



Cape George Colony Club

BOARD of TRUSTEES

MEETING

Thursday, November 16, 2023

3:00 p.m.

In Person and Zoom Meeting



Cape George Colony Club
Regular Board of Trustees Meeting Agenda
Thursday, November 16, 2023
2:45 Request for Variance Hearing
3:00 p.m. Board Meeting
Via Zoom and In-Person at the Clubhouse

2:45 p.m. Request for Variance Hearing: 30-3 S. Rhododendron – Ray Pierson

3:00 p.m. Board Meeting

A. President's Comments and Announcements – Betsy Coddington

B. Letters from Members

C. Action on Minutes – Pat Gulick.

Approve minutes of the October 19, 2023, Special Meeting held to review the proposed 2024 budget.

Approve minutes of the October 25, 2023, Executive Session held to discuss delinquent assessments and personnel topics.

Approve minutes of the regular Board of Trustees meeting held October 26, 2023.

D. Manager's Report – Marnie Levy.

E. Treasurer's Report – Nancy Charpentier.

F. New Members – Pat Gulick.

G. Information items or documents submitted to the Trustees at, or after the Study Session.

1. The President has appointed an Ad Hoc Strategic Planning Committee – Betsy Coddington.
2. The Treasurer is inviting qualified individuals to contact her to become members of an Ad Hoc Investment Advisory Committee. Please send contact information to Nancy Charpentier at Treasurer@CapeGeorge.org.
2. Welcome to our new Office Administrator Roseann Warner – Marnie Levy. See attached.
3. Marina Chair Craig Muma provided purchase and warranty information for the new marina gantry – Marnie Levy.

H. Member Participation:

NOTICE: The President will ask members that have called into the Zoom Meeting that are listening to the Board Meeting to come forward with any questions, comments, compliments, or concerns.

We encourage and wish to promote member participation with the following stipulations: Each member may speak once on any given topic until every member that wishes to speak has done so. Each member may have one rebuttal with a 2-minute time limit on the same topic. If another topic is raised the same procedure will follow. *Note: The Board of Trustees will not hear or discuss owner violations or owner account issues. They must be addressed in a separate hearing.*

I. New Business Agenda Items (*Consider approval of the following listed agenda items*)

Motion 1. Motion to approve the Release of Water Easement on Lot 23, Sunset Blvd. – Nancy Charpentier.

Motion 2. Motion to approve Mike Thorwick as the new Marina Harbor Master – Mike Heckinger.

Motion 3. Motion to add Tips for Cleaner/Safer Marina Practices and Clean Water practices acknowledgement by boat owners, and to add both to the Cape George website – Mike Heckinger.

Motion 4. Motion to approve an exception for Rules and Regulations PP01 regarding livestock in the Highlands and beach access – Nancy Charpentier

Motion 5. Motion to approve the 2024 Flood Insurance Proposals for the Clubhouse facilities building, at \$2,404, and for the Workshop building at \$1,458 – Steve McFarland.

J. Open Board Discussion – Trustee Discussion Only

K. Committee Meeting Notes/Minutes:

November 10, 2023: Final Village Mail Kiosk Report, George Martin

L. Announcements

- Monday, November 27, Budget and Reserve Ballots are due in the office by 2:00 p.m.
- Select date to meet to ratify the budget.
- Monday, December 18, 3 p.m. Study Session
- Thursday, December 21, 3 p.m. Board Meeting.

N. Adjournment of the Board of Trustees Meeting.

CAPE GEORGE COLONY CLUB

61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98368

PHONE: (360) 385-1177
FAX: (360) 385-3038

**Notice of Hearing on Request for
Variance**

Date: Nov. 16, 2023

Time: 2:45 pm

Place: Prior to Board Meeting

Lot Location: 30-3 S Rhododendron Dr

Lot Owner: Terry Tilton

Variance Requested: Reduce front setback from 25' to 20'.

Reason: The parcel is narrow with a steep slope and on a curved portion of the road.
Requesting to reduce front set back to accommodate house and septic plans.

The variance file is maintained in the office for community review or on our website under Pending Permits. Written responses to the variance request will be included in the Trustees Information Packet available in the office and on www.capegeorge.org one day prior to the hearing.

RECEIVED OCT - 9 2023

CAPE GEORGE COLONY CLUB
 61 CAPE GEORGE DRIVE
 PORT TOWNSEND, WA 98368

PHONE: (360) 385-1177
 FAX: (360) 385-3038

VARIANCE REQUEST

Name: Terry Tilton		Date: 9/28/2023
Mailing Street Address: 6709 Linwood Ln SW	City: Lakewood	State & Zip WA 98499
Telephone (day): Terry 253-432-3332 Estes Builders, Wes Fetch - 360-979-7809	Telephone (evening): 253-432-3332	
Legal Location: Blk No. <u>5</u> Colony <input checked="" type="checkbox"/> Div No.: <u>3</u> Village <input type="checkbox"/> Lot No.: <u>30</u> Highlands <input type="checkbox"/>	Street Name and No.: S Rhododendron Dr	

Requesting variance for:
 Home Manufactured/Mobile Home Addition Outbuilding Other

Description of Variance item:
 Reduce front setback from 25' to 20'

1. Attach elevation sketch to scale showing lot slope, location of house and road.
2. Attach sketch of plot plan to scale showing building(s) footprint, driveway and direction of land slope.

Reason for variance: Parcel is quite narrow and a steep slope. The parcel is on a curve and the road is a significant distance from the property line. With the constriction at the South end of the property (septic location) moving 5' toward the front property line will allow the desired house to fit on the property and maintain a view.

Owner's or Agent's Signature: <small>DocuSigned by:</small> Terry Tilton	Date: 9/28/2023
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----- CLUB USE ONLY -----

Your request for a variance has been reviewed and the following decision rendered at a meeting of the Board Trustees on _____ (date)

<input type="checkbox"/>	Your request is hereby approved.
<input type="checkbox"/>	Your request is hereby denied for the following reason(s); see policy for variances on reverse side:

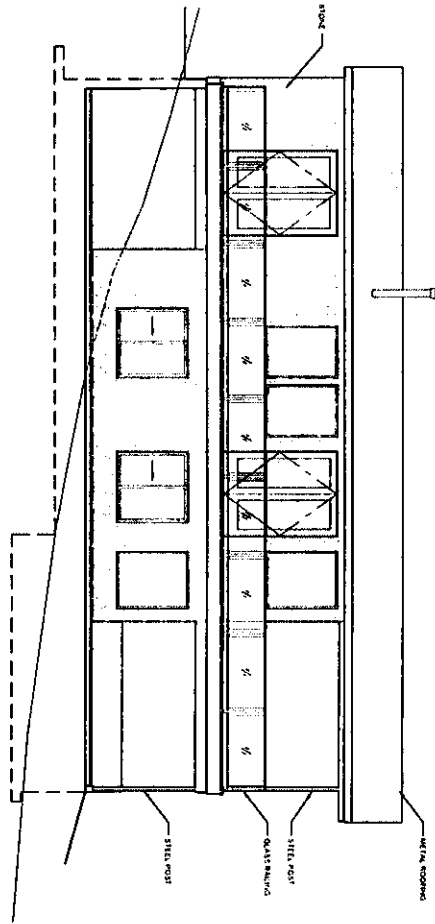
Signature:	Title:	Date:
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POLICY FOR VARIANCES

Cape George Colony Club's Building and Property Regulations regulate all properties in the community identically regardless of individual site characteristics. Therefore, there may be situations where the strict application of the regulations could be unreasonable. A variance, which is granted by the Board of Trustees, allows an owner to be relieved from meeting one or more provisions of the Building and Property Regulations.

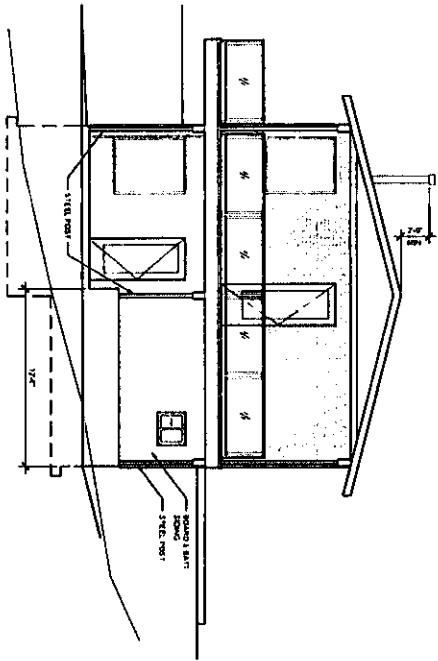
Before granting a variance the Board of Trustees must be satisfied that each of the criteria set forth below are met in the application:

Criteria	Indicate Yes / No.	
	Bldg Comm. Review	Board's Review
1. Would the requested variance violate the covenants, conditions and reservations of Cape George Colony Club?	YES	
2. Would the requested variance constitute a change in the restrictions or in the boundaries shown on the plat maps?	YES	
3. Do special conditions and circumstances exist which are peculiar to the land, such as size, shape, topography or location?	YES	
4. Would denying the variance deprive the owner privileges enjoyed by other owners of similarly situated properties?	YES	
5. Would the variance confer a special privilege to the property which is denied to other comparable lands in Cape George?		NO
6. Do special conditions and circumstances exist that are the result of actions of the applicant?		NO
7. Do the reasons set forth in the application justify the variance, and is it the minimum variance which will make possible the reasonable use of the land?	YES	
8. Would granting the variance be in harmony with the general purpose and intent of the Building and Property Regulations?	YES	
9. Would granting the variance be detrimental to the general welfare of members or injurious to the neighborhood in which the property is situated?		NO
10. Was the fact that the property may be used more profitably a consideration in granting the variance? (Profitability may not be a consideration)		NO
11. Would the variance grant the owner a use which is not otherwise permitted in Cape George (such as business activity, etc.)?		NO



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

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ESTES BUILDERS
ALL RIGHTS RESERVED

A
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Approved for Construction
by the City of Port Townsend
on 11/15/12. This drawing is
subject to the City's Building
Code and the City's Building
Department's rules and
regulations. The City of Port
Townsend is not responsible
for any errors or omissions
on this drawing.

