

25th Annual Meeting, April 22, 8:00 PM



NUMBER 104

Newsletter

APRIL 1987

Your Rights — Use 'Em or Lose 'Em!

In the latest round of what appears to be an ongoing battle between Tenas Chuck (2331-39 Fairview) floating home owners and their moorage owners, Lakeshore Moorings, Inc. (LMI), Seattle District Court Judge John Ritchie has approved contested moorage fee increases for four houseboats. The common thread running through all of the increases was that the houses were changing hands when the increases were demanded.

Actually, five homeowners mounted a common defense against the rate hikes. Beginning shortly after being granted a general increase in fees due to physical improvements in the dock about a year and a half ago, LMI Vice President Todd Warmington began a campaign of individual increases which the defendants in the case came to feel were well outside the spirit and letter of the Equity Ordinance.

The previous owners of the homes now owned by James Whitney, Peter Musselwhite, Tom Stockley, Delmar Langton and, a few months later, Donna Harris received demands from Warmington for increases ranging from \$25 to \$50 because, according to one of the notices, "LMI presently loses about \$34 per month return on investment and about \$11 per month in management fees." No books or other data were ever offered by LMI to back up these claims. Except for the Langton boat, all had also been rented immediately prior to being sold.

For a variety of reasons, none of the five previous owners actually filed a protest with the Hearing Examiner within the 15 days mandated by the Ordinance. Thus, formally, the new owners also lost their right to protest the increases under the provisions of Section 7. But wait! Section 10, which governs fees for rentals, has no time limit for filing.

Notices or not, other issues at first seemed to dominate the case. For example, there was the timing of the increases to coincide with the transfer of ownership. The rationale behind the increases also seemed flimsy at best: if so much money was being lost, why hadn't LMI taken their case to the presumably less costly Hearing Examiner? But it was the singling out of individuals so that their fee schedules were different from the rest of the docks' — isolating each of them so that any future protest they made would have to be on their own rather than as a member of a "class" of renters — which so infuriated them that when LMI went to District Court to try to collect, they all joined together to hire an attorney, Richard Aramburu, to fight.

Unfortunately, during the trial, Judge John Ritchie would hear none of it. According to Joe Hall, President of the Tenas Chuck Homeowners' Association,



The stillness of the scene belies the turmoil at the Tenas Chuck moorage. Conflict has been a way of life for the residents since LMI, the current owners bought the dock in 1980.

