the limit!

Gordon knew he wanted to get into a service orientated business when he left Boeing, after working with computers for 20 years. He decided he needed to do something different and knew that it needed to involve people! He is always ready to help with a smile which shows how much he enjoys helping.

Open since August 2004, he is located across from QFC in the Castle Hill Mall, where there is ample parking and close to Kala Point. His business has increased substantially and this could be because he is so helpful and friendly with his laid-back personality.



Other services available at Mail Plus include laminating, balloons, VHS to DVD transfer, signs and banners for that special event or party, printing and photocopying, and computer rental.

Recently, he added a new computer and workstation which doubles his capacity to help his customers faster and more efficiently. Gordon's computer system shows each delivery option and price on one screen so you make the most economical choice. Gordon is also happy to help you carry your packages to and from your car. Just in time to make shipping your holiday packages easier and more convenient!

Gorden is also happy to help you carry your packages to and from your car. Just in time to make shipping your holiday packages easier and more convenient!

So why wait in line at the Post Office? Come in and meet Gordon and his staff – let him make your life easier during the holiday season and throughout the year!

Gordon Olsen, owner
1240 W. Sims Way, Port Townsend, WA
379-1156; Fax: 385-6832
Email: mplus1@qwest.net



Cooks Night Out

Sweet Laurette & Cyndee's Café

An Uptown café and a very French patisserie named Sweet Laurette & Cyndee's is owned by Laurette McRae specializing in wedding cakes and great cuisine. It is like taking a trip to Paris! Laurette brings 20 years experience in professional kitchens and bakeries, a strong art background and love of all things French to her partnership with Cyndee Nighwonger. Cyndee is newer to the professional food business but has become a seasoned patisserie baker and café manager.

The breakfast menu is extensive. A good example is their omelette and the Frenchman's Toast. The omelette was as light as air and the French toast was a baguette cut on the diagonal and marinated in orange custard before being put on the griddle. The rest of menu was just as mouth watering: Huevos Rancheros, Pain Perdu with fresh summer Berries, thick cut Hemplers Bacon, Village Baker and Pane D'Amore Breads. It would be tempting to go back every day. There is

Carhartts- clothing line is constructed of duck, a rugged, canvas-like material made from 100 percent cotton. Its products include jeans, pants, shirts, jackets, overalls, coats, vests, sweatshirts, caps, gloves and socks, in addition to a full line of denim products.

a separate menu for brunch and it is served all day. As a side note, if you wear your Carhartts you get a discount.

Other services by this talented twosome include catering for weddings, rehearsal dinners, reunions, and specialty cakes created by Laurette. They have the perfect setting for small intimate Catered affairs and specialize in creating cakes that taste delicious and look beautiful for a special event.

They use ingredients like Belgian dark chocolate, fresh seasonal berries, premium nuts, and handmade European style buttercreams. And each cake is uniquely decorated with fresh or handformed sugar paste flowers or chocolate curls. Whether for your wedding, anniversary, birthday, or special event in your life, their cakes are memorable, a work of art, and a gift of love.

It would be a good idea to call or check their website for their hours which vary slightly.

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POETRY CORNER

The Valley Wind

By Lu Yun [Fourth Century A.D.]

Living in retirement beyond the World,

Silently enjoying isolation,

I pull the rope of my door tighter

And stuff my windows with roots and ferns.

My spirit is tuned to the Spring season;

At the Fall of the year there is Autumn in my heart.

Thus imitating cosmic changes

My cottage become a universe.

1.5 Million Dollar Reserves Shortage: Secrecy Continues

CFO Reports “Continuing Dialog” With Consultant, But Board Refuses to Produce CFO Correspondence

Despite the recent disclosure that KPOA’s retained reserves consultant says it is going to take over 1.5 million dollars in additional member assessments to bring financial reserves to proper levels, the board and CFO remain disturbingly quiet and secretive about the matter. Repeated requests for copies of association CFO correspondence with consultants have been met with weeks of delay, partial satisfaction, and general non-responsiveness.

First claiming that the requested computer files supplied by the consultant were copyright protected, and available only to the board, KPOA then reconsidered that position after litigation was threatened, and supplied part, but not all, of the financial records formally requested.

