

FOUNDED 1962



FLOATING HOMES
ASSOCIATION, INC.

2329 Fairview East Seattle, Washington 98102 Phones: 325-1132 or 329-1517

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Newsletter

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THIS MUST NOT HAPPEN AGAIN!



Robert Weppner's floating home, evicted by court order from the James Jessup moorage, 3125 Fairview E., is shown being demolished for salvage. Weppner sold it for \$1.00 with the understanding that the new owner would remove it from the illegal occupancy in a State Waterway where it was abandoned by the sheriff's department in carrying out the court order. The new owner was also unable to find a place to moor it. Prior to eviction the houseboat was appraised at \$20,000.00. (Photo by Jonathan Ezekiel.)

Fact Finder's Findings

The Fact Finder having issued his preliminary decision on November 6, 1978, and the parties, through their counsel, have met on November 17, 1978, for the purpose of attempting resolution of the moorage fee dispute, and having thus far failed, the Fact Finder herewith issues his final decision as follows:

1. This final decision is issued pursuant to the provisions of City of Seattle Municipal Ordinance No. 107012 by Philip L. Burton, who was duly appointed, qualified and acting pursuant to the powers conferred therein.

2. Every available floating home moorage site in the area under consideration is occupied. There is little prospect of new floating home moorages being developed. The present floating home moorage owners constitute a de facto group monopoly in the floating homes market.

3. Cooperation between the moorage owners and floating home owners or occupiers on Lake Union and Portage Bay, together with investments in houseboat improvements, sewer systems, and the like, over the past fifteen years or so has resulted in increases in the value of the floating home moorages and the floating homes moored there.

4. The number of floating homes moored on the non-conforming moorages on Fairview Avenue East between Newton and Louisa Streets varies from moorage to moorage. All other things being equal, a location on which fewer floating homes are moored would be more desirable, affording more light, better views, and adequate moorage for boats, or other water equipment.

5. Floating home moorage owners utilize street-use permits and submerged land leased from the state in the operation of their moorage business. Assuming it is possible, it is in any event impractical to establish a rate of return on his investment for a moorage owner, based exclusively on the square foot area of land owned in fee by the moorage owner.

6. Lack of sufficient number of sales of floating home moorages in recent years precludes of comparable sales as one of the useful measures of the value of a floating home moorage.

7. Absent regulation, the value of a moorage site, or the rate of return to the moorage owner, would be limited only by market forces.

Findings of Fact

(1) Increases or decreases in the consumer price index for residential rents in Seattle, Washington, as determined by the United States Department of Labor, Bureau of Labor Statistics.

The Consumer Price Index for residential rents in Seattle, Washington for the period August 1977 to February 1978 rose 5.6 per cent.

(2) Increases or decreases in property taxes placed upon the floating home moorage.

Property taxes for 1976 were \$813.04; for 1977, \$1,156.00; for 1978, \$1,033.00.

(3) Increases or decreases in the expenses of operation and maintenance of the floating home moorage, provided that such expenses are for services, repairs, property maintenance, utilities, or any other such expenses which are necessary or reasonable for the continued operation of a floating home moorage.

Operation and maintenance expenses for the subject property were: For 1976, \$520.12; for 1977, \$1,096.37; for 1978 (to October 16), \$198.71.

(4) The reasonable costs of capital improvements to the floating home moorage property which benefit the floating home owners occupying moorage sites at said floating home moorage.

Capital improvement costs for floating home moorage from January 1976 to October 16, 1978, are as follows: 1976 - None; 1977 through June 1978, \$1,633.75.

(5) Increases or decreases in necessary or desirable services furnished by the floating home moorage owner or operator where such increased or decreased services affect the person

(Continued on next page)



Newsletter Photographer Jonathan Ezekiel caught these participants in the Jeffrey moorage fee public hearing. Top: Fact Finder Philip Burton and Economist David McGowan, an expert witness who testified on the effects of an absence of a "free market" in houseboat moorages. Bottom: Ann LeVasseur, floating home owner at 2031 Fairview E., and Attorney Brude Corker.

