

The WATERFRONT REPORTER

A Monthly Newsletter About Waterfront Property in Puget Sound and Coastal Washington for Buyers of Waterfront.

Puget Sound, Washington

Buyer's Edition

Vol. 3 No. 1

The Fast Life—With A Slow Side (Or, A Condo In The City And A Cabin At The Shore)

Boy, do we ever live in a hectic world these days. Don't you ever wish you could just get outside somewhere, dig in some dirt (without having to finish the project that day!) and just relax? I think I've come up with the perfect solution for achieving the 'good life.' It's really quite simple, folks. During your work week (and I'd try to get it down to four-10's if I were you!), live in a great condo in the city, as close to your job as possible. After all, what do you do during the week? You get up, get ready, go to work, stop at the store, come home, veg out, sleep, get up, etc. for five days (but as I said, I'd make it 4! definitely!)

Then comes the weekend. Ahhhh, the weekend. If you live in a house, however, you may be saying arghhhhhhhh, the weekend, because you have so much maintenance to do: the lawn, the paint, the flower bed, the garage, on and on and on.

Now picture this idyllic scene: Thursday evening you arrive home from work, gather up a pair of jeans and an old shirt (no, not even that—you already have that in place); I'll start over. Thursday evening you leave work, pick up the dog, and head for your cabin (no, better yet, you don't have a dog and the cat has to stay home—but your neighbor down the beach has a very friendly black Lab that just loves to play fetch and give you tail-wags). Along the way (with your trusty *Washington Best*

Places beside you) you stop for a leisurely, quiet, and very pleasant dinner at some place you've always meant to go. You arrive at your cabin sometime after 9:00 and you already feel the tension of the week evaporating. So, the next morning you sleep in (or you get up even earlier than normal and go for a long walk, followed by a few chapters of *Agatha* and a nap). I mean, seriously, this is the life! If you do it right, a cabin has no landscaping (unless you call ferns, clover and wildflowers 'landscaping'). The cabin is neat and clean, but you don't have to be a slave to it. You leave your comfy clothes (and one 'good' outfit there in case you decide to hit some night life) and at least one 'work' outfit ready for Monday. That's right, you go straight from your cabin to work on Monday.

Seriously, folks, I've tried it. It works. It feels like you don't even have a work week. I mean it!

Yeah, right, but you're no millionaire. So I'm Rockefeller?? Here are some ideas for you: a house in Tacoma is probably upwards of \$150,000. There are still condos around you can buy for under \$100,000. More realistically, a house will probably run you \$200,000. For scarcely more, in total, you can have both. You can find lakefront cabins for as low as \$80,000; saltwater cabins for under \$200,000; a saltwater lot

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Mooring a Boat on Puget Sound: An Overview

*By Barbara Blowers, Broker
WAVES Waterfront Properties, Inc.*

I get many calls from folks who want to moor a boat on their waterfront. Looking at a map of Puget Sound, you'd think you could keep your boat in front of your place just about anywhere. Not so. For a lot of reasons. In a later issue, I'll write more about each of the options, but for now I just want to get all of you acquainted with your moorage options in Washington.

Your Own Private Dock on Your Waterfront

Having a dock right on your waterfront is very rare, in fact, mainly because of prevailing winds from the southeast. While you might be able to 'buoy out' some of the time in many areas, there are few that will allow a dock to withstand the winter winds. Such places include Mats Mats Bay near Port Ludlow, Kilisut Harbor on Marrowstone Island, a small part of Sequim Bay, Holmes Harbor on Whidbey Island, Quartermaster Harbor on Vashon Island, Cape San Juan in the San Juans (and a few small coves up there as well), Miller Bay near Poulsbo, Madison Bay on Bainbridge Island, Pleasant Harbor down the Canal near Brinnon, and a few spots near Olympia. And that's about it! Seriously! If the

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**Readers' Opinion:
Sharing a Beach Cabin**

In the next issue, I would like your opinion about sharing a summer cabin. The concept is for 2-6 people to purchase jointly a summer cabin. For example, if the cabin is for sale for, say, \$200,000; four owners, each pay \$50,000. Each owner would have the use of it for 14 weeks out of the year plus 1/4 of the cost of maintenance. A good way to do it is to have a paid maintenance crew clean after each use and arrange for painting, etc. Anyway, I'd like your written comments about this concept. Plus, if any of you would be interested in buying into a shared cabin, let me know that, too. Please respond by faxing me a note to (360) 379-8470.

