

# KPOA FAQS



## FREQUENTLY ASKED QUESTIONS

Updated February 21, 2020

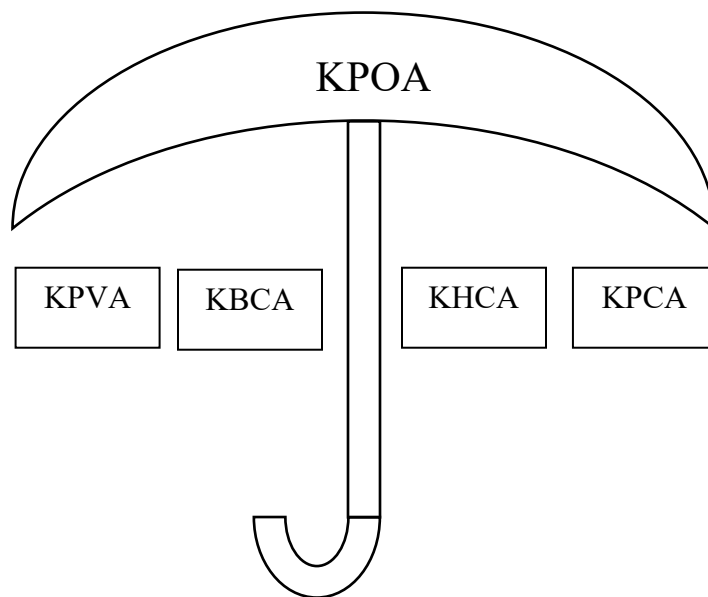


## ASSOCIATIONS

**Q: There seem to be several different associations at Kala Point. How many are there and which one(s) do I belong to?**

**A.** Every lot, home, condo and timeshare unit at Kala Point is part of the Kala Point Owners' Association (KPOA). This means that ALL owners pay the KPOA Annual Assessment. The billing is usually sent out in late November along with voting material for the KPOA Annual Budget. Lots, homes and condos all pay the same fixed amount and have the option to either pay all at once (due by January 15<sup>th</sup>) or split the payments into two, with half due by January 15<sup>th</sup> and half due by May 15<sup>th</sup>. Timeshare owners pay a different fixed amount which is due in its entirety on or before January 15<sup>th</sup>. The assessment is used to fund the Operating and Reserve budgets to pay for the maintenance and upkeep of the amenities at Kala Point such as the Clubhouse, swimming pool, Jacuzzi, Sauna, gazebo, beach area, tennis courts, etc., as well as the repair and repaving of the private roads in Kala Point. It also funds the long range plan to replace permanent structures and other assets.

KPOA houses four sub-associations under its umbrella. Each association has its own Board of Directors that govern the organization and they all assess and bill independently of KPOA.



- ❖ The Kala Point Village Association (KPVA) includes all Timeshare Owners and can be reached at 360-385-2367 or online at [www.kpvillage.com](http://www.kpvillage.com).
- ❖ The Kala Bluffs Condominium Association (KBCA) includes all condominiums located on Bluffs Dr., Bluffs Ct., Bluffs Ln. and Upper Bluffs Dr. Questions can be directed to Property Manager Mike McGouran by phone at (Cell) 360-821-8157 or 360-821-8377.
- ❖ The Kala Heights Condominium Association (KHCA) includes all condominiums on Seaview Ct. and is managed by a Board of Directors. Please call the KPOA Office at 360-385-0814 to get contact info for the KHCA Board members.
- ❖ The Kala Point Condominium Association (KPCA) includes all condominiums on Harborview Dr., Sailview Dr. and Sailview Ct. Questions can be directed to Property Manager Mike McGouran by phone at (Cell) 360-821-8377.

## SERVICES

**Q: I'm new to the community. Who provides cable TV, satellite TV, internet service, curbside garbage pickup, phone, water, and power service?**

**A:** WAVE is the local cable TV provider.  
1-360-452-1278

There are 2 satellite providers, both offering high definition options. Ask your neighbors which they prefer.

DIRECTV 1-800-783-1376  
Dish Network 1-800-668-6071

Internet services are provided by two contractors. Again, ask your neighbors which they prefer.

CenturyLink 1-888-914-7260  
WAVE (high speed) 1-360-452-1278

Murrey's Olympic Disposal collects garbage each Tuesday. Call them to set up services.  
1-360-385-6612

Skookum Environmental Services (Recycling) provides dumpsters for recyclables in Storage Lot B. If the gate is locked, the Clubhouse key will open it. Please lock the gate if you are the last one to leave and the KPOA Office is closed. If the dumpster bins are getting full or are full, please notify the KPOA Office.