**TILTON
RESIDENCE**
SOUTH RHODODENDRON DRIVE
PORT TOWNSEND, WASHINGTON
PARCEL # 938400529

**ESTES
BUILDERS**
EXTERIOR ELEVATIONS

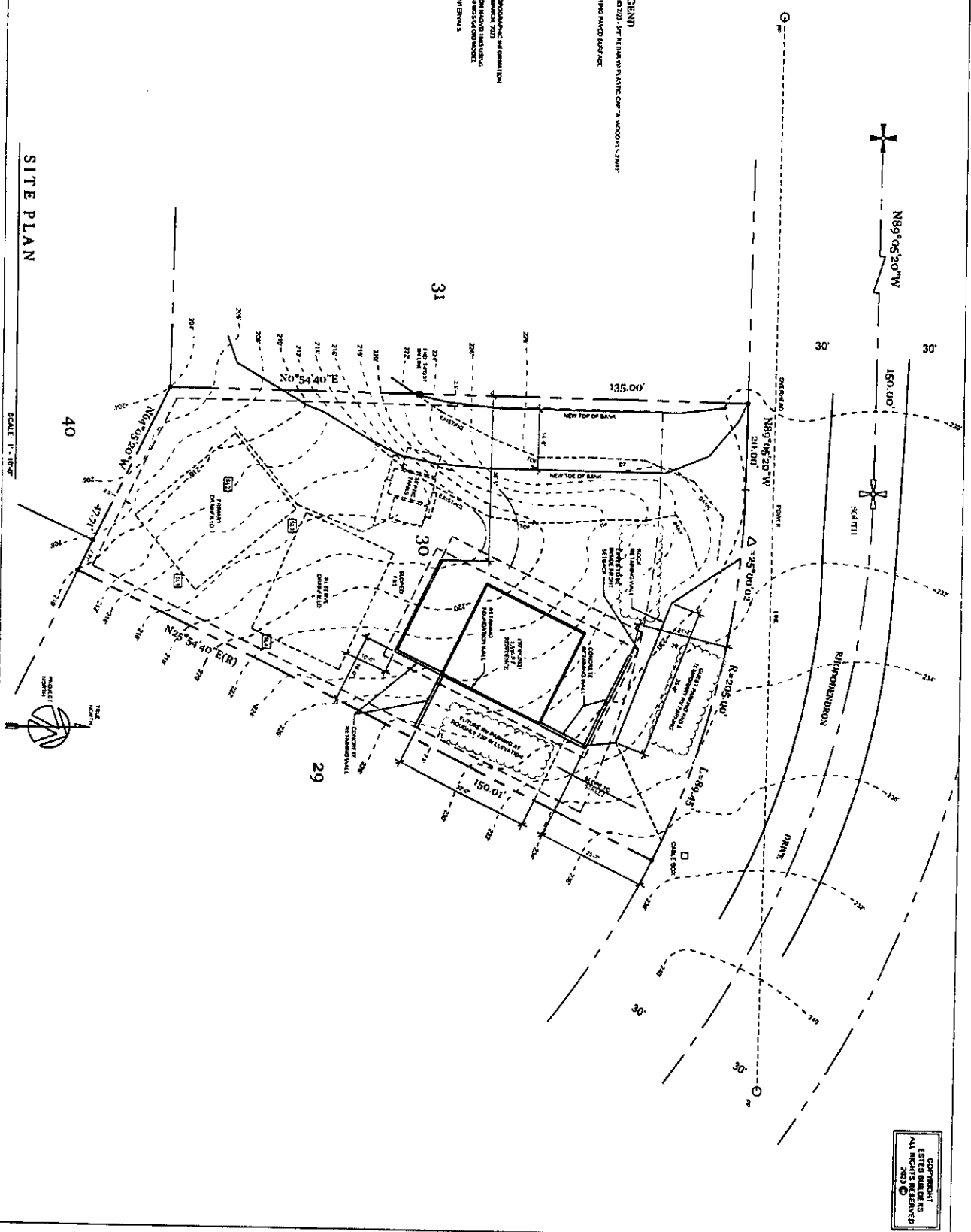
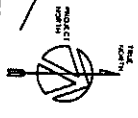
PRELIMINARY DESIGN	
DATE: 11/15/12	PROJECT: TILTON RESIDENCE

NOTES:
 1. THIS SITE PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA.

LEGEND
 [Symbol] EXISTING PAVED SURFACE

SITE PLAN

SCALE: 1" = 100'



COURTESY
 ESTES BUILDERS
 ALL RIGHTS RESERVED
 2023

A
 C101

THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VERIFYING THE ACCURACY OF ALL DATA. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VERIFYING THE ACCURACY OF ALL DATA.

TILTON RESIDENCE
 SOUTH RHODODENDRON DRIVE
 PORT TOWNSEND, WASHINGTON
 PARCEL # 938400529

ESTES BUILDERS
 SITE PLAN

PRELIMINARY DESIGN	
NO. OF SHEETS	PRELIMINARY DESIGN SET

Terri,

Per our phone call this afternoon regarding the Tilton project on S Rhododendron Dr. While I don't really like the idea of having one house closer to the road I understand the difficulties of building on this particular lot. However, this lot is quite steep and any amount the structure is closer to the road will raise the height of the building substantially. I propose the height of the structure be limited to the height the structure would have been if built within the regular setbacks, or a foot lower for every foot closer to the road, whichever gives a lower overall height.

Without this compromise I would object to the variance and ask the project be scaled back to fit within the established setbacks.

Thank you,
Nick Muzik

From: Mari Melton <neumelton@gmail.com>

Sent: Thursday, October 5, 2023 3:22 PM

To: Betsy Coddington <betsy.coddington@capegeorge.org>; Pat Gulick <pat.gulick@capegeorge.org>; Ray Pierson <Ray.Pierson@capegeorge.org>

Subject: Letter to the board

Letter to BOD

The recent letter suggested letters be written to "the office". Not being sure if an email system would use that address I selected a few board members and cast my net.

It seems our recent board feels bombarded with a number of new puzzles and new expenses. Each time we get a new board there is a learning curve and it is to that end I would like to ask the board to add a historian to the board. It is my vision this person be someone who has been an active community member for 15 or 20 years. Hopefully, this would give the board valuable direction on researching solutions to fiscal, financial and purchasing decisions. I hope you will seriously consider the wisdom of previous multi term presidents. Richard Hilfer and Robin Scherting come to mind. They have a wealth of wisdom on reserves, dog play areas, water and environmental issues and the past resolutions.

We are a nonprofit or more clearly stated a not for profit club. I understand that to mean all members are equally responsible and equally rewarded by financial decisions. No one group should bear a heavier burden simply because they choose to use one or more of our facilities. The recent rise in Marina charges begs the question as to why are the swimmers, fitness center or workshop users not paying a fee. Historical wisdom may be able to field this question.

Are all projects given a financial impact weight, for example, the shed, the crab shacks, the hydro seeding, the playground refurbishment, the expense of creating a new dog park by the fire station? If reserves are the the absolute necessary focus then maybe deferral of some projects should be considered or perhaps placed on a prioritization list. When changes effect the monthly budget of members a list of deferred projects could go a long way to promote understanding.

It has been a long time since we have been able to meet in person and it seems that is coming to an end. Somehow the personal physical presence augments the ownership of comments and it helps homogenize the abilities of our club to communicate in their most comfortable mode.

Sincerely,
Marilyn Melton

Letter to the Cape George Board

14 Nov. 2023

After listening to the discussion pertaining to the Livestock rules at yesterday's Study Session, I feel obligated to share my two cents with the Board.

First, let me say that I love the idea of making therapy animals available to as many people as possible and I see the benefits of training such animals in a variety of environments. I applaud Marie for taking on this project.

However, I am opposed to opening any part of Cape George Colony or Village for livestock use, even if they are therapy animals. My main concern is liability related. Even if alpacas are prey animals and have no aggressive history (and we can never guarantee this will remain so), these 150 pound animals can inadvertently kick or try to run towards or away from a dog or other animal (including people) who they perceive as a threat. This could result in any number of possible undesired outcomes for dogs, people and even the alpaca itself, not to mention an increase in our insurance rates if a claim is filed. It is the Board's responsibility to make the decisions that protect our community physically, emotionally and financially.

There is a reason that our Covenants prohibit keeping livestock in the Colony and Village areas, and I believe that reason has to do with the density of residences (now a lot denser than they were in the 1960s!) and how adding livestock to that mix will affect the people that live here.

As a community member mentioned during yesterday's meeting, there are a number of other public beaches nearby that do not abut a dense residential neighborhood. The convenience of our beach for the owner of the alpacas is just not a good enough reason to "make an exception" to our governing documents and bring them here for training.

Sincerely,
Fayla Schwartz
424 Colman Drive

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES SPECIAL MEETING MINUTES
October 19, 2023
via ZOOM
DRAFT

The Special Board meeting was called to order by President, Betsy Coddington, at 3:00 pm

The purpose of this meeting is to review the proposed 2024 Budget.

In Attendance: Besty Coddington, Ray Pierson, Steve McFarland Pat Gulick, Mike Heckinger and Nancy Charpentier
Absent: Bart Mooyman-Beck

New Business Items:

1. **Motion 1:** Ray Pierson moved, and Mike Heckinger seconded to accept the proposed 2024 budget as written with amendment. Passed – 5/0

Announcements:

- Study Session – Monday, October 23, 2023, 3 pm via Zoom
- Board Meeting - Thursday, October 26, 2023, 3 pm via Zoom

Adjournment: Pat Gulick moved, and Steve McFarland seconded to adjourn the meeting at 4:43 pm. Passed - 5/0

Pat Gulick, Secretary

Betsy Coddington, President

CAPE GEORGE COLONY CLUB
EXECUTIVE SESSION BOARD OF TRUSTEES MEETING MINUTES
Wednesday, October 25, 2023
1:00 p.m. - Via ZOOM
DRAFT

Board members present: Betsy Coddington, Nancy Charpentier, Pat Gulick, Mike Heckinger, Ray Pierson, Steve McFarland (arrived late) Absent: Bart Mooyman-Beck

The meeting was called to order by President, Betsy Coddington at 1:03.

The purpose of this meeting was to discuss delinquent assessments and personnel topics.

No motions came of the meeting.

A motion was made by Mike Heckinger and seconded by Ray Pierson to adjourn the executive session at 2:50. Motion passed 6/0

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse
DRAFT

The Board Meeting was called to order by President, Betsy Coddington at 3:01 pm

The Board held an Executive Session on October 25th to discuss past due member accounts and 2024 wages. No motions came of the meeting.

In Attendance: Besty Coddington, Mike Heckinger, Pat Gulick, Bart Mooyman-Beck, Nancy Charpentier, Steve McFarland, and Ray Pierson.

Action on Minutes: Pat Gulick moved, and Ray Pierson seconded to approve minutes of the regular Board of Trustees meeting held September 28, 2023. Passed – 6/0

Manager's Report: Marnie Levy - October 26, 2023

Thank you!

♥ Thank you so much Ms. Terri Brown for being you. You have helped me so much, with patience and generosity, to learn about Cape George over the last 18 months! The members of Cape George and I so appreciate how you work with people every day. Saying thank you just begins to express the level of our gratitude. I will miss your laughter!

♥ Thank you to George Martin, retired plumber, and extraordinary citizen! George repaired the leaking spigot near the picnic shelter. Wohoo!

♥ A HUGE thank you to Michael Volkman, Mark Kochendorfer, Mary Larson, Dimne Cote, Susie Feller and everyone who helped assemble a system for blended hybrid in person/Zoom meetings. They have dedicated a lot of time Zooming in and being in the Clubhouse to test and practice with the new system. Since the last board meeting, we will have had three in person/Zoom blended meetings. We will continue to work to improve our technique and technology with the meetings.

♥ Thank you Eric Kolbe, our maintenance assistant, for keeping Cape George tidy from the culverts to fallen trees, to the office parking and entry! Thank you for initiating projects that make the grounds beautiful!

♥ Thank you to the members who have visited me to question rumors, my actions at times, and make suggestions to improve the process of running Cape George.

Please Vote!

The 2024 Budget and Reserves Ballot will arrive in the mail. Please review the information in the packet and return your completed ballot by mail or in the office by November 27, 2023, by 2 p.m.

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse
DRAFT

Reserve Funding

The 2023 Reserve Study reports demonstrate that our reserves are underfunded. This is an issue that every member should be aware of as we end 2023 and move into 2024. In the new year the Board will propose a plan to help ensure that reserve funding levels are adequate to cover common area assets in the coming years. This is YOUR association. Please watch for the proposal and participate in the support of maintaining the community!

Mail Carrier Protection

Ernie, our mail carrier, was struck by a vehicle a few months ago while he was delivering mail in Cape George. To prevent that from happening again he uses traffic cones in the mail areas when he is working. **Please be careful and respect his safety zones.**

Picnic Area Lawn and Doggie Playtime

With the fall storms finally rolling through Cape George the picnic area is green again. Reseeding the picnic area lawn is being postponed for the time being. That means that the picnic area is open again for doggie playtime.

Pool Resurface

At long last the Cape George pool is being resurfaced. We can't wait to see the sparkling new pool and look forward to resurfacing the deck next year! Kriss Edwards, Michael Volkman, and Donnie Weathersby have been working with Eric Anderson and the Spray-Tec Company to prep and coat the community pool! Thank you all!