Still missing, and apparently unlikely to be supplied without actual litigation, is financial correspondence between CFO McNulty and Consultant RDA, discussing interpretations of the initial report and suggesting schemes to begin collecting assessments to properly fund the reserves.

This correspondence, official business of the association, appears to have been conducted by McNulty on his personal email account, and therefore is not being supplied when records are requested. None of those requested records have been provided in response to lawful requests, beyond copies of an initial form letter to vendors, a reprint of the KPOA website, and a copy of the RDA software disk.

CFO McNulty, addressing the Board of Directors at the Regular October meeting on the 17th, admitted to extensive dialog with the study

firm, yet member requests for copies of the dialog are being denied. McNulty told the board:

“We are also working, whatever solution is that requires (sic) no special assessments. We’re staying far, far away from trying to stick the people that are here with problems that have years to be taken care of. And, what we have seen thus far, we don’t have a full second draft of the study yet, we are deliberately not asking for it. We’re going, a lot of back and forth (sic) with the reserve study firm doing “what-if-ing”, short of completely redoing it. We get a complete second reserve proposal, presumably should be the one that we want to recommend to the board. We’re just doing “what-if-ing” before we actually pull the trigger and say “let’s go with that”. 25:58 – FILE: Regular Board Meeting 10_17_2006 3.wav Voice of CFO McNulty (official recording from KPOA office)

Following the CFO presentation there was considerable board discussion about the extent of the shortfall, the fact that the association’s principle structures (Clubhouse and Administration Building) have no building replacement funds set aside (as if they are expected to last forever) and the rapidly deteriorating roads are going to take major funding for repairs. Another upsetting comment was the arrogant statement by an unidentified board member commenting...“So if this means a \$250 increase in regular annual assessments (40%) that would certainly not be a hardship for most people.”

Thus it remains unclear how and when (or even if) the Board will establish a strategy to deal with what is obviously decades of successive board and CFO failure to set aside adequate funds from regular assessments (as is required by CC&Rs) to establish financial reserves for the maintenance and replacement of member assets; and communicate that plan to the membership.

Being Prepared For Winter In The Northwest

By Bill Zingheim

Generators and chain saws are as much a part of survival strategy in the Northwest as stored food, a good flashlight, and first-aid kits.



Power outages and fallen trees are an every day part of life during the winter season.

However, even if these two essential tools are in top mechanical condition, they

are useless if you can't get them started. As we know, generators and chain saws run on gasoline; and therein lies the problem! To borrow a phrase from Oldsmobile TV ads, "This isn't your grandfather's gasoline any more."

Recent formulation changes required by the EPA and other agencies have left us with a gasoline product that does not store well, particularly the 87 Octane "no-name, bargain brands" available at discount stations. In worst case, in our shop we have seen gasoline which has "gone sour" in as little as 30 days!

It is obvious that this gasoline formulation was only intended to be burned in cars soon after filling, and was never intended to be stored or run in small engines. The symptoms two and small four cycle engines exhibit with "old" fuel are several; among them difficulty in starting, running unevenly or surging, and gradually losing power, and finally quitting altogether, or, all of the above!

There is also a second unpleasant behavior we observe with this unstable gasoline formulation. If it sits in the equipment for any period of time, additives precipitate out in

the form of a gum, and this material has the tendency to dissolve plastic tubing, rubber gaskets, and other parts in the carburetor. Eight out of ten two-cycle engines brought to us for non-running problems have plugged or leaking fuel systems! If the fuel system is plugged, it is necessary to purge the fuel system and replace all the internal rubber gaskets and diaphragms in the carburetor.

If the gum, which precipitated out of the gasoline, erodes a hole in the fuel lines, the fire danger of leaking gasoline is obvious. A second nightmare associated with a leaking fuel line system is that the engine can suck air into the fuel line while running, causing the engine to run too lean, causing burning and scoring of the piston and cylinder. This is usually fatal to the engine.