Notice to Property Owners

If you have a septic system that is failing; if your lot will not support any type of new system to replace the failing system, please give me a call. A new type of system is now state and county approved. The company is seeking 15 homes with existing failing systems for replacement with this system followed by 6 months' weekly testing by an independent lab. Save \$1,000 on cost of new system.

Call Barbara at 1-800-346-9236

The Waterfront Reporter is published quarterly (with luck!) by WAVES Waterfront Properties, Inc., a real estate firm specializing in waterfront only throughout Puget Sound and along Washington's coast. You may order this newspaper sent directly to your home by calling 1-800-346-9236. The opinions expressed in this newspaper are solely those of the editor/publisher.

Editor:

Barbara Blowers, Designated Broker
WAVES Waterfront Properties, Inc.

Mooring a Boat—

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dock is already in place, great. If not, you MIGHT be able to get a permit for a new dock.

Placing Your Own Mooring Buoy

The next option would be to 'buoy out' and, again, the same options as above apply. You may add most areas to the list for a buoy, but only during the summer months. If there is no buoy, you will need to get a permit to place a buoy; the permit takes about three months.

Having a Dock Next to Your 'Canal' Lot

Washington has 8 'canal' communities in which 'canals' were dredged to create areas for docks and the dredged material became the areas for homes. Whidbey Island has three, two in Skagit County, one near Bellingham, one near Port Ludlow, one in north Kitsap area. The lots tend to be small, usually 60 x 100 up to 90 x 100. Though they have access directly to open water, the lots themselves have sporadic views. These lots are for the serious boater—who wants access to his boat just steps from his back door.

A Marina that is Part of Your Neighborhood

Increasingly popular, these include such places as Semiahmoo near Bellingham, Port Ludlow, Cape George, the 'canal;' communities above often have marina space for lots without docks. Amazingly, there are not very many such communities. Again, small lots are the rule.

Public and Private Marinas

Most waterfront communities have marinas available, both public and private. Prices vary greatly, depending on where they are. You can also purchase a 'condominiumized' slip. If you have a larger boat, finding moorage is more difficult. Most marinas in Washington were designed for 42 feet and smaller. Some of the newer marinas, like Elliott Bay in Seattle and Anacortes Marina (private) purposely created some slips for longer boats.

One more thing about mooring a boat. Before you decide where to locate your boat, think about what you want

to do. For example, if you want to spend time in the San Juans, you might want to locate in Anacortes or Whidbey Island; if you don't like to boat in the open waters of the Strait of Juan de Fuca (and they can be rough!!), then choose someplace like eastern Whidbey Island or Everett to keep the boat. In other words, learn the tidal complexities and wind conditions before you pick your moorage. Too often I have seen people sign up for, say, the Sequim Marina, only to find it too rough to go out except on the quietest of days.

If you need additional information on mooring a boat, give me a call at 1-800-346-9236.

WAVES Waterfront Properties to Contribute 10% of Each Commission to A Number of Charitable Groups

There are so many needs in our communities, it is hard to pick which to support. A special account is being set up for the purpose of distributing money to a variety of groups. Some of the groups benefitting from this fund will be the spay and neuter programs offered through various county animal control offices, private wildlife rehabilitation services, Habitat for Humanity, and the Adopt-a-Beach program. Who gets what will be the decision of WAVES Waterfront Properties, but if you have a special charitable organization that you would like to see receive this money, please let me know at the time you find the property you wish to buy. If acceptable, we can arrange to send a portion of the charitable portion to that group.

With so much of the aid from various government agencies no longer available, I feel that it is extremely important to make funds available where most needed. Whether its Boys Club or a fund to help more kids go to camp, the chance to help out makes all the work I do finding the perfect property for you that much more meaningful. And who knows? Maybe you'll find a way to begin giving more as well!

*Am I on the world wide web?
Not yet. I'm getting a new com-
puter system in July and will
get my home page, etc., then.
Then we can e-mail back and
forth, huh?*

Let's Bring the Kalakala Home!