Dog Noise Complaints

People complain to me about dogs barking. Cape George Rules and Regulations PP01 Livestock and Pets states: "Pet owners must comply with all applicable State and Jefferson County statutes and regulations dealing with pet ownership." Those rules are not easy to find! The web address is:

<https://www.codepublishing.com/WA/JeffersonCounty/#!/JeffersonCounty06/JeffersonCounty0607.html#6.07>

I spoke with the officer who handles Jefferson County animal complaints. He offered to come discuss animal complaints with the membership next year. Please let me know if you are interested.

Quarterly Assessments Were Due October 1, 2023.

Please make sure your assessment has been received. You can pay online or by bringing your check to the office.

Violations

One violation letter was sent for abandonment of property.

Thank you for everything you do to help make Cape George Colony Club a great place to live!

Marnie W. Levy, CMCA® AMS®
General Manager
manager@capegeorge.org
360.385.2208

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse
DRAFT

Treasurer's Report – Nancy Charpentier - September

The September financials were not complete by this meeting. They will be presented at the November 16th meeting.

New Members: Welcome

Jenz & Caitlin Lund purchased 301 Sunset from Russell Johnson

Leah Layman & Antoine Courtemanche purchased lot 19 Quinault Loop from Sarah Heiner

Laila Ayyoub purchased 120 Maple Drive from Andrea Feight

Catherine Brown name transfer from Tara Green LLC

Information items or documents submitted to the Trustees at Study Session

1. The Budget Ballot will be mailed Friday October 27. Please vote and return your budget in person in the office or by mail by November 27 at 2 p.m.– Betsy Coddington.
2. Welcome to Cape George: new cover and welcome letter – Marnie Levy.

Committee Reports: The following committee reports were submitted to the Board of Trustees: Building and Roads, Environmental Committee, Fitness Committee and Water Advisory Committee x 3. These reports are attached and incorporated by reference.

Member participation: Mary Larson encouraged the trustees to withdraw the dog off-leash motion. The rule does not apply to the whole community but only a select few. The Boards focus should be on rules that govern everyone.

New Business Action Items:

Motion 1. Nancy Charpentier moved, and Ray Pierson seconded to approve the 2024 Reserve Study items listed in the Budget packet. Passed – 6/0

Motion 2 Mike Heckinger moved, and Pat Gulick seconded to approve the rate increase as endorsed by the Marina Committee during the October 2, 2023, meeting. Passed – 6/0

Motion 3: Mike Heckinger moved, and Ray Pierson seconded to approve the adoption of the Marina Service Program form as created and to include it in the 2024, and subsequent, Marina Registration Packets. Passed – 6/0

Motion 4: Mike Heckinger moved, and Ray Pierson seconded to approve the donation of a gantry to the community. Passed – 5/1

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse

DRAFT

Motion 5: Ray Pierson moved, and Bart Mooyman-Beck seconded to change rule PP01 Section 5/Livestock & Pets/Rules and Regulation change to state the following:

When dogs are off the owner's property, they shall be on a leash at all times, EXCEPT FOR THAT area at the bottom of Marine Drive (north of the clubhouse to the south end of the marina) AND from 2:30 to 3:30 p.m. at Memorial Park, where they can be exercised off leash and under voice control. Owners must always be within the strict line-of-sight of dog. When other members are in these areas for specific activities, (such as a memorial service, picnics or to use the playground) then dog owners must ask them first if it is alright to have the dog(s) off-leash.

Passed – 6/0

Open Board Discussion: None

Announcements:

- Fri., Oct. 27, the Ballot to ratify the 2024 Budget and Reserve Item funding will be mailed.
- Sat., October 28, Halloween Party, Clubhouse- sponsored by the Environmental Committee.
- Mon., November 13, 3:00 p.m., Board of Trustees Study Session.
- Thurs., November 16, 3:00 p.m., Board Meeting.
- Mon., November 27, Budget and Reserve Ballots due in the office by 2:00 p.m.

Adjournment: Nancy Charpentier moved, and Mike Heckinger seconded, to adjourn the regular meeting at 4:03 pm. Passed – 6/0

Submitted by:

Approved by:

Pat Gulick, Secretary

Betsy Coddington, President

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse

DRAFT

CG Building and Roads Committee Minutes - October 06, 2023

In Attendance: George Martin, Dave Baker Bob Holtz, Ray Pierson, Jeff Cullum and CG Manager Marnie Levy

Before the meeting started George Martin reported the resignation of Richard VanDeMark from the committee for personal reasons. The resignation was accepted with regret and we thank him for his service to the committee and the willingness to be a continuing resource to the committee.

1. Discussed a building permit for a new shed on Saddle Drive. No objections. Approved and signed the permit.
2. Discussed a building permit for a new fence S Rhododendron. No objections. Approved and signed the permit.
3. Discussed a driveway connection on a new build on Huckleberry Driveway. Because there is no culvert on that side of the road, there is no need to provide a culvert pipe under the driveway apron. Resident wants to apply a small berm to divert road drainage away from down sloping driveway. We will advise them to keep that water runoff on their property past the driveway.
4. Discussed a new building permit on San Juan Drive. Setbacks were met and all required supporting document present. No objections. Approved and appropriate permits signed.
5. Discussed and approved new earthworks permit for S Rhododendron parking pad
6. Completed the Variance Request form for S Rhododendron and forwarded to the Board of Trustees for their consideration.
7. An Easement Abatement Issue was presented to the committee. As it related to an easement for a watermain, it was forwarded to the Water Committee which has jurisdiction.
8. Update on purchase of Maosure device for determining elevations. It was reported to be moved to next years but the committee stressed the safety issue of not having to climb ladders on new construction to determine height requirements and that currently have three new builds to process this current year.
9. The Road Repair contract was signed for this year. We are hopeful the residents can contact Lakeside and get better rates for the driveway aprons while they will be in the Colony doing road repairs.
10. The Condition of Colman Drive near Memorial Park was discussed. Bob Holtz will examine the roadway and report back to the committee next month with recommendations for repairs.

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse

DRAFT

11. A question was presented to the committee about curtain drains in the Colman Loop area. No one was aware of any and there are no maps showing any curtain drains. We will recommend to the member that they contact the County as they are responsible for rain water containment.

ENVIRONMENTAL COMMITTEE MINUTES - Tuesday, September 12, 9:15 am, CG Clubhouse

IN ATTENDANCE: Varn Brooks, Chris Buzzard, Lori Cameron, Patty Dunmire, Sue Dunning, Marnie Levy, Steve McDevitt, Ruth Ross, Robin Scherting

I. CALL TO ORDER: Chris Buzzard called the meeting to order at 9:20

II. APPROVAL OF AUGUST MINUTES: Lori moved and Robin seconded that the minutes from the August meeting be approved as submitted, and the motion passed unanimously. *[Addendum: these minutes from the 9/12/23 meeting were distributed by email to the attendees and approved.]*

III. FISCAL REPORT \$2687.67

IV. OLD BUSINESS

- A. Ad hoc committee re off-leash dog play area:** The committee discussed the need to try to ease the divisiveness this issue has created in the neighborhood. A statement to be submitted to the CG Board of Trustees from the committee was drafted and discussed. Varn moved and Sue seconded that the statement be approved and submitted to the Board. The statement (see attached) was approved unanimously. It will be sent in a letter to the board to be included in the study packet for the September Study Session and our committee liaison to the Board, Pat Gulick, will also present the statement to the Board at the Study Session.
- B. October Halloween party, October 28:** Sue Dunning, who is coordinating plans for the party, reported that a second planning meeting will be held 9/19 at 2:30 pm at the clubhouse and that volunteers are signed up for all jobs. There will be an educational table to spread the word about the committee's mission and a tip jar. Sue will put an article about the party in the October newsletter. COVID concerns were discussed and people may want to mask as part of their costumes.
- C. Updating volunteer list:** Chris reported that she and Marnie had reviewed the volunteer list and clarified which jobs should be the responsibility of the paid maintenance staff and which jobs should continue to be undertaken by volunteers from the CG Environmental Committee. The revised list will be circulated to the committee and then to the community in the near future to recruit additional volunteers for open tasks.
- D. Environmental Shelf for Clubhouse Library:** Ruth reported that she hopes to get the list of book recommendations finished very soon.
- E. Styrofoam recycling:** The committee noted the success of this program in Cape George and acknowledged Jo Blair for all her hard work on the project.

Minutes

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse

DRAFT

V. NEW BUSINESS

- A. Programs for the Fall:** Chris will talk with Steve King, a new member of our community who is currently building his house, about possibly doing a presentation in November about Port Townsend's strategies for dealing with rising sea levels and other environmental and climate related issues.

The meeting was adjourned at 10:40 am.

Respectfully submitted,
Ruth Ross, Secretary, Cape George Environmental Committee

Statement to be sent to the CG Board of Trustees from the CG Environmental Committee

On July 11, the Environmental Committee approved a recommendation to maintain Cape George Rule PP01 Livestock & Pets as written. The Committee serves only as an advisory body to the Board. We made our recommendation consistent with our committee's mission as stated in section 4 of the Preamble of the **Environmental Committee Charter**:

4. The Committee shall address environmental concerns including, but not limited to, (1) preservation of native plant, animal, bird, and sea life by fostering conditions that allow them to thrive, (2) development and protection of common areas, (3) gathering information and doing research regarding safety, quality of life, and good environmental policies, and (4) recommending best practice policies that will enhance environmental quality and advance community interest.

The committee commends the board for appointing an ad hoc committee to consider the issue of dog play areas in the community. We will support whatever decision the board makes on this issue. We have confidence that any decision the board makes will be one that is intended to promote harmony in the community.

Fitness Committee Meeting Minutes - 10/2/23

Meeting opened by Judith and Allan welcoming the group.

Members: Allan Zee, Judith Chambliss (Co-Chairs) Betsy Coddington (Board Liaison) (absent), Marnie Levy (CG Manager) (absent), Gordon Bair; Phyllis Ballough, Jon Karpilow (absent), Fred Miercort (absent), Linda Mollino, Maria Ramsey, Tom Ramsey, Mardella Rowland (absent), Robin Scherting and Bill Sery

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse

DRAFT

Mardella has notified the Committee that she no longer can be part of the group due to her work schedule. The group expressed a thank you for all the work that Mardella has done for the Fitness Center over the years.

1. *Budget / Finances*

- Current balance \$10,141.88 available for new equipment.

-**Update:** Request from Marnie: would the Fitness Committee be willing to move the \$5,000 on the 2024 reserve schedule to 2025. All agreed, based on current reserve schedule concerns, that moving our allotment to 2025 would be okay given our current financial status combined with another fundraiser coming up in February. Linda so moved and all members agreed. Allan will notify Marnie.

2. *Equipment*

Update: Phyllis gave us an update about replacement of the Elliptical Stepper without arms. Life Fitness or Precor seem to be the best options for us and should run \$3,000 and up, depending on which unit is chosen. Pros and cons of both units were discussed. Consensus was to purchase one with arms. Decision made to ask Mark Harder, who services our equipment, what he would recommend. Phyllis will contact Mark. Decision made to keep a limit of \$6,000 to purchase a replacement Elliptical Stepper. It was suggested that the current Elliptical without arms be auctioned off as part of the February fundraiser. If there are no bidders, we will check with Granny's Attic to see if they will accept it as a donation. If they don't want it, we will donate elsewhere.

3. *Supplies*

- **Update:** Dermasept wipes have all been used up and we are now transitioning to Simple Green and a special fiber towel dispensed out of a bucket. Bill suggested and the Committee agreed that the germicidal Simple Green purchased is too toxic for our purposes and we should revert to original Simple Green. Phyllis said she can provide some until the office is able to order the correct one. Bill will continue to be in charge of diluting the concentrated Simple Green and making it available for members.