Check Those Ground Wires

A recent visit by a City Light serviceman to a Fairview Avenue dock led to the discovery that nearly all of the ground-wire connectors on the dock were either loose or rusted. Apparently exposure to the elements and the continual motion of the lake were the cause. The ground-wire connection is important in preventing a fire should there be a surge of electricity. The connectors are available at hardware stores (like Ernst) for about 75 cents.

GLASSES FOUND ON THE VIRGINIA V: Anyone attending the Holiday Cruise missing a pair of glasses? A pair was found and turned in. Appear to be tinted, prescription lenses. Owner should contact the Association.

Overflow Crowd Hears Jeffrey Moorage Fee Case



Here is a portion of the standing room only crowd which attended the first fact finding public hearing under the Equity Ordinance. At front table is Gordon Jeffrey, moorage owner at 2031 Fairview E.; his attorney, William A. Wilson; Fact Finder Philip Burton, Ann LeVasseur, representing the petitioners, and their attorney, Bruce Corker. (Photo by Jonathan Ezekiel.)

None.

(6) Substantial deterioration in the facilities provided for the occupants of moorage sites of such floating home moorage due to failure of the floating home moorage owner or operator to perform ordinary repairs, replacement and maintenance of the floating home moorage property and improvements.

This floating home moorage is well maintained, and within the last year has been landscaped and a rockery installed.

(7) The current fair market value of the floating home moorage.

As stated above, lack of a sufficient number of sales of floating home moorages in recent years precludes the use of comparable sales as one of the measures of the value of the floating home moorage.

Estimates of the value of unimproved underwater property in the area under consideration range from \$6.00 to \$10.00 per square foot,¹ with a median of \$8.00 per square foot for the real property, or \$120,900.00, plus improvements, plus state-leased land and street-use permit.

No satisfactory way of placing a value on the lands under lease, nor the value of the street-use permit, has been adopted by the parties or the fact finder.

The property, being used for commercial purposes, can readily be valued based on the income produced. The present annual income from fifteen moorages, \$27,792.00, less annual expenses of \$6,220.57, capitalized 8.5 times supports a value of \$183,353.00 for the property, with a yield of 11.07%.

(8) Comparability with moorage fees charged for other floating home moorage sites in the city.

Moorage fees vary greatly in the area following, generally,

the quality of the maintenance of the moorage itself and the appearance and maintenance of the floating homes moored thereon. In point of fact, the "comparable" are other moorages in which respondent owns interest, and one cooperative moorage.

It is to be assumed that the rates set by the "comparables" in which respondent has interest, would reflect the rate setting philosophy of respondent. For that reason, the comparison approach, in conjunction with the paucity of sales is an unsatisfactory tool. Nor is the cost approach, the other appraisal method, useful here in view of the state-leased land and street-use permit features of the moorage.

There remains criteria under "other factors," which are of aid to the Fact Finder in this dilemma. Respondent's moorage contains, in addition to the floating homes, a tool shed and a boat, the presence of which caused the floating homes to be moored more closely to each other than would otherwise be the case. The result is that there is little water visible between the shore and the floating homes, the light and view of the home owners is more restricted, and a feeling of being crowded is engendered. In addition, this also reduces the space for boat moorage or other water equipment owned by the floating home owners, which is so important to this water-oriented community. Finally, unlike the other comparables, respondent's floating home is moored at the end of the ramp, blocking the view down the corridor and restricting entry of light and air.

From the foregoing the Fact Finder recommends that the requested rate increase should be denied.

PHILIP L. BURTON
Fact Finder

¹ Richard E. Wagner appraisal of Flo-Villa August 15, 1978; Frank Hanson letter, 9/26/77 to Jeffrey; Butler-Wall-Darnell appraisal, 3/3/78; Jeffrey affidavit.

Matters Of Concern!

By Terry Pettus

Since the Equity Ordinance went into effect in December, 1977 five fact finder petitions have been filed by floating home owners protesting what they consider to be unreasonable moorage fee demands. The first two saw the increases withdrawn by the moorage owners rather than face the hearing process. The ruling against Gordon Jeffrey is reported elsewhere in this issue and the case involving Ken & Clark Kennedy will probably be heard late this month.