The *Kalakala*, one of Washington's first ferries, and certainly it's most remembered, is coming home to Washington State. Crowley Marine Services has agreed to pull it out of the mud of Gibson Cove in Kodiak, Alaska, and it is hoped they can also tow it down to Lake Union to begin the process of renovation.

The *Kalakala*, once affectionately known as the Silver Bullet (and not so affectionately as the Silver Slug) ferried passengers between Bremerton and Seattle for years. It was launched on July 3, 1935, and it is hoped that it will be in its restoration moorage on July 3, 1998, 63 years from its launch.

I visited the *Kalakala* in Kodiak in 1977; I hadn't known it was there. I was driving around the harbor on my first visit to the island when I saw the totally recognizable form of our own ferry *Kalakala*. I have to tell you—I cried!! She had been such an unusual and beautiful ferry, and there she sat all muddy and rusty and being used as a cannery.

I urge you to support the restoration of the *Kalakala* by 1) joining the **Kalakala Foundation**; 2) mailing your cash donation for restoration to the **Kalakala Foundation** at P. O. Box 808, Bremerton, Washington 98337; 3) offering time and materials to the work of restoration. To talk with the Director of the **Kalakala Foundation**, please call Holly James at 1-888-823-1935. Tell her **Barbara at Waves** sent you!!!

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ber on it (a post card will do)
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Virginia V Needs Money and Hands On Help, Too

Sure, I hope to see the *Kalakala* back on Puget Sound, but I'd also like to see the *Virginia V* totally restored. This 125-foot wooden-hull steam-powered passenger vessel was launched in 1922 and plied her trade between Seattle and Tacoma. She served small communities along Colvos Passage until 1938, when she became an excursion vessel. Over an 80-year period, the Puget Sound "Mosquito Fleet" of over 600 vessels carried folks from one little town to another. The *Virginia V* is the ONLY steam-powered example of this era left.

Please help by giving to the **Virginia V Foundation**. Mark your check "For Restoration Fund" and mail to the **Steam Virginia V Foundation** at P. O. Box 24805, Seattle WA 98124-0805.

Just Take It Off the Market

From the Editor

How often have you heard a real estate salesperson say that to you? Probably more often than you care to remember. I say it all the time, especially when I think the property my customer is examining is the right one. Who am I to say it's the right one? Well, maybe I do try hard to help them make the right choices, but, hey, I'm not often wrong!! Why? Because I listen carefully.

If you want to have close neighbors so they keep an eye on your summer home, great. If you want big trees around you, or clams on the beach, or good restaurants nearby, or biking trails, or a place to moor your boat (year-round or just summers makes a big difference!), if you want to face south or west or be able to build an underground house or you want to have quick access to the San Juans—whatever, I listen and find you just exactly what you ask for. I sometimes have a dilemma: sometimes it doesn't exist (like south-facing year-round moorage—uh uh); or maybe you ask for a really nice home on no-bank for under \$200,000 on Bainbridge—again, uh uh. But I listen extremely well. The first time we meet, I usually show you as close to what you ask for as possible,

but I use this visit as my 'weeding out' time—it helps me understand more clearly what you really want as opposed to what you think you want. For example, I was asked for a rural waterfront setting; I showed some acreage lots overlooking Hood Canal just south of the Hood Canal Bridge. Well, that was too rural, and my assessment is that it is just barely rural. Anyway, the second time out I usually have one or two that I think fit the bill perfectly. If I have been listening, the properties I show you should be your dream property almost to a 'T'. And here is where the 'take it off the market' comes in.

Making a major purchase like buying waterfront is scary. It is not like buying a pair of shoes that you can throw in the back of your closet. It is a big decision. You do not want to make a mistake. Well, neither do I. I want you to have the property best suited to whatever it is that makes you happy. Because I listen so carefully, I have been known on several occasions to show just one property, because that one is IT. Keep in mind that I will have already considered all the things you need to know—septic, water, etc. Your job, then, is to take it off the market. You will be given plenty of time (30–90 days) to make sure you dot your 'i's and cross your t's' but in order to keep someone else from buying your dream property, you need to take it off the market.

Give me a call sometime and we can discuss how I can help you find your dream property. Just remember—I'm listening.