What can be done about this problem? The solution is simple: Do not use gas station gasoline! The alternative is special "off road," 100 Octane, non-alcohol gasoline available which small engines really like. Engines start easily, run smoothly, and the fuel stores well. It is more expensive, but in the quantities in which it will be used, is really a bargain when you compute what a visit to a repair shop for a carburetor rebuild will cost you.

If you want to be able to depend on your chain saw or generator when you need them most, this fuel is the way to go. And, by the way, the same applies to your lawn mower. If you want it to start when the grass starts growing, make sure it has the right fuel in it over the winter.

For information how to get 100 Octane "off road" gasoline, call us at the Lady Wind Gypsy, 379-1251.

Generators and chain saws are as much a part of survival strategy in the Northwest as stored food, a good flashlight, and first-aid kits...they are useless if you can't get them started.



Community Forum is produced for Kala Point by a volunteer group of Kala Point residents that are **committed to reporting the news of the community**. Sometimes the news regarding the governance of Kala Point is controversial but you can count on *Community Forum* to be your independent and uncensored resource!

If you are interested in participating or would like to express an opinion on a Kala Point issue, you are welcome to contact us. As always, we welcome all communications, and will happily print the writer's name, if desired.

Please email us at contact@tpnewsletter.com or write: KIN publishers of *Community Forum*, P.O. Box 816, Port Hadlock, WA 98339

THE RIDDLE BOX

I cdnuolt blveiee
taht I cluod aulacity
uesdnatnrd waht
I was rdgnieg!



The Paomnnehal Pweor Of The Hmuan Mnid

Aoccdrnig to a rscheearch at Cmabridge Uinervtisy, it deosn't mtttaer in waht oredr the ltteers in a wrod are, the only iprmoatnt tihng is taht the frist and lsat ltteer be in the rghit pclae.

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Washington's Cranberry Coast

There is a small community along State Hwy 105 on the Washington Coast called Grayland. It is considered the heart of the "Cranberry Coast" in Washington. Many of the Cranberry Bogs were started by the Finnish farmers nearly 150 years ago. The Cranberry Peninsula is located in the area south of Grays Harbor- between Willapa Bay and Grays Harbor. Westport, Grayland, and Tokeland are located on the Cranberry Peninsula.



A bog is a water-logged depression filled with peat moss, and is so acid and poor in available nitrogen that typical plants cannot grow there. Many members of the heath family, such as blueberries (*Vaccinium* spp.) and azaleas (*Rhododendron* spp.), also grow well in acid, peat soils.

The cranberry plant is less than eight inches high with trailing, thin, wiry stems. Cranberry flowers appear around the Fourth of July; these are white to light pink. The common name cranberry is a modification of the colonial name "crane berry," because the drooping flower looked like the neck and head of the sand crane, which was often seen eating the fruits.

Native Americans used cranberries to dye fabric, and the tart, unripe fruits made a common poultice and other medicines. The Indians showed the pilgrims how to collect and use these

fruits. Thus, cranberries became important in colonial New England. New England sailors sometimes took cranberries onboard ships to prevent scurvy (the British used limes), because, as it turned out, cranberries are rich in vitamin C.

Cranberries require the equivalent of one inch of rain per week during the growing season. In springtime, one can easily identify a cranberry bog because the evergreen leaves are red.

In the mid-1980s there were about 700 commercial cranberry growers, and they produced the fruits for Ocean Spray, a cooperative company, which provides more than 90% of worldwide cranberry sales. Annual cranberry production exceeds 50,000 tons and roughly 200 billion fruits. In the U.S., we annually consume about 350 million pounds of cranberries, 20% during Thanksgiving week.

Originally the cultivated cranberries were picked by hand but now mechanical, lawnmower-like harvesters with small metal teeth and a conveyor system are used. The most efficient harvesting method utilizes water. A field is flooded with water, and men use a machine with balloon tires and a churning basket ("eggbeater"), which stirs up the water and loosens the berries. The berries float to the surface, and they are corralled by using a long wooden boom and guided up a conveyor belt, which loads the trucks.



Trucks dump berries at the factory, where they are sorted. Berries are rejected if they do not bounce-they bounce because the skin is taut and unbroken. Currently about 235 growers on the West Coast from British Columbia to Oregon. 99% of local growers are part of an Ocean Spray cooperative.