The last case to be filed involves the moorage owned by Mrs. Cora Adamec at 2349-51 Fairview Ave. E. Mrs. Adamec, who has operated houseboat moorages on the lake for some 40 years, is a bed-ridden patient in a nursing home. Cited in the petition for a fact finder is H. Joel Watkins, Mrs. Adamec's attorney who is reported to now hold a contract for the purchase of the property. Moorage increases for the seven owner-occupied floating homes range from \$34.00 to \$51.00 per month (some 46%). Mrs. Adamec owns (or owned) two units. Rentals of these were increased by \$60.00 and \$100.00 per month.

By now it must be evident that the Equity Ordinance is our only legal buffer against disaster. If anyone has any doubts look again at the photograph on page one.

With the Equity Ordinance establishing a track record, it is evident that there is considerable confusion (this is being charitable in some cases) over the meaning of one of the criteria to be used in testing the reasonableness of a contested moorage increase. This is No. 1 under Section 6 and reads: **Increase or decrease in the Consumer Price Index for residential housing in Seattle, Wa. as determined by the U.S. Department of Labor, Bureau of Labor Statistics.**

When you read that the Index shows that Seattle residential rents have gone up X% the natural question is "X% over what?" There is a "what." The "What" is the Index of 100 set by the Bureau in 1967. The ups and downs of Seattle's residential rental market is reflected in this fluctuating Index. In Nov., 1978, (the latest figures available) the Seattle Index stood at 173.7.

The years 1967 and 1969 saw the historic installation of sewerage and plumbing systems for houseboats which naturally resulted in substantial moorage increases. They were justified. In 1969 the Index showed a hefty increase to 127.1 and a drop to 126.0 in 1970. Then came the "Boeing Bust" and the Index reflected it dropping to 105.9 in 1971, 105.3 in 1972, and then a slow climb to 111.1 in 1973, 123.5 in 1974. The tight housing market we still see today is shown in the great leaps forward to 134.2 in 1975, 145.6 in 1976, 159.1 in 1977 and 173.4 in 1978.

Today we have some moorages where the fees, established prior to the Equity Ordinance, have an Index in excess of 200. If, for example, residential rents in Seattle increase by 5% between January and July of this year are these owners entitled to levy this increase on the basis of the Consumer Price Index? The answer is an emphatic no. Regardless of the sum involved such a proposed increase fails to meet the test of the Index criteria.

Bringing moorage fees into line with the liberal provisions of the Ordinance is one thing. Gouging is quite another.

Legal Fund Contributions Reach \$2,633.33 In 1978

Contributions to the Emergency and Improvement Fund during 1978 totalled \$2,633.33, it is reported by Treasurer Dixie Pintler

Galen & Marilyn Perry, Thom Laz, Richard Barrett & Barbara Johnson, William & Donna Hainer, John M. Wartinger, R.C. Rudine, Robert G. McConnell, M.D., Robert Rudine, Robert & Joanne Harris, Phil Johnson, William J. Burke, Jr., Mr. & Mrs.

Fact Finder Disapproves Jeffrey Moorage Boost

In the first moorage increase demand to go through the Equity Ordinance hearing process, Fact Finder Philip Burton has held that Gordon Jeffrey is not entitled to increases of from \$141.00 to \$157.10 and from \$151.00 to \$168.22 from the owners of the 15 floating homes at 2031 Fairview Ave. E. (The full text of the decision is elsewhere on this page.)

The precedent setting case began last June when Jeffrey notified the owners of yet another increase which he justified on the grounds of a 31 cent a month boost in city garbage collection fees and that the Consumer Price Index for residential rents in the Seattle area, between August 1977 and February 1978, had risen 5.6%, which he said is 11.2% a year, "the amount of the new increase. However, during that period and just before the Equity Ordinance went into effect in Dec., 1977, Jeffrey increased moorages \$25.00 a month in a written notice which said the boost "is because we are involved in a legal battle over a so-called 'Equity Ordinance' which has necessitated the hiring of additional attorneys."

At the standing room only public hearing Nov. 6th and at a mediation session Nov. 17th, Jeffrey, through his attorney William A. Wilson, contended that he was entitled to a return of 12% annually on his 29,062 square feet of moorage property, which he valued at \$10.00 per square foot or \$290,620.00. The increase, it was contended, would boost his annual return from \$25,980.00 to \$28,945.10.

