

# Mayor Signs Strengthened Equity Ordinance



A delegation from the Floating Homes Association was on hand when Mayor Royer signed the strengthened Equity Ordinance. From left: Todd Warmington, Dixie Pintler, Julie North and Attorney Lawrence Ransom.



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## What The Ordinance Does for Home Owners

The new Equity Ordinance provides binding arbitration through the Hearing Examiner's office of contested moorage increases. This is a substantial improvement on the previous ordinance and resolves a major problem for some 70 houseboat owners who were upheld by fact-finders in their appeals of past increases, only to find themselves involved in court actions brought by moorage owners who demanded the increases anyway.

The Ordinance is a revision of a proposal made by the Department of Community Development and supported by Mayor Charles Royer. It reflects the council's efforts to protect floating homes but also to respond to some of the concerns of the moorage owners. Considering the Ordinance as a Committee of the Whole it received four favorable votes from Paul Kraabel, Jeanette Williams, Dolores Sibonga and Norm Rice. Jack Richards, George Benson and Sam Smith voted against. Michael Hildt and Randy Revelle were absent on vacation. On final passage Smith cast a yes vote for Hildt and the measure was enacted by a 5-2 majority.

But there are other changes which the community should be aware of. In October the Association distributed copies of the Ordinance with a flyer addressing the major changes and questions. We are now highlighting, section by section, the changes and details which the membership should be aware of. These include the establishment of a Disputes Resolution Board, new qualification procedures for filing against a moorage increase, and the awarding of reasonable attorney's fees by the Hearing Examiner's office.

**Preamble:** This addresses the reasons for and the philosophy of the Ordinance and should serve as a reminder to us all. *"Some regulation of moorage relationships is needed to preserve floating homes and to maintain the public peace and safety in the floating home community."*

**Section 1.** Purpose of the Ordinance: "to prevent the eviction of floating homes through arbitrary actions or unreasonable rent increases."

**Section 2.** Definitions.

**Section 3.** Defines circumstances when a floating home can be evicted. The effect of the recent Supreme Court decision on this section has not been clarified and is still being addressed.

**Section 4.** This section defines and prohibits *"reprisals or retaliatory action against a floating home owner because of any good faith exercise of such floating home owner's legal rights."*

**Section 5.** Explains filing procedures and requirements which must be met if a moorage increase is to be appealed. Filing for appeal must be made within 15 days of receipt of notice of the in-

(Continued on next page)

◆ We now have an answering machine to help us handle telephone calls and provide better response to member's concerns. If you have information or a question, call and leave a message. We'll be happy to call you back. The answering machine will provide 24 hour coverage and should benefit everyone. ◆

325-1132 CALL US ANYTIME

# "Our Floating Homes Need Effective Pro



BARBARA NELSON

ROBERT SHERENSKY

crease; the fee is \$25 per petitioner with a maximum fee of \$75. 50% or more of the homeowners affected by the same increase must file to qualify for a hearing. Increases may be appealed only if they exceed the greater of either 1) a proportional share of certain pass-through expenses defined in this section or 2) the previous moorage fee multiplied by a CPI increase factor determined by the comparable rise in the consumer price index times the percentage of privately owned land at the moorage.

**Section 6.** Outlines the factors which the hearing examiner will consider in determining whether an increase is justified.

**Section 7.** Identifies the procedures followed by and the authority of the Hearing Examiner.

**Section 8.** Establishes a Disputes Resolution Board comprised of seven individuals - three moorage owners, three home owners and one who is neither a moorage or floating home owner. This Board will attempt to resolve the disputed increase.

**Section 9.** Establishes a procedure where each side will submit a "final offer" of an acceptable moorage rate. If the dispute is not resolved voluntarily and does proceed to the Hearing Examiner for resolution, the Hearing Examiner will review these offers after reaching his decision and will assess reasonable attorney's fees against, the moorage owner if the floating home owners' offer was greater than or equal to the final determination or the home owners if the moorage owners' offer was less than or equal to the final decision.

**Section 10.** Requires that anyone selling, leasing, or renting a floating home notify the new occupant of the provisions of this Ordinance and provide notice fifteen days in advance to the moorage owner of any proposed change of occupancy.

**Section 11.** Deals with provisions and requirements for submitting any moorage increase previously appealed under the previous ordinance.

**Section 12.** Schedules review of this law by December 31, 1981.

**Section 13.** Repeals the previous ordinance.

**Section 14.** Provides declaration that this Ordinance is "separate and severable" and the invalidity of any part "shall not affect the remainder."