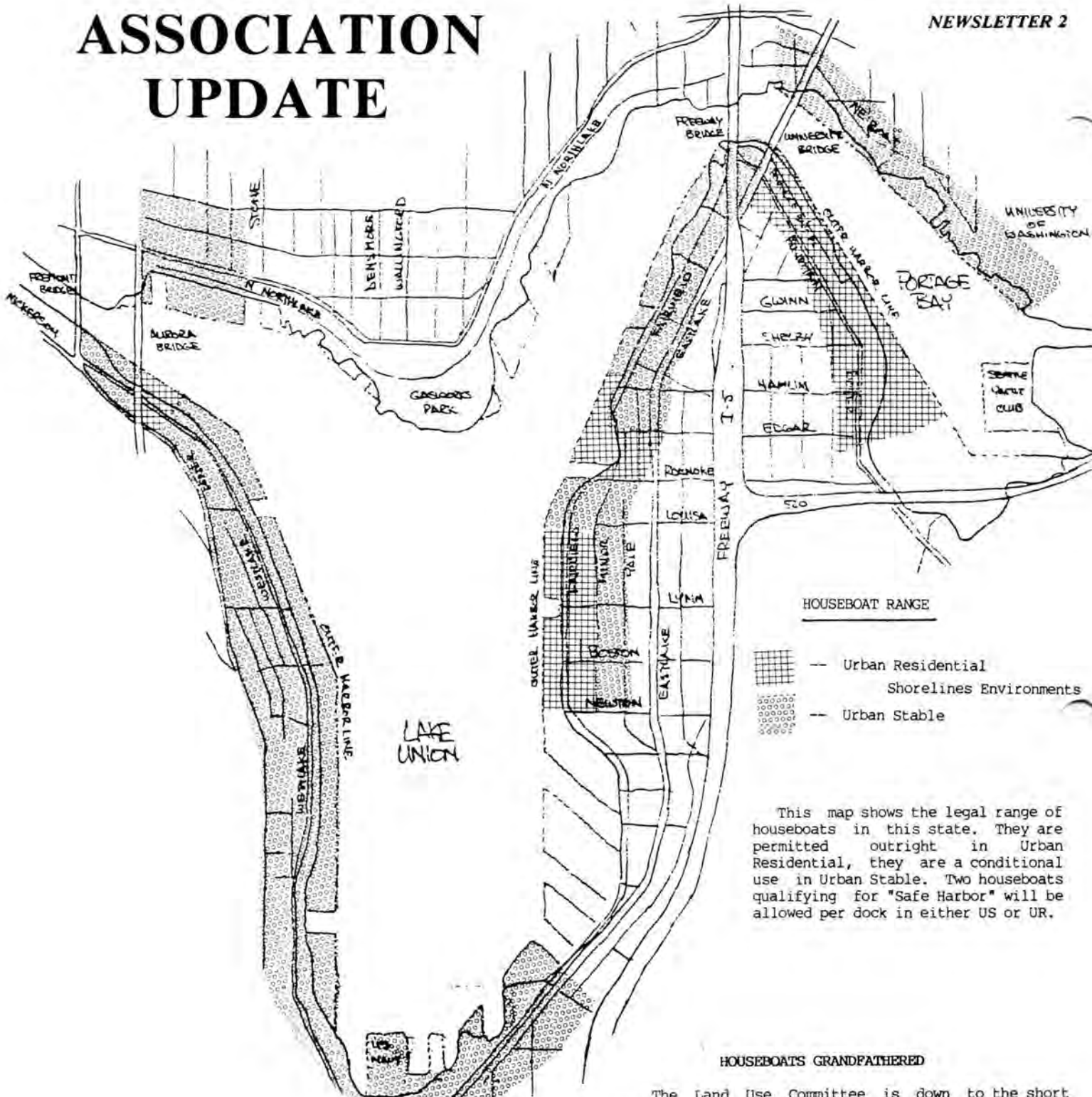
Ritchie kept asking Aramburu where in the Ordinance it specified that moorage owners had to treat their tenants as "classes"? He discounted the argument that Section 10 allows indefinite time to file for a hearing if a house is being rented. He zeroed in on the notice requirements and the Section 7 time limit. All except Langton had received proper notice, he said. All had lost their right to appeal when the previous owners failed to file within 15 days.

So, in his judgement, the increases were valid for all except Langton, who had received only verbal, not written, notice.

Hall, who is also the Vice President of the Association, says the lesson to be learned here is that, "Until the language of the Ordinance is clarified, if you get any rent increase you don't agree with (whether you're renting or not), you should go down to the Hearing Examiner and file within 15 days."

The Association, he says, is waiting for the formal written opinion from Ritchie before approaching the City Council with a request for clarification of the issues brought up by this case.

ASSOCIATION UPDATE



HOUSEBOAT RANGE

- Urban Residential
- Shorelines Environments
- Urban Stable

This map shows the legal range of houseboats in this state. They are permitted outright in Urban Residential, they are a conditional use in Urban Stable. Two houseboats qualifying for "Safe Harbor" will be allowed per dock in either US or UR.

HOUSEBOATS GRANDFATHERED

The Land Use Committee is down to the short strokes in its drive to complete Seattle's Shorelines Master Program (SMP). Safe Harbor, heights of bridges, and restaurants in manufacturing zones were among the issues discussed at a March 20 meeting of Jim Street's Land Use Committee.

Another was a recommendation that "all floating homes located in their current positions since 1977 be permitted." It was passed out of committee 2-0 (Councilwoman Galle was also present). This solves a problem specific to Tom Stangeland, 3226 Portage Bay Place, who was being hassled by the city about not having a permit when his boat was moved to its spot in 1972.

This may be more interesting than you think. A law requiring a permit to move a houseboat has been on the books since 1953. During the mass evictions of the 1950's and 1960's, a lot of houseboats were shuffled around. Was yours? Did it have a permit? It won't matter in a few months, if we're lucky.