Attorney Bruce Corker challenged these contentions through documentary evidence and the testimony of witnesses: Ann LeVasseur and Helen Nelson, home owners on the Jeffrey moorage; David McGowan, economist, who testified as an expert witness; Richard Wagner and Terry Pettus from the Floating Homes Association. Highlights of the evidence from the sources include:

- The 29,062 square feet at the Jeffrey moorage includes 16,200 square feet of submerged land leased from the state with the lease fee based on a valuation of \$2.50 per square foot. (Jeffrey protested this valuation as too high in a letter to the State Department of Natural Resources). Attorney Corker pointed out that this state property, regardless of its value, does not represent an "investment" on Jeffrey's part.

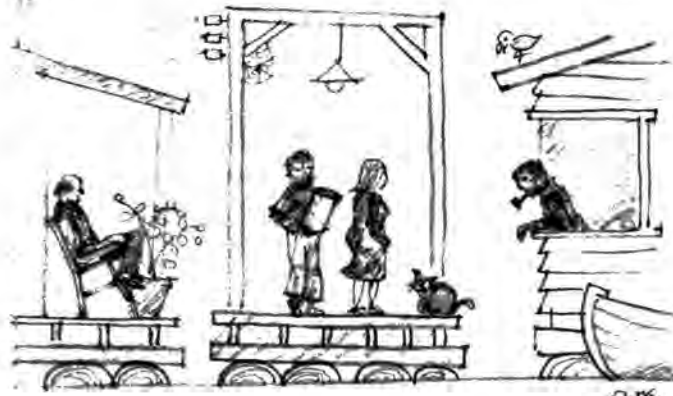
- On the 31 cent a month garbage collection increase Jeffrey's City billings for utilities (water, garbage, Metro, sewer) average about \$12.00 per month per unit and he has been charging home owners \$16.00 a month for some time.

- As "comparable moorage rates" Attorney Wilson used figures from the Frank Granat moorages at 2321 Fairview, \$156.00 to \$168.00 and at 2207 Fairview, \$175.00 and \$200.00. These are the highest in the area and were imposed prior to enactment of the Equity Ordinance. Jeffrey is second highest. Petitioners showed that the average of all moorages in the area, including Granat and Jeffrey, is about \$127.00.

Under the Ordinance the fact finder may spread the cost of the proceedings between both parties or on a single party. Subsequent to the hearing Fact Finder Burton assessed the entire cost on Jeffrey. The cost of the proceedings have not been made public.

H.A. Smyth, Stephen & Mary Elayne Dunphy, Richard & Irene Helfert, John M. Pursell, Clay & Kristina Eaton, Carlisle King, Susan K. Walls, Thomas G. Susor, Louise C. Davidson, S.W. Bushnell, Jr., Sara Anne C. Watson, Diane Amick, Betty Ann Morse, Beth F. Eisling, Otto Drager, Peter V. Ericksen, Lu Dodd, Marty Klapper, Steven Shawley, James W. Moss, James & Petra Rogers, Elizabeth Jackson, Theodora Ninstee, Stan & Carol Clark, Herbert & Betty Sigmund, John C. Lindahl, P.D. Keightley, Milt & Melissa Smrstik, Robert & Mary Catherine Kapp, Waunetta Southern, Rondi M. Kwast, Michael & Doris Taylor.

Reflections On The Lake



By Mary Elayne Dunphy

It probably wouldn't be easy for us to move from anywhere after nine years, but moving out of the Lake Union houseboat we bought in 1969 was a lump-in-the-throat experience.

We've always maintained that people either ARE houseboat people or they AREN'T... and we know we are.

Even knowing that we still own the houseboat and will be going back to it someday didn't lessen the pangs we felt walking down the dock for the "last" time.

Our move onto land (just four blocks away) was for the best of reasons, we think: A year-old daughter, whose crib, playpen, closet space and toys left us with no extra room. We no longer had a guest room for family visitors and our walls were thin enough that we found ourselves tiptoeing during the baby's naptime.

Landlocked friends assumed the move had to do with concerns about the baby's safety, but for us that wasn't the major consideration. We had been prepared to build fences around the decks, even put up fish net to prevent thrown toys going overboard, and we thought a sandbox (with a cover to keep out the cats) would be a great play area.