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Tidelands Ownership Along Pacific Ocean Beaches Complicated, Changing, and Often Confusing

By Charlie Mills, Pacific County Title Company

Before I begin the long explanation of ocean beach ownership, in Pacific County particularly, you must first be given an introduction to terminology related to the issue. Some of the terms you need to understand are the following:

Government Meander Line

A line established by original governmental survey essentially for purposes of demarcation and calculation of land areas along waterways.

1889 High Tide Line

Sometimes referred to commonly as “Western Boundary of Upland Ownership”; corresponds to high tide line at date of statehood; a line prior to Hughes Case in U. S. Supreme Court (which concerned property at Klipsan on Long Beach Peninsula) that the State of Washington contended was the west line of private ownership.

Seashore Lines

“Arbitrary” lines established by the Parks Department essentially for purposes of dedication by private owners of strips of land for the benefit of the public. Such lines are described as arbitrary since they are established based on policy rather than law and are located principally by formula with reference to location of the grass line (line of vegetation).

Tidelands

Land over which the tide ebbs and flows, boundaries thereof commonly referred to as mean high tide, mean low tide, ordinary high tide, ordinary low tide, extreme high tide and extreme low tide. The Hughes Case described the upland property ownership as extending to ordinary high tide “the average elevation of all high tides as observed at a location through a complete tidal cycle of 18.6 years.”

Seashore Conservation Act

Act approved by the 1967 Legislature which forbid any further sales of “accreted” lands, dedicated those

lands to outdoor recreational use and gave control of the same to State Parks to so maintain them in that use. (Essentially prohibited any further sales of STATE tidelands to private parties as one effect.)

Accretion

Building up of land, via deposit of silt, sediments, sands.

Uplands

Dry lands adjoining a body of water.

Shoreline Management Act

Approved in 1971 (RCW 90.58), this Act provides constraints on the freedom to develop tidelands, shorelands and abutting “wetland areas,” the latter being described as lands within 200 feet of the ordinary high water mark.

Ownership of ocean beach is another prime example of the contest of private rights and public domain.

Upon adoption of the State Constitution on November 11, 1889, the State of Washington was granted by and through the Federal Government the rights to the beds and shores of all navigable bodies of water up to the line of ordinary high tide. For some years the State sold these areas to abutting owners until later prohibited. Of records, in as early as the 1940’s in Pacific County, contests between the upland owner and the State (representing the public) became prevalent. Evidenced by Superior Court cases arguing over lands built up from Statehood (1889) to the then present date and further, around 1948–50, by the filing by the State of Washington of a map with the Pacific County Auditor depicting the State’s purported claim to the lands lying Westerly of the “Western Boundary of Upland Ownership (1889 high tide line). Which claim was the subject of the cases referred to and subsequent cases extending to the late sixties when Hughes vs. State of Washington was settled in 1968.

In oversimplification, the State was then contending that accretions

subsequent to Statehood were public domain.

Unfortunately, the upland owner in order to plat, build or otherwise improve his land was obligated to bring an action against the State to establish his western line so that the County might approve his plat and the lender be assured that improvements and building be within the ownership, etc.

In most instances, this 1889 line was seaward of the Government Meander Line along the peninsula and the cases would establish a western line described by ‘x’ and ‘y’ coordinates from a survey grid system which line was consistent with the filed map referred to above and commonly known as the “western boundary line of upland ownership.” The typical decree in aid cases stated that the upland owner owned easterly of that line and the state owned west of that line.

In the 1960’s one of these subject cases was finally heard on appeal in the U. S. Supreme Court, Plaintiff Stella Hughes being represented by Charles B. Welsh, now deceased, Attorney, of South Bend, Washington. The Supreme Court found for Plaintiff that such accretions are accretions to the upland and further that such ocean beach shores are bound to follow federal rule and not state rule.

Three immediate results were: first, a continuation of efforts by the State to acquire more public domain on the beaches by and through deeds of dedication, which flourished. The typical deed granted lands to the State westerly of a line established and set by the State known as the Seashore Conservation Line. This line was to be re-established approximately every 10 years and the donors line would move as the line was re-established. Most deeds provided that the lands donated would be for recreational purposes and that no structures or improvements would be built upon the same.

