



### Skagit County Novel Coronavirus Outbreak (COVID19) Information

If you are an at-risk individual who is on quarantine or isolation, and you find yourself in need of assistance with getting/picking up supplies or food, or knowing where to call to get such resources delivered to you, call the Skagit County Resource Assistance Line at:

360-416-1892 between 10 a.m. & 2 p.m. daily

You can find more local information on the Skagit County Department of Health website:

<https://www.skagitcounty.net/Departments/HealthDiseases/coronavirus.htm>

### Shelter Bay Office Closures

Office closed for In-Service Tuesday September 1<sup>st</sup> and for Labor Day on Monday September 7<sup>th</sup>

Office remains closed to the public.

*Members may visit the Office by appointment only, and will be required to wear a mask, sign in, and have their temperature taken as required by the Shelter Bay COVID-19 Preparedness Plan.*

*~ Thank you for your patience ~*



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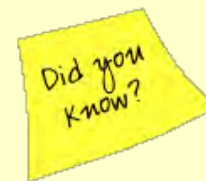
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- ◆ Any Member wishing to notify the Committees or the Maintenance Department of an Incident, Concern, or Complaint, **must** do so on an Incident-Concern-Complaint form. A fillable form is online.
- ◆ No tree, shrub or hedge with the potential to grow in excess of 15 feet in height shall be placed or planted on any lot without the written permission of the committee responsible. No tree, shrub or hedge shall be allowed to grow in such a manner that it becomes a nuisance, endangers, or unreasonably depreciates the value or enjoyment of neighboring properties.



## PRESIDENT'S MESSAGE



**Historic Event:** The full Shelter Bay Board met with the full Swinomish Tribal Senate for the first time ever. Shelter Bay was developed over 50 years ago and there has never been a meeting of the two governing bodies.

The meeting was conducted over Zoom as a precaution against Covid 19. The purpose was to simply become better acquainted with each other on a personal basis. It also provided the opportunity to introduce some guiding principles for lease negotiations for the Tribal Senate's consideration. The Board deemed it to be a successful gathering with a congenial tone and with the hope expressed that this would set the stage for a better long-term relationship between the Tribe and Shelter Bay. We are planning to meet again in the near future.

Several years ago, the Swinomish Tribe hosted a canoe journey with Native Americans coming from Tribes throughout the Pacific Northwest as well as from western Canada and Alaska. My wife and I volunteered to help with hosting. Putting our strengths to their best use, Vickie worked in the kitchen and I served by

transporting guests around the village in an oversize golf cart. I remember that on one day Vickie asked me what I had been doing. So, I invited her to hop aboard and I would show her. As we drove up the hill to the primary camping area, we picked up a couple trudging up the hill and provided them a lift. Upon dropping them off they proceeded to gift us with some beautiful shell necklaces. I resisted saying "I am just working here driving folks around". Our gifter was not deterred and placed the neckless around my neck and said, "Hey we are all in this together". Reflecting on that moment, what he said was a metaphor for where we are at with the Swinomish Tribal community. "We are all in this together", whether it is drafting a new lease or protecting ourselves and each other from the corona virus.

Hopefully, this is a new beginning to lead us to an improved relationship and maybe a new lease. Time will tell. It appears to me that there has been a wall between our two communities which we seek to reconstruct into a bridge to best serve the interests of both our communities

I will keep you posted as this unfolds. We are on a Journey and I firmly believe we are paddling in the right direction.

## Shelter Bay's Homeowners' Association

A Homeowners' Association (or HOA) is a corporation that governs planned residential developments like Shelter Bay. Once someone purchases property in an area that is governed by an HOA, the homeowner automatically becomes a member.

Our HOA is primarily powered by volunteers, with a manager and small staff to manage the day-to-day operations of our community.

- Our volunteer **Board of Directors** is elected by fellow homeowners. Nine individuals are elected to 3-year, rotating terms. The Board facilitates long-range planning, oversees the common assets of our community, manages its finances, runs business affairs, sets and enforces rules, and ensures that facilities and common areas are adequately maintained.
- Our Board also oversees and delegates responsibilities to **volunteer committees** (architectural compliance, finance, facilities, harbor, rules, etc.) to facilitate the many tasks required to make our community function. Visit the website at [www.shelterbay.net](http://www.shelterbay.net) for a complete list of committees and consider participating in a particular area of interest or expertise.