But little by little, we saw that even our comparatively good-sized houseboat just wasn't going to be enough, at least for a few years. So, we found a house on land, had major remodeling done so that we could see Lake Union from the upper floor and packed our boxes.

We missed the lake the first week, the second week, the third week... probably will miss it the 52nd week. There is something special about living in a houseboat, as Floating Homes Association members already know.

For us, there are two particular elements. One is the feeling of living literally on the water. There is a closeness to the outdoors which is hard to duplicate on land. Ducks, geese and sailboats usually are the first-mentioned attractions, along with swimming in summertime. But after 10 years, we still were fascinated with seeing the bow of a NOAA ship slip into view on a foggy morning or watching steam rising off a wet dock in the sunlight. We had a stronger sense of the weather than we do on land — rain on the roof or windows, wind moving the houseboat and making the waves lap.

On land, one thing we don't miss is the long dock when we have our arms full of groceries, but we do miss seeing our neighbors' houseboats and our neighbors as we come and go.

That, for us, was the second hard-to-give-up feature of houseboat living. Our dock is a neighborhood, full of interesting, friendly people, with a comfortable blend of ages and activities.

Houseboat living does demand some sacrifice of privacy, with sightseers (by dock and lake) making rounds, their eyes on the windows. But in exchange, we enjoyed the casual encounters with neighbors that dock living provides and the frequent op-

City Attorney Defending Lake Equity Ordinance

The challenge to the constitutionality of that portion of the Equity Ordinance dealing with evictions, has now started on a long, legal trail which would lead eventually to the state supreme court. This was precipitated when Municipal Court Judge Barbara Yanick held those sections unconstitutional in the case of Kenneth Kennedy, who was charged by the city with harrasing the owner of a floating home he is trying to evict.

The tenant, Dr. Linda McGuire, whose floating home is on Kennedy property at 3212 Portage Bay Place East, has also filed for a fact finder hearing on a moorage increase accompanying the eviction demand. She asserts that she was paying \$75.00 a month on her lease which expired last June and that this has been increased to \$150.00 plus \$40.00 a month for parking. The hearing before Attorney Philip Burton was to have been heard Sept. 26th but has now been set for Feb. 6th. It will be held in the hearing room of the City's 400 Yesler Bldg. Dr. McGuire is being represented by Attorney Bruce Corker.

Assistant City Attorney James Fearn has appealed the decision of Judge Yanick to the King County Superior Court. Judge David C. Hunter issued a writ of certiorari on Judge Yanick stating that "you, exercising judicial functions, have entered an order of dismissal contrary to law" and ordering "a full, true and complete transcript of the entire record and proceedings in Seattle v. Kennedy and in the meantime this Court commands and requires that you desist from further proceedings in the matter to be reviewed."

Fearn says the city will seek a declaratory judgment that the Ordinance is constitutional. Either side may appeal any decision of Judge Hunter to the state supreme court. City Attorney Doug Jewett says his office is fully convinced that the city has the authority to enact the Equity Ordinance. He has invited the Floating Homes Association to intervene as co-plaintiff. Such a petition has been filed by Association Attorney Bruce Corker.

ROLL CALL OF CHARTER MEMBERS

Every once in a while we call the roll of the charter members of the Association who are still around. Since 1962 more than one thousand families have passed through the Association. (Sounds high but even so it seems we are more stable than some shoreside neighborhoods). So here is the present roll of the founders: Richard Barrett, Robert & Joyce Brown, Esther Carhart, Delbert & Muriel Eklund, Gertrude Eva, James D. Gray, Richard & Peggie Hoyt, Leonard & Marie Johnston, George Johnston, Carlisle & Karen King, Ken & Clara Kennedy, Betty Ann Morse, Alfa McClung, Hazel Nigh, Elmer & Barbara Nelson, John M. Pursell, Terry Pettus, Billy Joe & Ruth Irene Roberts, Mr. & Mrs. James M. Smith, George K. Simmons, Mrs. Arthur Sadow and Gloria Welch.

portunities for conversation, even if it was only a few words.

No one ever intruded into someone else's life, but they were there, sometimes loaning or borrowing an egg or some chutney, sometimes needing or giving a helping hand or a tool, sometimes hurrying past, but generally with a wave and a smile.

