



What is your Super Power?

As you know, the Shelter Bay Community is run by a cadre of a volunteer board of directors and volunteer committees, assisted by a small, paid staff. We know that volunteering on a regular basis can be a daunting thought that prevents folks from participating. What if you had short-term options for volunteering? A one-time presentation, a 3-part series of classes, a special project or other possibilities? This is your opportunity to tell us about the “super powers” that make you special. We would like to develop a database of community members who are willing to share their expertise with others. We might call on you for a special, short-term project or ask if you’d lead an evening event or a field trip in your area of expertise. The possibilities are endless, but we need to know who our super heroes are! Please take a few minutes to tell us about yourself:

[Complete Survey](#)



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It is with regret that your Social & Recreation Committee will be unable to host the annual Thanksgiving Dinner this year.

The Shelter Bay Tax Forum (SBTF) will be meeting with the Swinomish Tribal Tax Council (STTC) in November. The SBTF will be requesting support and funds from STTC to partner with Shelter Bay in the following recommended areas: fire protection, public safety, storm water drainage, bank stabilization and water supply.

Shelter Bay Office Closures

In Service Day, November 1st
 Thanksgiving Thursday, November 22nd
 Friday, November 23rd
 Office opens at 9:00am on Tuesdays
 To accommodate staff meetings



In Loving Memory

Dolores Mae Bratland

September 26th

Ronald Porter Ellis

October 2nd

Jayson Geisel

September 20th

Gene Dennis Pasek

September 29th

PRESIDENT'S MESSAGE -ANNE HAYS



I thought this would be a good opportunity to review the findings and conclusions of the due diligence that the Lease Advisory Group performed regarding the new Master Lease proposal as they were presented to the Community at the Town Hall meetings held in April of 2017.

If you will remember, the Swinomish Tribe Negotiating Team placed what the Chairman called the best and final proposal on the table in April 2015. In July 2015, the community approved, via an advisory vote, to move ahead with drafting the formal language of the new Master Lease for consideration by the membership via a vote of the Community requiring a 2/3 majority to approve and adopt the proposed Master Lease.

Based on a review of the questions and concerns of the community, consultants in each of the primary areas of concern (utilities, land valuation, rent, and subleases) were retained to provide unbiased risk analysis in those areas. From the risk analysis, it was determined that there were 2 issues that needed to be addressed – subleases and sustainability. While the terms of the best and final offer have not changed, a formal response from Shelter Bay was provided to the Swinomish Indian Tribal Community (SITC) with 2 additional clauses addressing the subleases (grandfathering of rent) and sustainability (to keep future rents aligned with the market).

Included in the cover letter to the Tribal Senate was an explanation of the compromise Shelter Bay was willing to make with respect to the Tribe's appraisal language, which Shelter Bay continues to dispute. In the interest of achieving a long term, and sustainable new master lease, Shelter Bay offered to include the disputed appraisal language in exchange for the addition of the proposed sublease and sustainability clauses.

The sustainability clause outlines a process for either party to notify the other that the rent or the rate of return is not compatible with market conditions. This provides a future mechanism allowing our successors to adjust the terms of the lease so they remain mutually beneficial.

The grandfathering clause is meant to provide an incentive for current sublease holders to surrender their sublease and enter into a new sublease with a longer term and commitment to future rents. To make that option attractive to current sublease holders, Shelter Bay proposed the grandfathering of rent as calculated under the current Master Lease for as long as that sublease holder held the property. At such time as the property is sold or transferred, rent under the sublease would convert to the rent terms as proposed under the new Master Lease.

Since April of 2017, Shelter Bay has met with the Tribal Negotiating Team or their staff multiple times to provide clarification and background to the two key proposals contained in our response. At this time, we are still awaiting a formal response from the SITC on our proposal.

In addition to approval by the Swinomish Tribe, the individual Indian landowners (“allottees”), and the Department of Interior, Bureau of Indian Affairs, the terms of any new Master Lease agreement will require Community member approval by a super majority of 2/3rds of members voting.

The Shelter Bay Lease Negotiating Team was looking forward to a meeting with the Swinomish Lease Negotiating Team slated for October 15, however the meeting was postponed due to the passing of a prominent tribal member. We are looking forward to either rescheduling that meeting or receiving a response from the Tribe to Shelter Bay's proposal. We will keep you posted on any developments.



Regular Meeting of October 17, 2018

- 1) Adopted Resolution 18-15 revising 1) Rules and Regulations, Part I – General, 2) the Schedule of Fines, and 3) the BBQ Area Reservation Request Form as provided by the Rules Committee following their work to revise this section based on relevancy, consistency, reduction of duplication, and ability to enforce.
- 2) Reinstated enforcement of the Protective Covenants, Article IV, Section 18, as it pertains to the amount of time a recreational vehicle or trailer may be stored/parked on a lot, effective November 1.
- 3) With installation of the new security and surveillance systems, determined that all members in good standing with an assigned fob will be provided 24-hour access to the Clubhouse restrooms and that only Marina tenants will be provided access to the Marina restrooms, also on a 24-7-365 basis.
- 4) Rescheduled the November Regular Board Meeting to Wednesday, November 14, 2018 at 2:00 p.m.
- 5) Authorized expenditure of Marina funds for the purchase of Dock Boxes for the new C Dock from Fisheries Supply at \$30,913.
- 6) Appointed Sheryl Martin to the Social and Recreation Committee.
- 7) Accepted the resignation of Carol Silhan from the Facilities Committee.

