



Shelter Bay Office Closures

Closed Monday, May 3
~Memorial Day~

*A staff member is always present in the Office during business hours. Members may visit the Office **by appointment only**, and will be required to wear a mask, sign in, and take their temperature as required by our COVID-19 Preparedness Plan.*

~ Thank you for your patience ~

Martha's Beach Closing Hours

October 1st to March 31st the Beach closes at 7pm
April 1st to September 30st the Beach closes at 10pm

In Loving Memory



Judy Carr
February 25, 2021
Shannon Hugel
April 4, 2021

NOTICE

OPPORTUNITY TO FILE MEMBER STATEMENTS CONCERNING THE BALLOT ISSUES FOR THE ANNUAL ELECTION

There are 5 Ballot Issues and 1 Advisory Vote presented to the membership for the Shelter Bay Community, Inc., Annual Membership Meeting/Election of May 15, 2021. Please refer to the Website for full details.

Members are entitled to submit a comment or a pro or con statement on any of the Ballot Issues. Such statements are limited to one per member and to a quarter page of text. Statements must be submitted to the Board Secretary by no later than 5:00 p.m., Wednesday, May 12, 2021. Each statement, including the member's name and lot number, will be made available to the membership by posting it on the Shelter Bay Website at the Annual Meeting/Elections Tab. Statements containing inappropriate content will not be published.

Respectfully,
Garry Cline, Board Secretary



Here's what's inside

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Annual Membership Meeting/Election Saturday, May 15, 2021



Voting is now open for the Annual Membership Meeting. Remember, this year you have 2 options for voting:

- 1) Online via Vote HOA Now
- 2) By Mail-in using the ballots in the Election Packet

Online voting is the preferred method. It's a simple point and click ballot with the results automatically tabulated providing the highest level of accuracy and security. It also saves dollars in postage and mailing supplies, not to mention volunteer time! Look for instructions in the Meeting Notice.

The Membership Meeting will reconvene at 1:00 p.m., Saturday May 15, 2021 with the Election Results.

Please vote – this is YOUR Community

PRESIDENT’S MESSAGE



Capital Improvement Projects: Every month the Shelter Bay Homeowners Association bills you for a Capital Assessment. Why? Shelter Bay is 50 years old, and over time, things just wear out. Shelter Bay’s history has shown that there have been several phases relative to capital expenditures.

In the beginning things were all brand new and in no need of funds for capital spending. As facilities began to show wear and tear there was a mentality within the Community of not spending a dime until a new lease was secured. Then there came a time when maintenance upgrades were a necessity to keep all systems viable and functional.

Recent years have seen upgrades to our sewage collection and treatment system, storage lot, marina and many other areas. At both the storage lot and marina the upgrades were revenue producing. The storage lot was not a secure facility and was in need of upgrade. Now the storage lot is secure, and rates have been raised generating revenue to offset your assessments; however, those rates are still well below competitors’ rates. The marina had deteriorated to a point that it was actually a safety risk. The improvements were planned and executed largely by the Marina Business Plan Implementation Team which reconfigured the marina to better match market demand for longer slips. The upgrades have substantially improved occupancy and revenues. Also there has been capital invested in some amenities, i.e.,

walking paths and tennis court refurbishing, etc.

Speaking of Amenities: The question is what amenities should we invest in and in what priority? What do we want? More walking paths, a dog park, pool upgrades, an upgraded children's playground? The Shelter Bay Board and Finance Committee wrestled with this question and concluded that it was best answered by the membership. So hopefully in the not-too-distant future you will be asked via survey what your priorities are relative to amenities and that will set the stage for future amenities work.

COVID-19: As we all get vaccinated and feel the freedom of dining out and gathering once again with family and friends, it is beginning to feel like we have put this coronavirus stuff behind us. But we really haven't. Many still are waiting to be vaccinated and Shelter Bay continues to operate under CDC and State of Washington guidelines. In Skagit County we are in Stage 3 which allows for gatherings of up to 50 outdoors or 10 indoors. Some of our members are pressing to just open things up, but we can't yet. Please be patient just a bit longer. So far, our community has really done well with almost no infections and no covid caused deaths. We can all take pride in that, so let's hold on just a little bit longer and hopefully normalcy will return soon.

Tom Napier
President

That's All Folks!

FIRE DISTRICT 13

March 2021 Response Summary

Ground Level Falls	9
Medical Calls	13
Welfare Checks	6
Citizen Assist	1
Building Fire	1
Boat Fire	1
Total Responses	31



Swinomish Channel Looking South -by Carolyn Caporgno

ANNUAL SUBLEASE

Statements are Coming May 1

It's that time of year again when Shelter Bay Company will bill for the Annual Leasehold Rent required in your sublease.