CenturyLink is the local land line phone service provider. 1-888-914-7260

Public Utility District (PUD) # 1 of Jefferson County is the local electrical and water service provider. [www.jeffpud.org](http://www.jeffpud.org) 1-360-385-5800

**Q: Where can I obtain copies of the Kala Point Owners' Associations' (KPOA) governing documents?**

**A:** The best place to view and print the documents is online at [www.kalapoint.org](http://www.kalapoint.org). You may also contact the KPOA Office to get copies printed for a nominal cost of \$0.15 per page.

## PETS



**Q: My neighbor's dog barks constantly. What should I do?**

**A:** In most cases it makes for better neighborhood relations to contact the pet owner directly and explain what is going on. Many times dogs bark when the owner is not home, so pet owners are not always aware of the problem. If for some reason reporting the problem directly to the pet owner is not feasible, call Jefferson County Animal Control (JC AC) at 360-385-3292.

**Q: What restrictions are placed on pets at Kala Point?**

**A:** You are encouraged to limit outdoor pets to two (2); no livestock is allowed. Dogs must wear a current dog license; the licensing of cats is recommended. Dogs must be leashed at all times when off your property, except for supervised runs on the beach when they must be under voice control. The leash rule applies to all roads and common areas in Kala Point, as well as in Old Fort Townsend State Park, which borders Kala Point. **You must remove all pet waste from right of ways, the beach and common areas.** Pet waste bags are available at both ends of the beach parking lot. You must prevent your dog(s) from barking excessively. Any animal running loose may be seized and impounded. *[Rules and Regulations II-C]*

**VEGETATION/VIEWS**

**NOTE:** For more details about Vegetation/Views, please refer to the KPOA Governing Documents at kalapoint.org. Specifically, please review APP II-22 Tree and Vegetation Policy.



**Q: How do I preserve the view I have when I purchase a home in Kala Point?**

**A:** While views are protected, the CC&Rs state that views may be maintained to the greatest extent reasonably practicable. [CC&Rs IV B Section 9 (a)] Therefore, we recommend that all new members take photographs of the view they have at the time they purchase. Date the photo and identify your property (lot number/street address) and submit a copy for the KPOA Office owners’ lot file. These photos provide documentation of your view and aid in maintaining it.

**Q: I have a home that has a water view, but because of vegetation growth, the view has slowly disappeared or has been reduced significantly. Some of the trees and brush are on my property, some are on my neighbors and some are on KPOA common property. How do I maintain my view?**

**A:** All requests for view maintenance must first be reviewed by the appropriate committee. If the trees in question are on your property, your neighbor’s property or KPOA common property, (other than the Bluffs common property) approval must be obtained from the Tree Committee. If the trees in question are on KPOA Bluffs common area, the approval must be obtained from the Bluff Management Advisory Committee (BMAC.) We recommend that all new members take photographs of the view they have at the time they purchase their property. Date the photo and identify the property (lot number/street address) and submit a copy for the KPOA Office owners’ lot file. These photos provide documentation of your view and aid in maintaining it.

**Q: May I limb or remove trees from my lot?**



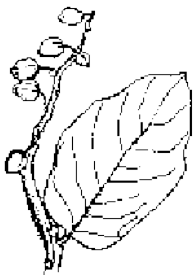
**A:** Prior approval is not required to perform any action on trees planted by a former or current member on private property. These are called “planted” trees. You are permitted to perform any action on a “planted” tree – a tree that does not meet the definition for a “mature natural tree” (planted by Mother Nature). A “mature tree” is classified as one that is larger than six inches in diameter or 19 inches in circumference measured at three feet above the trunk base. You must obtain prior approval from the Tree Committee to remove or limb a mature, natural growing tree.

