



Here's what's inside

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>

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Shelter Bay Office Closures

Office closed for In-Service Thursday October 1st

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 ~

Skagit Fire District 13 Update

Just an update on our efforts in Wildland Fire fighting. As of this year we have begun participating in Wildland Mobilizations to Western/Eastern Washington and California. There are 4 benefits in participating;

- We help our neighbors both near and far (and maybe someday we will need their help).
- We become better firefighters and commanders as we are tested in a number of varied and challenging situations thus helping our community by being more effective.
- We create another source of revenue by leasing our apparatus for mobilizations.
- Our Red Carded (Wildland) firefighters are provided with an additional source of income during the wildland fire season.

I look forward to District 13 partnering with you to make The Shelter Bay Community as prepared and protected as possible for wildland fires in the years to come.

Respectfully, Wood

Chief Wood Weiss
Skagit Fire Dist. 13

In Loving Memory

April 15, 2020

Francis J. (Bud) Handwerk

~former Shelter Bay Member~

August 9, 2020

Dorothy Mahieu-Johnson

PRESIDENT'S MESSAGE



Let's All Start Preparing for the 2023 Rent Adjustment. Rent under the Master Lease adjusts every 10 years with the last Rent Adjustment occurring in 2013. Rent is based on 7% of raw land value and with a current agreed upon raw land value of \$29,200,000, Shelter Bay's annual rent due is \$2,044,000. This amount is divided up among the sublessees based on both the amount due under your Sublease and based on your lot's share of the land value for the Supplemental Rent Assessment.

Shelter Bay Company is working with the Swinomish Tribe to again adjust the land value using an Index Methodology as was done in 2013. The Index is calculated based on the change in value over the 10-year period for 1400 properties in 4 area residential developments, the largest of which is Skyline with 1200+ lots. We believe this method of adjusting the rent is desirable over the expense and uncertainty of another protracted and expensive appraisal and arbitration process as occurred during the 2003 Rent Adjustment. Using the Index, the land value increased 50% from \$19.4M in 2003 to \$29.2M in 2013.

My intent in relaying this information to you is that we all need to begin to prepare for our rent to increase as a result of the 2023 Rent Adjustment. The increased rent will be due to the Bureau of Indian Affairs on July 1, 2023 which means we will need to begin collecting that rent from you on July 1, 2022. It is too early to precisely predict how much the next rent adjustment will increase our rents, but as of now, with 6 years of data, the change in land value is at 42%. Using an appreciation rate of 6% per year we should be prepared for a 75% to 80% increase in rent. 6% may seem high, but it is the average rate of increase for the Puget Sound region over the last 30 years. However, if real estate market flattens or it drops, the increase could be lower – in the 50% range. Please begin planning now to include such an increase in your budget and financial planning.

This is meant to relay what we anticipate seeing under the current Master Lease. We are still very much working on finding a new long-term lease arrangement with the Tribe but realize that any such agreement will come with higher rents than we can expect under the current lease.

TREASURER'S NOTE



This month's note from our Board President references the 2023 Rent Adjustment with the future increase in the Master Lease rent paid by the Shelter Bay sublessees (all members except those on lots 1 -44). The lease rent is billed to you in two ways – once annually and also monthly:

- 1) The monthly charge is on your Shelter Bay Community Bill labeled 'Supplemental Rent Assessment', and,
- 2) The annual charge is billed in May by Shelter Bay Company and is labeled 'Annual Leasehold'.

For those of you whose math is lost in the past, you can calculate your annual rent by multiplying the monthly charge by 12 and then adding on the annual charge. With this annual rent number in hand you can estimate the increase to be expected by multiplying the total by 1 + the percentage increase.

As an example my monthly Supplemental Rent charge is \$80.24 and my Annual Leasehold is \$547.00.

My Annual Total Rent

$$\begin{array}{r} 962.88 \text{ (12 x 80.24 monthly amount)} \\ +547.00 \\ \hline 1,509.88 \end{array}$$

Using a 60% increase $\times 1.60$

Estimated New Annual Total 2,415.81

Please note that 60% is used for illustration purposes only. It is too early to know how changes in the real estate market will affect the final number over the next four years. If you assume annual appreciation is 6% - the historical average - the percentage increase would be between 75 and 80%.

I hope this is helpful in helping us understand what we can anticipate in the 2023 Rent Adjustment.

