



The Beachcomber



HMC Newsletter

November/December 2009



<http://www.herronisland.org>

President's Message

The HMC Board meeting for November was held a week early so a quorum of the Board could be present. Following Board meetings will resume on the second Saturday of the month as usual. The meeting was attended by a larger than usual number of members because of issues arising from a project to rectify an encroachment of an HMC road on the property of two members. A statement by the Board on the history and status of this project was read at the meeting and is posted on our website (www.herronisland.org). The Board had initially decided to move the road off the members property but had to put the project on hold pending legal challenges, Pierce County permit issues, drainage concerns by several members, and requests for a professional engineering assessment of the project. Members voiced accusations that the Board had acted unethically; that the Island Manager had conflicts of interest, and that HMC was spending money not in the interest of all the members.

One of the complaints centered on HMC engaging an attorney specializing in homeowner associations, land use, and drainage issues. When the project was first started, one member had his attorney send a letter to HMC and the Board holding us liable for any damage from drainage or construction should the road be moved. Several other members voiced concerns about the impact of storm-water that was already a problem and whether moving the road would make it worse. I had stated in the September Board meeting that storm-water coming onto a member's property was a member responsibility. This is the way it has been in the past (but never tested to my knowledge) and the question arose if it is still the case. Any action by HMC to rectify drainage off roads could have a large impact on our costs and assessments. The

Board, acting on our responsibility to protect all members, decided that we needed to get advice on our legal obligations. Our current Island Attorney was consulted in the past on similar issues but did not have the needed expertise in this area and recommended another attorney. The Board decided to find another attorney specializing specifically in this land use and drainage area. Our Island Manager learned of such an attorney in the same law firm where her husband is "of counsel". She disclosed to the Board (and at the November Board meeting) that she had no financial interest resulting from the hiring of this attorney as her husband is not an employee of the firm. The billing rates for this attorney were essentially the same as our current Island attorney and she came highly recommended, so the Board tasked the Island Manager in her role as legal liaison to hire the attorney to assess HMC responsibilities on the drainage issue. While engaged, we also asked the attorney to address some legal challenges resulting from the encroachment. The attorney is still in the process of reviewing Island documents and current law to advise us on approaches HMC should take in resolving drainage issues. In addition to the legal advice, HMC is sponsoring the Island Manager and two members to attend a seminar on this very subject. With this information the Board can make proper decisions on resolving drainage issues that are in the best interest of all our members. I do not believe that it would be prudent to act on drainage issues without knowing the financial and legal ramifications for all members.

HMC received a letter from the fire chief serving Herron Island stating that they intend to pull the fire engine and ambulance off the Island for economic reasons and the fact that the equipment has not been used in over three years. They stated that fire and medical response would be from the mainland via the ferry. At an earlier visit, the fire chief had said they would offer options and plans for service when the ferry was not available due to tides or maintenance.

(Continued on Page 3)

Important Phone Numbers

Island Manager

Claudia Ellsworth (253) 884-9350

HMC Board of Trustees

Fred Fath, President/Treasurer (206) 246-7016

Kathy Deuster, Vice-President (253) 884-6898

Janet Podell, Secretary (253) 874-2452

Judy Greinke, Assistant Treasurer (253) 857-5463

Patrick Pitt, Member-at-Large (253) 884-2578

Additional Responsibilities

Mike Shettlesworth, Transportation Chair (253) 884-6919

Mike Davis, Water Operations (253) 884-1423

Dick Mowry, Water Field Examiner (253) 884-7663

Dick Zottman, Water Field Examiner (253) 884-9071

Scott Schultz, Water Repair (253) 884-3196

Eric Bergson, Rules Chair (253) 830-4413

Tracy Anspach, Parks Chair (253) 588-1921

Allen Moren, Roads Chair (253) 884-2721

Mike Davis, Emergency Prep. Chair (253) 884-1423

Kathy Deuster, Land Use Chair (253) 884-6898

Eric Bergson, Technology Chair (253) 830-4413

Carolyn Snyder, Office Manager (253) 884-9350

Ken Freeman, Beachcomber/Webmaster (231) 544-2456

Herron Island Office Hours: Tuesday, Thursday, Friday 8:30 am to 4:30 pm. The office is CLOSED Monday, Wednesday, Saturday, Sunday, and after 2:00 pm on Fridays before board meetings.