There are some exceptions related to limbing a mature natural tree. You do not have to obtain prior approval from the Tree Committee if the tree limbs are within 15 feet from the side of a dwelling (or eaves) or other structure\*, if the limbs are overhanging the dwelling or other structure within 15 feet of the roof or 15 feet over the driveway, or the limbs are dead. These may be pruned to the trunk without permission. *[APP II-22 Vegetation and Trees Policy – Explicit Policy Exemptions \*For the purposes of the Vegetation Policy, ‘structure’ is defined as a dwelling, deck, greenhouse, permanent shed or gazebo that has been approved by the Architectural Committee. [Note: some exemptions do not apply to certain KPOA areas that are under the Jefferson County Shoreline Master Program jurisdiction involving Critical Areas and/or Shoreline Buffer areas. Check with the KPOA General Manager.]*

**Q: May I limb or remove trees from a neighbor's lot?**

**A:** All proposed actions regarding mature natural trees on your neighbor’s lot must be authorized by the Tree Committee. First, obtain the Vegetation Control Request Form at the KPOA Office or download it from the KPOA website. Then, get written permission from your neighbor concerning your proposed actions. Submit that written permission along with your completed Vegetation Control Request form to the KPOA Office. The KPOA Office staff will route your request to the Tree Committee.

**Q: May I limb or remove trees on KPOA common property?**



**A:** All requests for tree action on KPOA Bluffs common property must first be reviewed by the Bluff Management Advisory Committee (BMAC). BMAC Tree Action Proposal Forms may be obtained at the KPOA Office or online at the KPOA website. *[Note: Certain lots are affected by the Jefferson County Shoreline Master Program (SMP – Ordinance #07-1216-13) including areas within 200 feet of the shoreline involving Critical Areas and/or Shoreline Buffers. Check with the KPOA General Manager.]*

For tree action on all other KPOA common property, approval must be obtained from the Tree Committee and the KPOA General Manager. Tree Committee Vegetation Control Request Forms may be obtained at the KPOA Office or downloaded from the KPOA website.

**Q: Do I need to get permission to remove non-tree vegetation (e.g., salal, elderberry, ocean spray, etc.) from my property?**

**A:** If your property is a developed property (with a home), you may cut back or remove non-tree vegetation without obtaining KPOA permission, always applying the "6- inch rule." For example, if a tree is less than six inches in diameter (when measured at three feet above the trunk base) it may be removed without prior approval. If your property is undeveloped (without a home), you are limited to minimal vegetation removal using only hand tools. To use heavy machinery on an undeveloped lot you must obtain prior written approval from the appropriate KPOA committee (Tree or Architectural). *[APP III-2, 6A]* If your property is on the bluff area, there are additional rules concerning trees, shrubs and undergrowth. *[Note: Certain lots are affected by the Jefferson County Shoreline Master Program (SMP – Ordinance #07-1216-13) including areas within 200 feet of the shoreline involving Critical Areas and/or Shoreline Buffers. Check with KPOA General Manager.]*



**Q: Who pays for approved tree removal?**

**A:** If the tree being removed is a natural tree, the requester pays. If the tree being removed is a planted tree, the property owner pays. [CC&R IVB, Sec. 9(b)]

**Q: Where do I obtain a Vegetation Control Request form?**

**A:** Contact the KPOA Office or you can download it at [www.kalapoint.org](http://www.kalapoint.org).



**Q: Where do I submit the completed Vegetation Control Request form?**

**A:** Return completed form(s) to the KPOA Office where they will be routed to the appropriate committee. A Tree Committee case manager will contact you concerning your request.

**Q: By what date do I submit my Vegetation Control Request form so the Tree Committee can process it at their regular monthly meeting?**

**A:** Submit your completed form to the KPOA Office **15 calendar days before** the next regular monthly Tree Committee meeting. The Tree Committee currently meets on the second Thursday of every month.



### PROPERTY

**Q: Is it ok to wash my car in my driveway?**

**A:** Yes, washing cars in driveways is ok. Washing vehicles at the beach is not authorized except for rinsing off saltwater from boats and trailers.

**Q: As a property owner, do I own all the way to the asphalt road edge?**

**A:** In most cases, the strip of land between the road edge and the front of the individual lot is part of the right-of-way owned by KPOA. The width of this strip varies from a couple of feet to as much as 15 feet. If you are unsure of the location of your property corners, contact the KPOA Office. The only accurate method to determine property lines is to hire a surveyor.

**Q: What are setbacks for my property?**

**A:** A setback is the no-build zone around your property. Generally, it's 10" around the side and back property lines and 25' in the front [APP III-2, 7A].

**Q: Is it ok to landscape the strip of property owned by KPOA from the road edge to the front of my lot?**

**A:** If you wish to make improvements or alterations to these areas, the KPOA General Manager must give authorization prior to commencement of any work. If changes are approved, you will be responsible for maintaining these areas. KPOA always reserves the right to enter onto or make use of the property at any time, and, if necessary, require that the improvements be removed at your expense.