- If you have signed up for automatic ACH withdrawal and do not want your sublease subject to this type of payment, please contact the Office right away, otherwise we will process the payment per the Authorization Form on file.
- If you pay Shelter Bay with a check each month, be sure to make your Annual Sublease payment out to **Shelter Bay Company**.
- If you make your check out to Shelter Bay Community or combine the amount with your monthly HOA Shelter Bay Community payment, **the check will be returned to you**. Shelter Bay Company and Shelter Bay Community are two different legal entities.
- Sublease payments cannot be made through the website. Please call the office if you want to do a Paylease payment.

Treasurer's Note – Budget for Fiscal Year Ending June 30, 2022



On April 14th, the Shelter Bay Board approved the draft budget for the next fiscal year. This budget was developed over the last few months, including 3 workshops in March, and a town hall meeting on April 7th. I appreciate that some members participated in some or all of these sessions, but the majority of our members did not so I want to take the opportunity to present the impact of the budget on our assessments on which the membership will vote in May.

Your monthly bill consists of the following elements: 1) Sewer, 2) Water Base, 3) Water Usage, 4) Operations, 5) Capital, and for members on leased lands 6) the supplemental lease rent, and 7) the lease administrative charge. Except for number 6 that is established by lot and is fixed through June 30, 2022, the other items are adjusted annually.

Your manager and Board strive to keep your rates as low as we can. Despite our efforts this year, with the exception of the Sewer charge, our budget reflects increases for all of our fees.

Water is purchased from La Conner. We are billed for what it costs La Conner to provide water, including capital costs that they incur, and costs that they are billed from Anacortes. Next year, this cost will jump and is reflected in the significant increase in our charges. The other factor is the increasing maintenance required by an aging system that is experiencing more frequent leaks.

Your Operations assessment pays for the costs of running Shelter Bay excluding the water and sewer utilities, the marina, and capital projects. We have experienced difficulty in recruiting volunteers to chair various committees and this has increased the workload on the Shelter Bay staff. In addition, like our utilities, the rest of the Shelter Bay infrastructure is aging and requiring more maintenance. This is happening when our invaluable maintenance manager is eyeing retirement. We believe that it is prudent to hire a new journeyman maintenance person that can be trained for that eventuality.

The Capital assessment pays into our capital reserve account that funds capital and major projects. In early years of Shelter Bay, very little money was saved to cover costs of repair of plant in future years. Now we are paying the price. We have a reserve study every year as required by the State of Washington and it consistently points to the inadequacy of our reserve account to cover costs anticipated in future years. In fact, the reserve analyst suggested that we increase monthly charges AND levy a \$4,000 per lot assessment to catch up. We are not recommending a special assessment at this time, but we have increased the monthly assessment.

Finally, we are increasing the lease administrative fee. Our current rent will be readjusted to reflect changes in the market over the time frame of 2013 to 2023. In the past this process required the hiring of appraisers. While we hope to minimize this expense by using an index of like properties that would be less expensive than an appraisal of Shelter Bay, we need to be prepared in case that is not acceptable to all parties. In addition, we have hired consultants to assist us in negotiating a new lease with the Swinomish.

The chart below summarizes our proposed changes that will be reflected in the budget.

Bottom Line Impact on Assessments

	FY 20-21	FY 21-22	Variance
Operating Assessment - Monthly	\$80.50	\$88.00	\$7.50
Annualized	966.00	1,056.00	90.00
Capital Assessment- Monthly	85.00	100.00	15.00
Annualized	1,020.00	1,200.00	180.00
Base Supplemental Rent Assessment Roll (Leasehold Only)	Varies by lot	Varies by lot	No Change
Lease Admin Fee (Leasehold Only)	20.00	40.00	20.00
Sewer Utility - Monthly	28.00	28.00	0.00
Water Utility - Base Rate	26.00	34.00	8.00
Water Utility - Use Rate	0.022	0.023	0.001
Assessment & Utilities Totals	239.50	290.00	50.50
Annualized (Leasehold)	\$2,874.00	\$3,480	\$606.00
Assessment & Utilities Totals	219.50	250.00	30.50
Annualized (Fee Simple & Eagle's Nest)	\$2,634.00	3,000.00	366.00

Manager's Corner - David Franklin

Shelter Bay's Continued Response to COVID-19 - Like all businesses around the world, Shelter Bay Community Association Inc. has been affected by COVID-19 in many ways. The Board and Management continue to evaluate current conditions and respond in accordance with our COVID-19 Preparedness Plan (https://app.pilera.com/file_library/3447/eguryrama-3447-632917.pdf). The plan is on our website under the "COVID-19 Information and Resources" tab. The plan outlines the following:

- **Administrative Staff** - Limited staff are onsite daily, with the remainder working remotely from home, to ensure limited density of employees in confined unventilated spaces for prolonged periods of time.
- **Maintenance Staff** - Full staff are onsite performing essential services including maintenance of the grounds, wastewater treatment plant, and water system.
- **Board and Committees** - Continue to perform administrative and oversight functions meeting via web conferencing.
- **General Membership** - A full list of restrictions can be found in the COVID-19 Preparedness Plan. Precautions refer to; frequent hand washing, social distancing, and mask use when 6 feet of distancing cannot be maintained.
- Tennis Courts - Open - maintain precautions
- Golf Course - Open - maintain precautions
 - Don't pull the pins out until phase 4
- Clubhouse - Very Limited Use
 - Open at Phase 3 for SB Community sponsored events (10 people or less)
 - Open at Phase 4 for individual member or other group activities
 - 50 people not allowed until Phase 4
 - Social distancing and face masks required at all times
 - Professional cleaning required after each event
 - Use precautions
- Clubhouse Meeting Room - Closed
 - Open at Phase 4 for SB Community meetings
 - No more than 12 people allowed
 - Social distancing and face masks required at all times
 - Cleaning to CDC guidelines required after each event
 - Use precautions
- Barbecue Area and Rainbow Park - Open - Maintain precautions
 - No reservations until phase 4
- Library - Closed
 - Open phase 4
 - Maintain 6' distancing
 - Use precautions
- Martha's Beach - Open - maintain precautions
- Marina Docks - Open - maintain precautions

Shelter Bay has functioned well over the last year despite it all. The "Stay Home, Stay Healthy" Order, remote work, social distancing, and hygiene protocols made a difference. No staff, Board, or Committee member contracted COVID-19 as a result of Shelter Bay activities. So now is not the time for complacency. Many members have been vaccinated and want to return to normal immediately, but we're not out of the woods yet. Cases are on the rise again, and Skagit County is poised to go back to Phase 2 if things don't improve. Additionally, some of us are just getting the vaccine now, and won't be protected for weeks. The impulse to relax in these efforts should be resisted by members for a little while longer. So, what's next?

Shelter Bay's Future Response to COVID-19 - The future is notoriously difficult to predict even without the presence of a global pandemic, so scheduling what follows is a best guess that will ultimately be dictated by the virus.

Shelter Bay Community Committee and Board Meetings - Meetings will continue to be held via web conferencing until Phase 4. Current State Phasing metrics will not allow meetings indoors with more than 10 people from different households.

Shelter Bay Main Office and Annex - These offices will remain closed to the public through the month of May and possibly longer, with visits by appointment only. On-site staff will be limited to support social distancing protocols until such time that authorities dictate otherwise.

Annual Sublease Rent Billing This Month - It is that time of year again when Shelter Bay Company will bill for the Annual Leasehold Rent required if you sublease. If you have signed up for automatic ACH withdrawal and do not want your sublease subject to this type of payment, please contact the Office, otherwise we will process the payment per the Authorization Form on file.

Continued on page 5

Pools - The Manager, Board and Committees discussed future Pool Operations during multiple open budget meetings in March and April. The consensus is as follows:

Lower Pool - **This pool is currently closed but efforts are underway to open it this summer.** Currently, the State requires private pools to have a reservation system to monitor and limit capacity. If and when the Lower Pool opens, use will be restricted to 1 ½ hour time blocks per group per day. Operation of the pool will be dictated by State, Tribal, and local health authority recommendations and will be subject to change. This system is in beginning stages of development, and we'll keep you informed on progress and possible opening date.

Upper Pool - A pool engineer was retained to determine the extent of repairs needed to bring the pool into operation. With its limited size and given COVID restrictions, it is not economically feasible to operate this pool this year. **This pool will remain closed until 2022.**

Recreation Bands - With the loss of normal operation of the pools, there is not as much need to identify Members who have authorization to use the facilities. Therefore, we will not be charging for Recreation Bands this year. Please use your Recreation Band from last year when playing using the Tennis Courts or Golf Course. This will help us identify Members who are allowed to use the amenities from non-members who are trespassing. If you need a Recreation Band contact the office and we will make arrangement to get you some.

Stay home, stay healthy, stay hopeful, and stay kind.

MEET A VOLUNTEER!