From the SHELTER BAY SAFETY COMMITTEE



Martha's Beach Fire 2018

The fall rains are on the way and we were lucky one more time to avoid a major wildland fire on the Swinomish Reservation. We'll face the same potential disaster during next summer's fire season and we can't depend on luck to avoid such a fire. The huge wildland fires in Washington, Oregon, and California are fresh in our minds. Major fires do happen west of the Cascades and the just-now-controlled Sumner Grade Fire is a vivid reminder.

Fire District 13 is working hard on wildland fire management, training our firefighters so fires can be hit hard and fast before they grow out of control. However, circumstances can overcome resources, as we've seen many times this summer.

Shelter Bay, the Swinomish Tribe, Fire District 13 and the Swinomish Police Department are planning and coordinating on how best to deal with the impact of a major wildland fire on the Swinomish Reservation. This fire would require evacuation of Shelter Bay through our Main Gate, and directing Swinomish Village and Shelter Bay traffic onto Pioneer Parkway and the Rainbow Bridge. Evacuations would need to be by stages, with the areas most at risk leaving first. This will require management of multiple resources – Fire, Law Enforcement, Shelter Bay and Village officials – and the cooperation of residents to make the evacuation safe and effective.

The Communications Committee will keep you updated as the Evacuation Plan is developed. You'll know what to do if there's a wildland fire on the Reservation. It's not a comfortable thought but wishing it won't happen won't solve the problem. Stay tuned for further developments.

INDIAN BAY

By Wilbert Daniel James and Ava Goodman / Akid'nson

Shelter Bay was originally a Swinomish Indian Village site known to the local natives as Indian Bay. Indian Bay is strategically located in a central location that is sheltered from the weather. It is known that during storms the local peoples would travel in canoes to Indian Bay to shelter from the storms. Pre-contact, before the white man, there were longhouses and smaller living structures up and down the beach being a very densely populated area. Therefore Indian Bay was known as a communal gathering place for sheltering from storms and ceremonial gatherings like potlatch and other cultural works. Being semi-nomadic the peoples of the area would spend the winters in larger longhouse dwellings where they celebrated the winter ceremonies. During the Spring, Summer and into Autumn the peoples would disperse going to traditional hunting and gathering places ranging from the mountains to the Strait of Juan de Fuca. The area that the current Swinomish Tribal members hold treaty rights to hunt and fish in is known as "usual and accustomed" and was defined in the Federal court case known as the Judge Bolt Decision. We know however that the natives would range farther than the established "usual and accustomed" areas. Especially people who were related would travel farther during the Summer months to spend time fishing and enjoying the company of their families.

In 1855 the Point Elliot Treaty was signed and the peoples of the Swinomish, Lower Skagit, Kikiallus, and Samish agreed to move here to Swinomish. The Indian reservation at that time was all communal property shared by all of the people. The General Allotment Act of 1887 systematically divided the land to the individual people. When this was done, since Indian Bay had always been a communal gathering place for sheltering and ceremony, it remained communal property and was not allocated to an individual. In 1935 the Point Elliot Treaty of 1855 was officially ratified and The Swinomish Indian Community was officially formed and added a new layer to the traditional cultural governmental structure. There was an accounting of all of the Indian people living here. My Grandfather, Wilbert Henry James, had married Clara Wilbur moving from Lummi. We were not culturally allowed to marry our cousins so most if not all families were composed of people from different tribes and bands. Myself, I am descended from Lower Skagit, Lummi, Duwamish, Suquamish, and Snoqualmie going back 5 generations. It is the Swinomish Indian Tribal Community, not the Swinomish Tribe, because all of the people on the original 1935 rolls were noted as members or citizens of the Swinomish Indian Tribal Community, and Wilbert Henry James who was without any aboriginal Swinomish descent became a full member or citizen of the Swinomish Indian Tribal Community and was elected along with Clara his wife onto the very first Swinomish Indian Tribal Senate in the 1935 general election.

This land remains sacred as a communal gathering place for the people. It is a special place on this Earth located at the mouth of the Skagit River inside Deception Pass. The land owned by the Swinomish Indian Tribal Community is communal property and the rest of the land leased is leased from individual Swinomish Indian Tribal Community members. Our ancestors worked in cooperation with the Indian Bay Company (later to be renamed Shelter Bay) to provide for us, and for that we are grateful. We are the caretakers of this sacred place and it is our opportunity to continue to work together to preserve the history and continue to make this a wonderful place to exist. Moving Forward Together, Loving, Caring and Sharing in the tradition of all of our ancestors.