**Q: What are the expectations for maintaining my property at Kala Point?**

**A:** You are expected to keep your developed property neat and in a good state of repair, with shrubbery pruned, weeds cut and dead trees removed. RVs, boats and extra cars should be stored in your garage or in the storage lots, not on the streets or road shoulders. Garbage cans shall be stored out of sight of the road.

**Q: Do I need approval to make changes to the exterior of my house or other structure?**

**A:** Any exterior change to an existing structure, such as re-roofing or adding a room, repainting or the adding of a new structure requires approval by the Architectural Committee, using the Request for Architectural Committee Approval form. [CC&R VIII, Sec. 3]

**Q: Can I build a wood or storage shed on my property?**

**A:** First, you must submit a Request for Architectural Committee Approval form. If your request to build a wood or storage shed is approved, you must build according to the guidelines available online or at the KPOA Office. [APP III-2, 10(E)]



**Q: What is the process to begin building or remodeling a home at Kala Point?**

**A:** All new home construction and any expansion to an existing home at Kala Point require Jefferson County Building and Septic Permits, prior to the approval of the Kala Point Architectural Committee. The Request for Architectural Committee Approval Form and KPOA Architectural Standards are available at the KPOA office and online at [www.kalapoint.org](http://www.kalapoint.org). [APP III-2, 5]

**Q: Where can I store my boat, RV or extra vehicle?**



**A:** You may store a small boat on the beach boat racks (subject to availability) for an annual fee of \$56. RV, boat, trailer and vehicle storage is provided in Storage Lots A & B for an annual fee ranging from \$97 to \$158, depending on the size of the space. Assignment of spaces and collection of fees are done at the KPOA office every June. Current registration is required on all vehicles and trailers in the storage lot.

**GATES**

**Q: What hours of the day are the community's gates closed?**

**A:** Monday thru Friday the gates open at 6:00 a.m. and close at 6:00 p.m. The gates are closed throughout weekends and on holidays. This schedule is subject to change.

**Q: What are the different options for gate opening devices?**

**A:** There are four gate access methods through the Kala Point main entrance gate:  
(1) Gate Cards: Swipe gate cards at the gate card reader located next to the gatehouse. Additional gate cards may be purchased at the KPOA Office for \$15. If you bring in a defective or damaged gate card, you may purchase one for the reduced price of \$10.



(2) Gate Transmitters: Similar to a garage door opener, transmitters allow residents to open the gate from as far as 20 feet away. They are available at the KPOA Office for \$35-\$55.

(3) Tele-entry system: Guests enter your three-digit lot number into the key pad at the gate to request entry. The gate kiosk will dial a local telephone number that you designate. When you answer the phone and want to allow your guest access then you push "9" on your phone to open the gate. Once your property is connected, any future owners of the property will be connected to the service. Contact the KPOA Office to sign up or ask questions.

(4) Utility Access Codes: Contractors, service providers, commercial operations, etc. may obtain a four digit code, valid for up to a year, for business purposes only. There is no charge for this service. Members may obtain a code to be used in a business manner with vendors, home health care, home improvement companies, etc., for a specified amount of time, not to exceed one year. Members may also obtain a code for personal use (e.g. out of town guests visiting, hosting an event, etc.) valid for up to 30 days. There is no charge for this service.

**Q: What are the locations of Kala Point’s Emergency Evacuation Routes?**

**A:** Kala Point has several emergency exit routes to be used in the event that evacuation through the main gate is impeded. The Clubhouse key will open all emergency exit locks. The exits are as follows:

(1) From inside the main gate turn right on Sailview Drive then right on Terrace Drive. There is a gate near the end of Terrace Drive at N. Victory Ave. Go through the gate onto N. Victory Ave. then turn right on E. Island View Ave. At the stop sign go straight onto Prospect Ave. toward Hwy 19.

(2) Another exit is through Storage Lot A, off Pinecrest Drive next to the mailbox station and water towers. There are two gates in the fence bordering the Woodland Hills development and lead to Woodland Hills Drive and State Route 19.

(3) In addition to the two vehicle emergency evacuation routes, pedestrians may exit through Old Fort Townsend State Park at a number of marked locations.



**Q: How do I open the padlocks to the emergency gates and the RV storage lots?**

**A:** Your Clubhouse key will open padlocks on all emergency gates, as well as the RV storage lot gates, the chain across the boat ramp and the tennis courts.