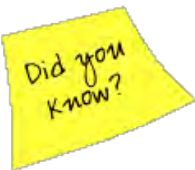
Madeleine Volum, and her husband Peter, moved to Shelter Bay three years ago. They were both born and raised in Lima, Peru and met in Miami where they lived from 1979 until they followed their two boys to Washington.

Madeleine has a BA in hotel management and a master's degree in Business Administration. She has worked in the hospitality field and has been involved in starting various businesses.

Madeleine volunteered in her kids' schools promoting reading programs. She taught English as a Second Language at the migrant camps in South Florida where she also coached adults for the High School Equivalency exam. After her sons left home, she volunteered as a Guardian Ad Litem representing foster children in court by helping judges determine whether returning the children to their biological parents was in the child's best interest.

In Washington, she has been trained to become a Community Emergency Response Team (CERT) member to be able to render assistance in the event of a major disaster such as an earthquake. As a CERT member she has volunteered at the Covid testing site, the vaccine hotline and at the vaccination site. She is also part of the Shelter Bay Community board which organizes monthly speaking events on Zoom during Covid and at the clubhouse in non-Covid times. She is open to suggestions on speakers or topics for future speaking events.

Thank you Madeleine! Shelter Bay and CERT are fortunate to have you as a Volunteer!



...Did You Know all of the Board meetings, special meetings, and town halls for the last year have been recorded and posted to YouTube with links located on the website. Go to the "Governance" tab on the left of the Home Page, then click on "Board of Directors". You do not need to be logged in.

Or you can go here:

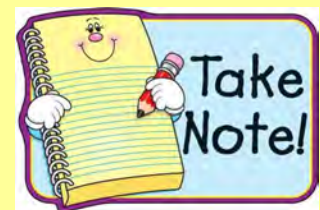
<https://shelterbaycommwa.pilera.com/page/yourboardoftrustees>



Support Your Local Businesses

SHOP LA CONNER
<http://shoplaconner.com/>

Please note that if you "unsubscribe" to messages or announcements from the Shelter Bay Office, you will not receive any non-emergency messages we send out to the Community. If you think you've accidentally unsubscribed your phone number or email address, you can contact Dorothy at: dmickleburgh@shelterbay.net and she'll correct this for you.





Regular Meeting of April 14, 2021

- 1) Adopted Resolution 21-04 approving the FY 2021-2022 Operating and Capital Improvement Project Budgets.
- 2) Adopted Resolution 21-05 approving the Annual Membership Meeting/Election Packet including the Board of Director Candidates and Ballot Issues for the May 15, 2021 Annual Meeting.
- 3) Cancelled In-Person Voting for the May 15, 2021 Annual Membership Meeting and appointed Cate Grinzell, Cathy Markham, and Pam Malmberg to the 2021 Election Committee.
- 4) Approved the donation of a 25' Storage Lot space for the La Conner Sunrise Food Bank.
- 5) Appointed Carolyn Caporgno as Member of the Safety Committee.

Pool Attendants Wanted



The business office is accepting applications for Pool Attendants for the upcoming pool season. The Pool Attendant will monitor reservations, the pool occupancy, oversee safety, prepare the pool for opening and closing, and perform limited pool maintenance. Lifeguard certification, including basic First Aid and CPR Certification preferred. Please contact Kendra Emerson at: kemerson@shelterbay.net or 360-466-3805 ext. 201 for an application for a fun summer job!

COVID-19 Update

Over a year ago it was a stated goal of the Board and management that no staff or member should contract COVID-19 related to activities performed on behalf of the Association. To date we have achieved that goal, and we will continue to be cautious with the health and well-being of members and staff. To ensure this continued commitment the following precautions will be maintained until Skagit County reaches Phase 4 of the state's COVID-19 Road Map to Recovery Phasing Plan.

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- Golf Course – Open - maintain precautions
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- Library – Closed
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- Rainbow Park – Open - maintain precautions
No reservations until phase 4
- Martha's Beach – Open -maintain precautions
- Marina Docks – Open- maintain precautions

“Precautions” refers to frequent hand washing, social distancing, and mask use when 6 feet of distancing cannot be maintained.

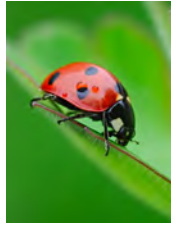
SHELTER BAY HAPPENINGS



Beneficial Insects: What Are They and Why Should We Care?

May 13, 2021

4-6 p.m.



This program is intended for home gardeners who are interested in attracting beneficial insects, such as lady bugs, butterflies, and bumblebees, to their yard. It consists of a PowerPoint presentation, group discussion and receiving handouts in a later email. Information about garden conservation and pest management will be included. The program is designed to last 90 minutes with questions and answers to follow.