**Section 15.** Specifies the penalties for violation of the Ordinance.

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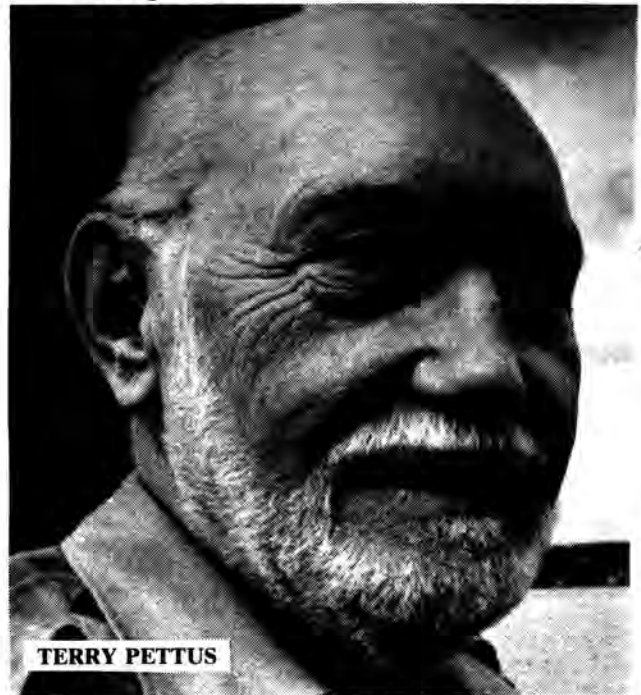
**LAST CALL FOR HOLIDAY CRUISE:** A sell out of tickets for the Association's 18th Annual Holiday Party Cruise aboard the Virginia V is predicted soon by the Arrangements Committee. The cruise will be from 7 to 11 p.m., Friday, December 12. Music will be by the Great Excelsior Jazz Band. A gourmet buffet dinner will be served and there will be a no-host bar. Tickets are \$20.00.

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## Terry Pettus In New Role



TERRY PETTUS

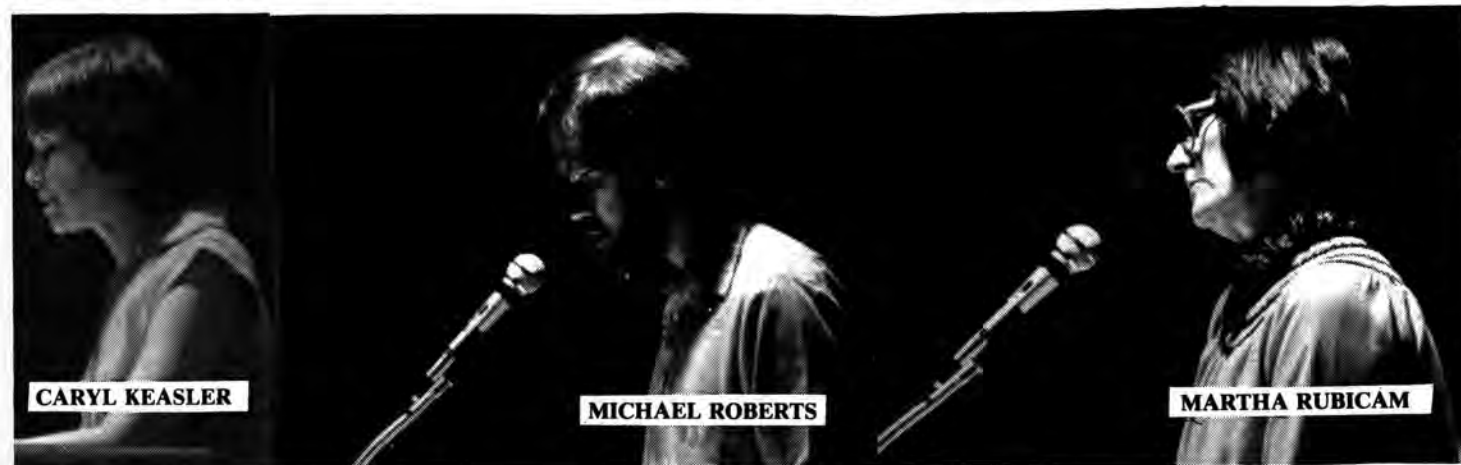
The Executive Committee has acceded to the request of Terry Pettus that he be relieved of many of the duties he has performed as Administrative Secretary, a position he has held since the organization of the Association in 1962. Terry, 76, informed the Committee that he is physically unable to continue the full work schedule he has maintained for the past 18 years. He has been under physician's care since his return from England in September where he had continued his studies in history archaeology at Worcester College, Oxford.

In June, Terry completed his second and last term on the Seattle Board of Adjustment. On his retirement he was chairman of the Board. On behalf of the City of Seattle, Mayor Charles Royer awarded him a Certificate of Merit, "for outstanding service on the Board of Adjustment from May 1974 to June 1980."