We'll probably get more used to living on land, but we do miss our houseboat, the lake and our neighbors.

And we will be back — in four or forty years.

(Mary Elayne and Steve Dunphy rented a houseboat for a year before buying one on a neighboring dock in 1969.)

Association Mail Bag

To The Association:

Sitting here thinking about fire insurance I said to myself: "If we had 400 houseboats and each paid \$100.00, we would have \$40,000.00 in a fund. That's for the first year."

Now, we haven't had a serious fire on a houseboat for the past three years and almost all of us pay more than \$100.00 a year for insurance. So we have already given away a sizeable sum.

I wonder if there are any other houseboaters who are interested in forming our own self-insurance pool? I'm no expert in insurance and believe it would be good to hire a hard-nosed manager to run such a venture. Even so, I believe we could save quite a bit of money. If people want to write to me about this I'm willing to help with some coordination but am sure we have talented and qualified people around who could really shed some light on the subject. Anyone interested? **Terry Scott**, 2460 West-lake Ave. No., 98109.

(The Executive Committee has been concerned about this and other aspects of the insurance problem for many years and we do indeed have members with expertise in the field. Terry Scott's suggestion is most welcome and we will explore it with him. Comments and suggestions would be most welcome.)

To The Association:

The decision of Judge Yanick on Linda McGuire's houseboat on Ken Kennedy's dock was disheartening. Many months of work went into drafting our Equity Ordinance which, mild as it is, could only be passed after two adverse court decisions finally convinced the City Council that our community was in peril.

Terry Pettus has been our capable public advocate throughout, but almost more important, he is continually trying to build our inner spirit to continue this seemingly endless argument. It's time others of us began to express our support to his efforts, our homes and the future of our lake — for in a very special way it is our lake and it is our neighborhood.

Establishing legal rights for houseboat owners vs. the present situation of our laws recognizing only the rights of the moorage owner is our need and, ergo, the argument. Why, when there are two groups of mutually dependent property owners it is so difficult for one of those groups (houseboat owners) to receive legal recognition and protection? My answer is, because it's new. Tradition says rights go with the owner of the land, to the person who pays real estate taxes and this tradition has been translated into law.

If we are going to challenge tradition, and we must, then we are going to have to be patient, persuasive and persistent. "Set-backs" such as Judge Yanick's decision will probably occur again. They aren't really that important as long as we, the houseboat community, continue to believe in ourselves and support each other in our battle for survival.

The City has said yes to the continued existence of a limited houseboat community and we must not blame them for not having thought through what "yes" entailed. It is up to us to explain our perilous position and to continue to pursue the argument in the Legislature as well as the courts. We have tried to do this as recent events have shown but so far have not really been understood. Remember, it's new!

We shall obtain legal security as WE DO HAVE THE RIGHT TO SURVIVE. **Susan Drum**.

To The Association:

On behalf of the owners and occupants of floating homes at 2031 Fairview Ave. we want to thank the Association for the support it gave us. Needless to say we are pleased with the decision of the Fact-Finder. We want to commend Attorney Bruce Corker and Terry Pettus for the time and talent spent on this case. **Ann Le Vasseur**.

Investment Fund Second Annual Meeting Feb. 13th

With interest checks in the mails showing a return of 6.6% in 1978, the Co-Operative Lake Investment Fund has called its second annual shareholders meeting for 7:30 p.m. Tuesday, February 13th in St. Patrick's Parish Hall (downstairs) 2092 Broadway E. Every member is being urged to bring a neighbor to learn first hand about the organization devoted to assisting floating home owners in establishing co-op moorages as the ultimate in security.

Jack MacIntyre, secretary-treasurer announces that highlights of the meeting will be:

- A report and review of the past year's activities and projected goals for 1980. The co-op fund now has 53 shareholders with a total investment of \$30,500.00. An objective will be to increase this to a minimum of \$50,000.00.

- A report on the operation of the Equity Ordinance since it went into effect in December, 1977.

Officers and two trustees will be elected. Nominations may be made from the floor or made to the Association prior to the meeting. Any shareholder is eligible. The Board of Trustees reports the following nominations to date: President, **Todd Warmington**; Vice President, **Stephen Dunphy**; Secretary-Treasurer, **Susan Drum**; Trustees (three year terms), **Jack MacIntyre** and **Roger Edwards**.