The buckets of special towels will be made available to members this afternoon, with a survey to be filled out to tally members' response to the new system.

4. *Signs*

- **Update:** Car parking space. Discussion from Robin and other members led to a decision that, from our perspective, the sign isn't really needed and that this is Marnie's bailiwick and not ours since the issue has already been presented to the Board.

5. *Maintenance*

- **Update:** Office is still waiting for Double D Electric to give a bid re: repair of the south exhaust fan. (Marnie will look into other vendors if they don't respond soon.)

- Regarding lid for trashcan: Marnie is having difficulty finding one that fits.

Update: Recommendation to Marnie that the trashcan be replaced.

- Broken window screen is scheduled for repair.

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
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6. *Suggestion Box*

- **Update:** Thanks to Deb Eoff for donating 2 yoga mats.
- Suggestion for adding a variable height step up platform to add to or replace our "Step Up." Maria offered to look into it.
- User suggestion for establishing a policy regarding use of cell phones in the F.C.. **Update:**

Decision made that a policy was not needed, but request that members who are bothered by cell phone use politely ask cell phone users to step outside or not use the phone.

- Pull-up bar request. **Update:** decision made that there is no room in the FC for such a purchase and that other FC equipment can work the same muscles.

- Since most suggestions do not contain contact information, the idea was presented to answer some of the suggestions in the Newsletter. Phyllis offered to take on the role of Fitness Center Reporter and would write a brief "News from the Fitness Center" for the newsletter if her schedule permits.

7. *Thank you notes:*

Update: Maria stated she has not had time to work on the thank you notes but will start the process

Next meeting: 11/13/2023; in the Clubhouse @ 11am

Cape George Water Advisory Committee Meeting Report - August 8, 2023

We met at 4 PM August 8, 2023, in the clubhouse. Present: Cape George Manager Marnie Levy, Board Liaison Bart Mooyman-Beck, Water Manager Ken Loomis, Stew Pugh, Thad Bickling, Mark Costanti, and Chair Marty Gilmore

New Water Manager Ken Loomis was introduced.

We discussed several items left unfinished by the previous Water Manager:

- The new supply tap on Huckleberry will be completed on August 15. Ken has located a 10-inch saddle and has equipment for a wet tap
- Discussions are underway with Ferguson for material supply to install dedicated sample points
- Filter backwash controls are not installed correctly. Discussion with the control panel vendor is underway
- Ken is gathering data to complete the Water Efficiency Report

The Water Reserve study is complete and posted on the Cape George website. We are discussing 2024 budgeting with the Finance Committee.

We have not received a response from the PUD about water system management or emergency support.

CAPE GEORGE COLONY CLUB
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DRAFT

Additional diesel fuel for the emergency generator will give us power for longer during power failure. We have been unable to contract for emergency fuel supply since we do not have an ongoing fuel supply contract. We are considering installation of a larger diesel tank for the generator.

Study has begun to integrate the telemetry system with a future auto-start for the generator.

The Marina Committee has asked for water piping changes in the south parking lot. These changes are under discussion.

The Washington State Department of Ecology has a new requirement that water piping to every home be surveyed to ensure there is no lead or galvanized piping in the Cape George water system. We are developing a work scope to accomplish this task.

Discussions continue for a water rate increase and for monthly overuse billing,

There is an ongoing issue of the inability to contact some homeowners in case of water leaks. This inability seems to be caused by wrong or out-of-date contact information. We are not aware of any actions that the Board has taken to obtain complete and accurate contact information.

Water usage July 2023:

Leaks: 28, many ongoing. Last year same month 23 leaks

< 30 gpd; 65, estimated vacancy percentage 11%

Average connection usage: 203 gpd, up from 2022 average of 198 gpd

Average daily distributed water 113551, up from 2022 average of 109381 gpd

A number of meters are not reading to bumblebee. End of life? Donny has count. Checking on a meter that keeps showing big leak, but no flow.

The next meeting is scheduled for September 12, 2023, at 4 PM in the clubhouse.

Cape George Water Advisory Committee Meeting Report - September 12, 2023

We met at 4 PM September 12, 2023, in the clubhouse. Present: Cape George Manager Marnie Levy, Stew Pugh, Thad Bickling, Carl Berger, Mark Costanti, and Chair Marty Gilmore

We discussed several items left unfinished by the previous Water Manager:

- The new supply tap on Huckleberry has been completed.
- The Water Efficiency Report has been completed and submitted.
- Material is being sourced for dedicated sample taps.
- Filter backwash controls have been reconfigured so they are working properly, and the filters have been filled to the correct levels.

Two reserve items are having scope and pricing refined in anticipation of the community vote in November. These are 1) purchase and installation of new water meters at each meter point, and 2) a larger diesel tank for the emergency generator. A third potential reserve item, generator auto-start and integration with the telemetry system, is being postponed to allow time for design.

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse

DRAFT

The Washington State Department of Ecology has a new requirement that water piping to every home be surveyed to identify any lead or galvanized piping in the Cape George water system. We are developing a work scope to accomplish this task.

Discussions continue for a water rate increase and for monthly overuse billing,

Water usage August 2023:

Leaks: 25, many ongoing. 34 users exceeded 500 gpd

66 users consumed less than 30 gpd, estimated vacancy percentage 12%

Average connection usage: 173 gpd

Several water meters are not reading to bumblebee. This supports the need to replace the water meters and meter reader.

The next meeting is scheduled for October 3, 2023, at 4 PM in the clubhouse.

Cape George Water Advisory Committee Meeting Report - October 3, 2023

We met at 3 PM at the Tank Farm and then at 4 PM October 3, 2023, in the clubhouse. Present: Water Manager Ken Loomis, Stew Pugh, Thad Bickling, Carl Berger, and Chair Marty Gilmore. The Tank Farm visit included Board Member Mike Heckinger and CG resident Craig Muma.

At the Tank Farm, work continues to optimize settings and backwash cycle times for the media filters. Ken will develop a program for exercising in-ground valves on a scheduled basis. He will also address valve painting and tagging.

The filter building needs a fan installed to reduce condensation. Several places on the media tanks require touch-up paint to reduce corrosion.

Diesel generator start-up and shutdown were demonstrated; step-by-step instructions are on the wall of the generator room. The generator is run every month to ensure that it is ready when needed.

We are developing a plan for a backup diesel storage tank, external to the building, with manual fuel transfer to the main tank. If the backup tank is double-wall it will not need secondary containment.

An estimate for purchase and installation of new water meters throughout Cape George is being refined and should be available by mid-October. Purchase and installation of new meters is a 2024 line item in the Water Reserve account.

The Washington State Department of Ecology has a new requirement that water piping to every home be surveyed to identify any lead or galvanized piping in the Cape George water system. We are planning to perform the bulk of this survey in conjunction with the installation of new meters. This will reduce the cost of the survey.

The material cost for dedicated sample points has increased to \$1700 per point and this does not include installation. Fittings with lead-free brass are scarce and this is driving fitting cost higher.

CAPE GEORGE COLONY CLUB
BOARD OF TRUSTEES MEETING MINUTES
October 26, 2023
via ZOOM & at the Clubhouse

DRAFT

Discussions continue for a water rate increase and for monthly overuse billing,

Several water meters are still not reading to bumblebee. This supports the need to replace the water meters and meter reader.

The next meeting is scheduled for November 14, 2023, at 4 PM in the clubhouse.



Cape George Colony Club
November, 2023
Manager's Report

Thank you!

♥ Welcome Roseann Warner! We are happy to have Roseann Warner on board as our new Office Administrator! We are all helping to introduce her to the community and the tasks she will be responsible for at Cape George.

♥ Thank you all for your patience while we transition to a new Office Administrator!

♥ Thank you Kris Easterday, Mike Heckinger and everyone who helped make the Marina Volunteer appreciation event a blast!

♥ Thank you Marty Gilmore for stepping up help with the water easement issue. Your consistent even manner and attention to detail is greatly appreciated!



Our thanks to the Cape George Community for being positive, interactive, dedicated, and supportive of each other and of us, the Cape George staff. We are grateful to be working with you and wish you and your families a wonderful Thanksgiving holiday!

Please Vote!

Have you received your 2024 Budget and Reserves Ballot? If you haven't there are ballots in the office. Please review the information in the packet and return your completed ballot by mail or in the office by **2:00 p.m., November 27, 2023.**

The Pool

The pool is warming up slowly. We will send an email blast when the beautiful new pool is finally open!

Mail Carrier Protection

Another reminder: Ernie, our mail carrier, was struck by a vehicle a few months ago while he was delivering mail in Cape George. To prevent that from happening again he uses traffic cones in the mail areas when he is working. **Please be careful and respect his safety zones.**

Violations

One violation letter was sent for abandonment of property.

Thank you for everything you do to help make Cape George Colony Club a great place to live!

Marnie W. Levy, CMCA® AMS®
General Manager
manager@capegeorge.org
360.385.2208

COMMENTS ON SEPTEMBER 2023 FINANCIALS

Balance Sheet

You'll notice an appreciable variation this year to last in two items - Accounts Receivable and Prepaid Income. This is the result of our posting the invoices for the 4th quarter when issued, in September, rather than waiting for October activity to post them. Consequently, in the past when people received and paid their quarterly invoices it would initially post to Prepaid income, and that would post to Accounts Receivable the following month (1st of the quarter for which the payment applied). This was an experiment that will be revisited next year. Unfortunately illness prevented the posting of the correcting entries that would have accurately portrayed these activities in order to maintain consistency. The balances correct themselves in October.

Income Statement

A) General Operations:

We continue to be \$10k ahead of budget in each of Payroll and Pool Expenses. Payroll doesn't yet reflect full annual benefits reimbursement, so we expect that overage to shrink as employees catch up to their ICHIRA reimbursement amounts. And Pool Expenses were reduced by the addition of a new Boiler and repair of the existing heat pump, which aids its efficiency.

We were expecting a large hit to contracted expenses owing to the number of dead trees on common property in need of removal, however Marnie has negotiated favorable pricing to limit the expense to \$3k which has us close to our targeted expenses.

B) Water Operations

Water has been running favorable to budget primarily owing to delays in planned maintenance and repair expenses owing to the transition to new water management.

Planned installation of Sampling Stations will be purchased and installed before the end of the year, adding \$9k expense.

C) Marina Operations

Marina is coming in on budget for all discretionary spending.