Secondly, an accretion lands committee was attempted for the primary purpose of representing those many persons whose lands were already ad-

judicated with the State to attempt to set aside the former judgements, i.e., those persons who had judgements were bound by the 1889 line, those neighbors who had done nothing (as a result of Hughes) now owned to the Pacific Ocean. Mr. Welsh again brought a case in the early 70's, but the same died based on a determination that although the State was later found wrong in its claim, each party at the time did have a claim and honest dispute, and such decrees had the same effect as a boundary agreement. Further, that the judiciary at this point had no jurisdiction to "make things right" in that the property was now property of the State (public) and to return the lands to the owner would more likely take a legislative act (not a likely occurrence politically).

Thirdly, for a short time after the Hughes case, the State took another track, adverse possession. If the State (public) did not own the land then surely the doctrine of "prescriptive easement" should be used. This was proposed by the Washington Environmental Council as espoused by John L. Miller, then a Seattle attorney and acknowledged by Charles H. Odegaard as

State Parks Director. Essentially, this was a claim that moved from ordinary adverse possession to a public claim of certain customary rights in and to the beaches, quote: "From time immemorial...the people have been accustomed to use the beaches fronting upon the Pacific Ocean for a multitude of purposes. This public use of the beaches and of the accreted lands lying eastward of those beaches has ripened into the statutes of law, and as such is now a part of the common law of the State of Washington from the mouth of the Columbia River to Cape Flattery. Such matter died its own death as other means of settlement prevailed.

It is perhaps fitting on our beaches that neither side has made any further issue of that kind of claim. Such use, within reason, continues within Pacific County without apparent distress of either the public or the private land owner. Hence, we have several western boundaries of property along our beach resulting in a checkerboard ownership pattern:

1. Those who did nothing own to the Pacific Ocean.
2. Those bound by the early cases own to the 1889 line.

3. Those who gave deeds of dedication own to the seashore line as may move.
4. Those few who had cases with the State but the language in such cases was later construed against the State; "defective" judgments that were reformed.
5. Those few, for a time, who gave seashore deeds that were not initially recognized by the State and from lawsuit between parties established a fixed seashore line as opposed to a moving line.

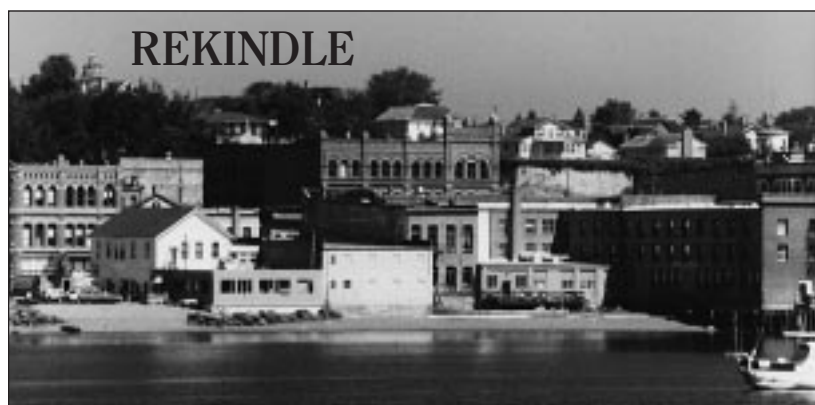
Ed. Note: The preceding is only a brief summary of the topics covered. The information in this article referred ONLY to tidelands ownership along our Pacific Ocean beaches, and may vary from county to county along the Pacific Coast. Tidelands ownership within Puget Sound is quite different and will be covered in the next issue of The Waterfront Reporter. This article should not be relied on in any way in either making any legal decisions or taking any legal action. If you need further explanation or information you should contact legal council.

It is more important to live the life one wishes to live, and to go down with it if necessary, quite contentedly, than to live more profitably but less happily.

—From *Cross Creek*
by Marjorie Rawlings

The secret of joy in work is contained in one word—excellence. To know how to do something well is to enjoy it.

—Pearl Buck



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Marrowstone Island Waterfront Lots: *These western-facing lots fit into the 'best buy' category. Both have 100 feet of sunny waterfront, the two lots share an installed well, both lots have active septic permits. Both lots are ready to build. One is listed at \$96,500; the other \$106,500. I'd love to show them to you as soon as possible. Ask me about "Marrowstone Lots."*

Small Water Systems Were Meant To Be Permanent. However, Are They Here To Stay?