 * We have an answering machine to help *
 * us handle telephone calls and provide a *
 * quick response to members' concerns. If *
 * you have information or a question, call or *
 * leave a message. We'll be happy to call you *
 * back. *
 * 325-1132 CALL US ANYTIME *
 * *****

SMP Nears Completion

This letter from Councilman Jim Street to Association Vice President Jo Hall touches on many issues of concern to members.

Dear Mr Hall:

Thank you for your letter regarding issues in the Shoreline Master Program currently under review in the City Council Land Use Committee.

I can tell you there has been no upward change for the heights permitted on waterfront lots on Westlake or anywhere on Lake Union. In fact, the preliminary recommendation of the Land Use Committee would reduce heights on waterfront lots compared to those permitted today (30 feet base height plus 5 feet only for sloped roofs compared to 35 base height in today's code). In upland areas on Westlake (ie, west of Westlake Avenue), the current limit is 35 feet outright, but the Director (of DCLU) can allow up to 55 feet. Many of these lots are partially outside the Shoreline District. For such lots, the Land Use Committee adopted the height of the underlying zoning. This results in a 40-foot limit north of Newton and a 65-foot limit south of Newton. This will not result in additional view blockage of Lake Union since the lots involved can already be built to 65 feet outside the shoreline.

On Fairview, the committee originally recommended 40 feet for a portion of the upland side of one block between E Allison and E Martin. The committee has changed its recommendation to 30 feet compared to the 35 feet in today's zoning.

As to offices on Lake Union, the committee's recommendation would allow office development only over land, only above the first floor, only if there is a preferred use on the ground floor and only if improved view corridors and extraordinary public access are provided. An example of "extraordinary public access" would be that one-third of the surface area of the site be retained in open space accessible to the general public ...

Finally, in response to you and other citizen's comments, the committee has substantially modified its earlier recommendation to reduce the kinds and amounts of private activity that can occur in public waterways.

Jim Street, Chair
Land Use Committee
Seattle City Council



Councilman Jim Street ponders Safe Harbor testimony at a recent hearing. Street is involved in most of the shorelines issues presented in this month's Newsletter. He will speak to the membership at the April Annual Meeting about this last year's legislation.

The Association continues to get a steady stream of queries about when the new 18-foot height limit rule on houseboat remodels will go into effect.

According to Bob Morgan, the City Council staff person specializing in the SMP, the legislation has a good chance of getting through the full Council sometime in May. The State Department of Ecology must then approve the language before it becomes law, perhaps another 60 or 90 days, if we're lucky.

Call it the end of the summer at the latest.

What is "Safe Harbor"?

What started out as a "freeze" on the number of houseboats has evolved over that past several months into "Safe Harbor."

The Association originally proposed the freeze to Mayor Royer in 1983 as a solution to the gross imbalance in bargaining power between moorage owners and floating home owners. The thought was that if there were only a limited number of houseboats, then a moorage owner evicting a houseboat from its space would either have to replace it with another existing houseboat or do something else with the site. The mayor's staff wrote the freeze into the draft Shorelands Master Program which he sent to the City Council early last year.

But a certain uneasiness began to develop in the minds of Councilmen Jim Street and Paul Kraabel about correcting one unsavory situation, a monopoly on moorage, with another, a monopoly on houseboats.

So the Association decided to propose a more direct solution. If the problem is that there is nowhere to go because of the difficulty of creating new moorage for existing houseboats, why not make it much easier to create that type of moorage under special circumstances? This is the basic idea behind Safe Harbor.

Unfortunately, by this time a number of elements within the city and state bureaucracies had fastened on the idea of the freeze as a way of limiting the spread of the environmental no-no of overwater residential structures: houseboats. To assure the bureaucrats that houseboat proliferation would not run rampant, the law as it finally emerged from Street's Land Use Committee ended up with some severe limitations.

Two special exemptions are granted to existing houseboats (those which have a KCA number as of the effective date of the law) qualifying for Safe Harbor: they may create a new slip at a dock 1.) without finding the otherwise required parking space, or 2.) without satisfying the minimum site size requirements. Currently, the requirements are one parking space per houseboat, sites must be a minimum of 2000 square feet, and 40% of the site must be open water. Since the mid-seventies, these rules have been perceived as making it economically impossible to establish new moorage for existing houseboats.