Office Phone: (253) 884-9350

Office Fax: (253) 884-5047

Website: <http://www.herronisland.org>

Office Email: Office@herronisland.org

Manager Email: HMCManager@herronisland.org

Beachcomber: beachcomber@herronisland.org

Emergency 911

Ferry Cell phone (253) 691-1457

(Cell phone to be used for scheduling heavy loads, big vehicles or having something in tow, and for information regarding ferry services.)

Delinquency List as of November 6, 2009

BALDWIN - KENNISON - LAWRENCE - MARCINKO - TCHOCHIEV - UGLES

Ferry Business

- **Call ahead if you are planning to use the ferry for a trailer, boat, or large vehicle!**
- **Only those guests with valid passes will be allowed on the ferry.**
- **Plan your arrival at the dock at least 5 minutes before the scheduled time of departure.**
- **Walks-ons are not to be on the dock or ramp when cars are being loaded. Watch crew for permission to board.**
- **Only service and delivery people may charge fares.**

WE HAVE EXPERIENCED GUESTS AND SERVICE PEOPLE EXPECTING TO COME OVER TO THE ISLAND WITHOUT GUEST PASSES. THIS VIOLATES THE ACCESS POLICY THAT WAS PUT IN PLACE FOR ALL OF OUR SECURITY. PLEASE MAKE SURE YOUR GUEST HAS A VALID GUEST PASS SIGNED BY YOU TO ENSURE THEY ARE ABLE TO RIDE THE FERRY. BLANK GUEST PASSES ARE AVAILABLE TO MEMBERS AT THE OFFICE, BY MAIL, AND ON THE FERRY.

Beachcomber news items must be submitted by 5:00 PM on the Wednesday after the monthly Board meeting on the second Saturday of the month. Items **MUST** be emailed in electronic format to beachcomber@herronisland.org. Include your name and phone number in case any questions arise. Paid advertisements are to be arranged with the HMC office **PRIOR TO PUBLICATION.**

Online Beachcomber

If you wish to read your Beachcomber online at www.herronisland.org and save HMC the price of printing and postage, please notify the office.

President's Message
(Continued from Page 1)

Since they have not done this, the Island Manager was tasked to correspond with the fire department on what their service plans are and whether there are any options for keeping the equipment on the Island. In any case, there will be additional expense for HMC to pay insurance on the building and lost revenue from the fire department not paying rent.

During the meeting a member asked if a rumor that the ferry crew, their spouses, and dependent children living at home no longer pay ferry fees was true. When the wage and benefit package was negotiated with the ferry crew this spring and valid for the next three years, the free use of the ferry was one of the elements on the table. In fairness to our crew since every other ferry system in the State (both public and private) provides this benefit, we accepted their request. In consideration of this and other benefits, the crew agreed to freeze their wages for three years (except for cost of living adjustments). In light of HMC costs associated with wage increases (federal taxes, insurance, and 401(k) contributions) the added benefit costs were offset by the wage freeze so it was a win-win situation. It was a negotiation with give and take on both sides resulting is what we thought was a fair agreement. We have had a very stable ferry operation with excellent response in emergencies so we wanted to treat our employees as fairly as possible. Subsequent to that agreement, the ferry crew has elected to join the Inlandboatmens Union. We expect to negotiate a contract with the union in the future so all elements of the agreement will be back on the table. Until the new contract is complete, HMC is abiding by our agreement.

The ferry access policy was changed starting October 1st requiring all commercial trips to the Island benefiting a single member or group of members to pay the ferry fees. Most all service suppliers were already paying except for some utilities and delivery services. Trips from utility providers that impact the whole island or significant outage situations do not require fees to be paid. Members should be aware that when they arrange for any delivery or utility service specific to them, they should either provide a pass or sign a contractor form at the office to arrange payment for the ferry fees.

A final issue being dealt with concerns communications with the Board and committees. The volume of phone calls, visits, and e-mails from members have increased to the point where the Island Manager and volunteer

Board members don't have the time to respond to every request. None of us can be available at all times. We use the website and Beachcomber for general communications and try to respond to formal communications from members logged through the office at Board meetings. We have recently established separate email addresses for each Board member to enable direct communication from the membership. These addresses are given below. To address the board in general, please use HIBoardListens@herronisland.org. The water project committee also has a mechanism on their website for member input and questions. We will try to foster open communications as much as possible.