Communiversality can help you with Zoom

Why do you need video-conferencing? Because in this time of staying home, no in-person meetings, and general isolation, we all can benefit from communications with friends, family and just getting connected. Communiversality has standardized on the Zoom tool for instructional classes, but before you can attend from your home, you need to be able to use Zoom. It is not hard, you can do it, and best of all it is totally free. More in-depth instructions will be provided in the next month's Newsletter and by registering in the upcoming "Starting Zoom" Class. But first you need to be able to get into a Zoom call. Here are the basic steps:

You can use a desktop computer and monitor, a laptop, a tablet or any smart phone.

If you use a desktop computer or laptop computer without a built in camera and microphone you will need to buy and install a webcam – it is easy. You can get one at Amazon between \$25.00 and \$50.00 – just plug it into your USB input, https://www.amazon.com/s?k=webcam&ref=nb_sb_noss_1 or stop by a store like Best Buy and ask what they have that will work on your computer. If you can hear audio on your computer then you are all set, if not you need to plug in a speaker, also available from Amazon for under \$20.00. https://www.amazon.com/s?k=computer+speakers&i=electronics&crd=2A4GNPXU4RBQ0&sprefix=computer+%2Celectronics%2C223&ref=nb_sb_ss_i_4_9

If you are using a tablet or a smart phone it will have a camera and speaker built in. Obviously, the larger the screen the better for you to see and follow along with a Zoom call.

Next, you need to sign up with Zoom. Go to <https://zoom.us/signup> and follow the instructions. You can use your email address or if you have a Google or Facebook account you can just click on those options (all you need is the free account).

Next, you will need to download the Zoom App. On your computer you can do that at: <https://zoom.us/download>, or on your tablet or phone at the Apple App Store for an iPhone, or from Play Store, or wherever you get your apps (also free). Save the app where you can find it again.

You are all set to start using Zoom. To connect to a call where you have a Zoom invite, just click on the invite address and it will open the call. Try it to join family meetings or perhaps Shelter Bay Board meetings (time and invite available from the office) or La Conner Town Council meetings at <https://www.townoflaconner.org/AgendaCenter>.

Last, if you have tried to use Zoom and found a problem, let us know and perhaps we can suggest a solution. Email: jim@barrettmarine.com for assistance. Lets all stay connected, after all we are all in this together.

MEET THE STAFF



I'm Renata Bos, your Committee Secretary for 7 years. I grew up in Shelter Bay and graduated here. My background is in Law Enforcement. I worked for the Mount Vernon Police Department for 23 years, working 911 dispatch, police records, receptionist, background investigator and evidence technician. Last summer I got engaged to Curtis (Kit) McCauley Jr. and we planned a wedding for St. Patrick's Day 2020 with a reception at the La Conner Pub. Covid-19 botched our plans for our reception, but the wedding ceremony went on, with only a few family members. I haven't been able to change my name yet due to the pandemic and hope to soon, as I love the name McCauley, since I'm half Irish. I love this Community and enjoy working for you. All the Best for 2021.

Manager's Corner - David Franklin

COVID -19 Update – As of September 24th, 2020

- **The Swinomish Health Clinic** is reporting 23 positive cases and 5 hospitalizations. All but two of these cases were reported in just the last two months.
- **Skagit County** has reported 1,088 cases and 96 hospitalizations and is meeting 4 out of the 5 metrics required to move to Phase 3. The only metric not being met is cases per 100,000. Currently, the County has 34.1 cases per 100,000 over the last fourteen days. The target is 25.
- **Halloween and COVID** - The Skagit County Health Department is discouraging in-person trick or treating for 2020 and encourages people instead to celebrate following the CDC's guidelines at 'CDC Halloween Advice'.
- **Bill Payment Options** - We recently had a member drop off a payment in the mail drop that said, "Caution: I have COVID", written on the envelope. Precautions were taken by staff to eliminate the risk of transmission including cleaning the dropbox and having the employee tested for COVID. The employee test was negative, but this incident highlights another reason for members to sign up for automatic withdrawal. In addition to being safer in respect to COVID-19, its free and so much less time and work for staff to process. Plus, it is more secure than writing a check, and in the time of COVID-19 related scams and mail theft have risen. Please contact the office if you are interested in auto pay.

Drainage - Fall rains have returned and leaves have begun to fall. With the change of season, members should keep an eye on drainage ditches near their homes and remove accumulated debris from adjacent drainage ditches 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.

Political Signs - It's election season again, and by the number of violations regarding political signs to date it is going to be a good one. Members should familiarize themselves with the Shelter Bay Rules and Regulations, Part I regarding election signage available online at <https://shelterbaycommwa.pilera.com/page/associationdocuments>.