To qualify for these exemptions, the new site must be within Lake Union's UR or US environmental zones (see map). It must also be developed on an existing recreational marina, commercial moorage or houseboat dock. Only two Safe Harbor houseboats are allowed on any given dock.

Any existing houseboat may use Safe Harbor to create a new site in the UR zones. To use it in a US zone, however, a houseboat must have been evicted under the terms of Sections 7E, 7G, or 7H of the Equity Ordinance. These are the "change of use" sections of the ordinance. In other words, you can't invoke Safe Harbor in US if you get evicted for not paying your rent.

All in all, Safe Harbor is a substantial relaxation of the rules and should make it feasible to create new moorage for those who may be evicted.

FHA Silver Jubilee

Pettus Park Dedication Street Fair and Home Tour

The Association's remarkable Fundraising Committee is at it again. This time they've hatched a plan for a celebration we're not likely to forget for a long time. On the 19th and 20th of September of this year, we are going to throw a party!

The excuse is the community's need to dedicate Pettus Park at the foot of Newton Street. The theme will be our 25th anniversary year.

According to Jim Knight, chairman of the committee, he, Marty Gardner, Jann McFarland, Linda Knight and Sheri Lockwood have already met to start the ball rolling. They have proposed blocking off Fairview from Newton to Boston Saturday and Sunday afternoon and inviting about 50 groups and vendors to set up booths in the street for a fair. They expect to attract crafts people, organizations like Wooden Boats and Eastlake Community Council, food stands and the like. Initial contacts with quality vendors suggest strongly that the event needs to last a minimum of two days to attract them.

About 2:00 or so on Sunday afternoon a galaxie of dignitaries and just plain folk will gather together to remember Terry Pettus at the park. The committee also plans a "mini-tour" of a few floating homes in the block during fair hours to afford an opportunity for the gawkers to walk the docks. Perhaps there'll be a



sailboat race to provide some color.

After the dedication, it's possible a band will strike up and the whole thing may degenerate into a big party and street dance — plans are obviously still crystalizing, but you get the idea.

The Association is also celebrating its 25th year by commissioning two houseboat art projects. Another T-shirt design by Rick Becker is in the works and should be ready before the party, Phil Webber and Marcia Tobin are working on a full color photo brochure with "a day on the lake" as its theme. It's designed to answer the questions often heard from mid-west (or ever Bellevue!) relatives, "What is a houseboat, anyway? How fast does it go?"



Matters of Concern

by Bill Keasler

During the relatively quiet time following our battle in Olympia to keep the second Equity Ordinance five years ago, just before our 20th Anniversary Membership Meeting, in fact, I used this column to council vigilance. Our minds were on the Pete Seeger concert and state lease fees then, but the capriciousness of the previous few years had begun to teach me that "... nothing is constant in politics except surprise.

Be ready," I wrote.

Well, a year or so later the State Supreme Court had struck again and suddenly 35 homes were facing eviction. As you know, there followed one of the more intense intervals of our existence. Equity Ordinance III, new zoning and our recently drafted Safe Harbor legislation were among the results. More of our number have succeeded in buying their moorages or in signing long-term leases since 1982 than had in all the years before.

This pattern of pulling triumph and peace out of apparent disaster has been a theme throughout the history of the Association. We surely deserve to celebrate 25 years of being one of the most effective community groups in the city. The time is right to plan a party, have some fun.

However, Terry Pettus, who, in the years just

before he died, kneaded and lectured, provoked and sustained me in my fledgling stewardship of the Association, often cautioned that we couldn't let the organization slide just because the most recent crisis seemed to have passed. That, he'd tell me, is what happened to our immediate predecessor, the Houseboat Owners Association. They formed to fight a movement in the early 50's to eliminate houseboats but broke up soon after convincing the City Council to pass a "Houseboat Ordinance" recognizing floating homes' right to exist.

Then, in 1957, a city-wide rezone just happened to make new houseboat moorage illegal on 85% of the lakeshore. When a few years later NOAA, highrises and the freeways caused the eviction of hundreds of floating homes there was nowhere to go and the community was unprepared to deal with the emergency.