Trucks dump berries at the factory, where they are sorted. Berries are rejected if they do not bounce-they bounce because the skin is taut and unbroken. Currently about 235 growers on the West Coast from British Columbia to Oregon. 99% of local growers are part of an Ocean Spray cooperative.

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

Shore Road Nursery - Country nursery owned by botanist David Allen. Specializing in native plants & select garden perennials, shrubs, trees. 616 Shore Road, PA. Open Tue-Sat, 10-5. 360-457-1536.

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Professional Roofing, Cleaning & Repair: C & M Roofing has worked for builders & residents in Kala Point for years. For reroofing, roofing repairs or cleaning of any type of roof, call Mike Perillo, 437-7935.

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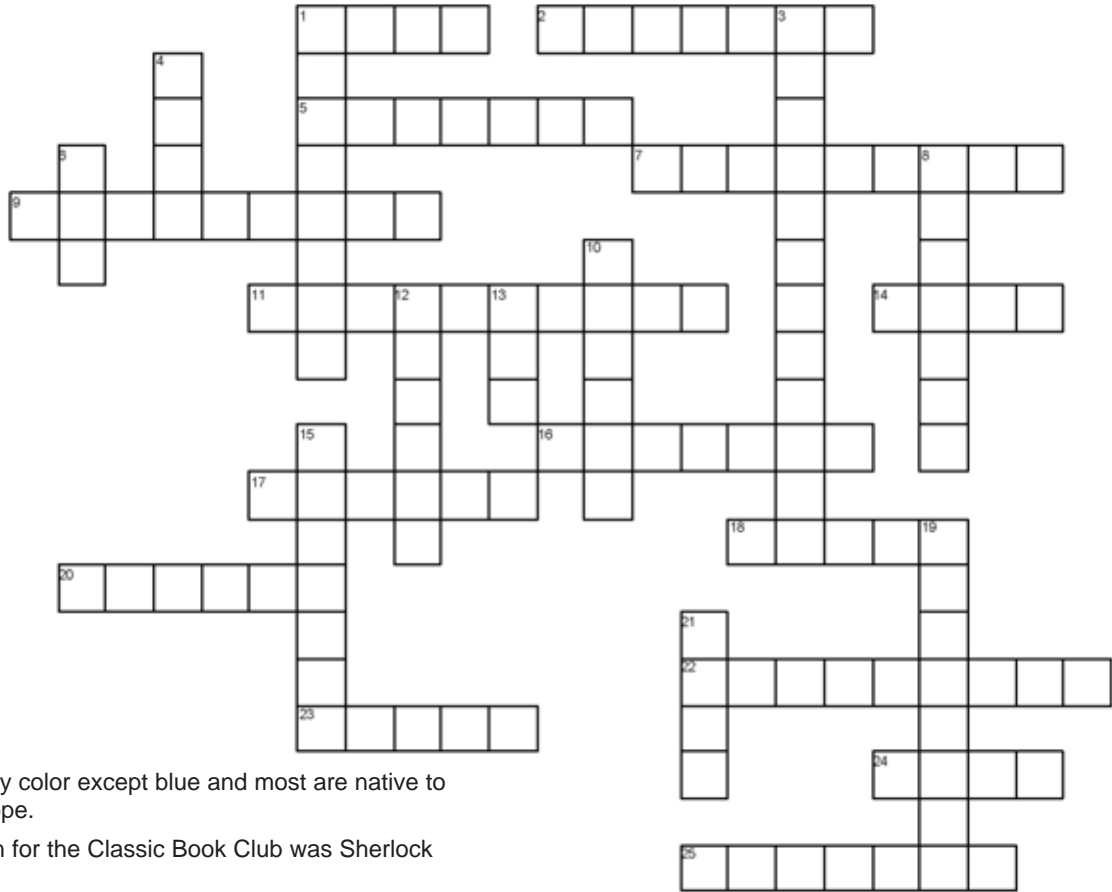
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COMMUNITY FORUM

