



Shelter Bay Office Closures September 6 - Labor Day

Staff is present in the Office during business hours.
You can visit **by appointment**; however, wearing masks, signing in, and taking your temp is required.
~ Thank you for your patience ~

Martha's Beach Closing Hours

April 1 to September 30 the Beach closes at 10pm

FIRE DISTRICT 13

July 16-August 15

Response Summary

Fire Alarm	2
Falls	2
Medical Calls	14
Citizen Assist	4
Total Responses	22

Here's what's inside

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In Loving Memory



Viola Jo Caldwell (former member)

July 13, 2021

Marilyn Frey

November 13, 2020

Clubhouse Pool

The Clubhouse Pool opened August 20, 2021, subject to COVID-19 restrictions. We plan to have the pool open until the middle of September or as long as the weather will allow. Up through Labor Day the pool will be open until 7pm. Starting September 1, from 11am to 4pm there will be no pool monitors. On weekends there will be monitors from 11am to closing.

Some things you should know:

- COVID restrictions will allow a maximum of 25 people to be in the pool fenced area at one time. If you have been at the pool for a while and the maximum has been reached, please consider exiting so that others who are waiting to get in can enjoy the pool as well.
- You will need to sign in for contact tracing purposes.
- A Release of Liability form must be signed and on record for the Member or Tenants.
- Recreation bands are not necessary with the shortened season.
- FOBS are required. Renters will need authorization from the owner for FOB purchase.
- Please read our COVID Prevention Plan at:



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



PRESIDENT’S MESSAGE

Dear Members,

Corona Virus. Just as we thought we were moving forward on the matter of Corona Virus, we find ourselves two steps backwards and with the entire State required once again, to wear masks inside and out, whether vaccinated or not. Although none of us enjoy this, what we all care about as a community, is the health of our members, our families, and our friends. If you are attending activities within Shelter Bay Community, please make sure you are complying with this latest mandate. We did a great job making it through the pandemic as a community and we can continue that by simply continuing to comply through this next phase.

Master Lease. The Lease Committee is working diligently with our consultants to create a new master lease that will be acceptable to both Shelter Bay residents and the Swinomish Tribe. They will be meeting with the Tribal Senate monthly to work through the details and the plan is to have something to present at the end of six months. With August having been canceled due to a death of an elder within the Swinomish community, we plan to come back together in September and begin again. Shelter Bay is at a precipice and there are many decisions that need to be made moving forward

that can't be made until we have either obtained a new master lease or decided to stay with the current lease through 2044.

Community Master Plan. Looking forward, it's important to know where to steer the ship we call Shelter Bay. When it comes to an HOA, it's important to understand that although you elect the Board to run the business of Shelter Bay, knowing how you want to spend your money is how those every day decisions are impacted. Every spring the Board puts together the budget based on what they understand to be the wishes of the Community and in May, you vote on that budget. Most members do not want to sit in on long budget meetings, so creating a long-term master plan will help direct the finances available in a more meaningful way. As you start to see town hall meetings and surveys to gather that information, we ask that you participate because by not participating, you are letting someone else decide for you.

Jack Galbraith,
President, Board of Directors

Renter Information

With the Clubhouse Pool opening up, the office has been handling daily inquiries about access to the pool and other amenities from residents who are renting members' homes. Only about 50% of the renters making contact are registered with Shelter Bay. Shelter Bay's Rules and Regulations state the following:

“1.1 Member’s responsibilities:

b) If a member rents his/her property, including a private dock, it is the member’s, or his/her designee’s, responsibility to have a signed Tenant Information Form on file in the office.”

If you are a member and you have not already done so, please contact the office and provide a Tenant Information Form for your property. Failure to properly register your tenants is a finable offense. Tenant Information Forms are available at the office or online at our website on our forms page: https://app.pilera.com/file_library/3447/byqedamuq-3447-636040.pdf

Kids Are Back in School



September brings darker mornings and the return of school buses. Please watch for children and give yourself a little extra time to get to work in the morning.