It took until 1962 to get organized enough so that some progress could be made toward extending a few docks out over state land and making "dead storage" (that era's version of Safe Harbor) legal. We lost a lot of homes in the interim. Terry vowed he'd always try to keep the Association together during the good times, so we'd be ready for whatever happened.

This strategem has worked pretty well over the years. We find ourselves once again blessed with relative tranquility, planning parties to keep ourselves in light harness, just in case.

Let's hope a situation like the one on Tenas Chuck doesn't blow up in our faces. Let's hope that 40-odd homes aren't evicted by the state when their leases run out in the next few years. Let's hope there're no surprises just around the corner. But don't count on it.

Be ready.

25 Years of the Newsletter

The Association has published a Newsletter since its inception. Here are some excerpts and topics selected from each of the last 25 years:

December, 1962 -- The Floating Homes Association is formed to try to save houseboats evicted from Portage Bay(53), Westlake(23), and the Fairview NOAA site(73).

The City Council finally ok's extended docks and "dead storage."

1963 -- "Clean-up, Fix-up, Paint-up" campaign is launched.

1964 -- The Association investigates "the Destriole: an automatic toilet with no water, no chemicals, no plumbing, no sewage, no bag," as one possible solution to the sewage problem.

The first FHA Christmas Cruise is held.

1965 -- "A request that houseboat moorages be granted the same garbage rates and services as other multiple housing facilities was granted by the City Council."

1966 -- The Association surveys homeowners about fire losses and insurance problems. The Seattle Fire Department sets up a separate statistical category for houseboats.

Plumbing of houseboat docks gets underway.



1967 -- "Three years of work ... has resulted in fire insurance rate reductions of up to 26% in our floating homes."

1968 -- "What is believed to be the first comprehensive floating home ordinance enacted by any U.S. city has been unanimously adopted by the Seattle City Council." It granted us "legal recognition as a particular kind of dwelling."

1969 -- "Law suit challenges legality of a 66-unit over-the-water apartment on Fairview."

1970 -- A Fairview design plan featuring public use of waterways has been submitted to city government as an alternative to Engineering Department proposals which could result in a four lane "drag strip" between Newton and Roanoke Streets.

1971 -- "Underwater sewer outfalls are a major source of pollution." -- from the Lake Union Preliminary Comprehensive Plan.

Suit is filed against Roanoke Bay apartment house.

1972 -- "Vote against the Bay Freeway, a proposed new elevated freeway at the south end of Lake Union."

1973 -- Seattle Shorelines Master Program first draft.

1974 -- "Houseboat security has top priority. With existing moorage 100% occupied, an eviction is a death sentence."

1975 -- Neighbors help build mini-parks along Fairview at Newton, Lynn and Roanoke Streets.

1976 -- Suit filed when moorage owner Frank Granat uses eviction threat to get large rent increase. Suit is dismissed.



1977 -- Bob Weppner's houseboat is evicted from its moorage to make way for sailboats. No moorage could be found and house is sold for scrap.

1978 -- The first houseboat "Equity Ordinance" is signed into law. It sets up procedures for the non-binding arbitration of disputes.

1979 -- Governor Ray vetoes a sneak measure tacked onto a mobile home bill by moorage owner lobbyist Bill Fritz, in an attempt to wipe out Equity Ordinance.

1980 -- Revised Equity Ordinance calls for binding arbitration of conflicts before a "Disputes Resolution Board" and the use of the Hearing Examiner.

1981 -- An intense lobbying effort by the floating homes community succeeds in excluding houseboat moorages from the state's new anti-rent control law.

First Houseboat Tour is a smashing success.

1982 -- Terry Pettus honored at Pete Seeger concert.



1983 -- Floating home owners and moorage owners successfully join to combat proposed 4000% increase in state lease fees.

Equity Ordinance declared unconstitutional. Keasler houseboat evicted. Anti-trust suit filed against 3 moorage owners by over 30 houseboat owners subject to "mass evictions."

1984 -- Revised Equity Ordinance becomes law. Terry Pettus death mourned by houseboat friends.