Terry will continue to be a part of the Association leadership. He has accepted the post of "executive consultant" to the Executive Committee. He will also direct the work of expanding the staff of the Newsletter, which now consists of Eileen MacIntyre, Marilyn Perry and Jonathan Ezekiel. Members interested in working on the Newsletter are urged to contact the office.

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## tion", Members Tell The City Council.



CARYL KEASLER

MICHAEL ROBERTS

MARTHA RUBICAM



**ONLY IN SEATTLE:** Seattle is the only city in the state in which floating homes are a legal use under the Shorelands Management Act. This is the official word given State Rep. Nita Rinehart by D. Rodney Mack, Assistant Director of Official Land Programs.

**N.W. SEAPORT NEEDS VOLUNTEERS:** Northwest Seaport, which now has its headquarters on the San Mateo, moored in Water Way No. 3 at the south end of Lake Union, needs volunteers for telephone answering and light office work. Phone 447-9800.

## At Long Last-Roanoke Reef Gets Its Lumps



Developer Lucille Flanagan takes the first whack at the lively "Demolition Party" held to celebrate the end of a nine year legal battle and the end of the concrete "reef" which buried more than an acre of Lake Union. Many members of the Eastlake Community Council and the Floating Homes Association took part. The two community organizations and the State Department of Ecology jointly waged the successful legal battle which ended up in the State Supreme Court. Among guests were Mayor Charles Royer, Former Mayor Wes Uhlman, City Attorney Doug Jewett, Council President Paul Kraabel and Former Councilmember John Miller.

# Harbor Patrol Protection On Lake To Continue



City budget proposals to replace the Harbor Police with a fireboat stationed in Lake Union were rejected by Mayor Royer and City Council has declined to reconsider the original concept so the welcome protection of the Harbor will continue.

Police Officer Alan Earlywine sends us a thank you from the entire unit. "Your letters and the community concern saved us." Our letters reminded the City that the Harbor Police have pumps on their boats and already provide back-up fire protection in addition to the needed patrols. Police statistics indicate a dramatic increase in crime on the Duwamish when the Fire Department took over on Elliott Bay. Since Fire Department staff do not have

crime enforcement power, fireboat patrol is relatively ineffective in controlling crime.

The experience of the Harbor Patrol is another important factor. Recently their knowledge averted disaster when boat work threatened a houseboat stringer replacement project; the Harbor Police controlled the boat traffic and saved the home.

In case you've lost the direct calling numbers for the Harbor Patrol, they are 625-4311, 4312, 4313. In an emergency, call 911 but call the Harbor Police also — they are not always notified by 911.

\* \* \*



By Rachael Imper & Sheri Lockwood

With energy costs rising, many of us will be using or installing wood stoves to save money on heating this winter. Since we had some potentially dangerous fires connected with fireplaces last year (and one already this year), it would be wise to note these safety tips for installing a wood stove or checking whether or not yours is safe.

- 1) Your stove must be 36 inches from any combustible material.
- 2) There must be a hearth pad of non-combustible material under your stove.
- 3) There must be a non-combustible wall in back of your stove if it is 18 inches or less from the wall.
- 4) All single wall pipe leading from the stove must be 18 inches away from the wall.
- 5) There must be either triple air insulated pipe or double wall pack insulated pipe at the point where the chimney goes through the roof.
- 6) The chimney should extend two feet higher than any portion of your home that is within 10 feet of it.
- 7) You should have a chimney cap and a mesh screen spark arrester on the cap.
- 8) Always burn dry wood; wood seasoned less than 6 months will cause a very flammable creosote build-up in the chimney. Creosote accumulates *10 times* faster in an air-tight stove.

9) Check your chimney for creosote. Check often.

10) One way to slow creosote build-up is to burn your fire for an hour with the doors open, making the fire hot enough to "burn out" creosote.

11) Clean your chimney every year, or have it professionally cleaned — a chimney sweep charges \$35-\$40.

12) Don't burn garbage, sheet rock, plywood or wood from building sites. Don't start fires with flammable liquids.

13) Be sure that your fireplace has a tightly fitted screen. Check around the fireplace and remove any flammable materials.

These are 13 tips that hopefully will be good luck in preventing houseboat fires this year. Free chimney cleaning demonstrations, wood stove safety classes, and other energy related classes are offered by the Washington Energy Extension Service. Call 344-3440 for more information.

If we all take a little time to check our stoves and chimneys, we can keep ourselves and our neighbors safe.



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**CHIMNEY SWEEP BARGAIN:** The August West Chimney Sweep Co. is offering a bargain rate to houseboat owners. They offer a 10 per cent discount to each customer when chimneys in three or more houseboats on the same dock can be cleaned consecutively, phone 325-3299.