Fred Fath, President
HMC Management

Board Member Email Addresses

HMCFredFath@herronisland.org

HMCKathyDeuster@herronisland.org

HMCJanetPodell@herronisland.org

HMCJudyGreinke@herronisland.org

HMCPatPitt@herronisland.org

Please use these emails for all future communications to Board members. They can be accessed on our website (herronisland.org) under the HMC Board tab.

Tide Tables

Plots of the monthly tide tables are available on our website (herronisland.org). The plots are for nearby McMicken Island, which is the NOAA data point closest to Herron Island.

**HMC Management
Island Manager Report
Board Meeting
November 7, 2009**

Administration

- Office Hours: Telephone message, website and posted notice all reflect the new hours of operation.
- Mainland Property Issues: No further information.
- Flu Shots: Perhaps a dozen members took advantage of Dr. Roes' visit to the Island. No word on swine flu H1N1 vaccine availability. A new chart comparing the common cold, seasonal flu and H1N1 symptoms has been posted on the Herron Island web site.
- Don Wilson reported vandalism of his fence along West Yew Blvd. If anyone has information about this vandalism, please let him know.
- Surplusing: The list evolves, and now includes gray metal desk (former manager's desk), executive desk chair, secretarial chair, desk top fan; standing fan; two stacking plastic desk trays; computer keyboard (2); electric stapler; Printer Labels (the type with the holes in the sides); barrier nets from Charlie Wells. None of the items, alone or in the aggregate, will exceed \$10,000 in value (per HMC bylaws). This list will be in the November Beachcomber. Sealed bids must be received at the HMC Office by Noon, Friday, December 11. Bids will be opened after 2 p.m. that day, and the successful bidders announced at the December 12 Board meeting.

Legal

- There are six delinquencies. Five are at collections.

Roads

- Single Lane Road: At the February meeting, The Roads Committee recommended that a sign be placed at the north end "Single lane road. Enter at your own risk. Yield to oncoming traffic". The sign at the south end will say "Single Lane Road". This solution reclassified the road and opened it to two way traffic. Now that this policy has been in place for several months, the board may wish to open it for comment, to see how it is working.
- Communicated with Pierce County Planning and Land Services regarding visits from Development Engineers responding to complaints of alleged actions on South Herron Road, where no HMC activities were occurring.
- Wood from the trees felled along South Herron Road was disposed of in the following manner: Bear's Tree Service took a truckload in return for a lower price on the tree cutting; the remainder of the wood, as has been island policy in the past, was taken away by members for personal use. None of the wood was taken by Board members or office staff.
- Some action has occurred at 124 E. Herron Blvd, where a derelict truck and boat are impinging on HMC roadway. The owner is working with Steve Kramer to remove the truck and boat in the near future.
- Signs: the "signs" issues now include one dead end sign, one yield sign, and burn ban signs.

Transportation

- The Board voted at the October meeting to proceed with the plan to train the crew, purchase booming equipment and negotiate an agreement with Associated Petroleum, in order to reduce the costs of fueling. Currently we are in discussions with our insurance carrier to confirm our ability to name APP as "additional insured" on our water contamination policy. Once this is confirmed, we will meet again with APP regarding the contract, arrange for crew training, and proceed with the purchase of equipment. Kris Mullen is on the lookout for used booms, if possible.
- We held training October 15 for all ferry crew members on passenger logs and fare collection, to attempt to improve fare collection and reduce the amount of error correction done in the office. This was the first time that the crew were trained on the fare collection policy and forms. Not surprisingly, we found that

(Continued on Page 8)

Holiday Office Closing

The HMC Office will be closed for the Thanksgiving, Christmas and New Year's holidays on the following dates:

Thursday, November 26 and Friday, November 27
Thursday, December 24 and Friday, December 25
Friday, January 1, 2010

Welcome, New Islanders!

HMC welcomes the following new members to Herron Island:

- Lyn Ritchie Trust
- Mark and Michelle Ackerman

AirCare Program offered by Airlift Northwest

Airlift Northwest offers a membership program that helps provide communities in Washington and Alaska with high-quality air medical service at an affordable cost. Under the program, Airlift Northwest is requested by a medical facility or an emergency response team to fly a critically ill or injured patient to appropriate medical care. The portion of the Airlift Northwest bill that isn't covered by insurance or Medicare is paid through the membership. A membership in AirCare is \$79 a year and covers all members of a household.