1985 -- Several houseboat areas along Westlake and Fairview rezoned Single Family Residential.

1986 -- Seattle Shorelines Master Program revision begun. To include "Safe Harbor" provision for evicted houseboats and an increase in allowable remodel height to 18 feet.



Tom Susor throws up his arms in exasperation at the whims of bureaucracy. The city forced him to prove that cedar logs are a reasonable material for a houseboat float. With a costly study now in hand, he can finally go ahead with rebuilding the houseboat that sank in this slip during the snowstorm a year and a half ago.

“Prove that Logs Float”

During the storm a year ago last fall, Ed and Karen Hayes' barge sank to the windows under the weight of wet snow on the roof. After salvaging what they could, they sold the water-soaked hulk to a pile driving outfit.

They then connected up with Tom Susor who had just finished an extensive "rebuild" of another houseboat on their dock, 2037 Fairview. That project had amply demonstrated Tom's talent as a builder of houseboats, so they commissioned him to come up with a replacement for their dear departed barge.

The design, the permits and everything were going pretty smoothly for Susor, as these matters go anyway, until a plans examiner for the city, Jim Lawton, noticed that Tom had designed the house with a log raft. To Lawton, this was very unusual. Ever since the Copeland-designed houses on Portage Bay used hollow concrete floats, almost all new floating homes have used something other than wood for flotation: mostly either concrete or styrofoam in a variety of configurations. But Lawton said he had "no data" on the engineering characteristics of cedar logs, and demanded that Susor prove his design would work before he would sign off the plans.

Susor felt logs were his material of choice because of stability and economic issues. With a log raft, the greatest weight of the house is down by the water where it should be. Plus, the original estimates for the logs themselves came in at around \$8,000, well under the \$30,000 estimates for concrete. Besides, despite Lawton's problem, all Susor had to do was look around to know that a log float would last for 80 years. So he persevered.

Having no success at finding an existing engineering study of the structural qualities of cedar logs, he commissioned Sentinel Engineers, at a cost to the Hayes of \$3,000, to generate one. Sentinel found that Susor's design was sound except for tweaks needed to handle "wind heel" at 50 knots and above. Although he's making the changes, Susor wonders just when it is that the wind gets up to 50 knots at an inside moorage on Lake Union.

So, he says, "For \$3,000 and four months delay, we finally convinced the city that logs float."



Waterlog

by Sheri Lockwood

In 1962, John F. Kennedy was president, NASA had put three men in space (Glenn, Carpenter and Shirra), and the World's Fair opened in Seattle. Proper ladies joined clubs, wore hats and gloves, if they needed a job they looked in the Jobs: Women section of the classified and the "new" silhouette was slim (what else is new). Our city fathers' nightmares included: whether to allow drinks to be served on Sundays, Gracie's dancing girls, World's Fair price gougers, mass transportation and houseboats. The freeway had just been completed, the Evergreen Point Bridge was under construction, after a 20 year wait ferry riders got a bus from the terminal to downtown and a third Lake Washington bridge was expected before 1970. Daly's Drive-in opened, Elvis visited Seattle and the Floating Homes Association was founded.

Twenty five years have produced some ups and downs for our community. Some things have changed and some never do but there is cause for celebration. Our community and its association of dedicated members has survived. It's obvious some sort of party is in order. So, mark your calendars -- the weekend of September 19th and 20th is the time. Plans are in the works for a Floating Homes Street Fair, park dedication and Silver Jubilee.

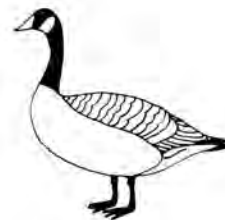
Terry Pettus was one of the founders of our Association respected by friends and foes alike for his caring and involvement. When the city named the little park at Fairview and Newton after him they recognized the value of this spirited and vital man and his community.

This energy hasn't waned, so to accompany the dedication proposed plans include: food and crafts booths; a booth for the Association and the Eastlake Community Council; open docks with perhaps a fee for open houses; entertainment, balloons; the "unveiling" of a new houseboat T-shirt designed by Rick Becker; maybe a houseboat brochure/photo montage you can mail to your friends. We'd like to see the Duck Dodge, Wooden Boat Center and the Eastlake Community involved. This would be a two day event (11 to 6 or so both days), and it's not so much to raise money as to celebrate our 25th birthday. If you have some ideas, be sure to attend the April 22nd Annual Meeting at St Pat's.