Rules and regulations provide structure for our community.

- In Washington State, HOA's are governed by a set of rules called RCW's, or Revised Codes of Washington. These RCW's provide the overall framework and requirements for HOA's across the state.
- Shelter Bay has its own Covenants, Articles of Incorporation, Bylaws, Rules & Regulations which are specific to our community; however, they cannot conflict with state RCW's.
- It is important that residents understand their obligations to the community and their promise to abide by the Covenants, and we encourage you to read and become familiar with our governing documents. They are available on our website at [www.shelterbay.net](http://www.shelterbay.net).

The more you know about our HOA, the more positive your experience living in this beautiful community will be, and who knows? You might decide to get involved to make our community even better!



**From the Treasurer**

From a financial perspective, Shelter Bay’s fiscal year ending June 30<sup>th</sup> was a success. The Community approves the annual budget in May, and the Manager is charged with operating within that budget. In a purely theoretical world, having actual revenues and expenses equal budget would be perfection. But from a pragmatic perspective, coming out a little ahead is preferable.

Shelter Bay is composed to two entities: Shelter Bay Company and Shelter Bay Community.

Shelter Bay Company holds the lease and is responsible for collecting and paying the lease rent which is due on June 30<sup>th</sup>. For the first time in many years, the Company was able to pay the \$2,044,00 annual rent without having to borrow. This was due to more members paying their bills on time and the building of reserves for the Lease Fund.

Shelter Bay Community is essentially the homeowner’s association that operates the community and collects funds from its members. Its accounting is done using 5 ‘funds’: marina, operations, water, sewer and lease. The Capital fund is accounted for separately.

The Marina is operated as a business. Over the past few years, the Community has re-invested significantly in upgrading the 50-year-old marina and that investment is yielding real results, with net income last year in excess of \$475,000.

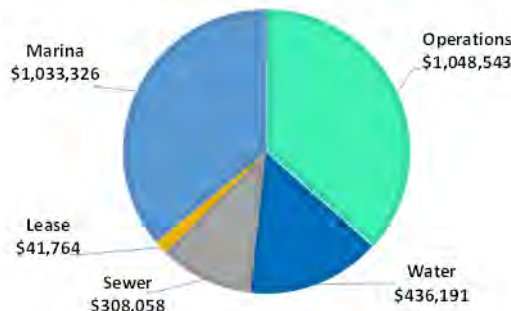
The other funds are budgeted to ‘net zero’ so that income just covers expenses. This is always a real challenge considering that the initial budget is drafted 6 months before the year starts and even more so when dealing with Covid-19. With the exception of the water fund, which had a small loss due to higher than anticipated water costs and pipe repairs, all funds ended the year with income in excess of expense. This is good news to report and credit is due to our Manager, David Franklin.

The Community’s net income is added to the reserves: operating and capital. Other than the first \$300,000 of Marina income which is earmarked to capital, the Board allocates the excess. The general rule is to retain 3 months of operating costs in Operating Reserves and add (or subtract) the remainder to the Capital Reserves.

In addition to the operating costs, the Community had an ambitious capital improvement program totaling over \$2,000,000. Successful completion of these projects reflects the work of the Facilities and Harbor Committee members as well as our staff. We are lucky to have these volunteers who roll up their sleeves and dig in.