Board of Directors Meeting
Rescheduled to
 2:00 p.m.
 Wednesday, November 14th

Storage Lot Open for Business

The refurbishment of the Storage Lot has been a great success with the project coming in on time and under budget. Security at the lot has been enhanced with access allowed only to those properly leasing a space and the installation of cameras.

If you moved your RV, boat, or trailer out of the lot and have it parked on your lot, be aware that the Community is again enforcing the Covenant which restricts the parking or storing of such vehicles on lots to just 7 days.

Please take this opportunity to check in with the Office about leasing a space in the Storage Lot for this type of equipment. Current vehicle registration and insurance are required for all vehicles stored at the Storage Lot.

Thank you.

**New Security / Surveillance Systems
Now in Place**



New security systems are now in place at the Clubhouse Restrooms, Marina Restrooms, Lower Pool, and Storage Lot. Improved security cameras have also been installed at the Front Gate, Clubhouse and adjacent parking lot and breezeway, the head of all Marina Docks, and at the Marina dumpsters.

The Board of Directors has determined that all members may access the restrooms in the breezeway at the Clubhouse via a fob 24-hours a day, 7 days a week. Two (2) fobs can be assigned per member lot at a cost of \$10/each. Be sure to hold onto these fobs as a replacement is \$25/each.

This single fob can be used for entry to all Community facilities that you are authorized to access. Stop by to pick yours up today.

Manager's Corner - David Franklin



Storage Lot – On October 5th, 2018 at 8:30am, the first tenant rolled through the gate at the Shelter Bay Storage Lot. Improvements include:

- Improved drainage, surfacing, and space markings
- Security card activated automatic gate
- Security cameras
- Wi-fi for security systems (coming end of October)

Unfortunately, on October 20th, 2018 the Storage Lot was broken into and a total of seven boats and trailers were affected. Shelter Bay is working with the Swinomish Police to evaluate video footage and other evidence to apprehend the individual(s) responsible.



Security Fob (Card) Needed to Access Marina and Clubhouse Restrooms- Along with the access to the Storage Lot, the new security fobs will allow access to:

- Clubhouse Restrooms (24/7/365)
- Lower Pool (when in service)
- Marina Restrooms (Marina Tenants Only)
- Available in the Office for \$10/each (limit two per household)

Mail Theft Update – Last month we alerted the Community to reports of outgoing mail being stolen from Wanapum Drive. The Swinomish Police have had recent reports of incoming mail being stolen recently as well. Please report any suspicious activity related to mail to the Police by immediately calling 911.

Preparing for Winter - With winter quickly approaching it is a good time to get ready for the inevitable. It's not unusual to get our first freeze and snow in November, and you can count on a few wind storms and power outages. Remember that the office does not know any more than you do as to when the power will come back on, so the best advice is to call Puget Sound Energy directly at 1-888-225-5773, or better yet, download PSE's app at Google Play Store or the App Store for iPhone. This way you can monitor outages from your cell phone! It even tells you estimated restore times. When you finish reading this newsletter, take a few minutes to prepare an emergency kit; insert fresh batteries in flashlights and consider winterizing your water pipes to prevent freezing. Even though power outages and severe weather conditions don't usually last more than 24 hours, good preparations can minimize their effect. Also, keep an eye on drainage ditches near your home. Remove accumulated debris to allow for free flow of stormwater.

C Dock Project – The old C Dock is scheduled to be demolished on November 5th and the new dock is scheduled to be towed into place November 12th (depending on weather). Boats are being moved to other slips in the Marina temporarily, until November 30th, when they will be permanently moved and assigned to the new dock.

A Few Reminders

Daylight Saving Time ends at 2:00am Sunday November 4th - Remember to change your clocks on Sunday and enjoy the extra hour of sleep!

Vote on November 6th - Get your ballot in the mail and remember for those of you who have political signs in your yards, please be sure they are removed by November 9th.

Office to be Closed - The office will be closed on Nov 22nd and 23rd for the Thanksgiving holiday.

SAVE OUR TREES

Your community Greenbelt Committee invites you to a presentation
by Mr. Al Craney, CF, Skagit County Conservation District Forester

Wednesday, November 14th, 6:00 pm

Al has 40+ years of experience in natural forest management, forest genetics, and forest ecology. He has been involved with the Washington Association of Conservation Districts since 1993. Al has been a part of the Skagit Conservation District since 1995.