GARDENING?

Spring and the sun bring out gardeners and the lack of a yard needn't stop us. We have an advantage; we can garden in containers and move our crops to the sun. There are some tricks to keeping those gardens lush though, they include: 1. good drainage, preferably on the sides near the bottom (1/4-inch holes) --- then any container will work 2. potting soil 3. remember you may have to fertilize more as it gets washed away. Organic fertilizers release slowly but are less likely to burn your plants 4. sun -- vegetables like 6 hours a day -- so do people -- 5. crops -- just about anything 6. water: check it every day, it can look moist on top and be dry a couple inches down 7. containers make checking for weeds and insect easy 8. AND you can plant your plants closer together in containers. A 6-inch or 1-gallon pot can produce 1 lettuce or chard or 6-8 radishes or green onions or 3 spinach plants or chives, parsley and dill. Think what a half whiskey barrel could produce. The Washington State Extension Service has a FREE pamphlet that will tell you everything you

...more Waterlog



need to know. Call 344-2550 and ask for Bulletin KC-118.

VANDALS AND THIEVES

Parking on the street has resulted in frequent thefts and has prompted Fairview residents into investigating the costs of a patrol car. Fairview from Newton Street to Phoenix Moorage could be patrolled for \$450.00 per month. An unmarked car patrolling three or four times per night at random intervals would be provided. They would spotlight hidden areas and radio police if trouble develops. They would also post warning signs that the area was being patrolled.

What we need is a chairman or woman of this endeavor. They would decide how to charge for it (per dock, per house?), assess the need for it and check on whether or not it's effective. It may be time consuming, but your neighbors will LOVE you. Call Jann McFarland 323-3489 or Jim Burkes 325-1749.

NEW TO THE DOCKS

The Log Foundation welcomes: Timothy Easton, Bill Bloxum and Sybil Butler and her daughter, Lynn Edwards and Robert Fulghum, and Bob Burke and Blair Rice. DOX, Inc welcomes Merle Adams and Barbara Phillips and their daughter. Bob Blackstone is welcomed to Phoenix Moorage; and at 2466 Bob and Marie Alexander, Marsha Tobin and Peter Longwood are new neighbors and Bob and Peggy Kilberg are welcomed back to the community.

CHEERS!

Jack O'Neil and Erica Hopkins were married 10 March '86 and Jim Moss and Judy Rapp tied the knot on 30 August ... Peter Erickson and wife Brigitte celebrated Christmas with the birth of their daughter Eva (25 December, 6 lbs, 11 oz) and Neal and Tracey Peterson welcomed daughter Kelsey on 12 December. She was 10 lbs, 11 oz. Tracey says that the doctors thought the scales were broken ... Vacationers headed west with Donna Harris visiting Fiji, Helen Mitchell and Phil and Brenda Webber in Hawaii and Roger Winter enjoying Hong Kong.

BRIEFS

Seward School has a newsletter. It outlines events and goals and has wonderful art and writing contributed by the children. For a copy contact Elaine Von Rosenthal, 322-1652. They need volunteers to help with outings. The school has been a part of our community since 1893 and warrants our support ... It's nice to get pampered in the styling salon, but what if we just can't get our hair and our schedule together? Now, an idea who's time has come: Larry Berger will cut your hair in your home (men and women -- evenings ok) for \$14.00. He also does foils, colors and perms. He did a great job on my hair ... Call 744-8329 or call me if you have any questions -- 322-4536. He's a fun person ... Tom Stockley's new revised edition of Great Wine Values is just out and available at all major stores ... 2207 Fairview lost 6 parking spaces to new condo construction ... hopefully not permanently ... McNair Smith is the new president of 2460 Inc. on Westlake ... Ross Lavroff is recovering nicely from triple by-pass surgery ... Experiments with a new flight path over Seattle have resulted in some noise pollution to houseboats along their path. One resident counted 28 jets passing overhead from 7:00 PM to 10:00 PM. The Aircraft Noise Hotline wants to hear from you if you

don't like it .. It's the squeaky houseboater that gets the attention -- call 433-5393 ... The five couples that initiated the Soup co-op and traded soups on Mondays at 2019 Fairview met with great success ... Linda and Terry Lush hosted a St Patty's day / first day of spring party for dock neighbors on March 21st at 2420 Westlake.