*Richard D. Olson, P.E.
Director of Engineering
D.R. Strong Consulting Engineers Inc.*

The State of Washington is facing considerable pain in the future as the state and local regulatory agencies try to manage the dwindling available domestic water sources. Already the State Department of Ecology is closing down some water basins to further water rights applications from ground or surface water sources.

The Pacific Northwest is known for its abundant supplies of water which fall in the form of precipitation. The problem is that it just comes at times and in amounts which are not conducive to providing a good year around, easily accessible and sustainable domestic water supply. Take for example the significant quantities of precipitation in the form of warm rains which came to the Puget Sound and other areas of the Pacific Northwest last year. Although to many it seems to reinforce the concepts that we have plenty of water for drinking, last year's rainfall had just the opposite effect. This rain actually came with such an intensity that most of it fell on grounds already saturated from previous heavy rains. This caused most of the rain to run off in the form of swollen streams and rivers into Puget Sound. This could not be stored in the many dams and reservoirs which need to be kept lower during this time of year to provide for flood mitigation, or which were already full. Heavy rains such as this do not provide enough time to allow significant infiltration into the ground water serving the drinking water aquifers in our areas. To make matters worse, the rain occurred at high enough elevations to melt some of the snow pack. The snow pack is a natural form of storing water on the sides of our mountains for use later in the year rather than in man-made storage reservoirs constructed across our beautiful river valleys.

Over the last twenty years ground water sources throughout Washington have been tapped with a greater and greater number of wells to serve municipalities, agriculture, industry as well

as rural residential development. In the past, rural area densities were light and the demand for domestic water from small limited recharge aquifers was not generally a problem in most areas. Where ground water was not available, individuals and small systems relied upon surface sources such as lakes, streams and springs or very shallow wells pulling water from surface sources.

Now in the 90's domestic water demands from limited ground water aquifers in rural areas have increased considerably. We also have the Federal Safe Drinking Water Act and sister state regulations which require that almost all surface water sources must be filtered. Many of us are surprised to find that some of our ground waters are not what they appeared to be. That they are actually surface waters masquerading around as ground water coming out of many springs and even shallow wells.

So What?

- Small water systems are being required to install expensive treatment for existing surface sources and in some cases being required to hire highly certified treatment plant operators or circuit riders to operate their systems. This can turn what was formerly a very inexpensive way to operate a small water system into a potential nightmare with high operating costs. The health reasons for the increased requirements may be justified, but that doesn't reduce the pain to the budgets of many rural residents.
- Wells in some aquifers are going dry due to mining of the aquifers from over demands beyond their annual recharge. Others are going dry due to increased demands placed on the aquifer from neighboring wells.
- Water rationing is occurring more frequently in small systems with lim-

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with a \$5,000 RV can be had for \$40,000. I even know of cabins for under \$150,000 (but you'd better hurry). The point is this: You can go over to a new development near Gig Harbor, spend \$350,000 for work work work—or you can buy a condo right downtown or close to work plus a saltwater cabin somewhere special for the same buck in some great spot like Long Beach, or Westport, or Ocean Shores or Birch Bay or Guemes Island. As for lakefront, there is a lot of it—and all less than 2 hours from Seattle. Here's what I mean. There's a great little cabin near Port Townsend for only \$109,000; then buy a \$90,000 condo with a water view in Tacoma and you have the best of both worlds! How about this no bank cabin in immaculate shape for \$225,000 near Port Townsend and a condo for only \$65,000 in Tacoma. Or maybe you'd like a getaway cabin a block from the beach in Westport for \$72,000 and a nice home in Tacoma for under \$80,000. Seriously, we all need quality time away from the press of work.

Is it your dream? If it is, let me help you. I think it's the answer to stress! And, believe it or not, it can still be affordable! But don't wait—I feel another wave coming of frenzied buying and you'd feel really bad if you blew it now. And it's a great time—low interest rates (seriously—they are still low. I bought my first house in 1970 with a 9.75% interest rate—the conventional rate at that time was 9%—we are much lower now), fewer buyers and lots to choose from!

ited water sources and insufficient monitoring of source capacities and lack of long range planning for source development. In difficult circumstances water may become a permanent year around fact when new water sources are not available or financially feasible for small systems.