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Board of Directors - Action Items

Board Meeting of August 18, 2021

- 1) Approved Resolution 21-09 – Include a Consent Agenda to the Regular Board Meeting Agenda
- 2) Approved Resolution 21-10 – Change time of Regular Board Meeting to 4:00 p.m. on the Third Wednesday of the month
- 3) Approved the resignation of Vice President Judi Slajer from the position of Vice President
- 4) Accepted the nomination of Wendy Poulton as Vice President and the nomination of Judi Slajer as Secretary Pro Tem
- 5) Appointed Mo Olason as member of the Social and Recreational Committee
- 6) Approved authorization request for employee health care insurance



shelter bay company™

Regular Meeting August 18, 2021

No Actions taken



From the Treasurer

From a financial perspective, Shelter Bay’s fiscal year ending June 30 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 of 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. The Company was able to pay the \$2,044,000 annual rent without having to borrow even amid the challenge of COVID. 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 five ‘funds’: marina, operations, water, sewer and lease. The Capital fund is accounted for separately and next month I will report on that.

The Marina is operated as a business. Over the past few years, the Community has reinvested significantly in upgrading the 50-year-old marina and that investment is yielding real results, with net income for the year just ended a whopping \$520,852, an increase of 7% over the

prior year.

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. This year, the operations and water funds were in the red and the sewer and lease funds in the black. Combined the four funds were \$30,000 positive.

The water fund was challenged by two major breaks, unfortunately probably a harbinger of things to come.

Here are the actual numbers:

NET INCOME	
Operations	-34,754
Water	-26,090
Sewer	67,725
Lease	3,544
TOTAL	10,425

Overall, this is an excellent 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 that 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.

Louise Kari, Treasurer



Community Emergency Response Team (CERT)

Work parties of no more than three to five people have been meeting to conduct the business of CERT; installing shelving, ordering and assembling six generators, and preparing the container for future stocking of emergency supplies. We were able to get a military discount through one of our team members for the generators. We are ordering medical tents, purchased folding chairs through Habitat for Humanity, and bought a hand truck and folding ramp for moving equipment in/out of the storage container. Thank you to the Safety Committee for purchasing five portable ham radios for use by our Community Manager and CERT members. We ordered one tent and other supplies for a setup of one station. We need six CERT members/or community volunteers to come forward to help with assembly of one station the week of **September 20, 2021**. The exact time and date to be set once we have those volunteers. If you **ONLY** have evenings, let us know. Contact Carolyn Caporgno Chairperson, Advisory Committee Team at (209) 609-1182 or email glencaporgno@frontier.com.

The Advisory Committee met to discuss training sessions and drills for those with Emergency Worker Certificates (EWCs) and for those who still need to complete classes for their EWC. If you have completed all your classes, but don't have your work permit and if you are interested in beginning or advanced classes, call or email Carolyn at (209) 609-1182 or glencaporgno@frontier.com

Thank you to Bernard Robinson, Kevin Jackman, and Glen Caporgno for the assembly of generators and storage area cleanup.

Smoke Testing – Shelter Bay Community will be performing a procedure called smoke testing throughout the community's eleven miles of sewer mains before the rains begin this fall. These tests will help determine areas of stormwater infiltration in the collection system, where pipes



may be cracked or broken. Shelter Bay's sewer collection system is 50 years old and when it rains, the sewer plant can treat as much as three times as much influent as when it is dry. This is an economic issue as well as an environmental one. It is expensive to treat water at the sewer plant and we want to treat only what comes from the household plumbing fixtures and not stormwater.

The tests consist of putting smoke generators in sewer manholes in certain areas and observing where smoke is evident. Sometimes it will appear coming out of the ground, cracks in roadways, but occasionally it will be seen coming out of downspouts of houses or even on rare occasions, out of fixtures in the house. If either of these are the case, then the plumbing or stormwater from the house is improperly installed. Shelter Bay will be notifying each home in the area to be tested with door hangers and by phone prior to testing to ensure homeowners are made aware and to reduce the chance of alarming residents. For more information on smoke testing, go to our Utilities page on our website at:

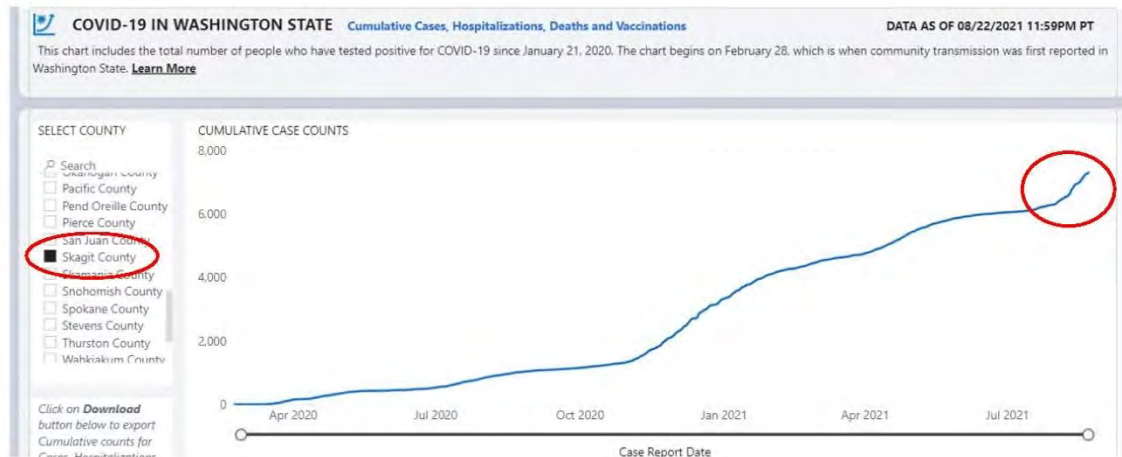
<https://shelterbaycommwa.pilera.com/page/utilities>

Manager's Corner - David Franklin

Stay Home Order and Shelter Bay COVID-19 Response Update

Things you should know:

- **Steep Increase in COVID** - As of August 23, 2021, Skagit County is experiencing the highest number of COVID-19 cases since the pandemic began more than 18 months ago.



- **Increase in Hospitalizations** - area hospitals have more patients admitted with COVID-19 than at any other time during the pandemic and could be overwhelmed if the current trend in the curve continues.
- **Garage Sales** - The Swinomish Senate passed a resolution on August 18, 2021 allowing for individual garage sales, but prohibiting group garage sales. Shelter Bay will not therefore be holding the Community Garage Sale this fall. For more information go to the Tribe's website at:
https://swinomish.org/media/121651/20210818_resupdatecovid-19ordersgaragesales_v1_0.pdf
- **Pools** - the Shelter Bay Lower Pool has been given a temporary operating permit subject to an approved COVID -19 Prevention Plan submitted and approved by the Swinomish Health Authority. For more information go to the Shelter Bay Pool page at:
<https://shelterbaycommwa.pilera.com/page/shelterbaylatestnews>
- **Shelter Bay COVID-19 Prevention and Response Plan** - the Shelter Bay Board of Directors has updated its Coronavirus Preparedness Plan developed by Shelter Bay management, staff, and Safety Committee. The Plan establishes policies and protocols designed to protect the health and safety of Residents following the Swinomish Tribe Senate's. The Preparedness Plan is required by State and Tribal jurisdictions for businesses like Shelter Bay to operate. The COVID Preparedness Plan is posted on the Shelter Bay Website at:
<https://shelterbaycommwa.pilera.com/page/covid19informationresources>
 - * Members may reserve the BBQ Pavilion or Rainbow Park. Gatherings are limited to 75 people and masks are required regardless of vaccination status if 6 foot of physical distancing cannot be kept.
 - * The Committees and Board may meet in the Clubhouse with no more than 12 people maximum and all must wear masks, regardless of vaccination status.

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.



Photo by Zayna Cline

Fall Deer Activity

Please be aware of increased deer activity during September and October especially on Shelter Bay Drive. Be aware of the sides of

the road when driving.

NEWSLETTERS BY EMAIL



Each newsletter costs \$1.01 to print, fold, and label. Then it costs .65 cents to mail, for a total of \$1.66 per newsletter. Turns out we have ~200 Members that receive their newsletter by USPS mail, though they also have email addresses.

Cost to mail: \$1.66

Cost to deliver by email: 0

Shelter Bay Members could save up to ~\$3,984.00 annually if these newsletters were delivered by email rather than through the USPS.

We get it though. Some Members don't use email at all, and some Members like the ritual of getting their newsletter in the mail and reading a paper copy.