CAPE GEORGE COLONY CLUB

As of SEP 30, 2023

Balance Sheet as of September 30, 2023 and 2022 - Preliminary Subject to Audit

Assets	2023		2022			Liabilities and Fund Balances		2023		2022		
Cash and Cash Equivalents:						Current Liabilities:						
Operations Checking & Petty Cash	\$	68,098	\$	186,117	-63%	Accounts Payable & Other Liabilities	\$	22,734	\$	17,559	29%	
Operating Savings & ICS		250,625		297,417	-16%	Prepaid Income		8,684		104,372	-92%	
Reserves - General, Water & Marina		1,619,767		1,262,858	28%	Unearned Income, Marina Wait List		196,955		1,124	17423%	
Total Cash & Equivalents		1,938,489		1,746,392	11%	Total Current Liabilities		228,374		123,055	86%	
Net Accounts Receivable	\$	108,434	\$	7,452	1355%	FUND BALANCES:						
Total Net Fixed Assets		1,693,297		1,669,384	1%	Fund Balances & Equity (Combined)		3,428,518		3,193,817	7%	
Total Prepaid & Other Assets		41,947		36,298	16%	Modified Cash Basis Income		125,275		142,654	-12%	
TOTAL ASSETS		\$3,782,167		\$3,459,526	9%	TOTAL LIABILITIES & FUND BALANCE		\$ 3,782,167		\$ 3,459,526	9%	

*Summary Revenue and Expense Statements for the periods ended September 30, 2023 and 2022 (Modified cash basis, excludes depreciation)
Preliminary Subject to Audit*

2023 Year to Date - Unaudited					Comparative - Unaudited							
	Actual	Budget	Variance	%	2023 YTD	2022 YTD**	Variance	%				
General												
General Assessment	\$	259,133	\$	259,140	(7)	\$	259,133	\$	245,982	\$	13,151	5%
Revenue - All Other Sources		19,835		13,761	6,074		19,835		17,700		2,135	12%
Total General Revenue		278,968		272,901	6,067		278,968		263,682		15,286	
Expenses:												
Salaries, Benefits, PR Tax		101,987		112,560	10,573		101,987		87,693		(14,294)	-16%
Repairs & Maintenance		24,986		16,404	(8,583)		24,986		10,850		(14,136)	-130%
Contracted Services		57,066		60,303	3,238		57,066		63,759		6,693	10%
Pool Expense & Utilities		17,533		29,375	11,842		17,533		19,978		2,445	12%
Utilities & Insurance		29,521		28,917	(604)		29,521		30,230		709	2%
Other Expenses (incl taxes)		23,127		20,098	(3,029)		23,127		20,332		(2,795)	-14%
Total General Expenses		254,219		267,657	13,437		254,219		232,842		(21,737)	
General Net Income		\$ 24,749		\$ 6,244	\$ 19,505		\$ 24,749		\$ 30,840		\$ (6,091)	>-100%
Water												
Revenue - Water Use Fees	\$	172,198	\$	173,607	\$ (1,409)		\$ 172,198	\$	163,371	\$	8,827	5%
Revenue - All Other Sources		2,857		6,000	(3,144)		2,857		13,140		(10,284)	-78%
Total Water Revenue		175,055		179,607	(4,552)		175,055		176,511		(1,456)	
Expenses:												
Salaries, Benefits, PR Tax		50,571		56,280	5,709		50,571		47,519		(3,052)	-6%
Repairs & Maintenance		1,233		8,538	7,304		1,233		3,505		2,272	65%
Contracted Services		20,976		25,652	4,676		20,976		20,685		(291)	-1%
Utilities & Insurance		20,021		23,012	2,991		20,021		18,658		(1,363)	-7%
Other Expenses (incl taxes)		16,371		22,552	6,180		16,371		15,142		(1,229)	-8%
Total Water Expenses		109,173		136,033	26,861		109,173		105,509		(3,664)	
Water Net Income		\$ 65,882		\$ 43,574	\$ 22,308		\$ 65,882		\$ 71,002		\$ (5,120)	-7%
Marina												
Revenue - Moorage/Parking	\$	75,656	\$	74,489	\$ 1,167		\$ 75,656	\$	74,719	\$	937	1%
Revenue - All Other Sources		19,249		18,171	\$ 1,078		19,249		19,558		(309)	-2%
Total Marina Revenue		94,905		92,660	2,245		94,905		94,277		628	
Expenses:												
Salaries, Benefits, PR Tax		17,140		18,760	1,620		17,140		15,892		(1,248)	-8%
Repairs & Maintenance		17,921		16,325	(1,596)		17,921		15,632		(2,289)	0%
Contracted Services		6,045		7,825	1,779		6,045		6,208		163	3%
Utilities & Insurance		13,648		13,908	258		13,648		13,775		127	1%
Other Expenses (incl taxes)		5,359		4,932	(426)		5,359		1,958		(3,401)	-174%
Total Marina Expenses		60,113		61,748	1,635		60,113		53,465		(6,648)	
Marina Net Income		\$ 34,792		\$ 30,912	\$ 3,880		\$ 34,792		\$ 40,812		\$ (6,020)	-15%
Net Income/Loss from Combined Operations, No Reserve Activity		\$ 125,423		\$ 79,730	\$ 45,693		\$ 125,423		\$ 142,854		\$ (17,231)	-12%
Reserve Activity												
Routine Reserve Assessment		149,943		149,943	-		149,943		144,984		(4,959)	3%
Reserve Interest - all **		-		1,572	(1,572)		-		-		-	>100%
Less: Reserve Offset**		(149,943)		(149,943)	-		(149,943)		(145,094)		4,849	
Net Reserve Activity		\$ -		\$ 1,572	\$ (1,572)		\$ -		\$ (110)		\$ (110)	-100%

Ad Hoc Committee on Investment Strategies

The Board will be voting in its November meeting to establish an Ad Hoc Investment Advisory Committee comprised of no more than 4 members in good standing, appointed by the Board based on their unique expertise in Investment Strategies. The Treasurer will serve as Liaison to the Committee. It will be charged with:

- Review FIN009 Investment Strategy and recommend any changes to guide our investment strategies
- Recommend investment activities that would satisfy the emphasis of that policy, protecting Cape George's fund balances while maximizing earnings
- Interview and recommend an Investment Professional to assist in safely increasing our earnings (said individual not to be a member of Cape George).

Qualified individuals who wish to participate, or nominate someone you feel would enhance this committee, please send contact information to Nancy at Treasurer@capegeorge.com.

Thank you!
Nancy



Details for Order #113-1197320-5068209

[Print this page for your records.](#)

Order Placed: November 8, 2023

Amazon.com order number: 113-1197320-5068209

Order Total: \$3,645.02

Preparing for Shipment

Items Ordered

Price

1 of: *Vestil AHA-15-12-12-PNU Aluminum Gantry Crane Pneumatic Caster, 1500 lb., 158.25" Height* \$3,340.99

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

Shipping Address:

S Craig Muma
61 CAPE GEORGE DR
PORT TOWNSEND, WA 98368-9403
United States

Shipping Speed:

Scheduled Delivery

Payment information

Payment Method:

Amazon.com Visa Signature ending in 6180
Amazon gift card balance

Item(s) Subtotal: \$3,340.99
Shipping & Handling: \$0.00

Billing address

Total before tax: \$3,340.99
Estimated tax to be collected: \$304.03

Grand Total: \$3,645.02

United States

To view the status of your order, return to [Order Summary](#).

Have an issue with your gift card? Read about [common issues](#) or [contact us](#).

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Details for Order #113-6204165-2658639

[Print this page for your records.](#)

Order Placed: November 8, 2023
Amazon.com order number: 113-6204165-2658639
Order Total: \$491.80

Preparing for Shipment

Items Ordered

	Price
1 of: Vestil LOW-2G Geared Low Headroom Combination Chain Hoist/Trolley, 2000 lbs Capacity, 2-1/2"- 8" I-Beam Flange	\$457.89
Sold by: Amazon.com Services LLC	
Supplied by: Other	

Condition: New

Shipping Address:

S Craig Muma
61 CAPE GEORGE DR
PORT TOWNSEND, WA 98368-9403
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Amazon.com Visa Signature ending in 6180
Amazon gift card balance

Item(s) Subtotal:	\$457.89
Shipping & Handling:	\$0.00

Billing address

S Craig Muma
360 SADDLE DR
PORT TOWNSEND, WA 98368-9438
United States

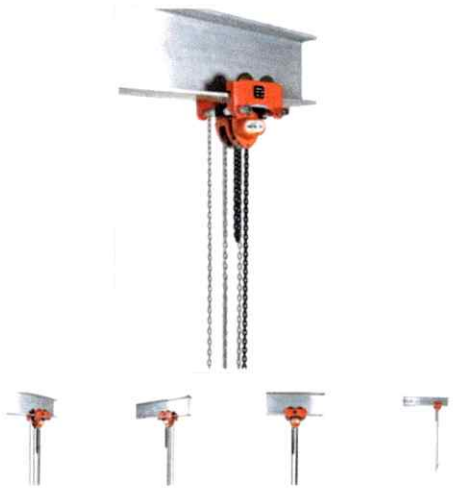
Total before tax:	\$457.89
Estimated tax to be collected:	\$41.67
Gift Card Amount:	-\$7.76

Grand Total: \$491.80

To view the status of your order, return to [Order Summary](#).

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Marketing

Logistics

Warranty

Category

Does this Product Have a Warranty?

Yes

Manufacturer Warranty

90 Days

Warranty Type

Limited - Parts

Cancelable

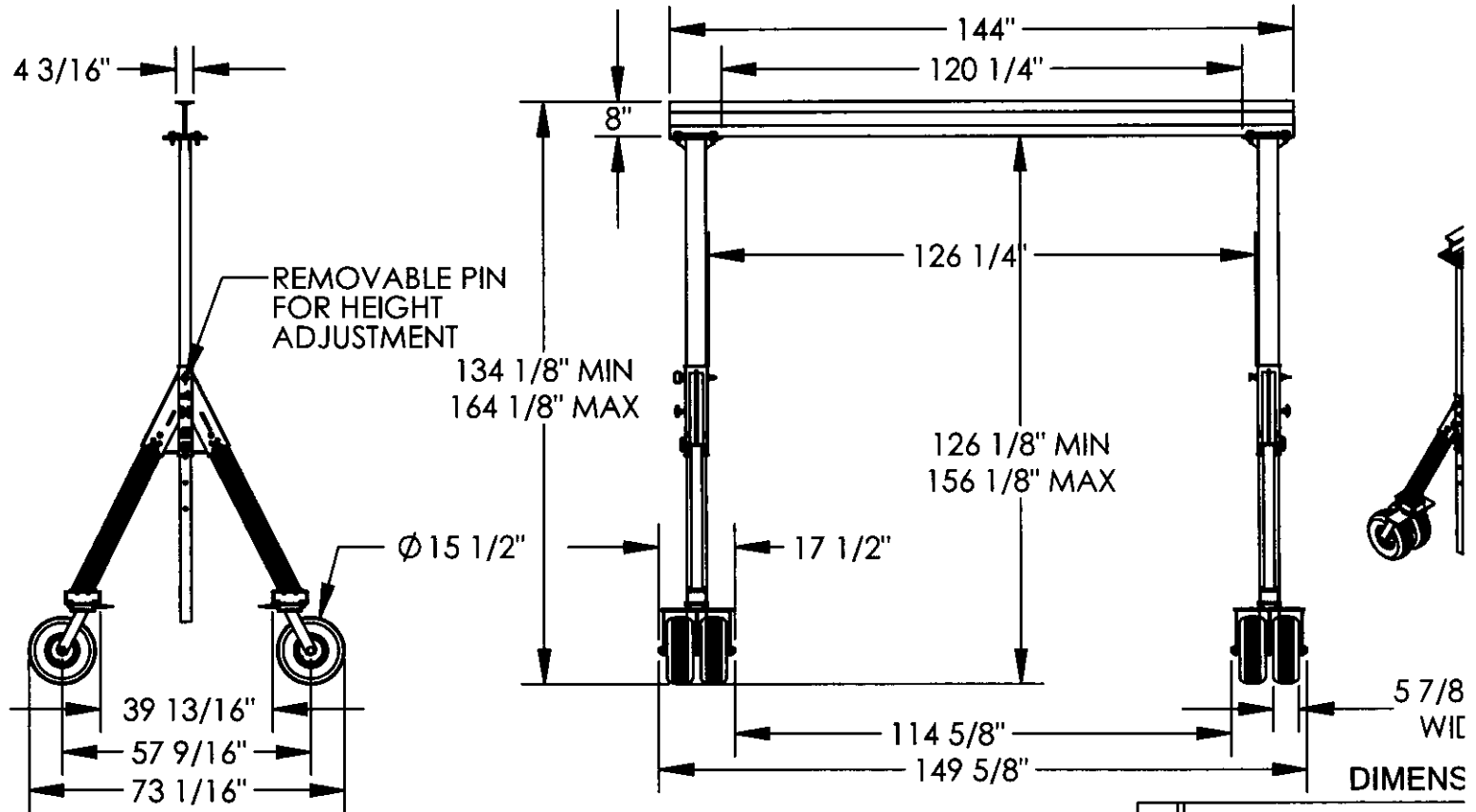
Y

Packaging is Returnable

Y

13. ALUMINUM GANTRY CRANE WITH DUAL TIRE PNEUMATIC CASTERS - AHA-4

*** ANY ADDITIONS, DELETIONS, OR OMISSIONS MUST BE CORRECTED ON THIS DRAWING AS THIS DRAWING WILL BE GRAPHICS PROVIDED ARE FOR REFERENCE ONLY. IF CERTAIN DIMENSIONS ARE CRITICAL PLEASE VERIFY THOSE DIMENSIONS