- Small systems must replace or supplement existing sources with new wells which may have to come from much deeper wells with higher pumping costs or aquifers of lower quality water. In that case added costs for treatment of iron and manganese and other contaminants also contribute to the added costs of providing water from small water systems.
- Development in some rural areas is halted due to lack of a sufficient water supply.
- Some small systems may even consider extending transmission mains many miles to reach larger districts or municipal type systems which have larger sources and who have not yet been faced with the same problems.

What's Next?

- Wise long range planning by existing systems of all sizes to evaluate their existing sources and plan on future sources where needed to meet their necessary demands.
- Conservation! Conservation! Conservation! This will be the call words for all good water system planning efforts as well at the logical environmentally sensitive and neighborly communities. It is also a requirement for Department of Health and Department of Ecology approvals for new projects with increased demands and new resources.

- Working together as a community will take on new meaning as neighboring small systems realize that solutions to common problems may not only be least expensive, but may only be possible when they work together for a common solution. This could be for developing a new source farther away, or treating a currently available source. It may even mean combining systems and/or forming districts to make available federal or state funds necessary for making needed improvements.
- Consideration will be given in the future to innovative or alternative solutions such as rain water collection systems for individual residences and even reverse osmosis of salt water from the Sound as new sources. Water reuse for industry, irrigation and other compatible uses will also be available for consideration although these type systems typically apply to larger systems where community sewage collection can be effective over at least a small area. Most of these type innovative and alternative solutions are already in some form of use either in the Pacific Northwest, or in other areas of the United States.

Small water systems will always have a place in the rural lifestyle of Washington, but this will not be because it is less expensive, and surely not because it is easier for those involved in keeping the systems operating. It will be because there is often no other way to provide water to the many people who find the rural lifestyle the only acceptable way of life for them. It is time for all of us to start to work together to provide safe reliable water sources for existing communities and for reasonable development consistent with the goals of the counties and communities within which we all live. This includes the rural communities and lifestyles which make up a significant part of what we all call Washington.

\$90 million. That's right, \$90 million. This 1,000 acre property has a mile of ocean-front, with the potential for a 3500-slip marina. It is located just south of Oxnard, California. Dick Clark has just completed a home whose access is through this parcel. Plans have called for two hotels, fisherman's village, 3,500-slip marina, retreat and conference center on separate reservoir lake and 800 acres for residential development. Have detailed plans and information.

New Blue Moon Studio in Peshastin A Real Find

If you're looking for quality hand-forged artistic metalsmithing, you really must visit the New Blue Moon Studio in Peshastin. From chandeliers to fireplace tools, from custom door insets to outdoor trellis designs, this place has beautiful work. You've probably seen their products in many famous catalogs, but you need to see this work in person. Peshastin is just west of Wenatchee and it's mighty small. Here is a floor lamp created by the New Blue Moon Studio. Nice, huh? Better get over there.



*There is a nice **big marina for sale**. At \$5 million, or thereabouts, it's just waiting for the right investor or investment group. It's unlikely many more marinas will be built in Washington, so the value has got to increase.*

Waterfront Lots Available Around Puget Sound

These are just a few of the available building sites around Puget Sound. Give me a call, tell me what YOUR dream property looks like, and let me find it for you quickly and with little fuss.

Birch Bay

Have you ever been to Birch Bay? Two lots side by side, both with sewer and water, with startling views of Birch Bay, the Canadian mountains, and ocean as far as the eye can see. These lots are being offered separately or together, each for \$195,000.

Hood Canal

This 100-foot lot with easy beach access is a stunner. Huge trees, total quiet, clams, oysters, and yet just 10 minutes south of the Hood Canal Bridge just south of South Point. \$125,000

Marrowstone Island

If you've ever wanted to live on an island, check out Marrowstone Island. Several properties available here, including two 3.3-acre lots with peek-a-boo water views, plus an 8-acre site that needs cat work, but could be a great homesite. From \$52,000.

If you'd like to live on Marrowstone, but want a little place, this \$29,000 homesite may be perfect for you. The seller has obtained a septic permit and a half interest in a great well comes with the price. The lot is 3.4 acres and perfect for a small home or a manufactured home.

Two lots, combine them or build on each one. Each has share in well; septic permits; geo-technical reports; these face west for great views of Port Townsend's twinkling lights and the Olympics. Close to Fort Flagler State Park. \$189,000 for two of them.