But if you would like to help us save Members a few dollars, you can sign up to get your newsletter by email. The advantages are:

- 1) You don't have to wait! Newsletters are uploaded on the 1st day of the month and Members are notified by email
- 2) Printed newsletters are printed in black and white (to save print costs), but your digitally delivered newsletter is in color!

If you would like to get your newsletter by email you can let Dorothy in the office know at:

dmickleburgh@shelterbay.net, or call the office at 360-466-3805.



Communiversality; the other FUN Committee

Our mission statement reads "Shelter Bay Communiversality provides life-long learning opportunities available to residents of Shelter Bay and Swinomish Tribal Communities."

These classes are provided at **no cost** by folks who just want to share interesting topics with you. We are gearing up for Fall following the current COVID regulations of the Swinomish Tribal Senate, so we will be starting Zoom classes in September and October. We gave classes in 2020 on how to use Zoom; so if you need a refresher course, let us know. There is no reason you need to be alone out there. If you need information on how to use Pitera, again, let us know.

Watch and read your Shelter Bay newsletter, website, and the front electronic board for course offerings.



Garden Club volunteers, Lucas, Victor & Tobias of Grass Roots L & G, did some fall planting. Thank you, Grass Roots volunteers!

SHELTER BAY HAPPENINGS

CHILL & GRILL

Saturday, September 18th 5-7pm
Outside at the BBQ Area by Clubhouse

Bring something to grill
BYOB and a Side Dish to share

Hope to see you there!!

Sponsored by the Shelter Bay Social and
Recreation Committee

COVID precautions based on Tribal requirements

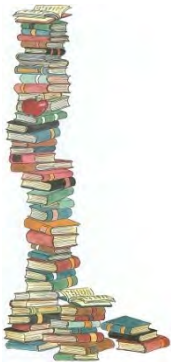


Garage Sales

The Swinomish Senate has passed a resolution amending their Stay Home Order allowing individual garage sales on the Reservation. The resolution prohibits group garage sales and therefore the Shelter Bay Community Garage Sale will not be scheduled for this fall. For more information on Garage Sale Compliance go to our website at:

<https://shelterbaycommwa.pilera.com/page/forms> and fill out a form to be provided to the office before you schedule your sale.

SHELTER BAY BOOK CLUB



The Shelter Bay Book Club is having its last meetings for the 'season'! It has not yet been decided whether we will meet in person or via Zoom, and generally we meet on the first Monday of the month at 1:00 pm. Please watch your email for further information. 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, September 13, 1:00 p.m.
No book assigned. We will meet to
select titles for 2021 – 2022.

When: Monday, October 4, 1:00 p.m.
Book: "The Four Winds"
By: Kristin Hannah



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Safety Requirements:

Masks mandatory; hand sanitizer provided; 6 ft. distancing; Customer in-store limit in effect.

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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.



**Mon 8:30—5:00
Tue-Fri 8:30—6
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Shelter Bay Resident



3018 Commercial Avenue | Anacortes, WA 98221



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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September 2021

Sun Mon Tue Wed Thu Fri Sat

			1 3:00 Finance	2 9:00 Facilities	3	4
5	6  <i>Office Closed</i>	7 9:00 Architectural Compliance 3:00 Rules	8 3:00 Social & Rec	9	10	11
12	13 1:00 Safety	14 3:00 Harbor	15 4:00 Board Meeting	16 1:30 Communications	17	18 5:00 Chill-n-Grill BBQ Pavilion
19	20	21 9:00 Architectural Compliance	22	23	24	25
26	27	28	29	30		

**All Board and Committee meetings are being held by Teleconference and if indicated at a physical location. 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.**



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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

Board of Directors

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Vice President - Wendy Poulton

Treasurer - Louise Kari

Secretary - Kevin Jackman

Secretary Pro Tem - Judi Slajer

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Chris Gaudette, Monte Hicks, Steve Swigert,
and Colin Walker

Executive Secretary - Ann Serwold

Committee Chairpersons:

Architectural Compliance: Ric Henderson

Rules: Randi Freidig, Vice Chair

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Communications: Carolyn Caporgno

Facilities: Tom Napier

Finance: Louise Kari

Safety: Ron Wigal, Vice Chair

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