In commenting on the increased earnings last year MacIntyre said: "While absolute safety for these funds comes first we are confident that by taking advantage of opportunities in the present money market we can increase the return to eight per cent this year."

Association Membership Hits 446: A Record High

The Association entered the New Year with an overall membership of 446 — an all time high. This figure includes moorage owners, household memberships on the lake as well as floating home owners living elsewhere. Organizational Director Jack MacIntyre reports 126 members joined in 1978 while some 40 families left the Lake.

Plans are now being worked out with the Executive Committee, Jack reports, for the annual membership check-up which will start in March. Moorage representatives and volunteers will be involved. Since the last report the following have been welcomed aboard: Sherrie Reed, Bob Anglin, Philip Kranz, Lucille Flanagan, Edward R. Serrin, Greg & Carol Allen, Camille A. Goebel, Jeff Wright, Michael T. Ricci and Janet Friedman.

DE TOCQUEVILLE SAW IT COMING: "We have seen in our time the fulfillment of de Tocqueville's warning that citizens who do not take part to some extent in the public administration will forget how to make use of their franchise, will stop exercising it and will become disillusioned with elected representatives. Only about one-third of the eligible voters bothered to visit the pollson election day last month." **Jack Anderson**, Seattle Post-Intelligencer, 12/31/78.

To The Association:

I don't know how to express myself but I certainly do appreciate being made an honorary member of the Association in John's name. I know John would be pleased. My thoughts are with you more than you realize. I hope the Christmas Cruise was a success. Happy New Year. **Wanuetta Southern**, Rosedale, Indiana.

Historic Virginia V Flaunts Restored Pilot House



The beautifully restored pilot house of the Virginia V was photographed by Jonathan Ezekiel just before the historic steamer sailed on the Association's 15th annual Holiday Cruise. Restoration work is continuing and the Virginia V Foundation announces a drive to match a \$63,500 grant from the State Office of Archaeology & Historic Preservation to complete the purchase of the historic vessel. Those interested in contributing and/or volunteering for restoration work can contact the Foundation, 4250 21st Ave. West, 98199. Phones: 282-3636 and 282-8707.

Membership Thanked For Making Cruise A Success

The Holiday Cruise Committee and the Executive Committee wishes to express a warm "Thank You" to the many members and friends whose contributions made the 15th annual event an outstanding success and netted the Legal Fund a grand total of \$2,705.11. Those in charge of the successful event are Dixie Pintler, Julie North and Eileen MacIntyre. The Association's appreciation goes to:

Barbara Mackaness, Leonard & Marie Johnston, Lucy Léonardt, Ann LeVasseur, Burt & Helen Nelson, Ann Henry, Marth Rubicam, Mary Ann Kim, Elizabeth Hammond, Karen Winquist, Ellen Hansen, Roger & Nancy Johnson, Larry Clifton & Ann Birnbaum, Elmer & Barbara Nelson, Greg & Carole Smith, Ann Helmholtz, Nancy Cox, Marilyn Perry, Dick & Colleen Wagner, Hazel Nigh, Mike & Lynn Douglass, Myrna Cordova, Elizabeth

Jackson & Theodora Ninesteel, Anthony & Virginia Jonnson, Marty Klapper, Eldon Durham, Jane LeCuyer, Shirley Lashua, Rosemarie Parker, Michael & Jacqueline Tutty, Ted Hallady & Esther Olson.

Phil & Isobel Johnson, William & Annette Korbinits, Paul & Shirley Thomas, Jack & Kathryn Monson, Yolanda Koskie, Chris Johnson, Paul Newberry, Amy Shorer, Mary Bischell, Jodi Pintler, Mack Hopkins, Bob Pintler, Bill Koskie, Pat Scott, Tim Nolan, Betty Capestrini, Bill Johnson, Phyllis Stoneman, Bill Scherer, Rogeen Davis, Sandra Oellien, Tiny Freeman, Joseph & Shirley Penn, Trish Drumhiller, Jim & Lind Knight, Charles Hale, Barbara Stevens, Langston Tabor, Terry Pettus, Ron Steward, Phillip Swigard, James & Patra Rogers, Susan Wall, Keith Lawrence.