STANDARD FEATURES

- MODEL NUMBER IS AHA-4-12-12-PNU
- CAPACITY IS 4,000 LBS.
- BASE WIDTH IS 39 13/16"
- MAX OVERALL HEIGHT IS 164 1/8"
- I-BEAM HEIGHT IS 8"
- I-BEAM WIDTH IS 4 3/16"
- OVERALL I-BEAM LENGTH IS 144"
- USABLE I-BEAM LENGTH IS 120 1/4"
- ADJUSTABLE UNDER I-BEAM HEIGHT
 - 126 1/8" MIN
 - 156 1/8" MAX
- HEIGHT IS ADJUSTABLE IN 6" INCREMENTS
- (4) Ø 15 1/2" DUAL TIRE PNEUMATIC CASTERS
(SWIVEL WITH (4) LOCKING POSITIONS)
- PNU MODELS ARE 12" TALLER THAN STANDARD
- AHA UNITS OF THE SAME HEIGHT DESIGNATION
- ALUMINUM CONSTRUCTION

SPECIAL FEATURES

NONE

APPROVAL	I, THE UNDERSIGNED REPRESENTATIVE OF THE MANUFACTURER, HEREBY CERTIFY THAT THE ABOVE DIMENSIONS COMPLY WITH THE REQUIREMENTS OF THE NATIONAL BUREAU OF STANDARDS AND LOCAL REQUIREMENTS.
	UNITS REQUIRED MODIFIED [] As c
	Signed: _____
	Printed Name: _____
LEAD TIME WILL START UPON RECEIPT OF ORDER	
DISTRIBUTOR'S NAME: VESTIL MANUFACTURING COMPANY	
DRAWN BY: MTS	
REFERENCE: X	
QUOTED LEAD TIME: X	

Details For Model: LOW-2G



Steel Low Headroom Chain Hoist 11-1/2 In. x 11-1/2 In. x 10 In. 2 Orange

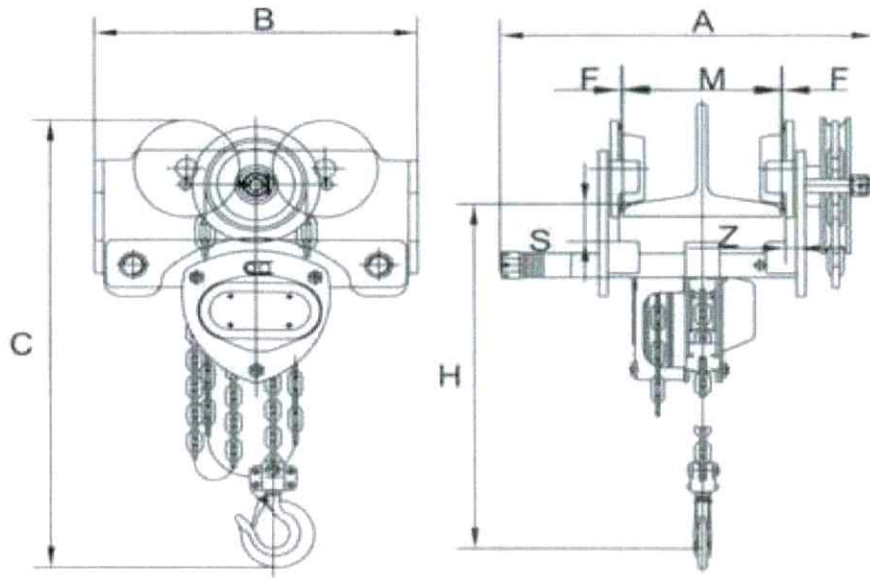
Use this low headroom Chain Hoist geared trolley to gain a hoist hook travel is ten (10) feet. Fits on wide flange or S-type

- Compact design works well in locations where more
- Heavy-duty industrial steel construction provides long
- Chain hoist features ten foot of vertical lift
- Bright orange color for strong visibility

Dimensions: 11.5"W x 11.5"L x 10"H	Sell UOM: EA-Each	Color: Orange
Material: Steel	UPC: 691215077415	GTIN: 0069
Warranty: --	Shipping Weight: 73	Quickship I
Can It Ship UPS? --	Option? N	Origin: China
Assembly: Assembled	Packaging: BASE_UNIT_OR_EACH	Drawing R
Uniform Capacity (lb.): 2,000	Fits Beam Flange Width (in.): 2-1/2 to 8	Bottom of
Hoist Hook Travel Distance (ft.): 10	Operation: Manual Chain Gear	

**Our Customer Service Associates Are Here To Assist You
Call Vestil At 260-665-7586 or info@vestil.com**

LOW HEADROOM COMBINATION CHAIN HOIST/TROLLEY



Model		LOW-1G	LOW-2G	LOW-4G	LOW-6G	
Capacity (lbs)		1,000	2,000	4,000	6,000	
Pull Chain Length		8 1/4'				
Pull Force (lbs)		8	12	22	24	
Min.radius of curve		33 1/2"	39 3/8"	43 5/16"	51 3/16"	
Dimensions	A	a (8" beam)	10.70"	13 1/8"	13 1/2"	14"
		b (12" beam)	12 11/16"	17 1/8"	17 1/2"	18"
	B	10 1/8"	11 1/2"	13 5/16"	17"	
	C	15 1/8"	17 3/4"	21 11/16"	24 3/4"	
	H	11 3/4"	13"	16 3/16"	18 1/8"	
	S	1 3/16"	1 3/8"	1 1/2"	1 9/16"	
	Z	1/4"	0.41"	1/2"	9/16"	
	F	1/16 - 1/8"				
Beam Width Range	M	a	2-6"	2 1/2-8"	3 1/2 -8"	4-8"
		b	2-8"	2 1/2-12"	3 1/2-12"	4-12"
Net Weight (lbs)	a (8" beam)		42	60	109	143
	b (12" beam)		46	65	114	152

WORKS WITH BOTH S & W TYPE BEAMS

ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS. NO WAIVER OF THESE TERMS AND CONDITIONS OR ACCEPTANCE OF OTHER TERMS AND CONDITIONS SHALL BE CONSTRUED FROM SELLER'S FAILURE TO OBJECT TO THE SAME. ALL SALES ARE FINAL. EQUIPMENT CANNOT BE RETURNED WITHOUT SELLER'S PRIOR WRITTEN CONSENT.

2. Quotations, Published Prices and Pricing. All written quotations shall automatically expire on the expiration date listed on the quotation, but in no event later than sixty (60) days after issuance, and are subject to withdrawal by notice within that period. Seller, at its sole option, may extend the effective date of written quotations. Prices shown on published price lists and other literature issued by Seller do not represent unconditional offers to sell, and are subject to change without notice. Prices do not include costs or fees associated with installation or final on-site adjustments. Prices also do not include shipping charges. All prices are F.O.B. Seller's point of shipment, unless otherwise specifically set forth on the quotation or order acknowledgment. Prices stated are subject to change without notice. No discount will be allowed unless specifically set forth on the faceside here of. Until the purchase price and all other sums due are paid in full, Seller retains a security interest in the materials described on the face hereof (the "Equipment") and in all proceeds of said Equipment. Supplier is not responsible for pricing, typographical, or other errors in any offer and may cancel Orders affected by such errors.

3. Prepayment. Seller may, at its sole discretion, require full or partial payment in advance. Upon Buyer's failure to submit full or partial payment upon request, Seller may cancel or delay any or all orders and adjust those prices in effect at the time of delayed shipment.

4. Terms of Payment. Payment terms are net thirty (30) days from the date of Seller's shipment, unless otherwise expressly stated on Seller's

12. Warranty.

(a) Limited Warranty Applied to Equipment. Seller warrants to Buyer that on the date of delivery to the carrier, the Equipment is free from defects in material and workmanship. Seller's product specific Limited Warranty applies to the Equipment for a period indicated in said Limited Warranty.

(b) Warranties of Other Sellers for Equipment Incorporated into Seller's Equipment. "Other Equipment" means equipment provided by third party sellers ("Other Sellers") that is part of the Equipment sold by Seller. The sole and exclusive warranty applied to Other Equipment is the express written warranty of Other Seller. Seller's sole responsibilities to Buyer for Other Sellers' Equipment are limited to assignment of such warranties to Buyer and assisting Buyer to enforce such warranties.

(c) Buyer's Exclusive Remedy. If the Equipment does not meet its warranty standard, Seller will apply the appropriate Limited Warranty (see part 12(a) above). Seller may, at its sole option, either: (1) repair or replace any defective Equipment; or (2) refund the amount received by Seller for defective Equipment, if, after the Equipment is returned to Seller, Seller determines repair or replacement is not feasible. The foregoing are contingent upon Seller receiving Buyer's written notice in accordance with the terms of the appropriate Limited Warranty and, at Seller's request, return of the defective Equipment (F.O.B. Seller's point of shipment) at Buyer's cost. The warranty set forth herein does not extend to any Equipment or Service (including Other Sellers' product and service) which has been misused, modified, repaired, improperly installed or otherwise abused. (d) Disclaimer of Implied Warranties; Sole Remedy. EXCEPT AS PROVIDED IN THIS SECTION, SELLER MAKES NO OTHER WARRANTY, EITHER EXPRESS OR IMPLIED. ALL WARRANTIES OF MERCHANTABILITY & FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXPRESSLY DISCLAIMED. THIS WARRANTY CONTAINS SELLER'S SOLE LIABILITY AND BUYER'S SOLE AND EXCLUSIVE REMEDIES AND IS EXPRESSLY IN LIEU OF ALL OTHER REMEDIES BASED IN LAW OR EQUITY.

RELEASE OF EASEMENT REQUEST

Dear Marnie and Terri,

We purchased our lot in Cape George in July of this year. As we work toward getting our septic permit and site plan completed for our new home, we have run into some limitations relating to historic (legacy) easement provisions.

With Cape George Colony close to being fully "built out", certain provisions put in place over 40 years ago appear to be no longer needed. One of these is the water distribution easement on Lot 23.

The attached cover letter explains the history of the easement and also how it is affecting our planning. We hope to begin construction early in 2024, and given the County's backlog in processing septic permits we need to submit our septic design application as soon as possible.

Unfortunately, the first iteration of the septic design was completed last week and shows that the presence of the subject easement greatly constrains both the septic design and the overall site plan. Therefore, we've attached a proposed agreement to release the easement that will hopefully be acceptable to Cape George.

We would greatly appreciate your prompt attention and consideration on this matter. Note that in the proposed agreement the amount of monetary "consideration" has been left blank. In similar agreements, this amount is often shown as \$1 or \$10, however we feel that we should cover any expenses incurred by Cape George in executing the Release, including the cost of the mobile notary as well as any office or administrative expense.

Note that for convenience I have included both PDF and DOCX versions of the two attached documents.

Thanks for your help with this, and please let us know if you have any questions.