**CONDOMINIUMS**



**Q: I recently purchased a condominium. To whom can I speak concerning my responsibilities as an owner, and what I can expect from the Condominium Association in terms of building and grounds maintenance?**

**A:** You can always ask one of your neighbors, but if that isn't practical contact the KPOA Office for a current list of Condominium Association Board members and officers. If you live in the Kala Bluffs or Kala Point



Condominiums then contact Property Manager Mike McGouran by phone at 360-821-8157 (Cell) or 360-821-8377

**Q: Every quarter the condominium association bills me for assessments. Why am I also assessed annually by KPOA? What does the KPOA assessment cover that the condominium assessment does not?**

**A:** In most cases condominium assessments provide for such things as building and grounds maintenance on structures and property that the condominium association owns. KPOA's annual assessment provides funding to maintain and insure its property and structures (including 7.5 miles of private roads, the Clubhouse, swimming pool, Jacuzzi, sauna, tennis courts, maintenance of the beach area, the pier, floats, storage lots, small boat racks on the beach, etc.).

### COMMUNITY

**Q: Where can I walk at Kala Point?**



**A:** Cars have the right of way on Kala Point roads. However, residents use the roads at Kala Point for walking and trail signs point to trails within the community. Old Fort Townsend State Park has walking trails with entrances from Kala Point. Maps of trails, common areas and the state park are available at the KPOA office. Traffic humps have reduced car speed on Kala Point Drive but walking on streets still demands common sense. Always be alert to car traffic. Use the road shoulder when cars approach. Walk on the left, facing oncoming traffic. Wear light-colored clothing, which drivers can readily notice. Be aware that bright sun or low light situations may cause drivers to not see you. At night, members are encouraged to wear reflective devices and/or carry a light. When you drive, remember that the speed limit throughout Kala Point is 25 MPH.



**Q: Can I use fireworks or firearms in Kala Point?**

**A:** No. The use of firearms, fireworks or explosives is prohibited everywhere in Kala Point.

**Q: How can I communicate my ideas about the Kala Point community?**

**A:** You can direct a letter or email to the KPOA Board. Your letter should be delivered to the KPOA Office where it will be distributed to each Board member. As a member, you are also encouraged to attend monthly KPOA Board meetings at the Clubhouse (currently the 2<sup>nd</sup> Tuesday of each month at 1pm) and to participate in the public comment period at the beginning and end of the meeting. Following is the contact information if you would like to send an email:

Email the KPOA Board of Directors  
Email the General Manager, Keith Larson  
Email Admin Assistant, Daniella Brockmeier  
Email Admin Assistant, Felice Thompson

[kpoa\\_board@kalapoint.org](mailto:kpoa_board@kalapoint.org).  
[gm\\_larson@kalapoint.org](mailto:gm_larson@kalapoint.org)  
[daniella@kalapoint.org](mailto:daniella@kalapoint.org)  
[felice@kalapoint.org](mailto:felice@kalapoint.org)

## **BEACH**

### **Q: Is it ok to take driftwood from the beach?**

**A:** No, please do not remove any wood from the beach as the beach is part of an eco-system.

### **Q: Is it ok to take crabs and clams from the beach?**

**A:** Yes, with a state shellfish permit. Crab season is usually July and August; clam season varies year to year.

### **Q: Who may use the beach and dock?**

**A:** Kala Point's dock, waterfront and beach are amenities for members and their guests only. The dock is primarily for loading and unloading. All vehicles parked at the beach must display a KPOA hangtag, Renter's Pass or a Visitor Pass. These may be obtained from the KPOA Office or the Clubhouse. Unauthorized vehicles may be towed at vehicle owner's expense.



### **Q: Is moorage available at Kala Point?**

**A:** Extended moorage is provided at the buoys on a first-come, first-served basis and for no more than one week. Moored craft must be registered at the Clubhouse.

### **Q: Are there restrictions on the use of the dock and boat ramp?**



**A:** Yes. Swimming is not permitted from the dock and unattended crab pots are not permitted in the vicinity of the dock or boat ramp. Unattended boats are not authorized to be tied to the dock.

### **Q: Can I camp overnight on the beach?**

**A:** No, overnight camping is not permitted on the beach or spit area. Camping is available at nearby Old Fort Townsend State Park (April through September) and at a number of other locations locally.