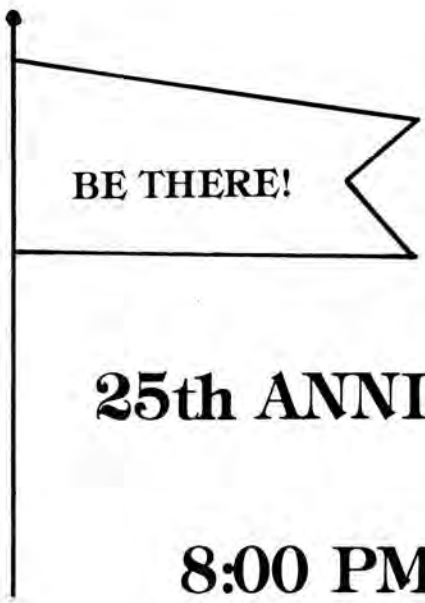
OTHER WILDLIFE

The grebes are whooping -- ready to begin their "dance across the water" mating ritual ... Paul and Shirley Thomas and Barbara Nelson on Westlake have mother ducks getting their "clutch" together. My own second story duck has begun sitting on her 5th nest in 3 years and ducklings should be hurtling themselves off the second floor on 19-21 April ... four red-breasted merganzers have been cruising the channel at 2031 Fairview serenading with their hunting call. Mike Roberts and wife Sherre's birdhouse on that dock was buzzed once too often by a persistent hawk and is consequently nestless ... Debi Boyer, along with her corroborating witness daughter Thea (6 months) saw a huge, strange creature loom up out of the waters at 2235 Fairview. It may have been a sea lion -- also sighted by Larry Ambróse on Portage Bay, but Debi swears "It was ten feet longer than a sea lion and must have been the Lake Unioness Monster." Last sighting was reported during the Duck Dodge ... STOP THE PRESSES: Lake Union mallards don't need 911 -- they have us. George Yeannakis found an abandoned duck egg that was about to roll off his raft and rescued it. He gave it to me but my mother had already begun sitting on her eggs (they lay one a day or so until they get a good sized family -- then sit on them until they hatch). I called Barb Nelson and her duck was sitting too. Luckily, her neighbors, Paul and Shirley Thomas had a nest in their "duck house" where Mrs Mallard hadn't started sitting. So an Eastlake egg will have a Westlake mom. Guess you could call it "eggs across the water ..."

MORE BRIEFS

Jean Elmer's (2351 Fairview) rowing team won a silver medal in September's National Rowing Championship on Green Lake. Not bad for a beginning rower who took a lesson on a lark from the NW Rowing facilities (at the SW end of the University Bridge). She got hooked and says it's great for your arms, legs, back, breathing (and saddlebags). So if you'd like to trade in your stationary rower for the real thing -- Tom Bush at NW Rowing offers a 1 1/2-hour lesson and orientation for \$15.00 and unlimited use of a shell during daylight hours for \$50.00 per month. He also offers lessons through the Experimental College. Call him at 324-5800 ... Paul and Shirley Thomas' daughter Margaret and her husband Geno Morris' houseboat was chosen Home of the Month by the American Institute of Architects and featured in the Seattle Times in November. When the annual ballots went out their home was tied for Home of the Year. It will be featured in the magazine Metropolitan Home in September.

Well, who knows how long this 75-degree sun is going to last -- I'm going out to enjoy it -- see you at the meeting April 22. AHoy Maties!



Floating Homes Association

**25th ANNIVERSARY MEMBERSHIP
MEETING**

**8:00 PM Wednesday, April 22
St. Patrick's Parish Hall**

(between Harvard and Broadway on Edgar)

Business Meeting

**Jim Street on Shorelines
Plans for the Jubilee**

Executive Board Election

Social Hour

**Complimentary Refreshments
25th Birthday cake**