Regards,

Bob Osann and Mary Fasching
408-313-1990 (cell & text)

=====

Cover Letter for request for release of easement on lot 23 (313 Sunset Blvd)

To: Cape George Colony Club, Inc.
61 Cape George Dr, Port Townsend, WA 98368

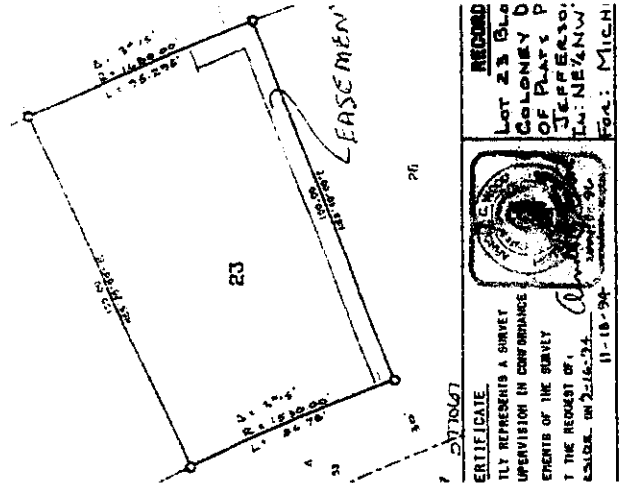
From: Robert Osann, Jr. and Mary M. Fasching (owners of Lot 23)
191 Parkway Heights Dr, Port Angeles, WA 98362

RE: Request for Release of easement on Lot 23

Dear All,

An excerpt showing the easement (drawn on the 1994 survey) is shown at the right:

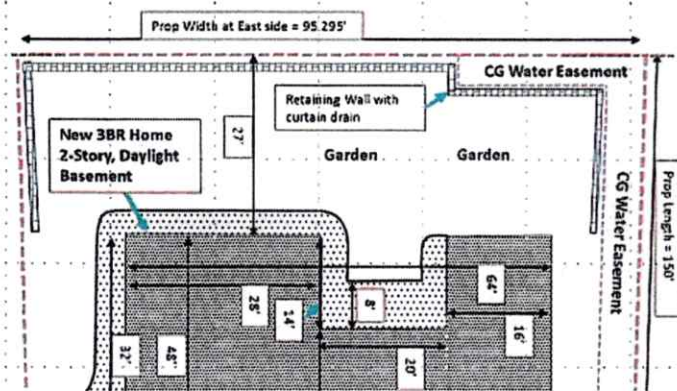
Created in 1981 (see original easement document on Page 2), the subject easement likely had the original purpose of providing future potable water distribution options for the Cape George Water System – connecting S. Palmer’s water line with the line on Sunset. In the 42 years since, the water system has matured and Cape George is nearly “built out”. From a detailed examination of Cape George files, it appears that this easement was never used, and after several revisions to the Cape George Water System Plan, there has been no indication of the need for a connection utilizing this easement. As such, the easement on lot 23 is apparently no longer needed. The Applicant is actively planning a new home for construction in 2024 and removal of this easement will enable the site plan for the home, septic system, driveway, and garden to be greatly improved. The primary issues are:



1) The new septic system will by necessity be on the side of the property adjacent the easement, and the presence of the potable water easement causes all septic components to be set back 10’ from the easement, or a total of 15’ from the south property line. Normally the septic setback here would be 5’ from the property line. This additional setback moves the septic system 10’ to the north constraining the site design elements.

2) Note in the easement drawing above that there is a 20’ stub that extends the easement along the east property line, enabling (now un-needed) connections to lots 24 and 25 on S. Palmer. The Applicant plans a garden between the new home and the eastern property line, with a retaining wall of between 3’ and 4’ being constructed. If the easement remains, that wall be kinked as shown below, and besides making construction more difficult and the garden less visually pleasing, will unnecessarily reduce the garden size.

Cover Letter for request for release of easement on lot 23 (313 Sunset Blvd)



← Eastern-most (uphill) portion of Preliminary Site Plan for new 3Br single family home on lot 23 (313 Sunset Blvd.).

273854

EASEMENT

RECORDED IN VOLUME 157
OF OFFICIAL RECEIPTS OF
No. 120
Cape George Colony
'81 AUG 10 AM 10:11

THE GRANTORS, Howard E. and Elizabeth Stidham for and in consideration of the payment to them of One Dollar (\$1.00), receipt whereof is hereby acknowledged and mutual benefits to be derived hereunder, do here and hereby grant, bargain and sell to Cape George Colony Club, a Washington Corporation, in Jefferson County, Washington for the purpose of locating, constructing and maintaining water lines and necessary appurtenances together with rights of ingress and egress for said purposes of locating, constructing and maintaining said utilities line. It is understood between the parties that said rains will become a permanent part of the utilities system of the said Cape George Colony Club, Inc.

The grantee will restore surface conditions if mains are placed in the easement or if grantee is required to dig into the line, including restoration of landscape and garden areas. The grantee will continue to annually mow lot 23 free of charge, as long as this property is vacant.

Said easement shall be 5 feet wide and shall run over, under, and across that portion of Lot 23 of Block 4 of Division 2, Plat of Cape George Colony, Jefferson County, Washington beginning at the southwest corner of said lot 23 on Sunset Blvd. and extending in a northeasterly direction 130 feet along the south lot line to a point where said Lot 23 abuts Lot 25, thence in a northwesterly direction along the back line of said Lot 23 for a distance of 20 feet measured from the southeast corner of said Lot 23.

WITNESS our hands this 28 day of July, 1981.

Howard E. Stidham
Elizabeth A. Stidham

STATE OF WASHINGTON)
COUNTY OF JEFFERSON)

On this 28 day of July, 1981 personally appeared before me Howard E. Stidham, being known to me as the persons described in and who executed the above and foregoing instrument, and acknowledged that they signed the same as their free and voluntary

← The original easement from 1981 is still in effect and is shown here.

Supplemental Letter for request for release of easement on lot 23 (313 Sunset Blvd)

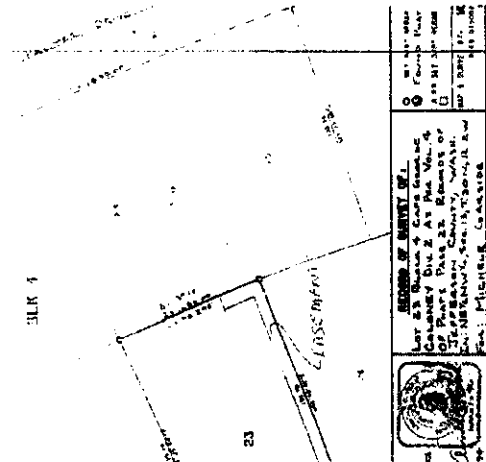
To: Cape George Colony Club, Inc., 61 Cape George Dr, Port Townsend, WA 98368

From: Robert Osann, Jr. and Mary M. Fasching (owners of Lot 23)
191 Parkway Heights Dr, Port Angeles, WA 98362

RE: Supplemental Information for Release of Easement Request on Lot 23 (313 Sunset Blvd)

All,

Since submitting our original request on October 5, 2023, we have done further research regarding similar easements on other lots in Cape George, and found that there are NO other water distribution easements (see search results on Page 2). As noted in our original request, the 20' segment of the easement on our uphill property border was intended to allow water distribution via Lot 24 or Lot 25 on S. Palmer Drive above. However, there are currently no water distribution easements on either of those lots (or on any other lot in Cape George). As such, the water distribution easement on our lot serves no useful purpose, and if allowed to remain places an unnecessary and unfair restriction on our building plans as described in our original request. Our septic design is almost complete and our house design is well underway and expected to be complete in December. Our hope is to start construction as early as possible in 2024, and therefore we greatly appreciate your consideration in resolving this matter soon.



Searching the Jefferson County Auditor website for ANY easements granted to Cape George since its inception, the result is shown below on Page 2. The 1st easement is our water distribution easement on Lot 23. The 2nd, 3rd, an 4th easements are drainage easements, not water distribution easements. The 5th easement is for drainage and access on Lot 4. And, the 6th easement is for drainage and access on Lot 5. I have downloaded all six easements from the auditor website and would be glad to make them available on request.

We hope this additional information will simplify the decision to release the subject easement.

We greatly appreciate your consideration in this matter and look forward to a positive result in the near future.

Sincerely,

Robert Osann

408-313-1990 (cell & text)

Supplemental Letter for request for release of easement on lot 23 (313 Sunset Blvd)

The following search results were obtained by specifically selecting "Easements" from the document type list on the Jefferson County Auditor website, and entering "Cape George" as the grantee:

< <https://er-web.co.jefferson.wa.us/recorder/eagleweb/docSearch.jsp> >

6 items found, displaying all items.1

Description	Summary	Actions
Easement 273854	Rec. Date: 08/10/1981 12:00:00 AM Book Page: V: 153 P: 170 Related: Book Page: Grantor: STIDHAM HOWARD E. STIDHAM ELIZABETH Grantee: CAPE GEORGE COLONY CLUB	View Image Add to My Images
Easement 383742	Rec. Date: 08/07/1995 12:09:00 PM Book Page: V: 533 P: 143 Related: Book Page: Grantor: HERR M VIRGINIA Grantee: CAPE GEORGE COLONY CLUB	View Image Add to My Images
Easement 383741	Rec. Date: 08/07/1995 12:09:00 PM Book Page: V: 533 P: 142 Related: Book Page: Grantor: MARTZ DAVID G Grantee: CAPE GEORGE COLONY CLUB	View Image Add to My Images
Easement 383743	Rec. Date: 08/07/1995 12:10:00 PM Book Page: V: 533 P: 144 Related: Book Page: Grantor: OSBORN CHARLES E Grantee: CAPE GEORGE COLONY CLUB	View Image Add to My Images
Easement 431727	Rec. Date: 03/06/2000 03:27:00 PM Book Page: V: 671 P: 364 Related: Book Page: Grantor: GREENBERG DANA M Grantee: CAPE GEORGE COLONY CLUB	View Image Add to My Images
Easement 523210	Rec. Date: 05/08/2007 09:55:00 AM Book Page: Related: Book Page: Grantor: STEBEN TERRY W, STEBEN KRISTI L Grantee: CAPE GEORGE COLONY CLUB	View Image Add to My Images

Termination of Easement by a General Release

State: Washington
County: Jefferson
Releasor: Cape George Colony Club, Inc.
Releasee: Robert Osann, Jr. and Mary M. Fasching

Easement legal Description:

As originally recorded on July 28, 1981:

“Said easement shall be 5 feet wide and shall run over, under, and across that portion of Lot 23 of Block 4 of Division 2, Plat of Cape George Colony, Jefferson County, Washington beginning at the southwest corner of said Lot 23 on Sunset Boulevard and extending in a northeasterly direction 150 feet along the south lot line to a point where said Lot 23 abuts Lot 25, thence in a northwesterly direction along the back line of said Lot 23 for a distance of 20 feet measured from the southeast corner of said Lot 23.”

Recitals:

Whereas, the subject easement was created in 1981, for the purpose of locating, constructing, and maintaining water lines and necessary appurtenances together with rights of ingress and egress for said purpose of locating, constructing, and maintaining said utilities line.

Whereas, in the 42 years since the creation of the easement, all of the homes abutting Lot 23 have been constructed and supplied with water via other pathways, and in fact, very few vacant lots currently exist on Sunset Blvd or on S. Palmer Dr., the next street uphill.

Whereas, Releasee currently owns Lot 23 (313 Sunset Blvd) and is planning a new home to be built in 2024 on said lot, and whereas the presence of said easement is unnecessarily constraining the design for the septic plan and site plan.

Release of Easement:

Releasor, named above, is the present owner of the water distribution easement described above. For adequate consideration, Releasor hereby releases, relinquishes, surrenders and quitclaims to Releasee (the present owner of Lot 23), and its successors and assigns, all of Releasor's rights title and interest in the subject easement.