More information and background on the program can be obtained at the website www.airliftnw.org. Airlift Northwest Membership Services 1-888-835-1599.

Properties Owned by HMC

Parking Lot on the Mainland (Tract B)
North Beach
South Beach with South Beach Trail
Goodpastor Park, Community Center and Office
Nature Park (five lots 619-705 West Yew Blvd.)
Park (728 East Madrona Blvd.)
Water Equipment (Two lots, 419 and 421 West Madrona Blvd)
Community Garden (1003 E. Madrona Blvd.)

And the following lots:

1219, 1313 and 1318 West Herron Blvd.
1123, 1201, 1203 and 1205 Yew Blvd.
903 West Yew Blvd (next to HMC Office)
315, 317, 816, 1001 and 1119 E. Madrona



Herron Island Parks Appreciates Your HELPING HANDS!

Thanks to all who joined the work party Saturday, October 24th to pull the small boat docks and Clean-up for Fall Work Party. The Dubacks, Jack & Nancy Wells, The Anspachs, Al Moren, K. Deuster, D. Gruber, S. Chapin, M. Shettlesworth, D. Mowry, J. Greinke, A. Nelson, D. Franzmann, D. Clark, Scott Rich and his friend, Dan. Each helping hand makes a difference and is appreciated. Thank-you!



Surplus Items for Sale:

The following items are for sale to the highest bidder. Bid amounts can be marked on the table below, placed in a sealed envelope marked "Surplus Sale" and turned in at the HMC office NO LATER than NOON on Friday, December 11. Be sure to sign your name, member number and phone number at the bottom. Successful bidders will be announced at the Board meeting on Saturday, December 12. Items are available for view at the Community Building during office hours.

Item(s)	Condition	Bid Amount
Manager's grey metal desk (5' wide)	Good	
Grey fabric executive desk chair with arms	Good	
Secretarial "task" chair, no arms, fabric worn out	Poor	
Wood computer work table with keyboard tray and shelf. 30" high x 36" wide	Very good	
EMachines keyboard and Dell mouse	Very good	
Swingline 520e Electric Stapler	Very good	
Barrier net from "Charlie Wells" 188" x 23"	Poor	
Barrier net from "Charlie Wells" 188" x 23"	Poor	
Barrier net from "Charlie Wells" 98" x 28"	Poor	
Barrier net from "Charlie Wells" 96" x 27"	Poor	

Name _____ Member # _____ Phone # _____

WINTER FERRY SCHEDULE (10/1 through 3/31)

MON		TUE		WED		THUR		FRI		SAT		SUN	
IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.	IS.	ML.
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								8:30	9:00				

Thanksgiving and New Years: Lv. Island 8:30, 11:30, 6:30
Lv. Mainland 9:00, 12:00, 7:00

Christmas: Lv. Island 8:30, 6:30
Lv. Mainland 9:00, 7:00

Ferry Reminders

- **Ferry Access Policy**
 - Maximum gross weight is 40,000 pounds and maximum vehicle length is 60 feet. Advanced scheduling is required.
- **Loading Procedures**
 - Cell phone use during ferry loading or unloading is prohibited.
 - During hours of darkness, there are to be no lights on a vehicle save for parking lights while on the ferry, ramp, or pier during loading or unloading. This is to prevent the crew from being blinded.
 - Foot passengers shall not board during loading/off-loading of vehicles and shall remain within the ferry cabin until directed by a crewmember.
- **Ferry Cell Phone**
 - 253-691-1457
 - Use the cell phone for information regarding ferry services, to schedule heavy loads or to make arrangements for any combination of vehicles (in tow) and any single vehicles longer than 25 feet. Advanced scheduling is required

Island Manager Report
(Continued from Page 4)

many of the issues were communication issues. In the next few months, Carolyn will take time to observe the fare collection for a few hours to assess the complexity for herself. Out of this we might be able to make additional improvements for the crew.