Keith & Laurie Kimpton, Gertrude Eva, Jan Woods, Sid MacFarlane, Don Mackenzie, Pat & Theresa Harvey, Bob & Joanne Harris, Bert Hendricks & Patricia Ruegg, Ken Davidson, Sherri Loghry, Milt & Melissa Smrstk, Gary & Linda Oman, Susan Drum, Paul & Shirley Thomas, Mike Sowell, Robert & Deri Sherenky, Tom Susor, Dutch Schultz, David Solie, Janet Schraw, Mary Bawden, Mary Sipe, Jonathan Ezekiel, Todd Warmington.

Your Fireplace Can Warm You - Or Burn Your Home

By Eileen MacIntyre

Winter definitely arrived this month, increasing our appreciation of such luxuries as warmth and running water. As we turn to our fireplaces in the cold days and nights ahead we should take time to make sure that we use them safely and they do not become a hazardous pleasure.

First, take a good look at the installation of the fireplace. This is especially important if you inherited it from a previous owner and are not familiar with City Code and safety requirements. Building codes require a 36-inch clearance from unprotected surfaces and an 18-inch clearance from protected surfaces such as metal, asbestos, tile and brick. These requirements make good sense. Even if you have not had a problem so far the heat from a fireplace will dry out nearby walls and materials and eventually lower its combustion temperature increasing the risk every time you use it.

National codes require the chimney to extend at least three feet above the highest point where it passes through the roof and must be at least two feet higher than any portion of the building above the highest point in order to minimize the danger of sparks settling on the roof. **Additionally the metal "chimble" surrounding the chimney at the ceiling passage must be at least 12 inches larger in diameter than the chimney connector.**

Take some time to think about safety and good sense. Don't overfire, flames and sparks from the chimney could land on your or neighbor's roof. Overfiring can also cause a chimney fire. Always use a screen to protect your carpet and floor. Be careful to store matches, paper and firewood away from the fireplace - here again there are many fires resulting from failure to observe such safety measures. Finally, don't rely on lighter fluids to start your fire. Build the fire properly and such dangerous short cuts will not be needed.

Always be aware of the type of wood you are using. Green wood makes heavy deposits of creosote in the chimney. **These deposits will eventually result in a fire which is impossible to reach.** There are a number of chimney sweeps in the Seattle area who will clean the chimney for a reasonable fee, even arriving in top hats and tails. If you have never had your chimney, this is a good time to call and take advantage of this service. **If**

"If We Have The Will"

The Association urges every member to take particular note of Tuesday, Feb. 13th. That is the date of the second annual meeting of the Co-operative Lake Investment Fund. You should attend whether or not you are a shareholder in this most important enterprise.

This is the one organization dedicated to using community resources to help floating home owners establish co-operatively owned and operated moorages. It is the one way to eliminate the present contradiction between the two groups of property owners making up the houseboat industry. It is the only way for us to obtain permanent security for our homes.

Two important reports will be given: The projection for the coming year on how we can invest in our community with security and a good financial return in these inflationary times. The second will be a report on recent developments around our Equity Ordinance, now our first line of defense.

There is much we can do for ourselves - if we have the will.

you are a handy type we have a pamphlet at the Floating Home office which will tell you how you can clean your chimney yourself.

If you should have a fire call the fire Dept. (911) and be sure to specify that you are a houseboat so the Harbor Patrol will be notified. If it's a fireplace blaze throw plenty of rock salt (a good item to have on hand for slick walkways, gangplanks and deck) around on the floor. Cover the opening with a very wet blanket.

Let's keep the home fires burning safely.

(We hope to make this a new department in the News Letter. In subsequent issues Eileen will deal with other practical matters related to living afloat. Comments and suggestions are welcome.)

Here Is The "Security Blanket" For Your Home



MEMBERSHIP APPLICATION

Annual Household Dues, \$16

- Dues covers all adults (18 years or over) in the household. If more than one membership card is needed, list names below.
- Dues payment covers the 12 months following the time of joining.
- Make checks payable to the Floating Homes Assn. and send to 2329 Fairview Ave. E., 98102.

Name _____ Address _____ Zip _____

Name _____ Moorage No. _____ Phone _____

"To protect the interests of Seattle's old and colorful Houseboat Colony."