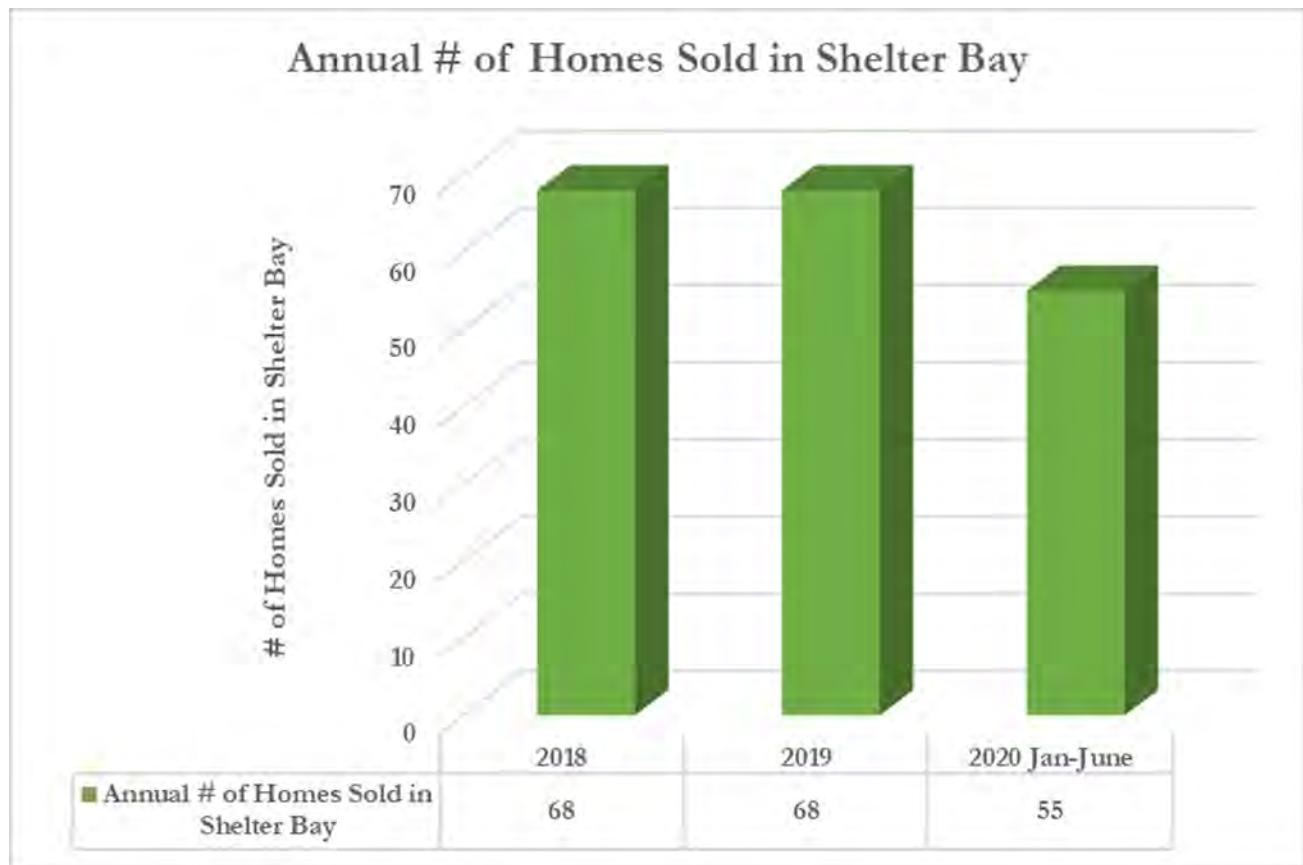
Fund	Net Income
Operations	\$ 68,170
Water	(2,183)
Sewer	68,631
Lease	3,430
Marina	477,341
<b>Total</b>	<b>\$ 615,389</b>

SHELTER BAY COMMUNITY INCOME BY FUND



FY 2019-2020 Capital Improvement Projects	
Clubhouse Audio System	\$ 16,445
Various Drainage Projects	49,512
Equipment Purchases	7,287
Klamath Drive Engineering	7,400
Marina Security/Maintenance	13,901
Marina A & B Docks	1,651,925
Marina Restrooms	36,615
Marina Dredging Permit	52,597
Bank Stabilization Permitting	4,028
Road Paving	30,868
Security/Surveillance Systems	32,786
Lower Tennis Court Resurfacing	31,416
Walking Path/Gazebo	49,611
New Water Meter Installs	12,390
Water Supply Analysis	4,842
Wetland Project	33,125
WWTP Clarifiers	154,456
<b>Total</b>	<b>\$2,189,205</b>

**Annual # of Homes Sold in Shelter Bay for  
2018 – 2019 – 2020 January-June**



Community members often ask how the houses in Shelter Bay are selling and how many have sold during a particular time period. To start to answer this question and provide more information concerning the housing market in general, both locally and regionally, we intend to start to provide you with housing market information in this newsletter beginning with this housing chart. The chart shows the number of homes sold in Shelter Bay annually since 2018 up through June 2020.