Kala Point Crossword Puzzle (Hint: Look in previous month's issue)



ACROSS

- 1 _____ come in every color except blue and most are native to China, Japan, and Europe.
- 2 The _____ selection for the Classic Book Club was Sherlock Holmes.
- 5 KPOA investigates extensive unauthorized Bluff tree _____.
- 7 RDA study finds \$1.55 million financial reserves _____!
- 9 72% of raccoons in the Pacific Northwest carry raccoon _____.
- 11 Legal Maneuvering well underway regarding _____ on the "bluffs vs. views" front.
- 14 KPOA's reserve funding at 13% is considered _____ by CAI experts.
- 16 The Une Boutique event helped raise funds to support the educational program _____ Image.
- 17 Lady Wind Gypsy is your small engine _____ source for generators, chain saws, string trimmers, mowers and more!
- 18 The _____ of Port Townsend offers a great variety of dining experiences.
- 20 Get the customer window coverings you want for a great price with _____ Blinds.
- 22 The Port Townsend _____ consist of your friends & neighbors, and the people you see and work with every day in your community..
- 23 This is the time of year to have a professional chimney _____ inspect your chimney.
- 24 Mexican Train Dominoes was one of the games played at the 1st Annual Chili Cook-Off and _____ Night.
- 25 C'est Si Bon is worth the trip to drive to Port _____.

DOWN

- 1 The motto at _____ Carpet One is "A happy customer tends to come back!"
- 3 Port Ludlow Garden Club is offering a holiday shopping _____ field trip to Molbacks and Wights.
- 4 The _____ Street Program had its 12th annual downtown Trick Or Treat & Costume Parade this year.
- 6 _____ River Rain Forest is a popular destination in the Olympic NNational Park.
- 8 The _____ walking group meets every Monday morning at 9am.
- 10 Keep your drapes open and let the sun shine in by calling _____ Scapes.
- 12 _____ Summer is a perfect time to play pickleball.
- 13 _____ LaRae Mullin is Owner of Sound Investments.
- 15 Halloween originated from an ancient _____ festival from about 2,000 years ago.
- 19 Green _____ offers cooking classes limited to 20 people per class.
- 21 Members have feedback opportunities for direct board communication at _____ Hall meetings, board meetings and writing to the KPOA Board Secretary.

**Be the first to send in with the correct answers to: KIN, P.O. Box 816, Port Hadlock, WA 98339
Win a \$15 gift certificate for Easy Times Espresso**

Name _____ Phone: _____

Address: _____



Disaster Supply Kits

“Grab & Go” List

The Jefferson County Department of Emergency Management recommends that all homes and businesses put together a disaster supply kit for a three- to ten-day period.

A household survival kit should contain the following items:

1. National Oceanic And Atmospheric Administration (NOAA) weather radio with a tone alert and a pocket radio.
2. Flashlight with extra batteries
3. Matches, lighter/fire-starter
4. Knife
5. First aid kit
6. Duct tape
7. Masks – N 95
8. 5-gallon bucket with toilet paper and plastic bags for when used as a toilet
9. Latex gloves
10. Air horn or whistle
11. MREs (meals ready to eat or freeze dried meal packets)
12. Emergency blanket (solar reflective blanket)
13. Tarp
14. Rope
15. Clean white hand towel

Other: extra clothing, toiletries, sleeping bags, water, bleach, food, etc.

This is a “grab and go” list of items to be stored in the 5-gallon bucket and will provide care until you can access the rest of your emergency supplies. All items are available at local hardware stores.

Hood Canal Bridge

When Is It Going to Close and How Does The Project Impact Us?

The eastern half of the Hood Canal Bridge is nearing the end of its structural service life. Repairs would not significantly extend the life of the bridge and rebuilding is more cost effective. Because of this WSDOT is **retrofitting** and replacing the bridge.



re-tro-fit-ting - installing new road deck, superstructure, and electrical and mechanical equipment on existing pontoons R, S and T that were built in 1981.

What are the Project Benefits?

- **Safety**- Wider shoulders will improve safety across the bridge.
- **Congestion**- Wider lanes and safety shoulders

will help keep traffic moving across the bridge. Upgraded mechanical systems will provide more reliable bridge openings.