Political signs may be displayed for candidates running for political office and/or ballot issues in any election in which all members of the community can be eligible to vote. Political signs shall be limited to one sign per candidate and per issue, shall be placed within the boundaries of the lot, shall not exceed 2' by 2' in size, and shall be attached to the structure or on a post not over 4' high. If attached to a post, the sign shall be located within the boundaries of the lot and located in such a manner as to not obstruct the view of the roadway.

Political signs may not be posted in a greenbelt area.

Remember, political signs may be posted up to four weeks prior to the election (October 3rd) and must be removed within 48-hours after the election (Nov 5th).

Please abide by these guidelines while celebrating your rights to participate in the democratic process.

New Lockbox and Maildrop Location - To improve safety, we have changed the location of the mail dropbox and added a lockbox to provide for drop off and pick up of mail and other items after hours or when the Office is not open. The new location is to the right of the Office door instead of to the left.

Storage Lot Maintenance - Please be reminded that your Storage Lot Lease requires that the lessee maintain their space which includes weeding.

Smoke Testing Sewer System - The Shelter Bay Facilities Committee along with the Maintenance Department is planning to smoke test portions of the sewer system between October and December of this year. This operation uses smoke in the sewer system to find broken underground pipes. In some cases where household plumbing or drainage has been improperly installed, smoke may come out of downspouts, floor drains, and in some case drains in the home. Shelter Bay will be notifying residents in specific areas of the community before testing takes place. We will be sure keep you all posted before any work begins.



Regular Meeting of September 16, 2020

- 1) Approved seeking a legal opinion as to the legality and ability to enforce a Protective Covenant allowing the recovery of the full costs for defending against a member lawsuit, when the Community is the prevailing party, as recommended by the Finance Committee.
- 2) Asked the Safety Committee to prepare a Request for Proposal seeking the services of a professional to perform a Risk Assessment analysis of the Community, including financial exposure and a safety review of facilities, to evaluate the proposals, and to provide a recommendation to the Board of Directors for consideration, as recommended by the Finance Committee.
- 3) Adopted Resolution 20-11 authorizing the named Board Officers as owners and having authority over the Shelter Bay Community, Inc. bank and investment accounts.
- 4) Determined a Work Session will be scheduled for the Board to review the work being done and planned upgrades for Rainbow Park.
- 5) Placed a business item on the October 21, 2020 Board Meeting Agenda to reduce the speed limit on all Community roads, except for Shelter Bay Drive, to 15 mph.
- 6) Appointed Kate Black as a member of the Finance Committee.

Approved entering into a Memorandum of Understanding with the Swinomish Indian Tribal Community to obtain the assessed land values for the 870 leased lots from the Swinomish Tax Authority for use in calculating the Shelter Bay Community, Inc. Supplemental Rent Assessment.

Regular Meeting of September 16, 2020

- 1) Adopted Resolution 20-02 authorizing the named Board Officers as owners and having authority over the Shelter Bay Community bank and investment accounts.
- 2) Approved working together with the Swinomish Indian Tribal Senate to produce a proposed Amendment for the Master Leases authorizing use of the 2013 Rent Adjustment Index methodology for determining the 2023 Rent Adjustment.

Board of Director Vacancy

Director Ralph Roper has sold his home in Shelter Bay and is therefore resigning from his position, creating a vacancy. The Board is now accepting Candidate applications to fill the remainder of his term which ends on June 30, 2023.

Members interested in serving on the Board are asked to complete a Board Candidate Form with a resumé attached and return it to the Office by 5:00 p.m. Wednesday, October 7th.

The Board of Directors will then select candidates to interview for filling the vacancy. The Candidate Form is available by calling the Office so we can send you the form, or on the Website at www.shelterbay.net.

Thank you.

SHELTER BAY HAPPENINGS

GARDEN CLUB

Volunteers from the Shelter Bay Garden Club have spent the summer reworking and updating some of the garden beds around the marina and clubhouse. We would like to invite the community to tour these areas.

Many of these gardens have been adopted by volunteers and signs will be provided to identify those community members who are working on these areas.

There are two new garden areas that we are highlighting. One is a Xeriscape garden that has been newly planted in the triangle by the marina north entrance. Also a new garden has been created near the clubhouse entrance on the island in the parking lot. This new garden in front of the clubhouse gives us the opportunity to add another memorial bench near the new red maple tree. Anyone interested in donating the cost of the bench should contact Michele Petitti or Nancy Culver to discuss.