- HoneyBuckets: NW Cascade has informed us that if we charge them for riding the ferry to service the portable toilets that they will impose a travel charge of \$100 per month. We are proposing to them that we employ the same practice as we do with Pen Light; no charge for systemwide maintenance, but a chargeback to individual members who call Pen Light for service.
- We have received the draft mainland wharf easement agreement from Pierce County Public Works. The County has asked us to schedule an inspection of the dock in the near future. This inspection, which is HMC responsibility to conduct every two years at a minimum, has not been conducted since 2005. Pierce County has sent us a list of engineering companies qualified to do the work; the last inspection was performed by KPFF in September 2005, which found the system is good condition. They did recommend certain elements for the next inspection, including the wire ropes and wiring adjustments. Ramp cables were replaced in August 2007. This work did not include inspection of the island side dock. Captain Farris also believes that the docks on each side will need to be painted in the near future. The latest estimate from KPFF, which performed the most recent inspection, is \$5500 for inspection of each dock (only the mainland side is mandated).
- We have emailed the wharf easement agreement to our insurance broker for review as to the type, amount and conditions of insurance. The County is eager to have us sign the agreement as a successor to the former agreement.
- Dolphin Task Force: This committee has prepared two draft RFPs for marine underwater survey of all HMC marine facilities, both of which have been sent to the Board. On approval of the draft (the longer version is recommended because of its specificity), we will prepare a schedule for advertising and submittal. The site visit offered in the RFP must take place during a daytime low tide, which is not available to us until January; therefore, advertising and issuance of the RFP are unlikely to occur before the first of the year.
- Ferry Crew Contract Negotiations: As of this date, we have not heard from the Inlandboatmen's Union.

Parks

- Alice Nelson has written the Board requesting action on ridding the North Beach area of derelict and abandoned boats, citing authority to do so in State law. She's offered her assistance in taking on this task, which we would welcome, in conjunction with the Parks Committee or other volunteers.

Emergency Preparedness

- Fire District #16: We've been informed by FD #16 that the engine and ambulance will be removed December 31. Because the Community Building has been insured by the Fire District under its policy, we inquired of our insurance broker for an estimate to cover the community building and its contents. The estimate we received was \$1663 annually.
- Natural Hazard Mitigation: Mike Davis and I met with a group of West Pierce County homeowners associations about completing our part of the Plan. This plan will describe the relevant natural hazards, profile our community, and identify potential mitigation strategies that residents might undertake. It will have the advantage of making HMC eligible to apply for pre-disaster mitigation funds from the federal government, if we have a project, for example, the water system replacement project.
- PCNET: The committee would like to reactivate the PCNET program on the Island, with training help from Pierce County Emergency Management. At the Committee's next meeting, November 10, we'll discuss how to push ahead with this program.

(Continued on Page 9)

Island Manager Report
(Continued from Page 8)

Water

- Coliform Testing Policy: The Water Project Committee has decided to draft a policy guiding testing outlined in the WSP and in the update to the Krause Report, July 2009. This policy will lay out circumstances under which testing other than routine testing will be performed. Following draft of the policy, we will need to assess the advantages and disadvantages of implementation. For example, samples taken on dates other than Tuesdays will need to be transported within a limited time period to the water testing laboratory located in Summit, Pierce County. At the suggestion of the Committee, we also confirmed that HMC has liability coverage for illness caused by contamination, and have asked whether the limits of coverage are sufficient. The last bad sample of HMC water was in 2007, but retesting indicated the first sample had been a false positive.
- Water sampling will be done on November 10. Mike Davis will be inviting members of the Water Project Committee to join him then or on December 8 when the Committee meets, if available.
- We are attempting to simplify the ordering of parts through creation of a standard requisition form for Scott Schultz and Mike to use. Additionally, water meter readings will now be turned in at the office on a biweekly basis.
- Karl Schafer has prepared a comprehensive report of water statistics for the Board's and Water Project Committee's use. This type of historical data can be very useful to our future project engineers and the location mapping of repairs may be useful as we attempt to find grant funds to help support the costs of replacement.
- Water Committee: Steve Chapin would like to report on activities of the Water Project Committee. (Due to Steve's absence on a family matter, this report was delivered by Reed West.)

Technology

- The Technology Committee has been looking into the possibility of sharing our wireless internet connection with members who own laptops and want to use the connection. They will report on the options. We have been concerned about the potential liability from misuse of the connection, and have been working with our insurance broker to see if there is a way to make this idea work.
- The Technology Committee will also be looking into the potential to automate all or a portion of ferry fare collection.