What is the project timeline? The original timeline was meant to have the new bridge in place by 2006. As a result of the archaeological discoveries at the original pontoon and anchor construction site in Port Angeles, the bridge replacement date was changed to 2009.

This long-anticipated closure of the bridge for the replacement of the bridge’s east half will take place in May-June 2009. A plan was developed to cut the bridge’s anticipated closure to just six weeks, which could extend two additional weeks if crews experience bad weather conditions. Closing the bridge, which carries an average of 20,000 trips on weekends, will significantly affect drivers and surrounding communities. To see pictures and read all about the work, go to www.hoodcanalbridge.com for news on construction progress.

Port Ludlow Garden Club Annual Holiday Tea

On Wed. Dec. 8, the Port Ludlow Garden Club will hold its Annual Holiday Tea.

The members-only Annual Holiday Tea is a favorite with Port Ludlow Garden Club members. This elegant event will be held on Wednesday, December 13, 11:30 a.m., at the Bay Club.

A short business meeting will precede the festivities. There is no charge to members, but attendees need to reserve a place. **Be sure to sign up at the Bay Club before Friday, December 8.** Walk-ins cannot be accommodated.

Please call Judie Berquist at 437-0242 with any questions.



Port Townsend Orchestra's 19th Season

Holiday Concert December 2nd

Mark you calendars for the Port Townsend Orchestra Holiday Concert on December 2nd. This concert is a tribute to "Our National Treasure" Tom Berg, a Pearl Harbor Survivor. The Winter Concert is on February 24th and the Spring Concert is on April 28th.



All of the regular season's concerts are held at the Chimacum High School. The orchestra has been active on the Quimper Peninsula

since 1987. They consist of your friends and neighbors, and the people you see and work with every day in your community.

They are also musicians who volunteer our time to play together each week, and their goal is to give you beautiful music to enjoy. Their concerts are free so everyone has the opportunity to attend.

Contact Karl Bach, orchestra board president: flam@cablespeed.com or 344-3658 or visit www.olympus.net/community/ptorchestra for more information.

Classic Book Club



Classics Book Group meets at 2:00pm at the Library in Port Hadlock every 2nd Sunday of each month.

For November 12th we will be discussing Treasure Island by Robert Louis Stevenson and then for December 10th Death in Venice by Thomas Mann.

You are welcome to come join in discussion of any selection that is of interest to you.

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Aerobic Group Walks Monday Mornings



Aerobic Group Walks are held every Monday Morning at 9am. It is flexible enough that it is not a problem if you can't go on a particular walk but that you can participate when the schedule works for you and you can depend on the support system of the group to help motivate us to get out and get walking!

It is primarily for Kala Point but does not have to be limited to KP people. It is for any-one including co-ed and couples. It is WALKING not running. We can decide when to meet and where, although Sharon has agreed to be a "team leader" to help make decisions on where to meet based on our input on what works for us. Her schedule is flexible and future walks can be morning or afternoon and changed as the season changes. Various local trails will be used and maps provided when available. If you want to exercise, learn new trails and get acquainted with the beautiful area where we live come join us!



There was a fabulous walk in October at Fort Flagler on Marrowstone Island. The weather was gorgeous & sunny, and the fall color was spectacular! There was a nip in the air that had some getting their light weight gloves out and a vest to take the chill off before we started walking.

Bring water, good walking shoes, and a walking stick if you have one. With the wetter weather some of the inclines can be slick. For more information call Sharon at 732-4351.

New School Of Homeopathy Opens In Port Ludlow



Resonance School of Homeopathy opened recently in Port Ludlow led by Robert Field, R.S. Hom., founder and chancellor. Students are introduced to real people with real problems where students are encouraged to learn through hands on experience from day one.

Their classes meet one weekend per month in Port Ludlow and class sizes are kept purposefully small – ranging from just 15 to 30 individuals – to provide students with an instant support system.

Classes are comprised of a mixture of new and experienced individuals, so enrollment is always open. In this environment, new students learn from the knowledge of experienced students, while experienced students build confidence while mentoring new students. In this tight knit structure, success is encouraged at all levels of learning.