Port Hadlock

This lot overlooks a bird-filled lagoon and Oak Bay; lots of boat traffic to watch and just a short walk to clamming and beach walks. Seller wants to sell, so it's priced at \$99,500. Price includes septic system, foundation and water. But you'd better hurry.

Port Townsend

Ready to drop out and run a little waterfront cafe? Well, here's your chance. Counter dining plus 9-10 tables overlooking Port Townsend Bay. Just \$69,000 and you can create your own dining dynasty in Washington's Victorian Seaport.

Seaview

Here's a real deal down in Seaview, Washington, along the coast. The parcel is divided into two sections: a 5-lot site (two good building sites) for \$50,000, a 3-lot site that goes with an oceanfront lot for \$65,000. Why so cheap? Seller wants to sell. You will need to get permits to install bridge across drainage ditch to access property. Your efforts will save you about

\$50,000—the oceanfront lot is almost 200 feet wide and hundreds of feet deep. I picture a three-story shingle-style house overlooking the crashing waves.

Also at Seaview, 1,000+ feet of oceanfront with potential for subdivision. Seller asking \$1.5 million. This is a gorgeous site.

Southworth

Close to Southworth ferry, 240 feet of very nice waterfront. Call for asking price (not determined at time of writing).

Waterville

Assisted living facility located in Waterville, Washington. This 15-bed facility is just four years old, grosses \$25,000 per month, is available for a purchase price of \$1,200,000 on either a purchase agreement or a triple net lease for 12 years. For details, call Barbara at 1-800-346-9236.

Whidbey Island

Due west of Oak Bay is a really nice property overlooking the Straits of Juan de Fuca. You can see Victoria, Port Angeles, the Olympics and much more from this ready-to-build site with shared well and septic. \$155,000.

Okay boaters. Two side-by-side lots in Lagoon Point with repairable dock and ramp. Old septic permit, but no problem updating. Each lot is \$129,000.

Waterfront Homes For Sale

Just one to discuss today. It is such a bargain I couldn't resist. For \$275,000, you can buy a brand new house with hardwood floors, tile everywhere, huge master bath and bedroom, private guest area, and a great office suite. This house overlooks Oak Bay and the lagoon and is landscaped in an easy-care manner. Open floor plan, great views, attention to detail. All for \$275,000!!!!

Port Hadlock— the Olympic Peninsula's OTHER Sunny Place!

Are you ready for a leisure lifestyle that allows you to come and go as you please, that provides security and on-site management for your home while you are at home and away, and where living is quiet and without the stresses of city life? Then it's time you took a look at Olympic Greens, the Olympic Peninsula's newest manufactured home community.

Located in Port Hadlock, Olympic Greens offers a secure lifestyle just 15 minutes from golfing at Port Ludlow, 15 minutes from shopping and dining out in Port Townsend, and 45 minutes to regional shopping in Silverdale.

Developers of this new community are three local fellows; two were born here and all three have been friends for years. As local residents, they knew the area would be the perfect location for a new affordable community of 53 homesites, many with views of the Olympic Mountains.

Buyers can select from 19 floor plans offered by Silvercrest, a company from Woodburn, Oregon. These homes range in size from 1,000 to over 2,000 sq. ft., with prices starting at \$76,400. Each home is completely ready for move-in, including kitchen appliances, blinds, two-car finished garage, and carefree landscaping with

deck. Larger than average lots range from 5,000-11,000 sq. ft.

This is a leasehold community. This means you can keep the \$40,000 investment you would have made in a lot and invest it elsewhere for a greater return. The \$245 monthly lease fee covers taxes on the lot, water, sewage, on-site management, and maintenance of the roads. Protective covenants, on-site RV storage, entry gate, underground utilities and paved streets complete the package.

For you golfers, a 3-par putting green is now being installed. With nine holes and several hazards, this is going to be one fun course. Picnic area and bird preserve make this a special place for friends to gather.

The little town of Port Hadlock is just blocks away, with a new QFC, library, banks, post office, restaurants, and much more. A short drive away are three deep water marinas, three golf courses, and major shopping. Pastimes are clamming, beachwalking, boating, and browsing in the many antique stores in the area.

Models are open daily with two homes ready for occupancy. Visit us at 84 Christney Road, Port Hadlock, or call (360) 385-1380 or write to P. O. Box 179, Port Hadlock WA 98339.