Free Website Ads

Ads for sale of personal, non-commercial items are accepted from HMC members by email to webmaster@herronisland.org and will be run at no charge. The ads may contain photos. Please notify the webmaster when the item is sold so that the ad may be removed.

Free Beachcomber Ads

Non-commercial ads of 100 words or less will be accepted for inclusion free of charge. Please email your ad to beachcomber@herronisland.org, Subject: Beachcomber Ad. The ad must be resubmitted for each issue in which it is to be printed.

FEE SCHEDULE 2009/2010

Effective 10/1/09

HMC Fee Schedule

HANDLING FEE MONTHLY FOR DELINQUENT ACCOUNTS:	
\$15 late fee for balances of \$50.00 or less	\$15.00
\$30 late fee for balances of \$50.01 or more	\$30.00
INTEREST 1% MONTHLY OR 12% PER ANNUM	
NSF	\$35.00
FILE RESEARCH PER HOUR	\$40.00
PLACING AND RELEASING LIENS: CONTACT Law offices of Strichartz	
LOST STICKER REPLACEMENT *	\$5.00
SPECIAL FERRY RUN (PER RUN)	\$175.00
WATER HOOK UP	\$500.00
WATER SHUT OFF (LEAKS)	\$30.00
WATER AVAILABILITY LETTER - TO BE COMPLETED BY ISLAND MANAGE	\$15.00
COPIES - EACH	\$0.20
FAX - LOCAL OUTGOING	\$1.00
FAX - LONG DISTANCE - FIRST PAGE OUTGOING	\$2.00
FAX - LONG DISTANCE EA. ADDITIONAL PAGE OUTGOING	\$1.00
FAX - LOCAL AND LONG DISTANCE INCOMING PER PAGE	\$1.00
RENTER'S APPLICATION FEE	\$60.00
RENTER'S ANNUAL RENEWAL FEE	\$30.00
PROPERTY TRANSFER FEES	\$125.00
BEACHCOMBER ADS - PER 1/4 PAGE	\$20.00
BEACHCOMBER ADS - PER 1/2 PAGE	\$40.00
RETURNED MAIL: POST OFFICE RATE	
NOTARY SERVICES	\$10.00
COMMUNITY BUILDING RENTAL + DAMAGE DEPOSIT (applies only to private parties; up to \$50 refundable)	\$100.00
For events open to the community; needs member signature. (\$50.00 deposit will be refunded if hall is left clean)	\$50.00

***Policy clarification: A replacement fee will only be charged for lost stickers. Members are encouraged to notify the office promptly about vehicle changes.**

Happy Holidays

Rondi and I wish you and yours a Happy Thanksgiving and Very Merry Christmas, May your dreams come true.

A special thanks for your support throughout this past year. We still have work to do on properties that haven't sold.

We, like you, hope this next year -2010- will be a better year for property to sell.



God's Blessings
Dallas & Rondi



Always listing and selling here on our special island.

DALLAS AMIDON, Island Resident Realtor

Cell: 253-606-0972 Home: 253-884-6166

E-mail: HerronIsland@hotmail.com

Windermere Key Realty, Inc.

253-857-3304

Working hard for you & our community since 1994!

(Paid Advertisement)

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November 27th - 30th

www.partylite.biz/suesurratt

Shop from your seat, not your feet! Pamper yourself or others with quality, candles and accessories. Give the gift of ambiance this holiday season.

If you'd rather place a physical order or become a hostess to earn free products, Call Sue at 253-677-5717

(Paid Advertisement)

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YARD MAINTENANCE**

ALLEN MOREN
253-884-2721

ESTIMATES BY THE YARD

- *Also works with Tansy
- *Appliance Disposal
- *Deck Cleaning
- *Restaining

(Note: HMC Management neither endorses advertisers nor vouches for their being properly licensed.)

(Paid Advertisement)

WELCOME ALL NEWCOMERS!



HERRON ISLAND

The Beachcomber

HMC MANAGEMENT

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Lakebay, WA 98349

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Lakebay, WA
Permit No. 7

Inside this issue...

- *President's Message*
- *Winter Ferry Schedule*
- *Island Manager Report*