Historically, Shelter Bay has averaged around 50 houses sold annually. If the record of the past 3 years continues the average will trend higher, which would indicate that Shelter Bay is a desirable community in which to live. Given this favorable trend, another one is also realized, that the demographics of the Shelter Bay Community are changing. Looking at the number of houses sold over the past 7-8 years shows that approximately 40% of the community demographics have changed. One indicator of this change is that the La Conner School District reported last year that 86 students attending K-12 lived in the Shelter Bay Community.

To continue to build upon the community’s desirability with a changing population, your Board of Directors and staff need to understand and prioritize the amenities, infrastructure and recreation and social activities that you, the community would like to have or the improvement on those that are already available. Later this year you will be presented with a questionnaire that will provide your input on these and other topics. Your responses will be CRITICAL in establishing next year’s budget and most importantly, towards Shelter Bay’s Vision “To be among the most desirable communities in the Pacific Northwest”.

## Manager's Corner - David Franklin

### Stay Home Order and Shelter Bay Coronavirus Response Update

Things you should know:

- As of August 23<sup>rd</sup>, 2020, the Swinomish Medical Clinic has had 15 positive COVID-19 cases with 5 hospitalizations in the month of August. These are the first cases reported in the Swinomish Tribal population on the Reservation since the outbreak began back in March.
- The Swinomish Senate passed a resolution on July 21<sup>st</sup> whereas, **“All Tribal and community members, Residents and employees or operators of businesses [on the reservation] are required to wear a cloth face covering when in any indoor or outdoor public space.”** Bandanas and masks with valves are not acceptable.
- As of August 23, 2020, Skagit County is not meeting 3 of the 5 key metrics that apply to move to Phase 3. It is likely that Skagit County will remain in Phase 2 for a few more months.
- The Shelter Bay Board of Directors has approved a Coronavirus Preparedness Plan developed by Shelter Bay management, staff, and the Safety Committee. The Plan establishes policies and protocols designed to protect the health and safety of Residents and Staff before moving into the next phase of re-opening Shelter Bay. The Preparedness Plan is required by State and Tribal jurisdictions for businesses like Shelter Bay to reopen and operate. The COVID Preparedness Plan is posted on the Shelter Bay Website at:  
[https://app.pilera.com/file\\_library/3447/eguryrama-3447-632917.pdf](https://app.pilera.com/file_library/3447/eguryrama-3447-632917.pdf).
- Shelter Bay administrative staff are complying with the “Stay Home” orders issued by the Tribe and State, and with the Shelter Bay Preparedness Plan by continuing to work with limited personnel on-site every day to ensure vital operational functions are met, with the rest of the staff working from home. The Office is not scheduled to resume regular office hours until Phase 3.
- If a Member requires services in person at the Office, an appointment must be made prior to arrival, a mask must be worn, social distancing maintained, and the Member’s temperature recorded along with contact information.
- The Committees and Board are meeting via web conferencing and will continue to do so until Phase 4.
- The Maintenance Department has been providing on-site operations since the crisis began. Normal operations have been hampered and made more time consuming due to adherence to coronavirus guidelines.
- As of July 20<sup>th</sup>, Governor Inslee has reduced the number of people allowed to meet under Phase 3 from 50 down to 10. This will likely delay many activities in the Clubhouse until Stage 4 or until public health guidance changes.