Instructor: Holli Watne, M.Ed. Environmental Education

Registration closes May 12 -NOON

Classes are **FREE** for all Shelter Bay Residents as well as all Swinomish Tribal Members.

Registration **REQUIRED**. Register on the website or by the links provided here.

<https://forms.gle/PhsWbrTDiKULsSQaA>

Community Shredding Day SATURDAY JULY 17 - 9am - 12noon

A lot of Members have been wondering when Shelter Bay was going to resume the Community Shredding Day, and now it won't be long! This is an outdoor event that takes place in the parking lot of the Clubhouse/Office. The line up in the parking will look a little different this year compared to the past - such as observing social distancing.

Meanwhile residents can finish cleaning out their files and getting documents gathered for shredding!

REMEMBER: NO plastics, metal binder clips, or 3-ring binders.

Shredding may be witnessed via camera monitor mounted on the outside of the shredding truck.

Certificates will be available upon request.

SHELTER BAY BOOK CLUB

The Shelter Bay Book Club is back and its 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 maryknewby@wavecable.com with any questions and to be put on the email list.

When: Monday, May 3, 1:30 p.m.

Book: "Mist-Chi-Mas"

By: Janet Oakley

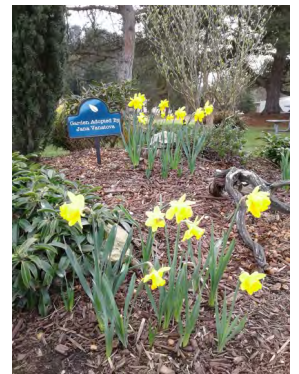
When: Monday, June 7, 1:30 p.m.

Book: "This Tender Land"

By: William Kent Krueger

GARDEN CLUB

The Shelter Bay Garden Club is meeting for the first time in 2021 on Wednesday May 19, location to be determined (masks and social distancing of course). We will catch up on things happening in Shelter Bay and our Garden Club plans. Members are all ready hard at work sprucing up the gardens they have adopted. Everyone is invited to come and bring a friend.



If you would like to be included in our e-mails about future meetings, including the location on May 19, and our Garden Club work parties please contact: Karen Mason - karenmason321@gmail.com

If you have any questions or would like more information about the garden club contact: Michele Petitti - petittimic@msn.com or Nancy Culver - Nancy.culver@gmail.com

We are also looking for a few "Garden Weeder Angels" that could spare an hour a week to help in our Wetlands. For more information contact Carol at theyaws@gmail.com.

OUTSIDE FIRES

With the advent of our beautiful Spring weather, we have had inquiries about the use of outside fires. According to the Shelter Bay Protective Covenants, and Rules and Regulations, here's the scoop;

PROTECTIVE COVENANTS Article IV Section 26

26. Outside Fires. Outdoor burning of any kind is prohibited within the survey of Shelter Bay. Barbecuing on a member's property or a community barbecue facility is not considered outdoor burning.

RULES AND REGULATIONS PART I – GENERAL, SECTION II

2.2 All outdoor burning, including the use of weed burning equipment, is prohibited. The supervised use for recreational purposes of propane or charcoal appliances such as barbecues, patio heaters, and fire pits is permitted.

However, due to our current COVID-19 Preparedness Plan the Clubhouse BBQ and Rainbow Park BBQ areas cannot be reserved until Phase 4.

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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.

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Shelter Bay Resident

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Thinking of selling your powerboat? LaConner Yacht Sales is busy with buyers and would like to talk with you about listing your vessel. Give us a call or stop by our office located in the LaConner Marina.

360.466.3300 Art, Marcie & Tony

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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May 2021

Sun Mon Tue Wed Thu Fri Sat

						<i>1</i>
2	3 1:00 Safety	4 9:00 Architectural Compliance 3:00 Rules	5 3:00 Finance	6 9:00 Facilities	7	8
9 	10	11 3:00 Harbor	12 3:00 Social & Rec	13 9:00 GLOT	14	15 Annual Membership Meeting <i>Reconvenes at 1:00 pm with Election results</i>
16	17	18 9:00 Architectural Compliance	19 2:00 Board Meeting	20 1:30 Communications	21	22
23	24	25	26	27 9:00 GLOT	28	29
30	31 					

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. Members must log-in. Shelter Bay residents are encouraged to attend.
Please visit the Calendar page at www.shelterbay.net for updates.



shelter bay community, inc.

1000 Shoshone Drive
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**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 community, inc.

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

Hours: 8 a.m. to 5 p.m. Monday - Friday

Staff available by phone, email or by appointment only

Shelter Bay Manager - David Franklin

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