Consider taking a half-day class absolutely free of charge, as well as free of obligation. Contact the for details at (775) 827-0222 or email robertfieldhomeopath@hotmail.com.

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100% of the proceeds from the calendar will be used to pay for newsletter production costs.

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IN THIS ISSUE:

- 9.2% 2007 Assessments Increase:
Still Only \$212,000 Reserves
- Reserve Funding Efforts Still Secret
- CC&R Deed Restrictions Re-Vote Dec. 15th

Voting Information on Prospective CC&R Changes:

D. Rules and Regulations Definition Resolution

Amend CC&R's (New Deed Restriction) extending "rules and regulations" now applicable only to common property, to each owner's individual lot as well. *This proposal blatantly seeks to impose new deed restrictions on individual member property, which do not today exist, and to facilitate the ability for the BOD to administratively impose new rules and regulations under threat of fines and foreclosure. The fact is that the governing documents have never given KPOA the right to enforce rules and regulations beyond the common areas, despite decades of doing so. Prospective purchasers of real estate often find this kind of "open-ended" exposure to third-party rule making unnecessarily intrusive, and opt not to purchase such encumbered properties.*

E. Parking Restrictions Resolution

Amend CC&R's (New Deed Restriction) to extend common area parking restrictions to individual member's private lots. This is another blatant attempt to further restrict an individual lot owners right to the use and enjoyment of an individual lot in a manner never envisioned by the CC&Rs. *The fact is that the governing documents have never given KPOA the right to enforce rules and regulations beyond the common areas, despite decades of doing so. Prospective purchasers of real estate often find this kind of property rights limitation questionable, making encumbered properties less valued.*

C. Assessment Payment Frequency Resolution

Amend CC&R's (New Deed Restriction) to deny the existing member right to pay assessments in installments, instead of in one annual payment. *This change attempts to legitimize the long-standing policy of denying the member's contractual right to make assessment monthly installment payments. Recent revelations of massive shortages in reserve funding will undoubtedly result in steadily rising annual assessment increases; making the installment payment opportunity even more important for budget-conscious members (see article on reverse of this page.)*

Letters (B-F) indicate designations in the KPOA Board-perspective pamphlet. Listed in order of importance to member deed restrictions risk. Community Forum Recommends voting NO on all.

B. Update Late Fee, Interest Rate, and Lien Fee Resolution

Amend CC&R's (New Deed Restriction) providing greater board powers in the imposition of late fees on interest charged members for late payments, and lien fees. *Under the CC&Rs there is already board authority to compound late fees at ten percent per month (more than doubling the amount owed in just over seven months!) PLUS there is 18% interest charged on top of that. If bankruptcy is involved there is the further opportunity to collect added fees and costs through that process. Imagine yourself faced with these charges in times of financial hardship. Why are even more draconian authorities needed to add more lawyer and accountant fees?*

E. Regulate Political Yard Signs and Flag Display Resolution

Amend CC&R's (New Deed Restriction) "affirming" rights already granted by the state legislature permitting political yard signs and display of the American Flag, but adding another layer of KPOA bureaucratic control and approval". *The legislature has already acted on this issue. Member entitlement to flag and political signs display is made clear by statute. We do not need further rulemaking by KPOA for the sake of rulemaking, in anticipation of some sort of problem that has not yet arisen, and which is unlikely to arise. Members are all adults and capable of self-managing display of flags and political signs on their own property, in compliance with state and federal law.*

CFO Reveals Steep 9.4% Homes Assessments Increase

**Skyrocketing Assessments
Exceed 1.4% CPI by
Nearly 700%**

**\$1.5 Million in Neglected
Reserves a Major Factor**

Despite “savings” from the continued elimination of the General Manager position, KPOA CFO Larry McNulty presented to the Board of Directors on November 14th his budget and assessments model for 2007, showing a sharp 9.4% increase for lots, homes & condos; rising to \$668.13, and to \$172.53 for timeshares; a 4% jump.