**Bear Sightings on the Swinomish Reservation** - A black bear has been showing up around Shelter Bay and is probably the same animal spotted on trail cameras at the northern end of the Swinomish Reservation last fall. So far, the bear has not caused any harm. According to Washington Department of Fish & Wildlife, 95% of calls for bear disturbances are the result of irresponsibility on the part of people: access to trash, pet food, and bird feeders being the real culprits. Unfortunately, these encounters usually end badly for the bear. To help avoid bear encounters click on the following link for the Washington State Fish & Wildlife, FAQ Sheet on bears, adapted from their publication “Living with Wildlife in the Pacific Northwest”:

<https://wdfw.wa.gov/sites/default/files/publications/00606/wdfw00606.pdf>

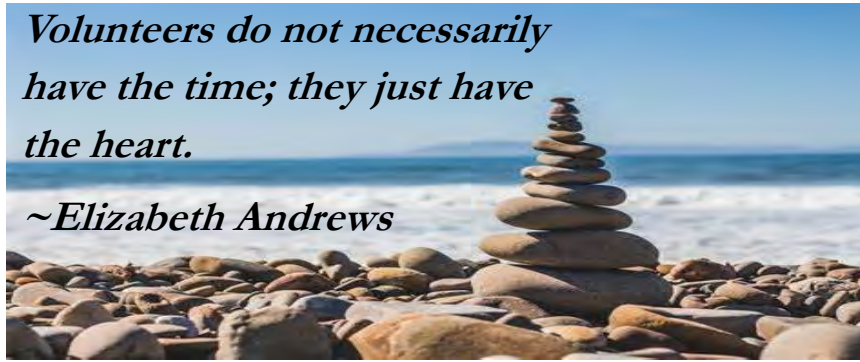
If you have information to report contact Brandon Nickerson, Wildlife Biologist, Swinomish Indian Tribal Community at [bnickerson@swinomish.nsn.us](mailto:bnickerson@swinomish.nsn.us) or phone: 360-770-1683.

**Fall Storms** - With the rainy season approaching, members should keep an eye on drainage ditches near your home and remove accumulated debris to allow for free flow of stormwater. Maintenance will be out identifying problem areas and restoring capacity where it has been lost, but member effort is imperative to making sure the overall drainage system works as designed.

**If you have a boat in the Marina**, now is a good time to check that your mooring lines are in good shape and your boat is fastened for increased fall winds. Also make sure your emergency contact card is legible after all of the summer sun.

*Volunteers do not necessarily  
have the time; they just have  
the heart.*

*~Elizabeth Andrews*



## CHANGES AT THE OFFICE FRONT DOOR

### NEWSLETTER HARD COPIES AVAILABLE FOR PICKUP SOON

The Shelter Bay newsletter is one of the major ways the community communicates. Approximately 350 members receive the newsletter by mail. Others are notified by email when it is published on the website if Shelter Bay has your email address. Delivery by email is more cost effective for Shelter Bay as it saves postage. Our analysis indicates that probably fewer than 150 members read the online version. If you are not being notified by email and would like to be, please send your email information to Dorothy at [dmickleburgh@shelterbay.net](mailto:dmickleburgh@shelterbay.net)



In an effort to increase circulation, we will be making hardcopies available in a 'realtor' box on the wall by the front door very soon. If this is shown to be successful, we may look for additional locations for pick up.

### NEW PAYMENT DROP BOX AND PICKUP BOX

Many of our Members have been saving themselves postage by dropping off payments at the office through a mail slot near the front door. We have just updated the Drop Box for payments, and it is now located to the right of the front door. This allows for better access and security for both Members and Staff.

Also, there is a Pickup Box located directly above the Drop Box that we can now utilize for leaving small items for Members in a more secure and timely manner. When Members request FOBs or Boat Launch Keys staff can leave the items in this box and give members the combination for accessing.

## Nurturing a Shelter Bay Wetland.

### Can you Spare a couple of hours a week to help?

Our three-quarter acre wetland area, southwest of the Clubhouse tennis courts, has over 700 newly planted trees and plants that need weeding and raking. We have a few volunteers who get together every Wednesday and Saturday morning from 8:00-9:00 to weed. But we need more help. If you have the time, **drop-by** and join us. Bring your gloves, weeder, small rake and mask.

We need **YOU** to help make Shelter Bay continue to be a **Beautiful** place to live.