We will also be recognizing the Wetlands Restoration Stewardship Project work by volunteers that is in progress behind the playground

The garden club will be working with the Facilities Committee to develop a long term beautification plan for the community and to create more outdoor spaces for the residents to enjoy.

If you are interested in the garden club activities or being informed when we are having work parties, please contact Michele Petitti pettitimic@msn.com or Nancy Culver nancy.culver@gail.com.

The next project for the Garden club will be planting 1000 daffodils for spring color.



SHELTER BAY BOOK CLUB

The Shelter Bay Book Club is back and it's Book List for 2020-2021 is complete! The meetings will be by ZOOM, and generally on the first Monday of the month at 1:30 pm. All Shelter Bay residents are invited to participate. You are welcome to come and go as your availability and interest dictate.

Please contact Mary Newby at marynewby@wavecable.com with any questions and to be put on the email list.

When: Monday, October 5th, 1:30 pm
Book: "The All Girls' Filling Station's Last Reunion"
By Fannie Flagg
Discussion Leader: Peggy Duehning

When: Monday, November 2nd, 1:30 pm
Book: "Hotel Angeline: A Novel in 36 Voices"
By Garth Stein, Jennie Shortridge...
Discussion Leader: Carol McIntosh

When: Monday, December 7th, 1:30 pm
Book: "How to Be an Antiracist"
By Ibram X. Kendi
Discussion Leader: Lynn Karns

LOCAL SERVICES

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WELCOME HOME LOANS

How much can I sell my Shelter Bay home for? View all the homes listed for sale in Shelter Bay at 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 or call Mo at 360-441-9719 managing brokers RSVP Real Estate.





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 360-661-1558 or gregvirgelnelson@gmail.com
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Jim Degroot
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 360-770-1516

jamesdg88@gmail.com



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www.Facebook.com/VintageLaConner

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.

October 2020

Sun Mon Tue Wed Thu Fri Sat

				<i>1</i> Office Closed ~In-Service~ 9:00 Facilities	<i>2</i>	<i>3</i>
<i>4</i>	<i>5</i> 1:00 Safety	<i>6</i> 9:00 Architectural Compliance 3:00 Rules	<i>7</i> 3:00 Finance	<i>8</i> 9:00 Green- belt/Lot	<i>9</i>	<i>10</i>
<i>11</i>	<i>12</i>	<i>13</i> 3:00 Harbor	<i>14</i>	<i>15</i> 1:30 Commu- nications	<i>16</i>	<i>17</i>
<i>18</i>	<i>19</i>	<i>20</i> 9:00 Architectural Compliance	<i>21</i> 2:00 Board Meeting	<i>22</i> 9:00 Green- belt/Lot	<i>23</i>	<i>24</i>
<i>25</i>	<i>26</i>	<i>27</i>	<i>28</i>	<i>29</i>	<i>30</i>	<i>31</i> 

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 for updates.



shelter bay community, inc.

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La Conner, WA 98257

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Skagit Co. Health Department Discourages In-Person Trick-or-Treating

Statement on Halloween activities in light of COVID-19:

“Halloween is coming up and unfortunately, COVID-19 is still with us. In light of the continued community spread of COVID-19, I am recommending that no in-person trick or treating take place this year,” said Health Officer, Dr. Leibrand.

Minimizing in-person interaction with people we do not live with is vital to slowing the spread of COVID-19. Trick-or-treating presents too much of a risk for widespread community transmission.

Instead of trick-or-treating, the community is encouraged to participate in COVID-19 appropriate activities such as:

- ◆ Taking a car ride with your immediate family to see community decorations.
- ◆ Doing a scavenger hunt for candy in your own home with your immediate family or small social group.
- ◆ Taking a picture of you and your family in costume and tag Skagit County to share your fun creations.
Twitter: @SkagitGov
Facebook: @SkagitCountyWA

For additional information please visit www.skagitcounty.net/coronavirus or call Skagit Public Health at 360-416-1500.

Read the full press release here:
<https://www.skagitcounty.net/Departments/Home/press/092220.htm>

shelter bay community, inc.

1000 Shoshone Drive, La Conner WA, 98257
360-466-3805 Fax 360-466-4733

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

Staff available by phone, email or by appointment only

Shelter Bay Manager - David Franklin

Board of Directors

President - Tom Napier

Vice President - Jack Galbraith

Treasurer - Louise Kari

Secretary - Garry Cline

Directors

Judi Slajer, Don Newby, Steve Swigert, &
Laurie Wishkoski

Executive Secretary - Debbie Byrd

Committee Chairpersons:

Architectural Compliance: Ric Henderson

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