With financial reserves \$1.55 million dollars short of ideal, according to a report by the expert firm hired by KPOA to assess the situation, CFO McNulty has told the board that he plans to begin the consultants recommended 30-year-long reserves recovery plan with the announced 2007 assessments boost, followed by an as yet undefined, but certain string of continued increases.

Board financial neglect, failing to accumulate funds for inevitable repairs and maintenance, as required by the CC&Rs.

The steep increase of 9.4% is almost 700% of the benchmark US Government Published Consumer Price Index (CPI). This jump is the first in what promises to be many years of rapidly rising assessments in response to decades of CFO/

McNulty has told the board in a recent special board meeting that he intends to keep each annual boost below the 15% level, so as “not to alarm owners”. If the 9.4% compounded new annual increases continue, assessments would approach \$1,000 per year within just five years, more than double the rate of just a few years ago.



Even with the huge jump for 2007, McNulty told the Board that there would still be less in the reserves at the end of 2007 than there is today; merely \$212,179, contrasted with the consultant’s recommended figure of \$1.7 million that should be “in the bank” today. With rapidly deteriorating roads and other infrastructure, reserve spending needs are expected to spike, despite the depleted reserves. Large regular assessment increases or special assessments against members are the likely board-imposed solution.

Another, possibly related statistical spike has been noted by some members, with a larger than usual number of KP homes for sale. Whether this is linked to concerns about KPOA finances, and member obligations for deferred maintenance, is unclear.

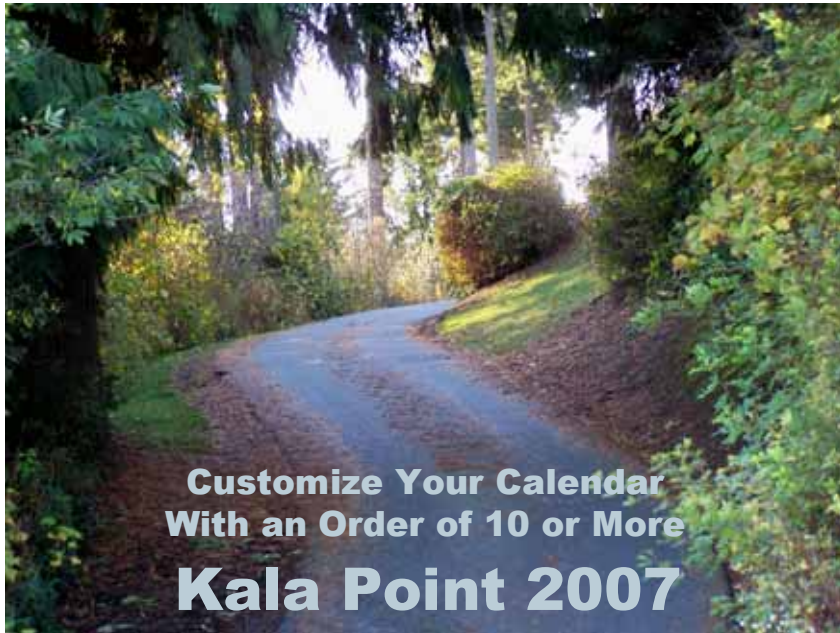
It is interesting to note, however, that the two most recent Board of Directors past Presidents abruptly sold their homes and left the community in recent months, just as the KPOA financial condition became apparent.

If the 9.4% compounded annual increases continue, assessments would approach \$1,000 per year within just five years, more than double the rate of just a few years ago.

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----- Order Form -----

If you live in Kala Point you can select to have your calendars hand delivered and left at your front door. This will save you the shipping cost. Just check the box to authorize this special delivery: *I live in Kala Point. Please hand deliver my order and leave at my front door.*

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Kala Point 2007 Calendar Thumbnails:

<p>Front Cover</p> 	<p>Back Cover</p> 	<p>December 2006</p> 
<p>January</p> 	<p>February</p> 	<p>March</p> 
<p>April</p> 	<p>May</p> 	<p>June</p> 
<p>July</p> 	<p>August</p> 	<p>September</p> 
<p>October</p> 	<p>November</p> 	<p>December 2007</p> 