If you have any questions contact:

Alice McKenzie [amckenzie@aol.com](mailto:amckenzie@aol.com)

or Ric Henderson [richenderson98@gmail.com](mailto:richenderson98@gmail.com)

## SHELTER BAY HAPPENINGS

~ Please Respect Shelter Bay Facilities ~  
Golf Course & Tennis Courts are for  
MEMBERS ONLY and THEIR GUESTS!  
All facilities are private and not for general  
public access.  
~ Thank you ~



### Introducing

### “Community Connection”

Are your friends and family in awe of a particular skill you possess? Share it with your fellow Shelter Bay Community members via Zoom!

How? Easy – either submit the information through the course proposal form on the Community page on the Shelter Bay website, or send an email to

Jim Barrett at:

[jim@barrettmarine.com](mailto:jim@barrettmarine.com).



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How much can I sell my Shelter Bay home for? View all the homes listed for sale in Shelter Bay at [www.shelterbaylaconner.com](http://www.shelterbaylaconner.com) According to the National Association of Realtors 96% of all Buyers begin their home search on the internet. The Tim Good Team provides a strong internet presence including the best marketing program, aerial photography, and professional graphics required to produce the results you want. Your listing will be a featured listing on Zillow.com, placed on the MLS (multiple listing service), Trulia, Realtor.com, Redfin, and syndicated to thousands of top rated real estate web pages. Buyers searching the internet will click more than twice on your featured home because we use the latest technology to compel them to take a closer look at your home. As Shelter Bay residents Tim and Mo know the unique requirements of Shelter Bay to close the sale of your home. Call Tim at 360-708-3828 or email at [timgood777@gmail.com](mailto:timgood777@gmail.com) or call Mo at 360-441-9719 managing brokers RSVP Real Estate.







Greg Nelson, CRS  
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\*More info on our FB page

**No donations accepted for the foreseeable future.**



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- ★ ALL must wear face masks
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[www.vintagelaconner.com](http://www.vintagelaconner.com)

*Soroptimist International of La Conner is a non-profit community service organization dedicated to improving the lives of women and girls in our community. We are a 501(c)(3) organization. All shoppers help provide needed services for our community.*



# Rise & Shine

## It's Breakfast Time!

You're invited to drive through for our continental breakfast & coffee to go on

**Tuesday, September 29, 2020 | Anytime 7:30 AM to 9:30 AM**

at **La Conner Retirement Inn**  
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Shelter Bay Resident



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# Christ the King Community Church

**Join us online!**  
**Sundays at 9:30 am**

Open YouTube on your computer, phone or smart TV and search for: La Conner CTK Online

OR

Search in Google for: La Conner CTK Online

Click on the video that says "live service".

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## September 2020

**Sun                      Mon                      Tue                      Wed                      Thu                      Fri                      Sat**

		<b>1</b> Office Closed -In Service Day-  9:00 Architectural Compliance 3:00 Rules	<b>2</b>  3:00 Finance	<b>3</b>  9:00 Facilities	<b>4</b>	<b>5</b>
<b>6</b>	<b>7</b>  Office Closed LABOR DAY	<b>8</b>  3:00 Harbor	<b>9</b>	<b>10</b>  9:00 Green- belt/Lot	<b>11</b>	<b>12</b>
<b>13</b>	<b>14</b>  1:00 Safety	<b>15</b>  9:00 Architectural Compliance	<b>16</b>  2:00 Board Meeting	<b>17</b>  1:30 Commu- nications	<b>18</b>	<b>19</b>
<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>  9:00 Green- belt/Lot	<b>25</b>	<b>26</b>
<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>			

**All Board and Committee meetings are being held by Teleconference. Look for information on attending meetings by teleconference on the meeting Agenda posted at the Website. Shelter Bay residents are encouraged to attend. Please visit the Calendar page @ [www.shelterbay.net](http://www.shelterbay.net) for updates.**



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Staff available by phone, email or by appointment only

**Shelter Bay Manager** - David Franklin

**Board of Directors**

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&

Laurie Wishkoski

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**Lot/Greenbelt:** Carole Miller

**Rules:** Judy Bennett

**Harbor:** Bruce Romero

**Communications:** Don Newby

**Facilities:** John Koch

**Finance:** Louise Kari

**Safety:** Jerry Anderson

**Social & Recreation:** TBD