Al will discuss forest issues and soils in Skagit county, help us understand what is happening in our community and how to better protect our trees, individual lot, and community greenbelts.



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SHELTER BAY HAPPENINGS

YOGA

Where: The Clubhouse
When: Monday & Wednesday* 11:45am
*3rd Wednesday of the month 8:45am, no holidays

Bring your yoga mat and join us for an hour of gentle yoga and relaxation.

Hours may vary. Check the Calendar on page 11.

SEWING GUILD

Skagit Neighborhood Group of the American Sewing Guild

Where: The Clubhouse
When: Tuesday, October 16th 1:00pm

BOOK CLUB

“The Soul of an Octopus: A Surprising Exploration Into the Wonder of Consciousness” by Sy Montgomery

November 5th, 1:30pm

Host: Judy Bennett

740 Tillamuk Drive

RSVP to judybennett82@gmail.com

EXERCISE CLASS

Where: The Clubhouse
When: Monday, Wednesday & Friday
10:00 am

Men & women, all levels and strengths.

Hours may vary. Check the Calendar on page 11

Did you Know.....?

The driver of a vehicle meeting a school bus from either direction which has stopped on the roadway for the purpose of picking up or dropping off school children shall stop their vehicle before reaching the school bus. This action of a school bus is detected by the visual signals of red flashing lights and the bus producing a stop sign at its driver's side. Any driver stopped for such a school bus shall not proceed until the bus resumes motion or the visual signals are no longer activated. RCW 46.37.190

Safety for Walkers and Runners

Shelter Bay is a great place for walkers and runners. You can choose level streets or hills depending on your exercise needs. However, we're now in the short dark days of winter and it's more difficult for drivers to see walkers and runners, especially in the early morning and late afternoon. Rain or drizzle reduces visibility even more. Dark pants and a dark hoodie at dusk is asking for trouble.

There are lots of vests and jackets and parkas with fluorescent colors and reflective stripes. They're not expensive, and are a really good investment compared to a car-pedestrian collision. High-visibility vests are available from Harbor Freight (hey guys – a reason to go to Harbor Freight) and vests and jackets are available from Home Depot, Lowe's, Coastal Farm and Ranch, and many others. The Safety Committee suggests bright colors and reflective stripes, for good day and night visibility. A flashlight at night enhances your safety even more. Be sure to walk facing the traffic so you can see what's coming at you. And please go to single file when you see a car coming.

Be Safe – Be Seen! The life you save may be your own.

From your Safety Committee

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The Shelter Bay Home Team

Tim and Maureen "Mo" Good



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Sandra Pahler Bell,
Owner of A Additions Hair Salon from Atlanta, GA



I would like to introduce myself...Hello, I am Sandra Pahler Bell. I have just moved back to Skagit Valley (where I grew up) from Atlanta Georgia. I owned and operated a full service hair salon that specialized in fine thin hair and women and men's hair replacement. Now I want to bring those same services and special talents to my friends and family here in Skagit County. I am working with Forever Young Skin Care Salon at the Lime Dock in La Conner.

WHAT IS SOMEONE WHO SPECIALIZES IN FINE THIN HAIR?

Well a lot of what I do is talk...I talk to each client about their wants and needs concerning their hair. Consulting with clients is very important to a happy outcome for everyone. The consultation is so important that there is no charge. My consultations are FREE, yes FREE. If you are just curious come in and talk to me about the possibilities for your hair.

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November 2018

Sun Mon Tue Wed Thu Fri Sat

				1 Office Closed -In Service- 5:00 Chorus	2 8:00 Facilities 10:00 Exercise	3
4 <i>Turn Clocks Back</i>	5 9:30 Tap 10:30 Exercise 11:45 Yoga 3:00 Safety 3:30 Blue Belt	6 9:00 Building 3:00 Rules	7 10:00 Exercise 11:45 Yoga	8 9:00 Lot/GB 3:00 Finance 5:00 Chorus	9 10:00 Exercise	10
11	12 9:30 Tap 10:30 Exercise 11:45 Yoga	13 1:00 Sewing Guild 3:00 Harbor	14 8:45 Yoga 10:00 Exercise 2:00 Board 3:00 SRC 6:00 Save The Trees	15 1:30 Commu- nications 5:00 Chorus	16 10:00 Exercise	17
18	19 9:30 Tap 10:30 Exercise 11:45 Yoga	20 9:00 Building 5:00 Chorus	21 10:00 Exercise 11:45 Yoga	22 	23 Office Closed 10:00 Exercise	24
25	26 9:30 Tap 10:30 Exercise 11:45 Yoga	27	28 10:00 Exercise 11:45 Yoga	29 5:00 Chorus	30 10:00 Exercise	

**All Committee Meetings are held in the Clubhouse or Annex Meeting Rooms.
Interested Shelter Bay residents are welcome to attend.**



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Hours: 8:00 to 5:00 M-F

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