### **Q: Where can I store my boat?**

**A:** You may store a small boat on the beach boat racks (subject to availability) for an annual fee of \$56. This requires a valid boat tag and there is a rack that you can lock your small boat to for security. You can store a larger boat as well as a boat trailer in either Storage Lot A or B. Annual rental fees range from \$97 to \$158, depending on the size of the space. Assignment of spaces and collection of fees are done at the KPOA office every June. Current registration is required on all vehicles and trailers in the storage lots.





**Q: What facilities are provided at the beach?**

**A:** Picnic tables, a gazebo, and BBQs are available on a first-come, first-served basis. Playground equipment includes a slide, swings, jungle gym and a horseshoe pit. (A set of four horseshoes can be borrowed at the clubhouse office.) Sensitive wetlands areas are off limits to people and pets. A bocce ball court and Sani-Kans are located near the gazebo. The gazebo area (which includes the gazebo, picnic tables, and BBQ pits) can be reserved through the KPOA Office by paying a refundable deposit.

**SOCIAL/RECREATION**



**Q: How do I go about putting up a flyer on the bulletin boards?**

**A:** All bulletin board flyers must be submitted at the KPOA Office for approval before being posted. Because of limited space on bulletin boards, official Kala Point notices and Kala Point social activities will receive priority. Posting of flyers for other events, such as concerts, art shows, community events, etc. may be approved for posting dependent upon space.

**Q: Does Kala Point have a newsletter?**

**A:** The *Kala Pointer* is the monthly newsletter created and distributed by the Kala Point Publications Committee. It is available the first of each month and can be received or viewed in the following ways:

- Through email subscription (free) – please inform the Office that you wish to receive the *Kala Pointer* through email;
- Online at [www.kalapoint.org](http://www.kalapoint.org) (current and back issues)
- Current issues are also available at the Office and the Clubhouse.

**Q: How do I find out about interest or activity groups at Kala Point?**

**A:** Check online at [www.kalapoint.org](http://www.kalapoint.org) for calendar and activities within Kala Point. The current KPOA Residents’ Directory, which is updated in print twice a year and updated monthly on our web site, and the KPOA Owners’ Manual, provide a listing of current activities and groups as well as contact information. You may also call the KPOA Office for information.

**Q: What are the hours and what is available at the Clubhouse?**

**A:** The Clubhouse hours are as follows:  
Summer (April 1 through October 15): 9 am to 9 pm daily

Winter (October 16 through March 31):  
9 am to 8 pm Monday through Friday  
1 p.m. to 8 p.m. Saturday and Sunday





The facility includes two meeting rooms: (1) The Fireplace Room includes a 42” digital TV, games and books, and (2) The Main Room is a large meeting room with a piano, a 70” digital TV, and small kitchen area. There is also a small game room with exercise equipment and a ping pong table; free Wi-Fi, a heated pool; a kiddie pool; sauna; and a Jacuzzi hot tub. Your Clubhouse key is required for Clubhouse access. To reach a Clubhouse Attendant, call 360-385-3304. The Main Room and Fireplace Room may be reserved for private events for a fee through the KPOA Office.

**Q: How many tennis and pickleball courts are at Kala Point?**



**A:** There are two areas of tennis courts:

- (1) Courts 1 & 2 are below the Clubhouse, and
- (2) Courts 4 & 5 are near the intersection of Kala Point Drive and Kala Heights Drive.

Court 3 below the Clubhouse has two pickleball courts. In addition, a sports court for pickleball and basketball is located off Pinecrest Drive, behind the mailboxes, near the water towers.

**Q: Is a reservation required to use the Kala Point tennis and pickleball courts?**

**A:** Tennis Court reservations are recommended during the busy season. Courts 1, 2, 4 & 5 have courtside signup sheets. The Court 3 pickleball signup sheet is located on the internet on a Google calendar. Ask the Admin Office for instructions on how to register online. Your Clubhouse key will open the gates to the courts.

**Q: Is it possible to rent Kala Point Village timeshare units for use by my out-of-town guests?**

**A:** Yes. Contact the timeshare manager (360-385-2367) who will put you in touch with timeshare owners who have made their units available for rental.



Do you have a question we didn’t answer? We’re interested in your suggestions for additional FAQs, changes, or updates. Drop off ideas in person or email Administrative Assistant’s Daniella Brockmeier ([daniella@kalapoint.org](mailto:daniella@kalapoint.org)), Felice Thompson ([felice@kalapoint.org](mailto:felice@kalapoint.org)) or General Manager Keith Larson ([gm\\_larson@kalapoint.org](mailto:gm_larson@kalapoint.org)). Thanks!