Consideration:

Now therefore, for and in consideration of the payment of the sum of ____ Dollars (\$____), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cape George Colony Club, Inc. (*Releasor*) does, by this instrument, release to Robert Osann, Jr. and Mary M. Fasching (*Releasee*), it being the intention of the parties to terminate such easement.

For **Releasor** (Cape George Colony Club, Inc): _____

Print Name: _____

Position/Title: _____

WITNESS MY SIGNATURE this the ___ day of October, 2023, within my jurisdiction the within named _____ (for **Releasor**), who acknowledged that they executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

(Seal)

LESS TOXIC ALTERNATIVES FOR BOATERS AND STAFF

Tips for Cleaner/Safer Maintenance Practices

Sweep/vacuum your boat before you wash it	This will help catch things that don't belong in the water.
Pressure wash using light pressure	This uses less water and decreases the need for soap and scrubbing when washing a boat; do not use excessive pressure, which may risk damaging the boat or send flakes of paint and other material into the water.
If you need a cleaner, mix it in a bucket and use to scrub down only the areas that need extra attention	Dispose of the dirty bucket water on shore.
Start with vinegar and baking soda and move to (boat) soaps as needed	If harsher cleaning products are needed, spot clean using a rag.
Keep cleaners in sealed containers	Be sure containers are closed securely when transporting between shore and the boat.
When doing engine work, be sure to have plenty of oil absorbent pads on hand	When changing oil filters, use plastic bags and/or oil absorbent pads to catch oil before it gets to the bilge of the boat.
Inspect all shore power connections	This requires unplugging the cord from the boat to look for any discoloration.
Wax the boat	A good coat of wax on a fiberglass hull prevents surface dirt from becoming engrained. This will reduce the need for detergents when you wash your boat. Pollen, dust, spores, or salt occur naturally and will do no harm when they are washed into the water.
Reduce cleaning	Reduce the need for boat soaps by scrubbing and rinsing with freshwater after each trip. Also, boat covers will help keep the boat clean between trips and reduce the amount of boat cleaning.
Commercially available products	If you must use cleaning products, use only the minimum amount needed to clean and avoid discharge into marine waters. Also, use only products that are <ul style="list-style-type: none">• labeled accurately with all ingredients, not just active ingredients,• derived from plants and minerals,• free of petroleum-derived ingredients or petrochemicals,• non-toxic, and• phosphate free and biodegradable.

Keeping our marina waters clean is one of our primary responsibilities as marina owners and patrons. Certain practices known to be detrimental to the health of our oceans are governed by law and must be avoided. This list is not exhaustive, just some primary points we need to be aware of. Please review each of these items and sign below to acknowledge your commitment to keeping our marina clean.

***Cleaning hull bottoms coated with ablative anti-fouling paints releases biocides into the water. Scraping or brushing boat bottoms that have ablative antifouling paints while in the water is prohibited by law (Revised Code of Washington (RCW) 90.48). Sections 318, 402, and 405 of the Clean Water Act prohibit the release of contaminants, such as the biocides in ablative bottom paints released by pressure washing, into Storm Water runoff. Both are contrary to good stewardship.**

Alternative: Boat Haven has a washdown pad with permitted catch basin and pressure washers for DIY cleaning. The fee is quite reasonable to encourage use. For trailered boats self-service car wash facilities are a good choice. Also, consider using allowed non-ablative products next time you coat your bottom and you can do either job.

***Using soaps or detergents to wash your boat in or out of the water at the marina is prohibited (RCW 90.48) unless they are "SaferChoice" certified. See the list of over 300 products here: epa.gov/saferchoice**

Alternatives: baking soda, vinegar, and salt are safe and effective for cleaning boat surfaces. (guide sheet attached). Frequent cleaning with "fresh water only" is safe and encouraged.

***Sewage discharge into the marina is prohibited. (RCW 90.48 and the Federal Clean Water Act)**

Fuel docks, like Boat Haven or John Wayne, have free pump out facilities.

***Bilge pumps or drain plugs should only be used in the marina to evacuate excess oil-free water. Cleaning bilges with soaps or degreasers and pumping or draining the bilge releases oil into the water and is considered an oil spill and is not allowed. (RCW 90.48 and the Federal Clean Water Act)**

Clean your bilge when you clean your bottom at Boat Haven.

***Any fluids that are transported to or from the vessel should be in closed/sealed containers to prevent accidental spills. Oil absorbent pads should be placed below the point where fluids are removed and replaced.**

JEFFCO transfer station accepts spent oil for free.

***Any and all fuel or oil spills into the water must be reported immediately.**

U.S. Coast Guard: 1.800.424.8802

WA Emergency Management Division: 1.800.OILS.911

Signature

Date

Flood
Ins

5703-001

RECEIVED OCT - 2 2023

SELECTIVE INSURANCE®

Your account information

Account name: CAPE GEORGE COLONY CLUB
Policy number: FLD1397651
Mortgage loan number: 0
Payor: CAPE GEORGE COLONY CLUB
61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98068

Your Flood Renewal Bill

as of September 23, 2023

Contact us

SELECTIVE FLOOD OPERATIONS CUSTOMER SERVICE AT
877-348-0552 OR COMMUNITY ASSOC UNDERWRITERS OF
AMERICA AT (267) 757-7100




Payment due/expiration date:

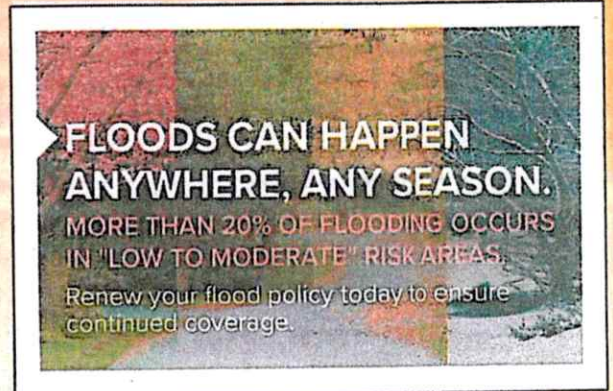
12/01/2023 12:01 am

To renew, simply choose one of the policy coverage options shown below and pay the premium before the policy expires on 12/01/2023.

You should retain this copy for your records.

Ways to pay

-  customer.myselectiveflood.com
-  877-348-0552 (credit card or echeck only)
-  mail in check - made payable to Selective



Policy coverage options

Location: 312 MARINA DRIVE (CLUBHOUSE) PORT TOWNSEND, WA 98068

		PREMIUM	COVERAGE AMOUNTS		DEDUCTIBLES	
			BUILDING	CONTENTS	BUILDING	CONTENTS
Option A	Current coverage	\$2,389.00	\$500,000.00	\$210,000.00	\$1,250.00	\$1,250.00
Option B	Increased coverage	\$2,404.00	\$500,000.00	\$221,000.00	\$1,250.00	\$1,250.00

PAGE 1 OF 2

COMMUNITY ASSOC UNDERWRITERS OF AMERICA
2 CAUFIELD PL
NEWTOWN, PA 18940-9428



MB 01 003912 62719 H 10 A



CAPE GEORGE COLONY CLUB
61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98368-9403

YOUR POLICY RENEWAL DATE

POLICY NUMBER

12/01/2023

FLD1397651

Select one:

OPTION A
\$2,389

OPTION B
\$2,404

Amount enclosed:

\$

See reverse for ways to pay.

20
46

000021.41.51.91. 000022.22.1.507 1.

5703-001 Flood Ins.

RECEIVED OCT - 2 2023

SELECTIVE INSURANCE®

Your account information

Account name: CAPE GEORGE COLONY CLUB
Policy number: FLD1397650
Mortgage loan number: 0
Payor: CAPE GEORGE COLONY CLUB
61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98368

Your Flood Renewal Bill

as of September 23, 2023

Contact us




SELECTIVE FLOOD OPERATIONS CUSTOMER SERVICE AT
877-348-0552 OR COMMUNITY ASSOC UNDERWRITERS OF
AMERICA AT (267) 757-7100

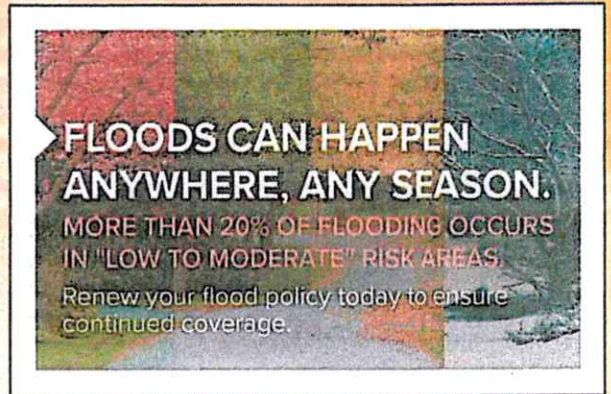
Payment due/expiration date:
12/01/2023 12:01 am

To renew, simply choose one of the policy coverage options shown below and pay the premium before the policy expires on 12/01/2023.

You should retain this copy for your records.

Ways to pay

-  customer.myselectiveflood.com
-  877-348-0552 (credit card or echeck only)
-  mail in check - made payable to Selective



FLOODS CAN HAPPEN ANYWHERE, ANY SEASON.
MORE THAN 20% OF FLOODING OCCURS IN "LOW TO MODERATE" RISK AREAS.
Renew your flood policy today to ensure continued coverage.

003913 1/1

Policy coverage options

Location: 312 MARINA DRIVE (WORKSHOP) PORT TOWNSEND, WA 98368

		PREMIUM	COVERAGE AMOUNTS		DEDUCTIBLES	
			BUILDING	CONTENTS	BUILDING	CONTENTS
Option A	Current coverage	\$1,412.00	\$110,000.00	\$53,000.00	\$1,250.00	\$1,250.00
Option B	Increased coverage	\$1,458.00	\$121,000.00	\$56,000.00	\$1,250.00	\$1,250.00

PAGE 1 OF 2

COMMUNITY ASSOC UNDERWRITERS OF AMERICA
2 CAUFIELD PL
NEWTOWN, PA 18940-9428



MB 01 003913 62719 H 10 A



CAPE GEORGE COLONY CLUB
61 CAPE GEORGE DRIVE
PORT TOWNSEND, WA 98368-9403

YOUR POLICY RENEWAL DATE

12/01/2023

POLICY NUMBER

FLD1397650

Select one:

OPTION A
\$1,412

OPTION B
\$1,458

Amount enclosed:

\$

See reverse for ways to pay.



To the Board of Trustees, Cape George

This is the final report of the Cape George Village Mailbox Committee. On October 28th the old mailbox assembly was torn down, with clean up on Sunday and mail restoration in the new system on Monday the 30th. As of November 10th, the project is completed. Donnie helped move the traffic barricade from in front of the bulletin board to in front of the 1st Cluster Box Unit to protect the Postal Carriers from traffic.

This has been over a yearlong project from the formation of the committee to the completion of the Mail Kiosk. The committee consisted of: George Martin, Nancy Charpentier, Margot Desannoy, Ray Pierson, and Board Liaison Betsy Coddington. Richard VanDeMark graciously designed the kiosk from suggestions of the committee. General Contractor Mike Rosenthal, Rosenthal Construction, did a fantastic job building the structures paying attention to the minutest details. We also had the help of multiple volunteers to clean the CBUs, paint the CBUs, install the locks, transport and place the CBUs, distribute keys and help tear down the old structure. Volunteers were: Bill Hamilton, Mike LaPointe, Phil Shipman, Bob Denny, Eileen Pierson, Bonnie Rosalind.

It is with great pride in my committee that I can report to the Board that the project is completed. I wish to thank all that were involved in the whole process, it was truly a Village group project.

Respectfully,

George Martin,
Chair, Village Mailbox Committee